

Minutes of Cockle Bay Residents and Ratepayers Association (CBRRA)
Annual General Meeting
Held at Cockle Bay Primary School 15 June 2024 2.30 pm

1 Present:

The meeting was attended by about 73 participants.

2 Apologies:

Paul and Jenny Collard-Scruby; Susanne Morgan; Jan Cummings; Brian and Jenny Jones; Simeon Brown; Shirley Slee; Marion Skelton; Dean and Leigh Camp; Bo Burns; Sandy Feringa; Sharon Stewart; Katja Kershaw

Motion: That the apologies be accepted: Moved Laurie Slee; seconded Grant Taylor. Motion carried.

3 Minutes of 2023 AGM:

Printed copies of the Minutes were available on Registration for this AGM, and had been made available on the web site. They had been approved by the Committee at its first meeting following the AGM.

Motion: That the Minutes be taken as read. Moved Laurie Slee, seconded Julie Mitchell. Motion carried. There was no discussion on the Minutes, which were accepted as presented.

4 Chairman's and Treasurer's Reports:

The Chairman's report for 224 was available on entry to the meeting, and will be placed on the web site after the AGM. Laurie Slee spoke to the Chairman's Report, rather than reading it.

He started by saying that AGMs could be seen as a necessary evil, to be completed as quickly as possible, or alternatively a useful mechanism that Members could use to hold their Committee accountable. He hoped people would use the latter model.

Membership and Finance: Speaking on behalf of the Treasurer he summarized key membership and financial indicators:

- Membership, at 115, was marginally higher than the preceding year.
- Total income of \$8348 was \$1287 less than the preceding year, but this was explained by the HLB grant being \$1500 higher in the 2022/23 financial year.
- Donations of \$1060 were \$105 higher than the preceding year. Some donations were tagged for the walkway restoration and others were for expenditure where needed.
- Total expenditure of \$6433 was \$1676 higher than the preceding financial year, but all of this increase was attributable to outstanding expenditure of the grant received the previous year for restoration work.
- At \$1915, the operating surplus was \$2693 less than the surplus in 2022/23. However the previous year surplus included unspent grant money still awaiting expenditure from the previous year's grant.
- The 2023/24 bank balance at the year end was \$11386. This was \$1915 higher than for the previous financial year, but included the full \$6000 HLB grant because expenditure had not commenced until landowner approval required as a condition of the grant been received by 31 March 2024.
- After deducting liabilities (grant money received but not spent by the end of the financial year) the comparative figures for the 2023/24 year end was \$5386. This compared to \$4735 for 2022/23 year. We have since made a contribution of \$1000 towards legal costs associated with the Sandspit Road apartments consent application.

Sandspit Road Apartments Consent application: Laurie indicated that he had hoped a decision would have been made by the time of the meeting. He briefly outlined the background to the current consent application. The current application was made using the provisions of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 passed with support from both Labour and National parties. It is for about 70 apartments on land still currently zoned for only 9 houses under the operative Single House Zoning rules. The consent application was being processed under the Covid-19 (Fast Track Consenting) Act 2020. Submitters to the earlier, and subsequently withdrawn, consent application to construct 54 apartments, were permitted to make submissions on the most recent application. Some 24 submissions, some very substantive, were made. On receipt of the submissions the developer requested a suspension of processing to enable responses to be provided to the Environmental Protection Authority (EPA). A further suspension was then requested following further questions by the EPA. That is the current situation.

Laurie paid tribute to the Working Group including Selwyn Pratt, Yuva Adhikary, Julie Mitchell, Raquel Francois and, more recently, Fiona Rankin, who have put in many hours of research and development of submissions.

Intensification: Laurie reported that the incoming government was now taking a more flexible approach to intensification, as opposed to the mandated approach required in recent legislation. The final deadline for approving changes to the Auckland Unitary Plan is now March 2026, although possibly revised zoning for city centres and precincts may require notification earlier. CBRRA and others are pushing for developments to be prohibited on flood plains, thus avoiding the risks of high cost property damage in such areas.

Cockle Harvesting: We have received advice from Fisheries New Zealand that the ban on cockle harvesting still applies.

Howick Local Board (HLB): Laurie commended HLB for their consultation processes when developing their 3 year plan, and Damian Light's willingness to listen and attend Committee meetings when there were subjects of mutual interest. However, Laurie questioned the lack of performance targets for the revised business model recently adopted by the HLB for the War Memorial Hall, and the absence of performance standards for virtually all the so-called objectives in the HLB 3 Year Plan.

Beach Walkway Restoration Project: Having criticized some aspects of the Board's performance, Laurie thanked them for their most recent grant for work on restoring the walkways from Cockle Bay beach to Pah Road. He also thanked Julie Mitchell, Barry Wood, Fiona Rankin and the many volunteers for all the work they had done on the project.

Litten Road Pedestrian Crossing: Our submissions to Auckland Transport opposing spending \$273,000 to raise the pedestrian crossing in Litten Road when there have been no injury accidents were not successful.

Submissions to Council and Other Matters: CBRRA have made submissions to Council on a number of matters indicated in the full report.

Scamming Workshop: Given the high losses suffered by many New Zealanders CBRRA has organized a workshop on avoiding scams. It will be presented by ASB on 9 July. Bookings are essential via our email address cbrassoc@gmail.com

Thanks: Laurie thanked all Committee members for their hard work throughout the year.

Motion: The Treasurers report be received: Moved: Laurie Slee; Seconded; Maja Heiniger. There being no discussion the Motion was passed.

Motion: The annual subscription fee be retained at \$10 per person or family. Moved: Maja Heiniger . Seconded: Grant Taylor. There being no discussion the Motion was passed.

Motion: The Chairperson's report be received. Moved: Laurie Slee; Seconded Grant Taylor There being no discussion the Motion was passed

5 Election of Officers:

Prior to the election process Laurie indicated the criteria for election: i.e. individuals must be paid up members of the Association, and resident within the Association boundaries. Nominations can be received for Committee membership for those resident outside the area, but these are subject to acceptance by the incoming Committee.

Chairperson: Laurie Slee was available for re-election. There being no alternative candidate, he was unanimously re-elected.

Secretary: Julie Mitchell was available for re-election. There being no alternative candidate, she was unanimously re-elected.

Treasurer: Maja Heiniger was available for re-election. There being no alternative candidate, she was unanimously re-elected.

Committee Members: Other members of the outgoing Committee are Grant Taylor, Kathy Kennedy, Nicole Way and Raquel Francois. They are all available to stand again. In addition Jane Newbury and Frank Mace had indicated an interest in joining the Committee. There being no further candidates, they were all unanimously elected.

6 Revised Constitution

The Incorporated Societies Act 2022 requires all incorporated societies wishing to remain listed to register a new Constitution. This increases our current constitution from 4 pages to 26! The template provided by the Companies Office sets out mandatory, recommended and optional clauses for inclusion within revised constitutions. We have incorporated all mandatory clauses; selected relevant recommended and optional clauses; and added key requirements from our current constitution. The draft has been shared within the Committee by email, but there has not been sufficient time to make it available to all members. The meeting has 2 options: (1) to accept that the Committee overview is sufficient to proceed with registering the Constitution, or (2) to defer the decision to register the Constitution until all members have had the opportunity to study it. Laurie indicated that whilst he is in favour of proceeding now he, personally, would accept either decision, and that he would be happy to accept an amending motion calling for a further 12 months before a revised constitution is finally adopted.

Subsequent discussions included the question of whether there were benefits in remaining an Incorporated Society, and whether changes could be made to the Constitution in the future. The benefits of remaining registered include formal recognition of the Association and the ability to apply for grants.

Motion To apply for re-registration and to submit the revised Constitution. Moved: Laurie Slee; Seconded: Grant Taylor. Motion carried unanimously.

7 Presentation from Damian Light, Howick Local Board

Damian was invited to give the Association an update on local board initiatives. He spoke on:

- How pleased the Board was with the improvements made in restoring the walkways.
- The Board's concern around the capacity of local infrastructure, in particular potable water and sewerage constraints in the Cockle Bay area.
- The War Memorial Hall ("Community Hall") and how it would be managed in the same way as community housing.
- Progress on emergency planning and its devolution to local boards. He hopes to have an updated plan finalized and ready to share with the community within the next 2 months. It will include things like contacts etc.

Damian indicated that he accepted some, but not necessarily all, of the criticisms made in Laurie's report from the Chair. Even where views differ he found CBRRA always constructive in its feedback.

Subsequent questions to Damian focused on intensification in other parts of the Board's area; delays in getting decisions; and the balance of power between elected representatives and Council officials.

Motion: That Damian be thanked for his presentation. Moved: Laurie Slee; Seconded: Grant Taylor. Motion carried unanimously.

8 Watercare Presentation

There being no other business from the floor Laurie welcomed special guests Maria Utting and Moana Williams, Team Leader, Watercare Networks Planning and Manager Strategic Relations and Community, respectively. They talked about how residents can help keep the local networks running; replacement of the aging local infrastructure; and qualifying matters impacting development approvals. A copy of notes made during their presentation is attached as an appendix. It will also be posted separately on our web site.

After questions, which focused on what residents can do when adjacent properties are being developed; and the pressure sometimes applied by developers to get consents to undertake work without getting independent legal advice, Nicole Way thanked Watercare for their informative presentation.

9 Conclusion

The meeting concluded at 4.05 pm and was followed by refreshments.

Key Points from Watercare Presentation

Moana Williams, Manager Strategic Relations and Community, and Maria Utting, Team Leader, Waterworks Network Planning, spoke on specific issues facing both Watercare and the Cockle Bay community in relation to water supplies and sewerage systems.

Moana talked about three key high level challenges. These included funding constraints, with the associated need for balancing longer term investment in infrastructure and upgrades to aging infrastructure whilst still meeting shorter term operational needs. Climate change, being unpredictable, necessitates planning to support community resilience. The third challenge is ensuring that the network has the infrastructure that will support growth in the area. Some of the challenges within the network are preventable and communities can help resolve these challenges. Stormwater entering the sewerage network is a growing issue, leading to increased demands and pressure on the network. Ensuring local residents pipes are connected correctly at home will help maintain a resilient network. She indicated that Cockle Bay has fewer overflows than elsewhere in Howick. Watercare have a variety of tools to check the network, such as smoke detection to identify illegal connections to the sewerage network. Different diverse communities tend to create different problems, and building a culture of awareness and understanding of what can and can't go into the network will help. In terms of what the community can do to prevent blockages and overflows Moana referred to the "3 P's" pee, poo and paper being the only things to flush down the toilet. Wet wipes are a growing cause of blockages, as is the disposal of fats that congeal (but less so with cooking oils such as olive oil which does not congeal). There was some discussion on the need for better labelling on non-flushable wipes – something beyond the authority of Watercare to deal with. A collective community voice on this may be more influential.

Maria picked up the issue of what gets flushed into the system. Whilst there is some evidence that waste disposal units (insinkerators) provide small benefits at the sewage treatment phase of disposal, they prefer them not to be used. Congealing fats is a definite problem. Watercare are "not where they want to be" in terms of overflows into the Tamaki estuary. Last winter they carried out flow monitoring to quantify more recent information on the problem. Until there is sufficient capacity the water/wastewater qualifying matter will remain in place. This provides an opportunity to control growth in the catchment. The overall approach to building consents varies with the scale of development proposed and the location. Some consents may be approved directly by Council. Within the Single House Zone all consent applications are referred to Watercare. Approvals may be at the developer's cost. A Howick Interceptor is planned to re-route wastewater away from the Tamaki Estuary, at a cost of some \$50 million (today's figures). A start is not likely before 2028. There was some discussion on rights of access by individual developers to adjacent property.