

# ATTACHMENT C:

## MINUTES OF THE ANNUAL GENERAL MEETING OF THE KARANGAHAPE ROAD BUSSINESS ASSOCIATION:

16 November 2016  
held at  
HOLM Café, 295 K' Road  
Newton, Auckland

### **Present:**

|                                |                                      |
|--------------------------------|--------------------------------------|
| Kenneth Johnson                | Whitespace Gallery                   |
| Charles Ninow                  | Bowerbank Ninow                      |
| Catherine Edmeades             | Auckland Council                     |
| Bavisha Kumar                  | Revel Café                           |
| Antony Matthews                | Matthews & Matthews Architects       |
| Sandy Ritchie                  | SPLICE                               |
| Derek Gehring                  | Gehring Trust                        |
| Mark Wheelan-Lamont            | Sharky's                             |
| Andrea Fox                     | Fort Greene                          |
| Lauren Gunn                    | Colleen                              |
| Conor Candler                  | Mercury Theatre                      |
| Grady Elliott                  | Family Bar                           |
| Jared Halligan                 | 777 Investments Ltd                  |
| Edward Bennett                 | K' Road Business Association         |
| Renee Coulter                  | Coco's Cantina                       |
| Vernon Tava                    | Waitemata Local Board                |
| Margaret Lewis (KBA Treasurer) | DML                                  |
| Marlaina Key                   | K' Road Business Association         |
| Jerry Hamlyn                   | Packington Holdings                  |
| Sue                            | Packington Holdings                  |
| Ross Liew (KBA Chair)          | Trustme Ltd                          |
| Jane Matthews                  | Matthews & Matthews Architects       |
| Carol Eggleton                 | Leo O' Malley                        |
| Elizabeth Elliott              | Lifewise                             |
| Steve Branca                   | Auckland Council                     |
| Jillian de Beer                | de Beer Marketing & Communications   |
| Bernadette Murphy              | Lifewise                             |
| Michael Richardson             | K' Road Business Assoc- Precinct Mgr |
| Kathy Moriarty                 | K' Road Business Association         |

The meeting was opened by Chairperson Ross Liew at 6.15pm.

**Apologies:** Melissa Pond, ANZ, Greg Cohen, Quest Hotel, Carolyn Campbell, Campbell & Campbell Optometrists, Pippa Coom, Waitemata Local Board, Natali & Michelle, The Actor's Programme, Jerry Hamlin, Property Owner, Claire Hindmarsh, Carmen Jones, Nichola Williams, Book a Bach, Aysha Hohaia, Equipppers Church

**Minutes:**

The minutes of the 2014 AGM were circulated. It was moved that the minutes of the 2015 AGM be accepted as a true and correct record.

**Moved: Margaret Lewis**

**Seconded: Carol Eggleton**

**Carried**

There were no other matters arising from the minutes

### **Finance Report**

Margaret Lewis spoke to the Treasurer's Report and asked members to look over the Financial Statements for the year ended 30 June 2015. It was then moved that the report and financial statements be accepted.

**Moved: Lauren Gunn**

**Seconded: Mark Wheelan-Lamont**

**Carried**

It was moved that Lennie and Associates be retained as the KBA's auditors.

**Moved: Carol Eggleton**

**Seconded: Jane Matthews**

**Carried**

### **Special Resolution**

The following three special resolutions were put to members and passed by the majority of members.

#### **Special Resolution 1:**

Reason: To continue delivering a BID Programme, The Karangahape Road Business Association must have a Programme Agreement with Auckland Council. The current agreement expires on 30 Nov 2016.

#### **Special Resolution 1:**

That The Karangahape Road Business Association adopts and re-signs the Auckland Region Business Improvement District (BID) Policy (2016) Programme Agreement for a period of three years.

**Moved:**

**Margaret Lewis**

**Seconded:**

**Jane Matthews**

**All in Favour:**

**Yes**

#### **Special Resolution 2:**

Reasons:

- a. The KBA is tasked with managing the effects of two major upcoming infrastructural projects in the precinct in the next one to seven years - the City Rail Link and the K' Road Street Enhancement and Cycleway Project. Although both projects are expected to work to the advantage of the precinct in the long term, in the short term, there is potential for possible negative economic impacts which need to be mitigated. Mitigation will entail the employment of consultants, protracted liaison with Auckland Council and Auckland Transport, the potential employment of temporary staff and input of extensive work hours from existing staff over and above normal daily BID operation requirements. Meeting the cost of these additional works will come at considerable expense outside that of normal business operations

- b. Destination Marketing – to mitigate the potential negative effects of the above-mentioned projects on the economic performance of the centre, the KBA will be embarking on a campaign of increased destination marketing between 2017 and 2023.

**Special Resolution 2:**

That The Karangahape Road Business Association proposes to increase the K' Road BID targeted rate income from \$ 381,350 to \$ 415,671.50 in the 2017/2018 financial year. This represents an increase in the BID target rate collected by Auckland Council of \$ 34,321.50 OR 9 % over the previous year's budget.

**Moved:**

**Lauren Gunn**

**Seconded:**

**Carol Eggleton**

**All in Favour:**

**Yes**

**Special Resolution 3:**

Reason: In order to clarify the criteria for qualification to be a representative for a full member of the KBA BID.

**Special Resolution 3:**

That The K' Road Business Association existing constitutional rules be altered as shown in the New Rules presented at the Annual General Meeting of the K Road Business Association on Wednesday 16 November 2016 and that such alterations be effected by replacing the existing Rules with those New Rules.

**Moved:**

**Jane Matthews**

**Seconded:**

**Margaret Lewis**

**All in Favour:**

**Yes**

**Presentation and confirmation of KBA budget 2017-2018**

Members were presented with The Karangahape Road Business Association Inc. proposed budget of \$ 415,672 for the financial year beginning 1 July 2017 and ending 30 June 2018. The budget included an increase of 9% over the previous year. The budget was distributed to approx. 850 property owners and business owners, with no objections received.

It was moved that the proposed KBA budget for an amount of \$ 415,672 for the financial year 1 July 2017 – 30 June 2018 be accepted.

**Moved: Carol Eggleton**

**Seconded: Lauren Gunn**

**Carried**

**Signing of BID Programme Agreement (Chairperson and BID Representative)**

The BID Programme Partnership Agreement was signed by the KBA Chairperson and given to council representative Steve Branca for signing later by a BID management representative. A copy of the signed agreement was to be returned to the KBA.

**Chairperson's Report**

Ross Liew delivered his report. The past year had been a challenging one, he said, following the resignation of the KBAs precinct manager last November. And, although a new manager was now in place, there were still many challenges ahead. These included plans for a cycleway and street upgrade, plans for a railway station in the precinct, a diminishing targeted rate intake due to numbers of commercial buildings converting to

residential and a changing demographic as a result of increasing property values. But, in spite of all this, the future was rich with opportunity, he said. 'I personally look forward to the return of K Rd as a commercially vibrant and viable place.'

### **Precinct Manager's Report**

Precinct Manager Michael Richardson delivered his report. Retail in the centre was performing well, he said, with figures for spending on BNZ credit and Eftpos cards showing an increase of 10.8% over the previous year. Looking ahead, the coming five-to-seven years would see an unprecedented level of public and private investment in the precinct, he said. This would come in the form of the K' Road Street Enhancement and Cycleway Project, the City Rail Link, an upgrade of Cross St and Beresford Square and increased urban development. The challenge facing the Association during this period of change was to try and minimise disruption to business during construction phases and to try and retain the character and difference the precinct was known for in the face of an influx of new residents, workers and visitors. In particular, it was hoped to retain and reflect the diversity of the communities K' Road was currently made up of.

### **Election of Officers**

Seven nominations were received for seven places on the KBA Committee. These were:

|                |                                |
|----------------|--------------------------------|
| Ross Liew      | TrustMe Ltd                    |
| Margaret Lewis | DML Design                     |
| Carol Eggleton | Leo O'Malley's                 |
| Lauren Gunn    | Vada                           |
| Greg Cohen     | Quest Hoel                     |
| Jane Matthews  | Matthews & Matthews Architects |
| Charles Ninow  | Bowerbank Ninow                |

Because the number of nominations matched the maximum number of Committee places allowed under the KBA constitution, the nominees were deemed elected.

### **General Business**

There were no questions from the floor.

### **Guest Speaker**

Catherine Edmeades, Development Programme Lead with Auckland Council gave an update on major projects planned for the K' Road precinct. She began by giving an overview of works scheduled or in progress in the CBD. The council was embarking on its biggest ever construction programme currently, which was costing in the region of \$14 billion, she said. The largest of these projects was the City Rail Link (CRL) which, data to date had shown, was stimulating investment along its course.

Data on works to date in the city was also showing:

- An increase in the number of people coming into the city with more now walking or using public transport, than arriving by car.
- An increase in jobs
- Council's population target having been reached 10 years ahead of projections

While it was acknowledged that such projects could have a negative on business and were being approached with caution, the overall outcome illustrated positive results, she said.

At a local level, projects either being considered or in the pipeline for K' Road included the following:

- A \$2.5 billion railway station as part of the CRL to be constructed between 2017 and 2022
- Light rail coursing up through Upper Queen St– no costings or timeline to date
- K' Road Cycleway and Streetscape Enhancement Project, scheduled for implementation in 2018
- Streetscape upgrades for Poynton Tce., Cross St and Beresford Square – no costings or timelines confirmed
- Stage II of the Myers Park upgrade – this would include completion of a children's splash pad, an artwork on the underpass between the park and Neales Lane and improvements to the entranceway on the corner of Queen St and Mayoral Drive by the summer of 2017

Catherine reminded members that her City Centre Unit was happy to be the first point of contact for the KBA regarding any issues relating to public toilets, needle bins, street cleaning and additional ACCAB funding requests to help with the cost of mitigating the adverse effects of implementing major works in the precinct.

Ross Liew thanked Catherine for her presentation and the management of Holm café for hosting the meeting.

Michael Richardson encouraged members to attend the CRL planning team's scheduled community meetings. He also informed them that the KBA and Heart of the City had requested a CRL business liaison group be established in addition to the existing community liaison group.

Jared Halligan had a further question about progress on the KBA's submission to the K' Road Cycleway and Streetscape Project. He was informed that 123 submissions had been received and would be hand-delivered to council on behalf of members before the closing date of 20 Nov 2016.

The meeting closed at 7.25pm