



KENSINGTON PARK RESIDENTS' ASSOCIATION

Strategic Plan 2023-2026

Kensington  Park

Residents' Association



Introduction

Late in 2020 the Kensington Park Residents' Association (KPR) Committee agreed to develop a five-year Strategic Plan looking out to 2026. The draft released in June 2021 was based on considerable research undertaken by Paul Roberts and resident, Alf Stamp, with oversight provided by then KPR Chair Ross Pratt, and informed by an online member survey. The draft was approved by the KPR Committee and released for consultation with residents. That process was disrupted by Covid lockdowns.

A review/update of that plan is now required to acknowledge all that has been achieved to date and to identify our aspirations and strategies looking out to 2030, the revised estimated time frame for the completion of the development, expected to be 980 residential units.

Kensington Park Today

With 492 completed residences, and another 48 units with The Gardens apartments soon to be completed, the development is about 55 percent complete.

Residents describe the community as being pleasant, friendly, safe, and secure – a premier lifestyle community that enriches the lives of those who live there.

A majority of Kensington Park residents are aged between 61 and 80 with the remaining population evenly split between younger and older residents. Kensington Park is the primary residence of approximately 90 percent of owners when excluding tenants.

Within Kensington Park the road corridors and public reserve areas are vested with Auckland Council.

Kensington Park Residents' Association

The KPR was formed in 2007, initially under the full control of the Developer (Principal Member). KPR Committee members were first elected 11 years ago in accordance with the constitution and are largely responsible for the efficient operation and management of KPR.

This Strategic Plan acknowledges the efforts of past and present KPR Committees for a range of achievements as reflected in the many positive responses from members detailed in the 2021 KPR Members' Survey.



KPRA's role in looking after common facility maintenance and development on land owned by the Developer and Auckland Council is essentially a stewardship function.

The other main assets held by KPRA are financial, with \$1.9 million in cash and investments at September 2022. KPRA is, and is forecast to be, in a very sound financial position.

KPRA contracts with Auckland Property Management Ltd trading as apm to provide KPRA Manager functions. Four full-time and two part-time grounds and facilities staff are employed.

Our Purpose

The purpose of the KPRA is to maintain and enhance the common facilities and administer the by-laws effectively so that Kensington Park continues to be regarded as an attractive residential community that enriches the lives of those who live there.

Themes – 3 key themes underpin our strategic plan

- Excellent facilities
- Cohesive relationships
- Quality management

Aspirations and Strategies

1. To be widely recognised for the way that Kensington Park's lifestyle and facilities enrich the lives of residents and visitors.

- Develop a three-year Facility Development Programme (FDP) with the Developer. This programme will focus on a dedicated KPRA administration and social facilities, and suitable grounds and garden equipment storage facilities.



- Proactively and progressively increase resources available for facilities, grounds and gardens maintenance to the highest standard funding will allow.
- Plan annually to fund the FDP and the Long-Term Maintenance Fund from the Transfer Levy
- Maintain funding at a prudential level through the combined sum of the Capital Fund, Long Term Maintenance Fund and Administrative Fund being no less than \$1m.
- Safeguard and enhance Kensington Park residents' lifestyle by working with the Developer to transfer completed common facilities to KPRA.
- Supplement Bylaw enforcement with an education programme to encourage self-compliance with the bylaws that improve the lifestyle and safety of all residents.
- Foster member organised social activities and events by providing some financial assistance and/or the use of KPRA assets as appropriate.

2. KPRA to be known for the high quality of its relationships, with the Developer, Auckland Council, Auckland Transport, Bodies Corporate, Members, and the local community.

- Develop and implement a Strategic Relations Policy to steer key relationships, including:
 - Formalising a 'relationship management' function at senior management level with the Developer to work with KPRA over developmental and administrative issues.
 - Ensuring the relationship between KPRA and Bodies Corporate has the highest collaborative and partnership approach through the Kensington Park Body Corporate Community Group.
 - Developing preferred supplier relationships with maintenance service providers.
 - Communicating and interacting with KPRA Members and residential tenants.
 - Influencing public bodies as required to ensure the quality of lifestyle within Kensington Park.
 - Fostering relationships with local community organisations, for example Orewa Beach School.
 - Review and amend the KPRA Constitution in 2030 in line with the completion of the Kensington Park development.



3. KPRA to be recognised as a valued steward of facilities within Kensington Park, working closely with the Developer, and with organisations such as Auckland Council, Auckland Transport and the Hibiscus and Bays Local Board.

- Strengthen the stewardship role of KPRA in looking after publicly owned assets by gaining formal acknowledgement from Auckland Council/Hibiscus and Bays Local Board and Auckland Transport of the public benefits under such an arrangement.
- Draw on relevant government policies and plans to develop and implement a climate change adaptation strategy and plan of action for Kensington Park.

4. KPRA Committee and Manager to be regarded as being efficient, resourceful, forward looking, and responsive to the ongoing needs and aspirations of members.

- Develop and implement succession plans for Sub-Committee Chairs and financial reporting.
- Develop and implement a plan to manage long-term maintenance risks of utilities and infrastructure including:
 - Lake Kensington risks
 - Roadside berms and footpaths
 - Security system
 - Communication systems
 - Power supply
 - Private stormwater.
- Consider improving Kensington Park security through implementing a park-wide surveillance system.
- Upgrade the services supplied by the KPRA Manager to include a full-time Manager. Reporting to the committee, the Manager to be supported by sufficient resources to meet the extended range of administration and facilities management services.



- Improve the skills and knowledge base available to the KPRA by:
 - encouraging members with relevant talents and skills to contribute to KPRA activities and administration on an informal, ad hoc basis.
 - regularly reviewing the operations of the Committee to facilitate a flexible and responsive allocation of responsibilities utilising Committee Members, the Manager and Members with relevant talents and skills who may be willing to assist.
- Attract committee membership, consider awarding an honorarium to the Chair and Sub-Committee Chairs staggered according to levels of responsibility.
- Initiate changes following the enactment of the Incorporated Societies Act 2022.

5. KPRA and bodies corporate and private landowners in Kensington Park to work collaboratively to maintain and enhance Kensington Park as a premier lifestyle community.

- Review and upgrade the Grounds and Garden Policy by identifying and documenting performance standards after liaising and consulting with Body Corporate representatives and private land-owning members.
- Develop a Grounds and Gardens Maintenance Plan with Body Corporates and other private landowners and review annually.