

Date/Time: Tuesday 16th February 9am

Venue: Parakai Springs 150 Parkhurst Road, Parakai.

Present: Mark, Geraldine, Theresa, Dion, Treena, Hayley.

1) Apologies

Liv, Guy, Shona.


*Recommendations: The committee accepts the apologies
 Moved: Mark Seconded: Geraldine Passed*

2) Previous Minutes

*Recommendations; The committee accepts the minutes of the previous meeting;
 Moved: Geraldine Seconded: Mark Passed*

3) Accounts for payment: Invoices & Statements as per Dropbox.

Payments will be updated on Monday.

 **Signatory authorisation required.**
 M.R. Dennis or S.L. Oliver will need to approve these payments before they can be sent.

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Transaction details		Expand all
Transaction status	Payee	Payment date Amount
Processed	Grow West Ltd	Thu 18 Mar '21 \$10.78
Processed	Grow West Ltd	Thu 18 Mar '21 \$7,302.50
Processed	Grow West Ltd	Thu 18 Mar '21 \$17.19
Processed	Grow West Ltd	Thu 18 Mar '21 \$49.30
Processed	Grow West Ltd	Thu 18 Mar '21 \$21.03
Processed	Kumeu Courier	Thu 18 Mar '21 \$180.00
Processed	Marketview Ltd	Thu 18 Mar '21 \$1,500.00
Processed	North West Marketing	Thu 18 Mar '21 \$550.00
Processed	Northbridge Signs 2016 Ltd	Thu 18 Mar '21 \$414.00
Processed	Walker Landscape Architecture Ltd	Thu 18 Mar '21 \$5,336.00

Payment details

From account: 38-9022-0734890-00 Business Edge \$85,121.81

Total amount: \$15380.80

Processing times:

- Payments or transfers to Kiwibank accounts are processed immediately, including on weekends and public holidays. We send payments to other banks every hour between 9am and midnight on business days.
- Payments submitted after midnight, or on a weekend or public holiday, will be sent the next business day. Processing times for other banks may vary.
- Future-dated and automatic payments process around 10am and 10pm on business days. Payments go out on the first available processing time on the due date.
- If the due date falls on a weekend or public holiday, the payment is sent on the next business day. Processing times for other banks may vary.

Recommendations: *The committee agrees to pay the invoices/statements provided to the committee via Dropbox.*

Moved: Mark Seconded: Geraldine Passed

4) Membership

- Database 12th March 583 (increase of 1 from February)

5) Huapai Hub Events Update

The Hub Manager is proposing to hold 'mini markets' on some Saturday mornings. This differs from what we originally discussed and will involve market stands and food stalls including;

The idea for the earlier time is avoiding having to rent lighting and to reach a larger audience.

There may be potential push back from businesses who feel we are paying to bring in competition to them, it would be useful to hear committee members thoughts on this.

Seeking feedback from committee members whether they are comfortable with this change in direction.

Actions

*Feedback to be passed onto Hub Manager about days, and other suggestions.
Emphasise that the association is sponsoring the music for the event.
Executive happy with direction Hub is taking.*

6) Auckland Council 10-year Budget Submission

Auckland Council is seeking submissions on its 10-year Budget, these close on the 22nd March.

Some of the proposals affect ratepayers in Kumeu including a proposal to increase rates to business (and residential) areas in Huapai, Kumeu & Riverhead to match urban zone rates.

See tables below.

The assumptions made to argue the rates increase about access to amenities are flawed.

- It takes considerably longer than indicated (10-20min) to access facilities in West Auckland due to traffic on SH16.
- Some of the services offered are being paid for from targeted rates (which are cheaper) so paying twice for them is not reasonable.
- The biggest issue in the North West is lack of infrastructure and amenities to meet the huge growth in population.
- When council is prepared to clearly show budgets and delivery the urban level of amenity then it would be fair to consult on this change.

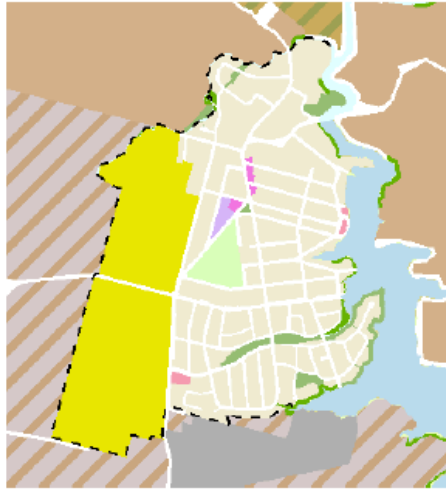
Does the association want to make a formal submission to this change and any other proposals, such as support the Local Board's town centre improvements program?

Further information can be found here.

<https://akhaveyoursay.aucklandcouncil.govt.nz/hub-page/10-year-budget-2021-2031>

Riverhead

Local Board: Rodney



- Dotted line shows the Rural Urban Boundary (RUB)
- Yellow is Future Urban Zoned

Extending Urban Rating Area Riverhead

There are 1,140 urban zoned rural properties that would be affected if Riverhead was included in the Urban Rating Area.

Rates Differential	Number Properties	Average CV	Average LV	Average Total Rates
Rural Business	11	\$1,122,000	\$750,000	\$9,361
Rural Medium Occupancy	1	\$425,000	\$235,000	\$1,852
Rural Residential	1128	\$979,000	\$552,000	\$2,792

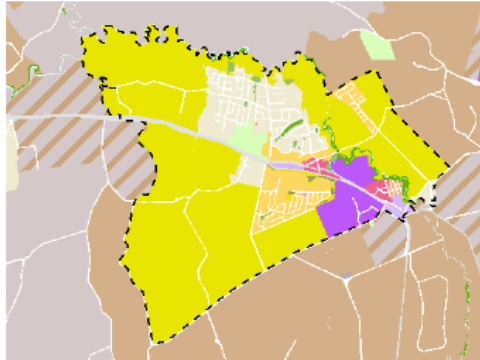
The table below shows the effect of extending the current Urban Rating Area to include all urban zoned land in the RUB in Riverhead.

Current Rates Differential	Proposed Rates Differential	Number Properties	Average Rates Change (\$)	Average Total Rates Change (%)
Rural Business	Urban Business	11	\$865	0%
Rural Medium Occupancy	Urban Medium Occupancy	1	\$120	6%

Section Seven: Supporting Information
7.7 Extension of Urban Rating Area

Huapai/Kumeū

Local Board: Rodney



----- Dotted line shows the Rural Urban Boundary (RUB)
■ Yellow is Future Urban Zoned

Suburb	Rates Differential	Number Properties	Average CV	Average LV	Average Total Rates
Huapai	Rural Business	55	\$1,680,000	\$1,091,000	\$11,068
Huapai	Rural Residential	1913	\$664,000	\$374,000	\$2,656
Kumeū	Rural Business	174	\$1,379,000	\$907,000	\$9,206
Kumeū	Rural Residential	102	\$618,000	\$378,000	\$2,365

The table below shows the effect of extending the current Urban Rating Area to include all urban zoned land in the RUB.

Suburb	Current Rates Differential	Proposed Rates Differential	Number Properties	Average Rates Change (\$)	Average Total Rates Change (%)
Huapai	Rural Business	Urban Business	55	\$970	9%
Huapai	Rural Residential	Urban Residential	1913	\$189	7%
Kumeū	Rural Business	Urban Business	174	\$822	9%
Kumeū	Rural Residential	Urban Residential	102	\$172	7%

Actions

Manager to put together feedback to LTP as discussed at meeting.

7) Kumeū Huapai Centre Plan

The Kumeū Huapai Centre Plan is a plan with a list of outcomes some of which the association can play a role in delivering.

One of the key ideas was: “We want our town centre to look better”

Why this needs to be achieved

The Kumeū-Huapai community have communicated strongly that they would like a better looking town centre. Feedback received identifies the town centre as having “no continuity of design – not an attractive area”, being a “ribbon development”, “a bit messy”, and having “very little aesthetic or any features that would make you think there even is a town centre”. One person commented that “there is no town centre, only ugly, industrial, polluted agglomerations of mismatched architecture that are a blot on the environment”.

We want our town centre to look better			
Action no.	Map ref.	Proposed short term actions (0-5 years)	Facilitation parties
1.1	Limit commercial sprawl Limit the linear sprawl of business and commercial growth along SH16.	Auckland Council
1.2	○	Potential gateway features Investigate opportunities for gateway features at the town centre's eastern and western entrances.	Auckland Council, New Zealand Transport Agency, Rodney Local Board, Local community, Business associations
1.3	Centre-wide	Design guidance Investigate design guidance developed as part of the Auckland Design Manual providing guidance for rural town centres established on main arterial routes to assist advocating for improved built form and/or development outcomes for the town centre area.	Auckland Council
1.4	Centre-wide	Town Centre upgrades Investigate opportunities to make upgrades and improvements to the town centre and reserves.	Auckland Council, Rodney Local Board, New Zealand Transport Agency, Private landowners, Auckland Transport, Local community, Business associations
1.5	Centre-wide	Tidy up signage Investigate unlawful advertisement and business signs located along the state highway. Initiate enforcement and (where required) removal of unlawful signage.	Auckland Council, New Zealand Transport Agency
1.6	Screen southern industrial area Investigate options for screening (e.g. planting) of the southern industrial area to improve the town centre amenity.	Auckland Council, KiwiRail, Private landowners, Rodney Local Board
Medium to long term actions (6-30 years)			
Action no.	Map ref.	Medium to long term actions (6-30 years)	Facilitation parties
1.7	●●●●	Redevelopment of industrial area Encourage the long-term relocation of industrial activities away from the centre into nearby industrial zoned areas through incentives (e.g. zoning) to get a mix of more dwellings and businesses in the central area. Existing use rights still apply for the industrial activities and any rezoning in the future urban zone is to be timed for when new land for industrial activities in the vicinity is identified (through a structure plan timed in accordance with the Future Urban Land Supply Strategy).*	Auckland Council
1.8	→ ---	Interface and connections between town and river Work with landowners and developers on ways to make the Kumeū River more accessible (potentially including an esplanade road), improving movement connections from nearby town centre, residential, and employment areas to the Kumeū River.*	Auckland Council, Private landowners
1.9	Centre-wide	Town centre upgrades Implement town centre and reserve upgrades and improvements as identified through earlier investigation.**	Auckland Council, Rodney Local Board, New Zealand Transport Agency, Private landowners, Auckland Transport, Business associations

*Linked to/dependent on actions 2.1 and 3.1. **Linked to/dependent on action 1.4.

Work will start this year on improving the strip of land beside the railway lines. Does the committee want to approach the Local Board to see what can be done about Action 1.5 tidy up signage?

Further information can be found here:

<https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/place-based-plans/Documents/kumeu-huapai-centre-plan.pdf>

Actions

Association to write to Local Board members responsible for the Centre Plan expressing support for improvements outlined in plan.

8) Waimauku executive member

We currently have a vacancy for a Waimauku representative.

Jon resigned after the AGM so we were not able to elect a new person.

There is an option for the executive to co-opt someone on or seek nominations from the businesses in Waimauku.

The ideal candidate would be a representative from a BID Member business in Waimauku.

Do executive members know of anyone who might be interested in this role?

Actions

Executive members to see if there is anyone interested in being a Waimauku representative.

Next meeting physical one Venue?

Survey to be done on possible meeting times to see if we can get a more convenient time for everyone. Next meeting will be held in Riverhead.

Meeting closed: 10:11am