

**BROAD BAY COMMUNITY CENTRE INC.  
MINUTES OF ANNUAL GENERAL MEETING  
HELD IN BROAD BAY HALL, MONDAY 8 NOVEMBER 2010, 7.30PM**

**Present:** Sean Hogan (Chair), Shirley Ramsay (Secretary), Peggy Greenheld (Treasurer) Rebecca Taylor, Lala Frazer, Chris Obbeek, Fran Bolgar, Debbie Nicholas, Jane Ashman, Shelley Wilson, Tessa Mills, Vic Mills, Neville Peat, Herman van Velthoven, Zelie Jenkinson, Christine Garey, Alf Webb, Ian Frazer Shirley Webb, Valerie Dyer, Paul Dyer, Robin Duval-Smith, Ian Booth, Gavin O'Brien, Alan Roddick, Frank McCarthy, Helen Frizzell, Jeremy Whittam, Sally Stockinger, Nigel Dickson, Brian Nicholls, Laurence LeBer, Roger Belton

**Apologies:** Carol Tharme, Alan Wright

**Received**

Sean opened the meeting at 7.45pm, welcoming all present.

**1. Confirmation of the 2009 Minutes:**

**Moved That** the Minutes of the Annual General Meeting held on 23 November 2009 be taken as a true and accurate record, subject to correction below

**Herman van Velthoven/Peggy Greenheld**

**Carried**

*Correction: P1, President's Report, re Historic Exhibition 'shown over Labour ...'  
Add 'Weekend' ...*

**Matters Arising:**

P2, Chris Garey on behalf of Otago Peninsula Community Board, re Broad Bay Cemetery. *Had Zelie's query regarding DCC's plans for the cemetery, particularly with regard to the space taken up by the large macrocarpa trees, been followed up?* Chris believed there had been a meeting between DCC staff and Zelie. Zelie said that it had not in fact taken place. Chris will look into it again. The Council bought the section adjacent to the cemetery for expansion, and they and their workers know how important the cemetery is to Broad Bay people.

P2, para 2: *Query – had the walking track between Matariki and Clearwater Streets been gravelled yet?* Chris will talk to relevant DCC people again.

**2. President's Report:**

Sean spoke of a challenging year for the Broad Bay Hall. It began in November with the final tally up from the very successful historical exhibition. This also resulted in an important archive being created of old photographs and postcards of Broad Bay as well as an amount of stock of bookmarks and pamphlets being secured which can be sold in future events and a profit of \$4310. This was in the main due to the kind sponsorship of The Fletcher Trust and support from DCC. You might have noticed the panoramas around the walls, and those who check will see a substantial number of these images are now on the Broad Bay website for which I would single out Herman for special thanks.

In March we met with the Neighbourhood Support group leaders and following on from that initial discussion it has now been decided to call a public meeting in the Hall in the New Year to investigate Neighbourhood Support issues and Civil Defence matters with the community. After agreement from the committee we supported the promoting and staging of a musical 'A Vote for Cynthia' produced and declaimed with gusto by Helen Mulder. Approximately 40 locals had a great night of entertainment. This production occasioned a small loss of \$26.

By June the Hall was on the front page of the ODT – as people became very concerned that the hall was on the cusp of being sold to fund the building of a new joint community hall/boat club on the foreshore. Sadly the increased profile of the Hall did not translate into fresh private bookings and the Hall remained under-used. The committee met with the Keep our Hall group and welcomed their input and energy in maximising the use made of our current Hall.

In August we met and supported the vision of a community member who wanted to improve the facilities at Broad Bay beach, working with the Boat Club and the Community Board to request improvements from DCC.

We also announced a Spring Sale, reducing the hire cost for the Hall significantly to a point that it only covered the bare operating costs at \$20 an evening. Despite this there has not been a single private booking over the whole of the spring and in fact the only uses of the Hall in the past year have been one children's party around May (I was at it and it was great!); the seasonal weekly indoor bowls group; very intermittent use by the school; and the most recent and very welcome addition of dance classes that have been run on a gold coin donation.

As a record of community use for the year I find this disappointing and I fear that potential funders and supporters might, as well. I am intending to ask the committee at the next meeting to consider another survey of locals, asking what changes or resources would encourage them to use the Hall. Our Mission is to preserve and improve this resource for the benefit of the community. If the community are not using the resource we are failing.

In respect of our stewardship duties the section the Hall stands on has been maintained and I would single out Tessa Mills as the standout gardener in this regard. We are in the process of arranging additional maintenance for the hall roof and the Etheridge Room roof and are investigating ways of refurbishing the Etheridge Meeting Room. The second room has been rented throughout the period and produced income. We are in the final stages of seeking funding or grants to allow us to purchase 100 new chairs for the hall and to purchase five new tables to compliment the new chairs. We hope to recover and reuse the best of the existing chair stock. We have yet to decide upon a major fundraiser for the coming year and we would appreciate any thoughts that the members present might have to share with us after the meeting in this regard.

We have secured sponsorship from Paul Bernard of \$400 which we hope will help to defray the costs of relaunching our own Newsletter which we intend to revamp and deliver to all residents. This would mark the end of our joint newsletter with the school and we would want to thank both John and Laurel for their kind support.

We have lost or are losing tonight some really important figures. Jason, our last President, sold up and moved out which meant that under the rules he had to step down both from office and the committee; likewise Lynne Baird who was carrying the burden of Treasurer. I would like to thank both of them for their energy and vision and commitment. I would also thank Peggy for stepping into the breach as Treasurer. Herman has announced that he is no longer able to be on the committee although he has kindly agreed we can still use his expertise in regard to the website and it's development.

Personally my biggest loss is the last – Shirley has been Secretary for many years and to the best of my knowledge has retired from the committee on two previous occasions only to be begged back as needs must. I have only been in post a few months but I can already vouch for her abilities in keeping me straight and within the rules. Her knowledge of the people and the history of events in BBCC mean that whilst no-one is irreplaceable, some people probably should be and Shirley is one of those. If I thought begging would help then I would right now – but I am told it won't. I have probably embarrassed her enough but will draw attention to her one last time by ending my remarks with a motion.

I would propose that for services to the community Shirley Ramsay be made a lifetime member of the BBCC. Could I get that seconded?

### **3. Annual Accounts:**

Peggy spoke to the audited annual accounts on behalf of Lynne Baird who was treasurer during the period under review. The Centre's funds increased during that time, due largely to the Historic Exhibition held with major sponsorship from the Fletcher Trust and a grant from the Dunedin City Council.

It was noted that membership of BBCC had decreased, as reflected in subscription revenue. However, there are reasonable funds in the savings account and interest gained as shown in the accounts.

Grateful thanks were extended to our Auditor, Jennepher Noakes, for her conscientious and thorough examination of the books.

**Moved That** the annual accounts be received.

**Peggy Greenheld/Lala Frazer**

**Carried**

#### 4.Election of Officers:

Two committee members had resigned during the year when the respective families moved away from Broad Bay. Sean Hogan was elected by the committee to replace Jason Bevin as President. Peggy Greenheld was asked and agreed to be Treasurer again, replacing Lynne Baird.

Herman Van Velthoven is resigning from the committee tonight, Louise Bell (who shared a position with Laurence LeBer) relinquished that role and Shirley Ramsay is resigning as Secretary.

Remaining committee members were asked to stand and introduce themselves to the meeting, namely Jeremy Whittam, Jane Ashman, Tessa Mills, Rebecca Taylor and Laurence LeBer, the latter two having been co-opted on during the year.

Sean called for nominations for the position of Secretary. None were forthcoming.

Sean then called for nominations for the committee.

|  |                             |                     |
|--|-----------------------------|---------------------|
| <b>Shelley Wilson</b>                                    | Tessa Mills/Jane Ashman     | Nomination accepted |
| <b>Gavin O'Brien</b>                                     | Robin Duval-Smith/Ian Booth | “ “                 |
| <b>Debbie Nicholas</b>                                   | Tessa Mills/Fran Bolgar     | “ “                 |
| <b>All confirmed as committee members by acclamation</b> |                             |                     |

#### 5.Joint Venture Update:

Neville Peat, a member of the original 'Joint Venture' Committee, now operating as 'Broad Bay Waterfront Incorporated (BBW Inc), spoke to this item. He reminded the meeting that it had been necessary to register as an incorporated society under which to formally seek information on the proposal and, when necessary, to make applications for funding.

Neville said that during the 2009-10 year the members representing the Community Centre were Roger Belton, Jeremy Whittam, Jason Bevin and himself. Their committee made modest progress during the year, seeking further concept designs for the suggested building to provide a choice for the parent bodies. From four architects approached, three concepts had been received, short-listed to two displayed on the hall wall. Tim Heath (who designed the Royal Albatross Centre and the Orokonui Visitor Centre) had attended the last meeting of the BBW Inc. Committee to present his ideas; Ian Booth will do so at the next meeting. From there BBW Inc. will present a recommendation to both the Broad Bay Community Centre and the Broad Bay Boating Club. Neville expects this to happen early in 2011. If the project is given the go-ahead, then Resource Consent will be sought, and money raised for that and for working drawings, around \$100,000.

#### Questions:

##### **Have possible funders been identified?**

Jason had provided the names of several bodies to apply to, but no applications had been or would be made unless a decision to go ahead was made. Resource Consent would almost certainly need 'Notified' status, likely costing \$20-25,000 – more if it went to Appeal.

##### **Are you going to do a full presentation to the community to involve everyone?**

Sean replied, 'Yes, full involvement is needed and will be undertaken.'

**The Boating Club has full use of the land until 2030. What then?**

Such use (boat clubs, boat sheds etc) always rolls over, unless the land is required for major public works.

**Councils' Support?**

**Neville** said that one question is 'to what extent would the **DCC** front up?' They have spent hundreds of thousands of dollars for the Waikouaiti Community Centre – admittedly a bigger area than Broad Bay.

**ORC?**

Both Councils want BBW Inc to go to them as soon as possible. ORC sees no issues – they are already deepening the harbour, widening the road – a Broad Bay building would have minimal impact on the intertidal zone.

**With regard to raising money for the next stage, when would it be necessary to cash up BBCC land etc?**

Neville said that Broad Bay would have a new building before the current one would be sold. Sean added that we have no mortgage and there would be no sale until there was certainty of a new one (building).

Neville added that the cost of a new building would likely be around \$1M-\$1.2M.

**Who else is on the BBW Inc. committee?**

Alan Potter, Brent Paterson, Brian Loughrey, Ruth Seeney. They represent the Boating Club; each body has three committee members plus an extra to ensure there are always three available, plus the Independent Chair, Richard Good.

**6.Election of Joint Venture (BBW Inc) Committee Member:**

Sean called for nominations for the vacancy caused by the resignation of Jason Bevin.

**Debbie Nicholas** Nominated by Neville Peat Nomination declined.

No further nominations were received. Sean advised that when a replacement for Ian Booth was discussed at the BBCC Committee's September 2009 meeting, there were four names put forward of whom two declined nomination. Those who accepted were Jeremy Whittam and himself. At a Special General Meeting of BBW Inc. held in Broad Bay Hall on 17 September 2009 Jeremy was elected, with Sean's nomination carried forward to fill any future vacancy. Sean was therefore confirmed as replacing Jason.

**7.General:**

- a) **Chris Garey** spoke for the Otago Peninsula Community Board, acknowledging the hard work of the BBCC and JV committees during the year. She said it was great to see the cautious way the project is proceeding, ensuring inclusiveness.

The OPCB councillors have been sworn in, with John Bellamy as Chair and Chris, Deputy Chair. Hoani Langsbury is the only new Councillor, filling the vacancy left by previous Chair, Irene Scurr. Chris reminded the meeting that members of the public can attend OPCB meetings, and 'appear' if they provide two days' notice of their intention.

The meeting about Harbour Cone was very well attended by local people, with a great turnout from Broad Bay. The purpose of the meeting was to begin the Management Plan process and it was heartening to hear the Mayor's idea of community involvement.

There will be a sand dump on Broad Bay beach between 22-26 November which should increase enjoyment of the beach for the summer.

Chris acknowledged the number of newcomers to the Bay, she having welcomed seven new families recently. The school roll is flourishing, with 40 students reached last week.

With regard to new speed limits, consultation dates were not given to the OPCB in time, with a local resident noticing the date on the day of closing. Chris apologised for this, and had notified by email as many as she could on that day. DCC staff had assessed Portobello Road and decided to move the 70km sign to King George Street. Submissions were made, they were listened to, and staff came to the Bay next day to see for themselves. The decision was then changed to moving the 70km sign to halfway between King George Street and Grassy Point, thus having the 50km signs just inside Broad Bay village signs at Grassy Point and Ross Point. It helps too if people report any accidents or incidents in Broad Bay so that they are noted in statistics.

Chris reminded the meeting that the Community Board has \$10,000 each year available for community projects and encouraged groups to make applications. There are also two scholarships annually for teens in the community, for such things as outward bound, travel etc. Just ask the Board.

Vic asked whether there was a chance of having a swimming float put back into the Bay. Chris said that this was something that is going through BBCC and OPCB to the City Council at present. For the one at Macandrew Bay the Resource Consent was very expensive - \$1200-\$1500. Sean added that the Community Centre Committee has also asked DCC about a beach shower and a replacement picnic table.

Vic asked about a charge being made for the rubbish skip at 'Hawk & Hurl' recently. Chris replied that the charge has been made over the last 2-3 years, and added that a green waste skip is also now provided. Noted that the charge is cheaper than at Green Island (tip).

Lala mentioned that Save the Otago Peninsula's monthly rental of the Etheridge Meeting Room had not been mentioned by Sean in his report on use of the Community Centre.

Sean apologised for this oversight, which was noted.

There being no further business, the meeting closed at 9.15pm. and was followed by enjoyment of light refreshments.

Neville Peat then gave a very interesting and enlightening talk about naturalist and teacher (among many other attributes) Lance Richdale who in 1937/8 enabled the first breeding pair of Royal Albatross at Taiaroa Head to successfully hatch and safely bring up their offspring.

**Signed as a true and accurate record:**

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***President***

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***Date***