

Westhaven Marina Users Association Inc

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Westhaven Marina Users Association Incorporated Chairman's Report For Financial year ended 31 March 2019

In 2019 we have moved forward quite significantly

We have had a change in personnel and now too, have both Westhaven Marinas as well as Panuku.

The benefit of these changes seems to be that:

- Westhaven management are prepared to talk meaningfully to us about future plans for Westhaven
- Panuku seem to want to work in association with Westhaven and with WMUA.

There have been many changes in the relationship between Westhaven users and Panuku. We have principally put pressure on Panuku at their weakest point, that being Auckland Councillors.

Last year Council would endorse every recommendation from Panuku. This year they question every recommendation from Panuku. This change in attitude is in no small part to the role which your committee has played.

Panuku have themselves assisted our position significantly with the discredited America's Cup plan, the failed swap of land deal at Gulf Harbour and the aborted land sale at Westpark marina. While these are not Westhaven issues, if they had gone ahead, they would likely have become Westhaven issues by virtue of the precedents which they would have established. Your committee has been instrumental in heading them off at the pass.

Recently we filed a 17a recommendation against Panuku, with Auckland Council, for an investigation into the fair value for money which Panuku delivers to Auckland Council. This has been recently highlighted by Panuku's performance over the sale of the old Auckland Council building. While we had absolutely no part to play in that transaction our registration of the 17a claim has certainly happened at an opportune time.

Panuku has regularly mounted major campaigns to overturn the various Empowering Acts which apply in Auckland, of which the Westhaven Act is only one. We have resisted all of these attacks and are currently manoeuvring over the Takapuna Boating Club Act from 1923. Once again, this does not directly affect the Westhaven Users, until it is disestablished, then it does! So, we need help to fight this move.

Since we changed our Constitution and began to act for a wider group of Westhaven users, rather than just berth holders, we have taken a greater, global view and decided to push back wherever a perceived threat may occur.

Westhaven Marina Users have been instrumental in bringing all of the yacht and boat clubs, on the Northern Reclamation of Westhaven, together, to speak with one voice. Two years ago this would have been an impossible task. This year, in March, they jointly combined in a presentation to Auckland Council which swung a major positive change in Council philosophy towards marinas and demanded a recreational marina strategy for all of Auckland.

These actions make the Westhaven Marina Users Association members well received as change merchants to improve the lot of berth holders and renters at Westhaven as well as in other marinas around Auckland.

We are working to establish a recreational marina strategy for all of Auckland so that the Panukus of this world cannot re-interpret the original Empowering Acts and ignore the debentures paid by the original berth holders to bring these fantastic assets to all of Auckland.

You may have read Panuku's last set of accounts where they just bolted on another \$20 million to the asset value of Westhaven, with no explanation, just a number. This takes the asset value of Westhaven to \$83 million, not bad for a vested asset for which they paid absolutely \$0.

Your Committee understands the IFRS requirement for a fair asset value but agree that this should not artificially drive the rates paid by berth holders and renters for their occupation rights. This is an issue and is in our sights for agitation next year.

I look forward to seeing you all at the AGM on Tuesday July 16th at Ponsonby Cruising Club. I think that you will agree that we are now less focussed upon the minutiae of marina business but are challenging the bigger picture. Your committee is still

reviewing the recent rental and Opex changes throughout the marina, and we will still vigorously challenge them as well, when they cannot be reasonably justified.

If you like this concept, then please come along to the AGM. There is real strength in numbers. Because we have plenty of work to do, we are always looking for help, to be more effective in protecting our member's interests. Sitting on the side-line will not help win this game!

This is one deal to sign up to, which is very exciting. To become part of this team, consider joining this committee which has a most exciting future.

See you there next month.

Euan Little

Chairman

Westhaven Marina Users Association Inc