



## NOTICE OF MEETING

# FINANCE AND OPERATIONAL PERFORMANCE COMMITTEE

I hereby give notice that an Ordinary Meeting will be held on:-

**DATE:**      **Thursday, 11 July 2002**                      **TIME:**                      **9.30 am**

**VENUE:**      **Civic Centre, 6 Waipareira Avenue, Lincoln, Waitakere City**

to consider the business as set out herein and to take any necessary action connected therewith.

4 July 2002

Sharon Simiona  
**COMMITTEE SECRETARY**

Telephone (09) 836 8000 extn 8820

### MEMBERSHIP:

Councillors	JM	Clews, QSO, JP (Chairperson)
	BA	Brady, JP (Deputy Chairperson)
	DQ	Battersby, JP
	RP	Dallow, QPM, JP
	AC	Fenton
	OE	Hoskin, JP
	PA	Hulse
	JP	Lawley
	GE	Nash, JP
	VS	Neeson, JP
	GB	Presland
	GW	Russell
	CA	Stone
	DA	Yates, JP

Mayor, Bob Harvey, QSO, JP (ex officio)

(Quorum 5 members)

★★★★★★★★★★

(The reports and recommendations contained in all agendas are reports and recommendations only and are not to be construed, in any way, as Council policy until adopted.)

**AGENDA FOR AN ORDINARY MEETING OF THE FINANCE AND OPERATIONAL  
PERFORMANCE COMMITTEE TO BE HELD IN THE CIVIC CENTRE,  
6 WAIPAREIRA AVENUE, LINCOLN, WAITAKERE CITY, ON  
THURSDAY, 11 JULY 2002 COMMENCING AT 9.30 AM.**

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**AGENDA FOR AN ORDINARY MEETING OF THE FINANCE AND OPERATIONAL PERFORMANCE COMMITTEE TO BE HELD IN THE CIVIC CENTRE, 6 WAIPAREIRA AVENUE, LINCOLN, WAITAKERE CITY, ON THURSDAY, 11 JULY 2002 COMMENCING AT 9.30 AM.**

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**1 APOLOGIES**



**2 URGENT BUSINESS**

Section 46A(7) and (7A) of the Local Government Official Information and Meetings Act 1987 provides that where an item of business is not on the agenda, it may only be dealt with at the meeting if:

- (i) the item is a minor matter; and
- (ii) the Chairperson has explained at the beginning of the meeting (when open to the public) that the item will be raised for discussion, why the item is not on the agenda, and why it cannot be delayed until a subsequent meeting; and
- (iii) the Committee resolves to deal with the item.

No resolution, decision, or recommendation may be made in respect of the item except to refer the item to a subsequent meeting for further discussion.

**NOTE:** Urgent Business need not be dealt with now and may be delayed until later in the meeting.



**3 CONFIRMATION OF MINUTES**

Ordinary - Thursday, 13 June 2002

**RECOMMENDATION**

That the minutes of the Ordinary Meeting of the Finance and Operational Performance Committee held on Thursday, 13 June 2002, as circulated, be taken as read and now be confirmed.



## PART I - PROPERTY

### 4 LEASE OF OLD MASSEY CITIZEN'S ADVICE BUREAU BUILDING

#### **PURPOSE OF THE REPORT**

The purpose of this report is to consider granting a lease of the old Massey Citizen's Advice Bureau building to the Pietaata Trust.

#### **BACKGROUND**

A1

The old Massey Citizen's Advice Bureau building is on the corner of Don Buck and Triangle Roads. It is located on an area of 694 square metres (Section 1 on Survey Office Plan 68814) and is Council freehold land. This 1930's wooden building has a heritage classification and includes a reception area, meeting rooms and several offices. A map attached at page A1 shows the location of the building and the area it is proposed to lease.

Initially this building was proposed for use by the Massey Community House, however, at its December 2001 meeting the City Development Committee approved that an expression of interest process be undertaken for the old Massey Library (which resulted in the Massey Community House becoming the tenant of that building), and resolved:

“3. *That the Citizen's Advice Bureau building on the corner of Triangle and Don Buck roads be made available for commercial use and that once a suitable tenant is selected the proposal be taken to Finance and Operational Performance Committee for its consideration.*”

2827/2001

It was intended that a commercial rental from the old Massey Citizen's Advice Bureau would, in part, compensate Council for the fact that the old Massey Library was ultimately set aside for use by the Massey Community House at minimal rental.

#### **ISSUES**

The Pietaata Trust has applied to Council to rent the building. The Trust runs an intervention programme for youth at risk seeking to assist them to continue their education or to obtain career oriented training or employment. Their programme is aimed at both Maori and non-Maori youth and seeks to provide them with opportunities to make changes in their lives. The Trust is piloting its first programme at Massey High School.

A real estate agent has estimated that, if rented commercially, the Massey Citizen's Advice Bureau building should return approximately \$14,000.00 p.a. plus GST to Council. The Pietaata Trust has indicated that they are able to pay a commercial rental, but wish only to rent the building while a purpose-built facility is constructed for them elsewhere in Massey. Consequently they wish to lease the building for a period of six months and then on a month-by-month basis, terminable on three month's notice. It is considered that the lease of this building to the Trust will allow the location of this service on a site that is useful both to them and the community, and will also return a commercial rental to Council.

Section 598 of the Local Government Act 1974 permits Council to grant leases to any organisation whose object is promoting the welfare of the community. It is recommended that the lease be granted under this Section.

## RESOURCES

As stated earlier, the income generated by the old Massey Citizen's Advice Bureau building will compensate for the lower rental realised by the community use of the vacated Massey Library building.

## CONCLUSION

It is recommended that, in line with the direction set by the City Development Committee, Council enter into a lease with the Pietaata Trust for the old Massey Citizen's Advice Bureau building on the corner of Don Buck and Triangle Roads, Massey.

## RECOMMENDATIONS

1. That the information be received.
2. That the Chief Executive be given authority to negotiate and conclude a lease with the Pietaata Trust for the old Massey Citizen's Advice Bureau building on the corner of Don Buck and Triangle Roads under Section 598 of the Local Government Act 1974, and that the lease be executed as negotiated.

Report prepared by: Alastair Dougal, Property Officer.



## 5 EXTENSION OF LEASE AT LYNNMALL FOR NEW LYNN SERVICE CENTRE

### PURPOSE OF THE REPORT

This report seeks the Finance and Operational Performance Committee's approval to an extension of Council's existing lease of its New Lynn Service Centre and Library premises at Lynnmall to 31 January 2005.

### BACKGROUND

A2

Council leases premises for the New Lynn Service Centre and Library at the Lynnmall Shopping Centre and the location of these premises is shown on the diagram attached at page A2. This lease, together with its renewal, will expire on 31 January 2003.

Council intends to relocate the Service Centre and Library on a nearby site in a building to be erected, and construction is estimated to be completed by around July 2004. It is, however, considered that Council needs a safety margin of about six months to ensure that it will have premises right up until the new premises are available.

Application has been made to the landlord, AMP NZ Property Retail Limited, for a further extension of the lease for 18 months to 31 July 2004, with a right of renewal for a further six months to 31 January 2005.

The landlord has agreed to these terms subject to the right to increase the existing annual rent of \$160,000 on 1 February 2003 and again on 1 February 2004 in accordance with the Consumer Price Index (all groups). The rent, in any event, is not to fall below \$160,000 per annum.

From the outset negotiations have proceeded upon the clear understanding that any extended lease would be subject to the approval of this Committee.

**RECOMMENDATIONS**

1. That the information be received.
2. That the Chief Executive be delegated to enter into a deed of extension of its existing lease of the New Lynn Service Centre and Library premises at Lynnmall up to 31 January 2005.
3. That this deed of extension be executed by Council under seal.

Report prepared by: Maurice Hieatt, Property Officer.



**PART II - LEGAL AND CONSTITUTIONAL**

**6 AFFIXATION OF COMMON SEAL**

**EXECUTION OF DOCUMENTS: 6 JUNE 2002 – 28 JUNE 2002**

<b>N°</b>	<b>NAME</b>	<b>PARTICULARS</b>
2286	WCC – Harris Family Trust	Authority for Use of Dedicated Road – 19 Courtneys, West Harbour
2287	WCC – United Networks Limited	Memorandum of Transfer creating electricity easement in gross over “K” on Lot 5 DP 211439 – SPW 21378
2288	WCC – Tag Out Trust	Deed of Lease of Old New Lynn Station Masters House, Olympic Place – resolution 4138/2000
2289	WCC – Lynndale Amateur & Harrier Club Inc	Lease of Gymnasium premises, pt Olympic Park – resolution 3843/98
2290	WCC	Special Order ‘Environmental Management Fees & Charges – Confirmed Council 986/2002
2291	WCC	Transmission from Glen Eden Borough Council to WCC – CTs Nos,76D/12 & 76D/13
2292	WCC - Waitakere Properties Limited	Deed of Trust – CTs Nos.76D/12 & 76D/13 – Cnr West Coast & Glendale Roads – resolution 2442/2002
2293	WCC - Waitakere Properties Limited	Memorandum of Transfer – CTs Nos.76D/12 & 76D/13 – resolution 2442/2002
2294	WCC - Allan Tresadern	Warrant of Appointment & Evidence of Identity – No.189
2295	WCC - David Nelson	Warrant of Appointment & Evidence of Identity – No.190
2296	WCC – John Franciscus Koolen	Warrant of Appointment & Evidence of Identity – No.191
2297	WCC – Massey Community Home Society Inc	Deed of Lease of Old Massey Library building on part Triangle Park – 335/2002
2298	WCC – FJ Rebers & RM Tilbury	SPW 20624 - Memorandum of Transfer surrendering drainage easement in gross created by T.621310 – CT.76C/112
2299	WCC	Consent to registration of Transmission – as chargeholder under C830121.1 – Glover Page estate
2300	WCC – Auckland Regional Council	Agreement re the levying and collection of Auckland Regional Council rates 2002/2003
2301	WCC – Auckland Regional Council	Agreement re cost sharing for maintaining District Valuation Roll 2002/2003
2302	WCC – Her Majesty the Queen acting through the Minister of Conservation	Memorandum of Transfer by way of exchange – CTs.138A/271 – pt. CT.55B/591
2303	WCC – JE Hodge & RA McLeod	Withdrawal of Caveat No.C374693.1 – CT.48C/786

**RECOMMENDATIONS**

1. That the information be received.
2. That the action taken in affixing the Common Seal on the documents as set out in the agenda report be adopted.

Report prepared by: Graham Wakefield, Manager: Legal Services.



## PART III - FINANCE

### 7 AMRIENS ROAD - SEAL EXTENSION

#### **PURPOSE OF THE REPORT**

The purpose of this report is to enable the Finance and Operational Performance Committee to consider making a payment to Rodney District Council for the seal extension work undertaken on Amriens Road in February 2002.

#### **BACKGROUND**

The 300 metre section of Amriens Road in the Waitakere City boundary was completed in early March 2002, the work has been inspected by Council staff. The quality of the work is acceptable and has achieved the objectives of the contract.

#### **STRATEGIC CONTEXT**

The project conforms with Objective 3 "Access and Travel Choice" of the Urban Villages pathway to a sustainable city: *People can get easily and safely to where they need to go by walking, cycling, passenger transport, or private vehicle and businesses can efficiently move their goods and services.*

#### **ISSUES**

##### **Amriens Road**

Rodney District Council carried out seal extension work on Amriens Road in February 2002 (approximately 1200 metres within their boundary). They made contact with the Council seeking approval to include the remaining 300 metre section within their contract (within the Waitakere City boundary). They were advised that we did not have funding to contribute to this contract. No approval was given to Rodney District Council at anytime.

- **Funding Increase**

A report to the Finance and Operational Performance Committee in February 2002 seeking an increase of \$60,000 to the seal extension budget for Amriens Road was approved.

- **Contract Details**

Council staff made contact with Rodney District Council seeking contract documents, design and cost estimates. By the time these were received the work on Amriens Road (within Waitakere City Boundary) was nearing completion. At no time during this stage was written approval given to Rodney District Council to proceed with work within the Waitakere City Council boundary.

- **Final Contract Cost**

An invoice has been submitted to Council from the Contractor. The details are as follows:

Contract cost for Waitakere City Council	\$50,858.73
Less retention	\$ 5,085.87
Plus GST	\$ 5,721.61
Net Amount	<u>\$51,494.47</u>

Note: this does not include professional services fees or disbursements. This is estimated to be in the amount of \$6,000.00.

- **Estimate by Waitakere City Council**

The report to the Finance and Operational Performance Committee at its February 2002 meeting advised them that because of the timing issue associated with a joint venture, Amriens Road could be carried out as a variation to the seal extension contract for Cornwallis Road (commencement in May 2002). Based on the rates for the Cornwallis Road contract the physical works cost would amount to \$45,000.00.

### **CONCLUSION**

The Finance and Operational Performance Committee approved an increase in the Seal Extension budget for work on Amriens Road. Rodney District Council carried out work within the Waitakere City Council boundary without approval from Waitakere City Council. The quality of the work undertaken by the Contractor is of an acceptable standard and the quantum of invoiced cost is in line with the market. The professional services cost for this contract does not form part of this payment. This cost will need to be discussed and negotiated with Rodney District Council. The Committee may well feel that only the sum of \$45,000.00 should be paid.

### **RECOMMENDATIONS**

1. That the information be received.
2. That the Finance and Operational Performance Committee consider the request from Rodney District Council for payment in sum of \$51,494.47 inclusive of GST for the Seal Extension work undertaken on Amriens Road within the Waitakere City Council boundary.

Report prepared by: Reg Cuthers, Transportation Engineer – Asset Development.



## **8 OPERATING AND CAPITAL EXPENDITURE SUMMARIES**

### **PURPOSE OF THE REPORT**

The purpose of this report is to inform the Finance and Operational Performance Committee as to the level of the year to date operating and capital expenditure by Unit compared to budget and any subsequent forecasts.

### **BACKGROUND**

This Unit summary report is produced on the months falling between the more formal “quarterly” reporting. Quarterly reporting is produced for the periods ending 30 September, 31 December, and 31 March within each financial year.

This report covers expenditure for the 11 months ending 31 May 2002. Expenditure to date is compared against the original budget and the forecast to year end which was developed during the 3<sup>rd</sup> Quarter Review process.

A3

The financial summaries are attached at page A3.

If you require any further information in respect of this report, other than of a general nature, please contact either the writer or the Director: Finance prior to the meeting to enable the query to be researched.

**RECOMMENDATION**

That the information be received.

Report prepared by: Alec Third, Chief Management Accountant.



**9 STATUS OF SPECIAL FUNDS**

**PURPOSE OF THE REPORT**

The purpose of this report is to keep the Finance and Operational Performance Committee informed as to the status of Special Funds.

**FUNDS**

A4

The summary of balances, transactions to 31 May 2002 and commitments for the balance of the year in respect of Special Funds is attached at page A4.

If you require any further information in respect of this report, other than of a general nature, please contact either the writer or the Director: Finance prior to the meeting to enable the query to be researched.

**RECOMMENDATION**

That the information be received.

Report prepared by: Alec Third, Chief Management Accountant.



**10 BORROWING AND INVESTMENT REPORT**

This report has been circulated separately with the agenda.



## 11 PAYMENTS FOR APPROVAL

### PURPOSE OF THE REPORT

The purpose of this report is to advise of payments made by the Council. This is in accordance with Council policy and the Public Bodies Contracts Act.

### BACKGROUND

The Public Bodies Contracts Act requires the reporting to the Council of payments made under delegation. This report provides details of payments made to external suppliers in excess of \$5,000.00. In addition there is a summary listing, which aggregates payments made to various organisations and suppliers for the Committee's information. These payments have already been processed as allowed by delegations approved by the Council. If any Councillor requires information regarding the nature of any payment, that information can be provided.

### PAYMENTS

*A5* A summary schedule of payments made for the period 24 May to 20 June 2002 is attached at page A5

*A6 - A9* A further schedule of all payments of \$5,000.00 and above, together with the reason for the payment is attached at pages A6 to A9. If a committee member wishes to ask specific questions relating to any of these payments, prior to the meeting, then such questions can be directed to the Director: Finance.

### RECOMMENDATION

That the information be received and that the contracts let, and the payments made, be approved.

Report prepared by: Andrew Pollock, Director: Finance



## 12 RATING MODELS 2002/2003 YEAR

### PURPOSE OF THE REPORT

The purpose of this report is to provide information to the Finance and Operational Performance Committee to assist in making recommendations to the Council on changes it considers necessary to the differential rating system to apply for the 2002/2003 year.

### BACKGROUND

Over recent months, the Committee has considered various models of changes to the differential rating system based on the draft 2002/2003 Annual Plan. The Committee at its meeting held on Thursday, 16 May 2002 resolved that the Business Sector differential be set at 20.5% of the total rates requirement, and that models be presented showing the effect on rates of the Uniform Annual General Charge being set at \$500.00, \$525.00, and \$550.00.

### RATES MODELLING

*A10 - A15* Attached at pages A10 to A15 are models showing the effect of the three levels of Uniform Annual General Charge, an Business Sector differential of 20.5%, and based on the draft Annual Plan rate requirement.

## **UNIFORM ANNUAL CHARGES**

Information is not yet available on the likely level of the Solid Waste Uniform Annual Charge for the 2002/2003 year. The indicative level of the Rural Sewerage Uniform Annual Charge for the 2002/2003 year is \$81.00 inclusive of GST, and the Uniform Annual Charge for the Peoples' Park is indicatively \$9.00 inclusive of GST. Depending on what changes are made to the draft Annual Budget, the maximum level of the Uniform Annual General Charge is estimated to be \$550 inclusive of GST.

## **MAKING OF RATES FOR 2002/2003 YEAR**

The Committee needs to consider what changes to the current rating system it wishes to recommend to the Council. If the Committee wishes to amend the differential rating system, then recommendations on changes to the stepped differential must be made at this meeting as the Special Order process will have to be commenced by the end of this month if the statutory time requirements are to be met to levy rates on the 2<sup>nd</sup> instalment.

Changes to any Uniform Annual Charge, or the Uniform Annual General Charge do not require a Special Order process to be followed. However the level of the Uniform Annual General Charge together with the effect of the new land values to be used for levying of rates in the 2002/2003 year will require a review of the multi-unit differentials that may lead to the need to include any changes to these differentials in a Special Order. However the differential factors cannot be determined until a decision has been made on the level of Uniform Annual General Charge to be recommended to the Council.

## **RECOMMENDATIONS**

1. That the information be received.
2. That the Finance and Operational Performance Committee determine the rates system for the 2002/2003 year, and recommend to Council any changes to rating differentials and Uniform Annual Charges.
3. That a report be submitted direct to the Council on consequential changes to the Multi-Unit differentials.

Report prepared by: Andrew Pollock, Director: Finance.



## **PART IV - GENERAL**

### **13 FUNDING PRINCIPLES - EMPLOYERS AND MANUFACTURERS ASSOCIATION PRESENTATION**

#### **PURPOSE OF THE REPORT**

This report introduces Alasdair Thompson of the Employers and Manufacturers Association.

#### **BACKGROUND**

In its submission on this year's Annual Plan, the Employers and Manufacturers Association have requested:

*[...] that Council develop a funding policy that uses sound public policy analysis to determine the public good components of services. Funding modifications based on 'equity provisions' and 'Council policies' should not be used [...]*

The Association also expressed its strong opposition to the Council's policy of imposing an adverse rating differential on business properties.

The Association has asked for an opportunity to address the Council in more detail on these aspect of its submission prior to the development of a new Long Term Plan and Funding Policy.

#### **LEGAL CONTEXT**

The Council's Funding Policy is a statutory document required under the Local Government Act. As part of its Strategic Review, the Council will need to review its Funding Policy. Under the current Act, developing a Funding Policy must follow a three step process to analyse each of the services Council provides:

##### **Step 1 Determine who benefits from the service, and who should pay**

The Council must analyse and if possible quantify benefits both to the individual receiving the service and to the community at large.

##### **Step 2 Consider fairness and equity, transitional impacts, Council policy and the interests of residents and ratepayers.**

This is an opportunity for the Council to use funding tools to achieve policy objectives, for example subsidising the use of sportsfields or making water use 100% user pays to encourage conservation.

##### **Step 3 Choose an efficient and effective funding tool**

This is purely a practical step but is often significant. For example it is difficult to directly meter wastewater, which is the reason given in the Council's current Funding Policy for rates funding of this service.

A16 - A17

The relevant part of the Local Government Act is tabled at pages A16 to A17.

The new Local Government Bill requires the Council to adopt a Revenue Policy which considers all of the issues above, in addition to environmental, social, economic and cultural sustainability. The new Bill does not prescribe the order in which issues are to be considered or the detailed process for their consideration.

## STRATEGIC CONTEXT

Funding mechanisms can be a powerful tool for achieving the Council's strategic objectives and for promoting environmental sustainability.

As an example, the Council funds recycling from rates, and rubbish collection from user charges. This policy has contributed significantly to reductions in solid waste to landfill from Waitakere City. If Council Policy were not a factor in decision making then both recycling and rubbish collection would need to be funded from a mix of rates and user pays to reflect the mix of public and private benefits from these services.

## ISSUES

The issues raised by the Employers and Manufacturers Association are significant and are relevant to the Council's Strategic Review.

The Council needs to consider these issues alongside other valid viewpoints in its review of the Funding Policy.

## RESOURCES

The review of the Council's Funding Policy is resourced as part of the Strategic Review project.

## CONCLUSION

The committee is asked to invite Alasdair Thompson of the Employers and Manufacturers Association to present his organisation's views on Funding Principles.

## RECOMMENDATIONS

That the information be received.

Report prepared by: Anna Percy, Strategic Planning and Monitoring Manager.



## 14 RESOURCE MANAGEMENT ACT - COMPLIANCE PROGRAMME FOR STORMWATER AND WASTEWATER

### PURPOSE OF THE REPORT

The purpose of this report is to update the Finance and Operational Performance Committee on the work programme for resource consent applications from the Auckland Regional Council for stormwater and wastewater discharges.

### BACKGROUND

Due to the expiry of the transition provisions of the Resource Management Act on October 2001, the Council applied for resource consents to authorise discharges to the environment from stormwater and wastewater networks, including the following:

- 700 stormwater outfalls;
- 10 constructed wastewater overflows; and
- 48 major wastewater overflows due to infiltration and inflow.

A two stage approach has been developed in consultation with the Auckland Regional Council, as follows:

- Stage 1 – development and implementation of a consenting strategy for all Stormwater Management Units completed by 1 April 2001. This strategy included applying for resource consents for catchments based on the information available and progressively improving the comprehensive catchment management plans that support the resource consent application.
- Stage 2 – detailed investigation and preparation of comprehensive catchment management plans, and works programmes and completion of the consenting process, to be completed by 30 June 2005.

The work programme has been approved by the Council and includes submitting reports to the Finance and Operational Performance Committee every six months, or more regularly if required.

### **STRATEGIC CONTEXT**

The Council is required legally to comply with the Resource Management Act 1991. The necessary resource consent applications are based on the strategic objectives for stormwater and wastewater adopted by the Council, as detailed below.

The Stormwater Strategy contributes to the outcomes sought in a number of the strategic objectives set by Council. As would be expected, Green Network objectives relating to managing stormwater in harmony with the natural water cycle, keeping up with the growth of the City, reducing land slippage and erosion, protecting the health and safety of people, protecting the natural environment, and partnerships are addressed within the strategy. In addition, the strategy sees stormwater solutions being planned and designed in conjunction with wider design initiatives being carried out within the urban villages pathway, such as neighbourhood and town centre plans, new subdivision design and structure plans, to ensure that natural environments are integrated into the stormwater management and that ecosystems, such as streams, are a fully functional part of these areas. In the sustainable business pathway, the strategy, by promoting sustainable stormwater management in business, assists the city in gaining a competitive edge in 'green' business.

The Council's overall objectives for wastewater are as follows:

- the City's wastewater network is managed to "best practice" standards and safeguards public health and the environment, while allowing people choices about disposal options and wastewater minimisation;
- safe treatment and disposal of wastewater is provided to the community in a way that:
  - encourages demand management and alternative treatment solutions;
  - ensures treatment systems are compatible with reuse and recycling initiatives and the natural water cycle; and
  - provides the opportunity for the community to make choices over their wastewater disposal.

## ISSUES

The issues that will need to be addressed as part of this programme include the following:

- stormwater service coverage, at present approximately only 40% of the City is provided with a stormwater service;
- levels of service to protect properties from flooding;
- stormwater pollution;
- wastewater overflow; and
- affordability.

The resource consent applications are being processed by the Auckland Regional Council and are subject to further information requirements as permitted under Section 92 of the Resource Management Act.

The next steps in the process are as follows:

- resolution of Section 92 issues by supplying the additional information requested by the Auckland Regional Council;
- public notification and submission process which may include hearings; and
- possible appeals to the Environment Court.

In parallel with this process, the Auckland Regional Council is undertaking the following activities:

- facilitating a Strategic Liaison Group to co-ordinate input to the Regional Discharges Project;
- preparing a variation to the Draft Air, Land and Water Plan; and
- preparing a variation to the Regional Coastal Plan.

These plans are expected to be notified in June 2002 and an update will be provided at the meeting on any issues arising from these plans.

At this stage, the Long Term Financial Strategy allows for a works programme to progressively address the adverse effects of stormwater and wastewater, within the framework of the Strategic Objectives and Levels of Service adopted by the Council. The implications of the resource consents will be addressed in the next review of the Long Term Financial Strategy.

## SCOPE OF RESOURCE CONSENT APPLICATIONS

There are no existing wastewater discharge consents and as such the October 2001 expiry date does not apply. However, the Waitakere City Council is also applying for wastewater discharge consents as part of the Waitakere City Stormwater Management Units that are subject to stormwater discharge consent applications. A Stormwater Management Unit is defined as an aggregate of natural water catchments that have a common receiving environment.

The Comprehensive Catchment Management Plans prepared by EcoWater Solutions provide information required by Auckland Regional Council to support discharge consent applications. Comprehensive Catchment Management Plans also serve as important tools to assist the Waitakere City Council in the strategic planning of stormwater and wastewater management initiatives.

The Comprehensive Catchment Management Plans submitted to support the resource consent applications present the current state of knowledge for each Stormwater Management Unit. While in general issues are well defined, the degree of investigation into mitigation options varies for each Stormwater Management Unit. Where further detailed investigation is required this is identified in the Comprehensive Catchment Management Plans.

Of the 33 Stormwater Management Units located in Waitakere City, resource consent applications have been submitted for 20. Stormwater Management Units not included are either already subject to a comprehensive stormwater discharge consent, or do not require consents on the basis of rural character. Stormwater discharges from Stormwater Management Units considered to be primarily of rural character are a permitted activity under the Transitional Regional Plan.

### **WORK PROGRAMME**

The work programme involves further specific investigations over a period which is likely to last until 2005 and include the following:

- provide additional information requested by the Auckland Regional Council;
- prepare stormwater network models for all the catchments;
- carry out detailed assessments of environmental effects supported by a monitoring programme;
- carry out community consultation specific to each Stormwater Management Units (SMU's), as required by the Auckland Regional Council;
- prepare detailed implementation plans and works programmes;
- optimise solutions;
- complete the consenting process; and
- review of funding and budgets in the Long Term Council Community Plan.

### **RESOURCES**

The 2002/2003 Draft Annual Plan provides funding to address the requirements indicated by the Auckland Regional Council. It is likely that the Air Land and Water Plan and the resource consent process will identify the need for additional programmes, such as:

- 5 yearly review of comprehensive catchment management plans;
- environmental monitoring; and
- work programmes to address the adverse effects of wastewater and stormwater.

The resource consent applications do not commit Council to a works programme to avoid, remedy or mitigate the adverse effects of wastewater and stormwater. As stated above, the consent applications will require a significant amount of analysis and optimisation before consents will be issued by the Auckland Regional Council.

Once draft consent conditions are issued by the Auckland Regional Council, these will also be referred to the Finance and Operational Performance Committee for approval. As well, should the Council wish not to accept any final resource consent conditions, there is provision for appeal to the Environment Court.

The cost implications of these requirements have not been calculated but will be included in the next Long Term Council Community Plan.

## CONCLUSION

The resource consent applications for 20 Stormwater Management Units will ensure that the Council complies with the Resource Management Act. However these applications will need to be improved progressively in order to address the Auckland Regional Council's requirements.

The Regional Discharges Project and the Air, Land and Water Plan are likely to drive higher environmental performance and associated costs.

Due to the long term impacts of this project, progress reports will be submitted as required to the Finance and Operational Performance Committee to seek approval prior to any commitment.

## RECOMMENDATION

That the information be received.

Report prepared by: Tony Miguel, Manager, EcoWater.



## PART V - SUBCOMMITTEE REPORT

### 15 TENDERS SUBCOMMITTEE

**THE SUBCOMMITTEE SUBMITS THE FOLLOWING REPORT OF ITS ORDINARY MEETINGS HELD ON FRIDAY, 14 JUNE AND FRIDAY, 21 JUNE 2002**

#### MATTERS CONSIDERED

*A18 - A23*

The Subcommittee dealt with a number of items for which it has delegated powers to act and a copy of the minutes of the meetings are attached at pages A18 to A23.

#### **The Subcommittee Recommends:**

That the Ordinary Meeting reports of the Tenders Subcommittee held on Friday, 14 June and Friday, 21 June 2002 be received.

JM Clews, QSO, JP

**CHAIRPERSON**



**PART VI - CONFIDENTIAL ITEM**

**16 LOT 4 DP 187089 - DEVELOPMENT**

This item will be considered in the Confidential Supplement of the agenda, and has been circulated to members separately with this agenda.

**PROCEDURAL MOTION TO EXCLUDE THE PUBLIC**

That the public be excluded from the following part of the proceedings of this meeting, namely Lot 4 DP 187089 - Development.

The general subject of the matter to be considered while the public is excluded, the reason for passing this resolution in relation of the matter, and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

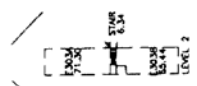
General subject of the matter to be considered.	Reason for passing this resolution in relation to the matter.	Ground(s) under Section 48(1)(a) for the passing of this resolution.
<ul style="list-style-type: none"><li>Lot 4 DP 187089 - Development</li></ul>	<p>The withholding of information is necessary in order to:</p> <ul style="list-style-type: none"><li>Enable the local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).</li></ul>	<p>That the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist.</p>

This resolution is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 7(2) (i) of that Act which would be prejudiced by the holding of the relevant part of the proceedings of the meeting in public as follows:

- The report contains information which if released would affect the Council's negotiations.*



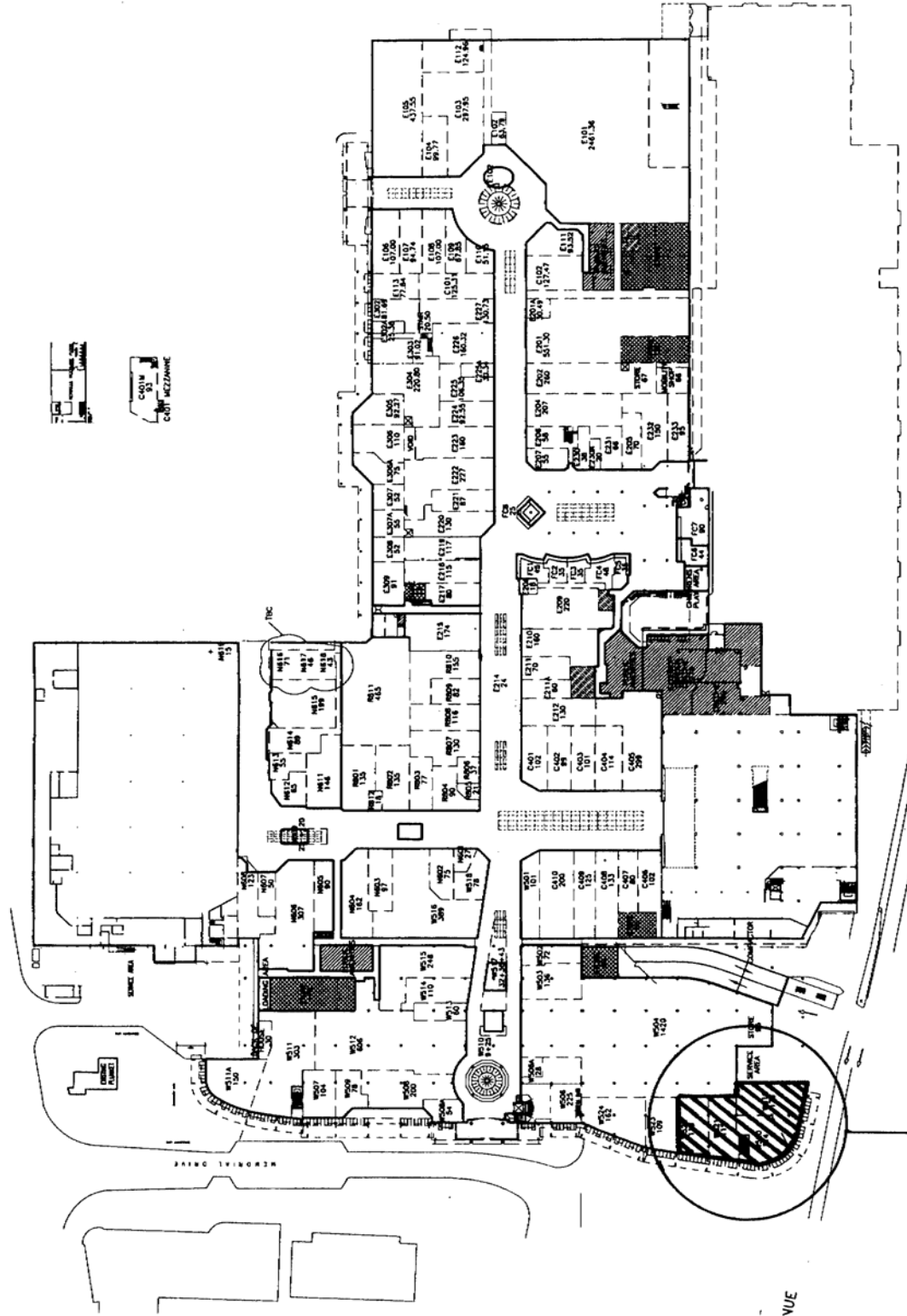




NOTE  
ALL AREAS SHOWN ARE  
APPROXIMATE ONLY AND  
ARE SUBJECT TO FINAL  
MEASUREMENT ON SITE

- KEY
- [Symbol] STYLIGHTS
  - [Symbol] PUBLIC AMENITIES
  - [Symbol] STORAGE AREAS
  - [Symbol] STAFF AMENITIES

NO.	10013	SK	2.03	36
DATE	23/09/97			
HAMES SHARLEY ARCHITECTS 10013 SK 2.03 36 COPYRIGHT © 1997				



**HAMES SHARLEY**  
 LYNNMALL SHOPPING  
 CENTRE -- REDEVELOPMENT  
 LEVEL 1  
 MASTER TENANCY  
 FLOOR PLAN

NOT TO SCALE  
 PREMISES SHOWN ARE INDICATIVE AS TO SHAPE AND ASPECT

New Lynn Service Centre



## Year to Date (May 2002)

Project	2001/2002	% Spent		2001/2002	3rd Quarter	
	YTD Spent	Budget	3Qtr Rev.	Budget	Budget	Review
<b>Total Operating Costs</b>						
Chief Executive	1,127,878	78%	75%	1,441,508	1,505,618	
Maori Issues	376,480	91%	91%	413,589	415,229	
Public Affairs	1,462,548	97%	99%	1,511,977	1,477,619	
Civic & Corporate Services	8,879,812	87%	87%	10,204,906	10,244,518	
Finance	1,023,516	82%	79%	1,251,311	1,290,669	
Strategic Projects	1,649,211	78%	78%	2,127,098	2,113,587	
Strategic Group	3,954,412	78%	81%	5,040,457	4,904,949	
City Enterprises	5,300,763	87%	91%	6,081,309	5,850,766	
City Services	24,703,324	80%	83%	30,711,778	29,593,337	
Ecowater	22,529,268	93%	92%	24,208,358	24,391,081	
Other Expenses	6,376,596	87%	99%	7,354,960	6,430,186	
<b>Total Operating Costs</b>	<b>77,383,807</b>	<b>86%</b>	<b>88%</b>	<b>90,347,251</b>	<b>88,217,559</b>	
<b>Total Capital Expenditure</b>						
Civic & Corporate Services	3,496,300	70%	73%	4,993,800	4,793,063	
Strategic Projects	882,601	4%	18%	23,145,750	4,849,723	
City Enterprises	8,482,367	56%	56%	15,159,741	15,090,553	
City Services	9,961,646	42%	47%	23,903,842	21,228,212	
Ecowater	5,770,853	40%	48%	14,444,646	11,938,446	
Other Expenses	790,397	92%	106%	862,251	747,623	
<b>Total Capital Expenditure</b>	<b>29,384,164</b>	<b>36%</b>	<b>50%</b>	<b>82,510,030</b>	<b>58,647,620</b>	
<b>Overall Total</b>	<b>106,767,971</b>	<b>62%</b>	<b>73%</b>	<b>172,857,281</b>	<b>146,865,179</b>	

Waitakere City Council  
Special Funds as at May 2002

Details	Opening Balance	Receipts	Expenditure	Interest Received	Est. Interest Accrued	Closing Balance	Commitment	Est. Yr End Balance
<b>Restricted Funds</b>								
Recreation & Sport Fund	1,344,788	367,273	397,448	10,212	73,414	1,398,239	918,000	480,239
Auckland Regional Services Trust (Arts)	1,613,296	0	595,000	46,752		1,065,048	37,000	1,028,048
Land Subdivision Reserve Fund	3,668,491	2,288,762	1,825,553	0	214,505	4,346,205	911,447	3,434,758
Waikumete Cemetery Res. & Memorial Park Fund	2,213,461	0	88,618	0	119,303	2,244,146	256,000	1,988,146
<b>Non Restricted Funds</b>								
Waitemata Asset Acquisition Fund	162,097			0	8,915	171,012	64,200	106,812
New Lynn Asset Acquisition Fund	347,107			0	19,091	366,198	345,250	20,948
Hiseman Lane Mortgage Fund	23,339		23,339	0		0		0
Disaster Recovery Fund	2,497,272		30,000	0	137,350	2,634,622	(12,500)	2,647,122
Rural Fire Recovery Fund	39,916			0	1,370	11,286	(125)	11,411
Quarry Aftercare Fund	690,173	45,800		0	39,219	775,192	(9,450)	784,642
Corban Estate Fund	37,795		38,436	0	1,022	381	0	381
Plant Replacement Fund	(471,726)	862,522	1,353,281	0	(39,441)	(1,001,926)	(45,000)	(956,926)
Testing Station Plant Renewal Fund	154,716	0	118,716	0	5,245	41,245	(700)	41,945
Social Programme Fund	570,211	0	20,000	0	30,812	581,023	(4,250)	585,273
<b>TOTAL</b>	<b>12,890,936</b>	<b>3,564,356</b>	<b>4,490,391</b>	<b>56,964</b>	<b>610,806</b>	<b>12,632,671</b>	<b>2,459,872</b>	<b>10,172,799</b>

**PAYMENTS FOR APPROVAL 24 May 2002 TO 20 JUNE 2002**

The following payments are reported for the period 24 May 2002 to 20 June 2002

a) Wages and Salaries (net of tax)		1,203,797
b) Payments to ARC		2,066,150
c) Watercare Services Limited		1,933,372
d) Inland Revenue Department		392,538
e) Loans - repayment of maturities/interest		298,769
f) Investments		8,922,363
g) Contract payments over \$50,000:		
Arthur D Riley & Co	Water meters	70,560
Auckland Civil Limited	Lincoln Road widening	89,927
Chelsea Landscape & Gardening	Parks planting	116,649
Civil Construction Group Ltd	Various contracts	133,180
Excell Corp	Various contracts	387,619
Fulton Hogan North Harbour Ltd	Roading	752,555
Gibson O'Connor Ltd	Aquatic Centre upgrade	1,043,022
IBM New Zealand Ltd	Licence fees	79,470
Mainworks Property & Construction Ltd	Te Atatu Peninsula Village Green	248,513
Nassey Contractors Ltd	Various contracts	58,250
Onyx Group Ltd	Various contracts	240,253
Parks & Maintenance Services Ltd	Various contracts	72,675
Perry Waste Services Ltd	Waste removal	147,049
Quotable Value New Zealand	Valuation services	106,511
Sinclair Knight Merz	Southern strategic corridors study	58,508
Solar Outdoor Lighting Ltd	Parks lighting/street lighting	50,041
Stonedale Civil Contractors Ltd	Swanson Road upgrade	117,475
Techscape Limited	Various contracts	1,231,981
Transfield Services NZ Ltd	Street light upgrade	64,668
Waste Management NZ Ltd	Waste disposal	281,350
		5,350,256
h) Other payments over \$50,000:		
Auckland City Council	Share P.T.A.P/water & waste review	68,089
Auckland Tourism & Visitors Trust	Funding	112,500
		180,589
i) Other payments under \$50,000		3,858,178
<b>TOTAL PAYMENTS</b>		<b>24,206,012</b>

Supplier	Amount	Description
A C Blackmore Ltd	6,071.00	Refund Tender Deposit
Air New Zealand Limited	18,458.63	Travel
Alex & Rosalie White Family Trust	5,934.38	Rent - GPT
All Shine Cleaners	7,759.83	Cleaning Civic Centre
AMP Asset Management NZ Ltd - Property	15,272.47	Rent - New Lynn Service Centre
Aqua-Ag	17,212.50	Waitakere River Weed Control
Aqualab (NZ) Ltd	6,477.75	Drinking Water Quality Testing
Architectus Ltd	29,310.30	Professional Services
Armourguard Security Ltd	12,292.31	Noise Control
Arthur D Riley & Co Ltd	28,224.00	Water Meters
Arthur D Riley & Co Ltd	42,336.00	Water Meters
Aspin Weed Control Ltd	11,113.49	Weed Spraying
Aspin Weed Control Ltd	33,203.96	Weed Spraying
Associated Environmental Services Ltd	38,397.72	C.C.T.V Stormwater & Wastewater
Atl Systems (NZ) Limited	17,585.26	Computerware
Atl Systems (NZ) Limited	8,461.13	Computerware
Auckland City	68,089.03	Share P.T.A.P Workstream/Water & Waste Review
Auckland Civil Ltd	6,933.56	Waikumete Cemetery Upgrade
Auckland Civil Ltd	74,712.73	Lincoln Rd Widening
Auckland Civil Ltd	8,280.86	Refund Retentions
Auckland Regional Council	10,203.68	Rainfall Sites H.Y.D System
Auckland Regional Council	2,055,945.97	Rates
Auckland Tourism & Visitors Trust	112,500.00	Funding
Audit New Zealand	46,530.00	Professional fees
Bookworks	12,383.58	Books
Bourmville Group	20,517.83	Furniture
Brett Garea Environments	19,737.50	Te Atatu Walkway
Brian Perry Ltd	5,366.96	Aftercare - K Rd Gas
Building Industry Authority	16,316.05	Levy - May 2002
Building Research Association NZ	25,288.87	Levy - May 2002
Cabella Civil Ltd	7,631.04	Archibald Rd Stormwater
Capital Roofing Ltd	10,125.00	Contribution Stormwater Lynwood/Rewa
Cemac Auckland Limited	6,882.77	Shelving Glen Eden Library
Chamonix Holdings Limited	5,501.55	Rent - Glen Eden Library
Chelsea Landscape & Gardening	116,648.60	Parks Planting
Christchurch City Council	5,625.00	Contribution To Mayors Taskforce 4
Chubb Systems & Services	14,818.41	Extra Camera & Dome Rates
City Parks Services	8,754.66	Weed Control
Civic Contractors Ltd	10,114.07	Litter Control Maintenance
Civic Contractors Ltd	34,558.91	Litter Pick Up Services
Civil Construction Group Ltd	75,468.85	Various Contracts
Civil Construction Group Ltd	20,854.84	Refund Retentions & Tender Deposits
Civil Construction Group Ltd	36,856.19	Retentions & Bond Refund
Contact Energy Ltd	15,525.30	Gas
Copy Monitoring Systems (NZ) Ltd	5,101.88	Licences
Coulbaly & Associates	15,975.00	Western Rd Stormwater
Creation House	26,455.73	Publicity Work Refuse Station
CreationNZ Consultants	7,769.53	Arts & Cultural Strategy
Creative Spaces Ltd	16,987.50	Aquatic Centre Upgrade
D J Wood Building Contractor Ltd	27,749.15	Building Maintenance & Alterations
Dainty Alderton & Associates	11,531.25	Professional Services
Data Traffic	16,907.63	Traffic Counting
Datacom Systems Ltd	39,664.60	Monthly Charges
Denise Bijoux	7,500.00	Interest payment
Department For Courts	12,810.00	Infringement Notices
Department For Courts	9,570.00	Infringement Notices
Department For Courts	8,730.00	Infringement Notices
Department For Courts	18,240.00	Infringement Notices
Derek Kemp	10,000.00	Hobsonville Employment & Business Planning Study
Digital Masters Ltd	9,213.75	Audo & Micro Invertebrate
Directions Ltd	31,219.68	Signs Maintenance
Drake Personnel NZ Limited	10,711.89	Temporary Staff
Entire Drainage Ltd	10,019.14	Trojan Cres Stormwater Upgrade
Eurest NZ Ltd	6,058.85	Catering
Eurest NZ Ltd	16,381.47	Catering
Excell Corp	208,797.84	Various Contracts X 4
Excell Corp	178,820.81	Various Contracts

Field Drainage Specialists Ltd	15,779.56	Fred Taylor Park Sandfield
Filtration Technology Limited	5,463.00	Ozone Generator Maintenance
Frame Group Limited	5,167.13	Walkways
Fuji Xerox Finance Limited	11,317.50	Photocopier Leases
Fuji Xerox New Zealand Ltd	9,824.01	Photocopier Paper
Fulton Hogan Auckland Ltd	14,669.63	Preseal Repairs & Chip Sealing
Fulton Hogan North Harbour Ltd	752,554.89	Roading Contract City Streets
Genesis Energy	6,424.42	Power Accounts
Gibbons Contractors Ltd	27,087.24	Amreins/Opanuku Slip Repairs
Gibson O'Connor Ltd	1,043,022.24	Aquatic Centre Upgrade
Global Roadsigns	29,116.34	Bus Shelter & Guardrail Maintenance
Global Roadsigns	24,905.21	Bus Shelter & Guardrail Maintenance
Greenstone Pictures Limited	9,672.08	State Of City Video
Greenstone Pictures Limited	12,896.10	State Of City Video
Haines Recruitment	34,578.89	Advertising
Halstead & Associates	9,097.26	Toilet Renewals
Halyard Investments Limited	14,531.25	Rent - VTS & COF Lane
Hamilton Perry Industries Ltd	38,558.64	Installation Of Shelving
Hansen International Australasia	18,524.25	Hansen Support May/June 2002
Harman & Co	20,000.00	Refund Performance Bond
Harrison Grierson Consultants Ltd	9,963.56	Central Park Dr & Cunard St Outfall
Harrison Grierson Consultants Ltd	13,837.50	Professional Services
Helio Graphics	8,165.70	Printing & Graphics
Henderson Pony Club	5,737.50	Henderson Valley Equestrian Park
Hill Young Cooper Ltd	11,493.25	Hampton Downs Landfill - IA Applications
Hydraulic Modelling Services	6,634.69	Hydraulic Model C.M.P'S
IBM New Zealand Ltd	79,470.00	Licence Fees
Independent News Auckland Ltd	8,897.47	Advertising
Infrastructure Management Consulting Se	7,357.50	Water Asset Engineer Contract
Ingenium Nams Account	7,762.50	Develop Customer Service Review
Inland Revenue Department	71,576.82	FBT
Inland Revenue Department	320,960.99	P.A.Y.E
Instrumatics Ltd	12,608.09	Kay Rd Balefill Instrument Maintenance
ITAS	39,375.00	Aim Programme & Dirks Project
ITAS	7,354.15	Completion AIM Strategy Exercise
Jade Direct Ltd	5,127.34	Payroll Processing
Jeff Booth Consulting Ltd	8,730.00	Renew SMT'S Agreement Infoworks
John W Cargill Plumbing Ltd	10,592.14	Plumbing Repairs
K J Earl	8,032.50	Painting & Decorating
Kennedy Furniture Ltd	5,533.89	Furniture
KPMG Legal	5,484.44	Legal Fees
KPMG Legal	13,589.63	Legal Fees
Lendich Construction Ltd	10,349.22	Achibald Park Rehabilitation Work
Leney Contracting Ltd	27,261.56	Stream Cleaning
Leney Contracting Ltd	7,310.25	Stream Cleaning Works 2002
Lineset Graphics	29,005.73	City News/Brochures
Liquid Waste Disposal Ltd	24,248.98	Wastewater Management Systems
Local Government NZ Conference 2002	6,570.00	Local Government Registration Fees
Mainworks Property & Construction Ltd	248,513.20	TE Atatu Peninsula Village Green
Mansell Contractors	48,605.69	Various Contracts
Marsa Consultancy Ltd	22,104.90	Telem Maintenance/Pump Station Repairs
Mcintosh Fletcher Civil Ltd	11,622.31	Wastewater/Parks Drainage Contract
Mckenzie Project Services	5,398.89	Subdivision Processing
Moore Gallagher	12,962.94	Printing
Mullins Contractors Ltd	11,895.75	Stormwater - Baron Drive
Nasey Contractors Ltd	37,563.58	Inlet/Outlet Structures
Nasey Contractors Ltd	20,686.59	French Bay Toilet Upgrade
Neal Smith Design	8,235.23	Signage Design Massey Leisure & Library
Neville Newcomb Ltd	9,940.81	Photocopying Etc
Ngati Whatua O Orakei Corporate Ltd	9,375.74	Consultation March & June
Nick Lifting Contractors Ltd	24,158.25	Park Furniture Renewals
Norcross Stationery Ltd	12,723.83	Stationery
NZ Post Ltd	15,739.05	Postage
Onyx Group Ltd	234,145.67	Refuse Collections
Onyx Group Ltd	6,107.11	Fuel Variation April/Roadsweeping
Open System Specialists Ltd	5,625.00	Outsource Of Units & Database Operations
Opus International Consultants	9,183.94	Backflow Prevention
Pacific Island Advisory Board	5,625.00	Annual Plan Allocation
Parks & Maintenance Services Ltd	72,675.26	Various Contracts
Pasifika Healthcare	28,125.00	Injury Prevention Project

Pauls Floors Ltd	5,568.75	Flooring
People Bizness Ltd	10,406.25	Develop Programme Team Effectiveness
Perry Waste Services Ltd	147,048.80	Waste Removal
Pickfords Records Management	10,005.75	Archives - Remove Store & Return Files
Polymer Systems 1999 Ltd	7,402.50	H.D.P.E Pipe
Pricewaterhousecoopers	24,367.38	Professional Services
Professional Property & Cleaning Service	24,375.45	Cleaning
Qmex Ltd	5,027.06	Peer Review Reports/Catchment Management Plans
Quotable Value NZ Ltd	46,256.25	Valuation Services
Quotable Value NZ Ltd	55,035.00	Valuation Services
Quotable Value NZ Ltd	5,220.00	Valuation Services
R H Jacobsen Ltd	12,465.63	Electrical Repairs & Maintenance
R J Engineering Consultants Limited	6,817.50	Subdivision Processing
R O Norman Contractors Ltd	12,391.94	Various Contracts
R O Norman Contractors Ltd	13,345.32	Birdwood Disposal Works
Rankin Development Limited	26,347.00	R.M.A Bond Refund
Rbl Business Services	5,400.00	Relocate Glen Eden Library
Recreational Turf Services	5,944.89	Weed Contract
Reid Trailers Ltd	6,112.75	Trailer
Resource & Environmental Management Ltd	7,040.25	Hobsonville - Notice Of Requirements Contract
Riley Consultants Ltd	6,943.50	Completion S.W.M.P Birdwood
RMHK Ltd	5,813.06	Scatts Support Services
Roads & Traffic Authority Of NSW	45,706.91	Software Licence Fee
Roadstone Construction Ltd	43,459.37	Parrs Park Field Development
Rocon Printing Co Ltd	11,479.75	Printing Newsletter Etc
Satellite Investments Ltd	32,652.65	Rent - Lincoln Rd
Secure Glazing Service Ltd	5,216.09	Glazing Aquatic Centre
Sensortronic Scale Industries (NZ) Ltd	7,053.76	2 Dallas Tag Readers - Gate
Siemens Energy Services Limited	11,897.40	CO Generation Set Parts & Repairs
Simpson Grierson (Auckland)	11,510.71	Legal Fees
Sinclair Knight Merz	58,508.44	Southern Strategic Corridors Study
Solar Outdoor Lighting Ltd	50,041.33	Parks Lighting/Street Light Maintenance
Southern Cross Healthcare	7,242.25	Healthcare Salary Deductions
Southern Sky Books Ltd	5,021.03	Books
Spray Marks Roadmarkings (Tga) Ltd	28,474.34	Roadmarking
Steve Nuich Panelbeaters	5,591.17	Panelbeating
Stonedale Civil Contractors Ltd	117,474.60	Swanson Rd Upgrade
T R Newton Consultants Pty Ltd	23,744.00	Flushing/Gis Data Infomap
Tag Out Trust	22,758.30	Graffiti
Te Kawerau A Maki Trust	16,168.13	Consultation
Techscape Limited	66,007.20	Various Contracts
Techscape Limited	33,226.31	Various Contracts
Techscape Limited	358,526.44	Water, Wastewater & Stormwater Drainage
Techscape Limited	9,519.92	Eco Sourced Plants
Techscape Limited	154,911.40	Various Contracts
Techscape Limited	79,731.37	Various Contracts
Techscape Limited	208,385.66	Landscaping Maintenance
Techscape Limited	70,965.84	Eco Sourced Plants
Techscape Limited	48,712.98	Sports Park Turf Maintenance
Techscape Limited	201,993.41	Landscape Maintenance
Telecom New Zealand Ltd	9,896.01	Calls & Charges
Terry Moorhouse	5,703.75	Dangerous Goods
Terry Moorhouse	5,460.75	Dangerous Goods
The Couper Group Ltd	8,775.00	Training Sessions/Armed Hold Up Courses
The Property Group Ltd	9,045.59	Property Report Twin Streams/Property Purchase Karmaal
Tonkin & Taylor Ltd	6,378.75	Geotech Assess Dilworth Catchment
Top Drawer Consultants	6,300.00	Contract Work
Total Library Solutions	9,295.30	Books
Total Traffic Services Ltd	19,559.32	Traffic Signal Maintenance
Transfield Services NZ Ltd	64,668.18	Street Light Upgrade
TSE Group Ltd	8,779.50	Professional Services Hobsonville
TSE Group Ltd	8,493.75	Reid Rd Stage A Ecowater
Tunnel & Civil Ltd	19,724.85	Remedial Works North Piha Bridge
Underground Vision Ltd	5,377.50	C.C.T.V Nile Rd Stormwater
URS New Zealand Ltd	5,296.73	Wicks Summary Report - Legal Issues
URS New Zealand Ltd	7,298.28	Hobsonville Water Environmental Plan
URS New Zealand Ltd	15,034.49	Various Contracts
URS New Zealand Ltd	8,215.80	Professional Services
Visitor Solutions Ltd	5,625.00	Partnership Study - Leisure & Recreation
Waitakere Central Community Arts Council	16,875.00	Grants

Waitakere City Council	12,113.70	Water Accounts
Waitakere City Holdings Ltd	6,700.00	Fees
Waitakere Safer Community Council Trust	19,968.75	2Nd Instalment Jan/June 2002
Waste Management NZ Ltd	113,955.25	Waste Disposal
Waste Management NZ Ltd	54,560.09	Waste Disposal
Waste Management NZ Ltd	47,054.91	Waste Disposal
Waste Management NZ Ltd	65,779.70	Waste Disposal
Water Software Ltd	18,970.88	MIKE 11 & ICS Software
Watercare Services Limited	12,321.11	Raise Manhole/Tradewaste Charges
Watercare Services Limited	1,921,051.35	Bulk & Wastewater May 2002
Watson Investment Trust	10,312.50	Rent - Central Park Dr
Watts & Hughes Construction Ltd	7,025.63	New Lynn Community Centre
Waugh Consultants Ltd	20,158.59	Maintenance Contract Hansen System
Wells Instrument & Electrical Services	13,519.76	Water Meter Reading
West Auckland Motors Ltd	44,474.81	Vehicle
Whitcoulls Ltd	18,755.60	Library Books
Whitcoulls Office Products	14,725.88	Stationery
Works Infrastructure Ltd	17,550.84	Water Supply Pipe Bridge Repairs
Works Infrastructure Ltd	17,297.53	Unsealed Road Maintenance
Payments as above	12,461,148.24	
Other payments as per agenda item	11,744,863.76	
Total Payments	24,206,012.00	

EFFECTS

MODELS OF EFFECT ON RATES OF THE 2002/2003 DRAFT ANNUAL PLAN ALTERNATIVE BUSINESS SECTOR DIFFERENTIALS AND LEVEL OF UAGC										
A	B	C	D	E	F	G	H	I		
OLD LAND VALUE	RATES AS LEVIED 2001/02	NEW LAND VALUE	RATES 2001/02 NEW VALUES	2002/03 DRAFT NEW VALUES	2002/03 DRAFT NEW VALUES	2002/03 DRAFT NEW VALUES	2002/03 DRAFT NEW VALUES	2002/03 DRAFT NEW VALUES	TOTAL	ASSESS
	3 STEP 1/.71/.60	(OLD LV INCR BY 6%)	3 STEP 1/.69/.52	3 STEP 1/.69/.52	3 STEP 1/.69/.52	3 STEP 1/.69/.52	3 STEP 1/.69/.52	3 STEP 1/.69/.52		
	BUS SECTOR 21%		BUS SECTOR 21%	BUS SECTOR 20.5%	BUS SECTOR 20.5%	BUS SECTOR 20.5%	BUS SECTOR 20.5%	BUS SECTOR 20.5%		
	UAGC \$510		UAGC \$510	UAGC \$500	UAGC \$525	UAGC \$550	UAGC \$550	UAGC \$550		
	REFUSE \$22		REFUSE \$22	REFUSE \$22	REFUSE \$22	REFUSE \$22	REFUSE \$22	REFUSE \$22		
	PEOPLE'S PARK \$9		PEOPLE'S PARK \$9	PEOPLE'S PARK \$9	PEOPLE'S PARK \$9	PEOPLE'S PARK \$9	PEOPLE'S PARK \$9	PEOPLE'S PARK \$9		
<b>RESIDENTIAL PROPERTIES - INNER AREA</b>										
20,000	716	21,200	718	738	757	776	771	771	19	
30,000	803	31,800	807	841	857	874	866	866	89	
40,000	891	42,400	896	945	958	971	961	961	666	
50,000	978	53,000	985	1,048	1,058	1,069	1,056	1,056	2,621	
60,000	1,065	63,600	1,073	1,152	1,159	1,166	1,151	1,151	5,163	
70,000	1,153	74,200	1,162	1,255	1,260	1,264	1,246	1,246	10,109	
80,000	1,240	84,800	1,251	1,359	1,360	1,362	1,341	1,341	8,479	
		90,000	1,294	1,409	1,410	1,410	1,388	1,388		
86,000	1,293	91,160	1,301	1,417	1,417	1,417	1,397	1,397		
90,000	1,317	95,400	1,326	1,446	1,445	1,444	1,432	1,432	7,961	
100,000	1,380	106,000	1,387	1,517	1,514	1,511	1,517	1,517	5,055	
110,000	1,442	116,600	1,448	1,589	1,584	1,579	1,603	1,603	2,840	
120,000	1,504	127,200	1,509	1,660	1,653	1,646	1,688	1,688	1,753	
130,000	1,566	137,800	1,571	1,732	1,722	1,713	1,774	1,774	1,159	
140,000	1,628	148,400	1,632	1,803	1,792	1,781	1,859	1,859	884	
150,000	1,690	159,000	1,693	1,874	1,861	1,848	1,945	1,945	598	
160,000	1,752	169,600	1,754	1,946	1,931	1,915	2,031	2,031	452	
170,000	1,814	180,200	1,815	2,017	2,000	1,983	2,116	2,116	309	
180,000	1,876	190,800	1,877	2,089	2,069	2,050	2,202	2,202	247	
190,000	1,938	201,400	1,938	2,160	2,139	2,118	2,287	2,287	216	
200,000	2,000	212,000	1,999	2,231	2,208	2,185	2,373	2,373	173	
210,000	2,062	222,600	2,060	2,303	2,278	2,252	2,459	2,459	80	
220,000	2,124	233,200	2,122	2,374	2,347	2,320	2,544	2,544	125	
230,000	2,177	243,800	2,177	2,439	2,410	2,381	2,617	2,617	44	

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EFFECTS

MODELS OF EFFECT ON RATES OF THE 2002/2003 DRAFT ANNUAL PLAN ALTERNATIVE BUSINESS SECTOR DIFFERENTIALS AND LEVEL OF UAGC										
A	B	C	D	E	F	G	H	I		
OLD LAND VALUE	RATES AS LEVIED 2001/02	NEW LAND VALUE	RATES 2001/02 NEW VALUES	2002/03 DRAFT NEW VALUES	2002/03 DRAFT NEW VALUES	2002/03 DRAFT NEW VALUES	2002/03 DRAFT NEW VALUES	2002/03 DRAFT NEW VALUES	TOTAL	ASSESS
	3 STEP 1/.71/.60	(OLD LV INCR BY 6%)	3 STEP 1/.69/.52	3 STEP 1/.69/.52	3 STEP 1/.69/.52	3 STEP 1/.69/.52	3 STEP 1/.69/.52	3 STEP 1/.69/.52		
	BUS SECTOR 21%		BUS SECTOR 21%	BUS SECTOR 20.5%	BUS SECTOR 20.5%	BUS SECTOR 20.5%	BUS SECTOR 20.5%	BUS SECTOR 20.5%		
	UAGC \$510		UAGC \$510	UAGC \$500	UAGC \$525	UAGC \$550	UAGC \$550	UAGC \$550		
	REFUSE \$22		REFUSE \$22	REFUSE \$22	REFUSE \$22	REFUSE \$22	REFUSE \$22	REFUSE \$22		
	PEOPLE'S PARK \$9		PEOPLE'S PARK \$9	PEOPLE'S PARK \$9	PEOPLE'S PARK \$9	PEOPLE'S PARK \$9	PEOPLE'S PARK \$9	PEOPLE'S PARK \$9		
<b>RESIDENTIAL PROPERTIES - INNER AREA CONTINUED</b>										
240,000	2,229	254,400	2,224	2,493	2,463	2,432	2,432	2,466	58	
250,000	2,282	265,000	2,270	2,547	2,515	2,483	2,483	2,716	36	
260,000	2,334	275,600	2,316	2,601	2,567	2,533	2,533	2,765	61	
270,000	2,386	286,200	2,362	2,655	2,619	2,584	2,584	2,815	34	
280,000	2,439	296,800	2,408	2,708	2,672	2,635	2,635	2,864	33	
290,000	2,491	307,400	2,454	2,762	2,724	2,686	2,686	2,913	12	
300,000	2,544	318,000	2,500	2,816	2,776	2,736	2,736	2,963	22	
310,000	2,596	328,600	2,547	2,870	2,829	2,787	2,787	3,012	23	
320,000	2,649	339,200	2,593	2,924	2,881	2,838	2,838	3,062	14	
330,000	2,701	349,800	2,639	2,978	2,933	2,889	2,889	3,111	13	
340,000	2,754	360,400	2,685	3,031	2,985	2,940	2,940	3,161	8	
350,000	2,806	371,000	2,731	3,085	3,038	2,990	2,990	3,210	10	
360,000	2,858	381,600	2,777	3,139	3,090	3,041	3,041	3,260	10	
370,000	2,911	392,200	2,823	3,193	3,142	3,092	3,092	3,309	7	
380,000	2,963	402,800	2,870	3,247	3,195	3,143	3,143	3,358	12	
390,000	3,016	413,400	2,916	3,301	3,247	3,193	3,193	3,408	4	
400,000	3,068	424,000	2,962	3,354	3,299	3,244	3,244	3,457	8	
									60	49,467

All

EFFECTS

MODELS OF EFFECT ON RATES OF THE 2002/2003 DRAFT ANNUAL PLAN									
ALTERNATIVE BUSINESS SECTOR DIFFERENTIALS AND LEVEL OF UAGC									
A	B	C	D	E	F	G	H	I	
OLD LAND VALUE	RATES AS LEVIED 2001/02	NEW LAND VALUE	RATES 2001/02 NEW VALUES	2002/03 DRAFT NEW VALUES	2002/03 DRAFT NEW VALUES	2002/03 DRAFT NEW VALUES	2002/03 DRAFT NEW VALUES	2002/03 DRAFT NEW VALUES	TOTAL
		(OLD LV INCR BY 6%)	3 STEP 1/.69/.52	3 STEP 1/.69/.52	3 STEP 1/.69/.52	3 STEP 1/.69/.52	3 STEP 1/.69/.52	3 STEP 1/.69/.52	
	BUS SECTOR 21%		BUS SECTOR 21% UAGC \$510	BUS SECTOR 20.5% UAGC \$500	BUS SECTOR 20.5% UAGC \$525	BUS SECTOR 20.5% UAGC \$550	BUS SECTOR 20.5% UAGC \$550	BUS SECTOR 20.5% UAGC \$550	
	REFUSE \$22		REFUSE \$22	REFUSE \$22	REFUSE \$22	REFUSE \$22	REFUSE \$22	REFUSE \$22	
	PEOPLE'S PARK \$9		PEOPLE'S PARK \$9	PEOPLE'S PARK \$9	PEOPLE'S PARK \$9	PEOPLE'S PARK \$9	PEOPLE'S PARK \$9	PEOPLE'S PARK \$9	
			RURAL SEWERAGE \$81	RURAL SEWERAGE \$81	RURAL SEWERAGE \$81	RURAL SEWERAGE \$81	RURAL SEWERAGE \$81	RURAL SEWERAGE \$81	
20,000	708	21,200	710	728	747	766	785	804	763
40,000	797	42,400	800	843	857	870	884	898	864
50,000	842	53,000	846	901	912	922	932	943	914
60,000	886	63,600	891	959	967	974	982	990	965
70,000	931	74,200	936	1,017	1,022	1,026	1,030	1,034	1,015
80,000	975	84,800	982	1,075	1,077	1,078	1,080	1,082	1,066
86,000	1,002	91,160	1,007	1,108	1,108	1,108	1,108	1,108	1,095
90,000	1,015	95,400	1,020	1,124	1,123	1,122	1,122	1,122	1,114
100,000	1,046	106,000	1,051	1,164	1,161	1,158	1,158	1,159	1,159
110,000	1,078	116,600	1,082	1,204	1,199	1,194	1,194	1,204	1,204
120,000	1,110	127,200	1,114	1,244	1,237	1,230	1,230	1,250	279
130,000	1,141	137,800	1,145	1,284	1,275	1,266	1,266	1,295	209
140,000	1,173	148,400	1,176	1,324	1,313	1,302	1,302	1,341	315
150,000	1,205	159,000	1,208	1,364	1,351	1,338	1,338	1,386	255
160,000	1,236	169,600	1,239	1,404	1,389	1,374	1,374	1,432	230
170,000	1,268	180,200	1,270	1,444	1,427	1,410	1,410	1,477	330
180,000	1,300	190,800	1,301	1,484	1,465	1,446	1,446	1,523	125
190,000	1,331	201,400	1,333	1,524	1,503	1,481	1,481	1,568	204
200,000	1,363	212,000	1,364	1,564	1,541	1,517	1,517	1,613	195
210,000	1,394	222,600	1,395	1,604	1,579	1,553	1,553	1,659	151
220,000	1,426	233,200	1,427	1,644	1,617	1,589	1,589	1,704	116
230,000	1,453	243,800	1,455	1,680	1,651	1,622	1,622	1,743	105
240,000	1,480	254,400	1,479	1,710	1,680	1,649	1,649	1,769	128

RESIDENTIAL PROPERTIES OUTER AREA

A12

EFFECTS

MODELS OF EFFECT ON RATES OF THE 2002/2003 DRAFT ANNUAL PLAN ALTERNATIVE BUSINESS SECTOR DIFFERENTIALS AND LEVEL OF UAGC											
A	B	C	D	E	F	G	H	I			
OLD LAND VALUE	RATES AS LEVIED 2001/02	NEW LAND VALUE	RATES 2001/02 NEW VALUES	2002/03 DRAFT NEW VALUES	2002/03 DRAFT NEW VALUES	2002/03 DRAFT NEW VALUES	2002/03 DRAFT NEW VALUES	2002/03 DRAFT NEW VALUES	TOTAL		
		(OLD LV INCR BY 6%)	3 STEP 1/.69/.52	3 STEP 1/.69/.52	3 STEP 1/.69/.52	3 STEP 1/.69/.52	3 STEP 1/.69/.52	3 STEP 1/.69/.52	AMENDED STEP	ASSESS	
	BUS SECTOR 21%		BUS SECTOR 21%	BUS SECTOR 20.5%	BUS SECTOR 20.5%	BUS SECTOR 20.5%	BUS SECTOR 20.5%	BUS SECTOR 20.5%			
	UAGC \$510		UAGC \$510	UAGC \$500	UAGC \$525	UAGC \$550	UAGC \$550	UAGC \$550			
	REFUSE \$22		REFUSE \$22	REFUSE \$22	REFUSE \$22	REFUSE \$22	REFUSE \$22	REFUSE \$22			
	PEOPLE'S PARK \$9		PEOPLE'S PARK \$9	PEOPLE'S PARK \$9	PEOPLE'S PARK \$9	PEOPLE'S PARK \$9	PEOPLE'S PARK \$9	PEOPLE'S PARK \$9			
RESIDENTIAL PROPERTIES OUTER AREA CONTINUED											
250,000	1,506	265,000	1,502	1,741	1,708	1,676	1,676	1,795	66		
260,000	1,533	275,600	1,526	1,771	1,737	1,703	1,703	1,822	51		
270,000	1,560	286,200	1,549	1,801	1,766	1,730	1,730	1,848	57		
280,000	1,587	296,800	1,573	1,831	1,794	1,757	1,757	1,874	58		
290,000	1,613	307,400	1,596	1,861	1,823	1,785	1,785	1,900	29		
300,000	1,640	318,000	1,620	1,891	1,851	1,812	1,812	1,927	22		
310,000	1,667	328,600	1,644	1,921	1,880	1,839	1,839	1,953	31		
320,000	1,693	339,200	1,667	1,952	1,909	1,866	1,866	1,979	36		
330,000	1,720	349,800	1,691	1,982	1,937	1,893	1,893	2,005	39		
340,000	1,747	360,400	1,714	2,012	1,966	1,920	1,920	2,032	42		
350,000	1,774	371,000	1,738	2,042	1,994	1,947	1,947	2,058	28		
360,000	1,800	381,600	1,762	2,072	2,023	1,974	1,974	2,084	25		
370,000	1,827	392,200	1,785	2,102	2,052	2,001	2,001	2,110	29		
380,000	1,854	402,800	1,809	2,132	2,080	2,028	2,028	2,137	15		
390,000	1,881	413,400	1,832	2,163	2,109	2,055	2,055	2,163	38		
400,000	1,907	424,000	1,856	2,193	2,138	2,082	2,082	2,189	9		
									158		
									5,519		

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MODELS OF EFFECT ON RATES OF THE NEW LAND VALUES

LAND VALUE	A		B		C		J	
	RATES AS LEVIED 2001/2002	NEW LAND VALUE (OLD IV INCR BY 15%)	RATES 2001/2002 NEW VALUES	RATES 2002/2003 DRAFT NEW VALUES	RATES 2002/2003 DRAFT NEW VALUES	RATES 2002/2003 DRAFT NEW VALUES	RATES 2002/2003 DRAFT NEW VALUES	NO OF ASSESS
20,000	1,449	23,000	1,453	1,523	1,545	1,567	1,544	144
30,000	1,903	34,500	1,909	2,020	2,040	2,060	2,060	182
40,000	2,357	46,000	2,365	2,516	2,535	2,554	2,554	244
50,000	2,811	57,500	2,821	3,012	3,030	3,047	3,047	225
60,000	3,265	69,000	3,278	3,509	3,525	3,540	3,540	199
70,000	3,719	80,500	3,734	4,005	4,019	4,034	4,034	183
80,000	4,173	92,000	4,190	4,501	4,514	4,527	4,527	178
90,000	4,628	103,500	4,646	4,998	5,009	5,020	5,020	143
100,000	5,082	115,000	5,102	5,494	5,504	5,513	5,513	135
110,000	5,536	126,500	5,558	5,991	5,999	6,007	6,007	110
120,000	5,990	138,000	6,014	6,487	6,493	6,500	6,500	101
130,000	6,444	149,500	6,470	6,983	6,988	6,993	6,993	60
140,000	6,898	161,000	6,926	7,480	7,483	7,486	7,486	63
150,000	7,352	172,500	7,382	7,976	7,978	7,980	7,980	60
160,000	7,806	184,000	7,838	8,472	8,473	8,473	8,473	47
170,000	8,260	195,500	8,295	8,969	8,967	8,966	8,966	34
180,000	8,714	207,000	8,751	9,465	9,462	9,459	9,459	42
190,000	9,168	218,500	9,207	9,961	9,957	9,953	9,953	33
200,000	9,622	230,000	9,663	10,458	10,452	10,446	10,446	34
210,000	10,076	241,500	10,119	10,954	10,947	10,939	10,939	32
220,000	10,530	253,000	10,575	11,450	11,441	11,433	11,433	22
230,000	10,984	264,500	11,031	11,947	11,936	11,926	11,926	31
240,000	11,438	276,000	11,487	12,443	12,431	12,419	12,419	26
250,000	11,892	287,500	11,943	12,940	12,926	12,912	12,912	24

BUSINESS SECTOR - INNER AREA

BUS SECTOR 21%		BUS SECTOR 20.5%		BUS SECTOR 20.5%		BUS SECTOR 20.5%	
UAGC \$510	REFUSE \$22	UAGC \$500	REFUSE \$22	UAGC \$525	REFUSE \$22	UAGC \$550	REFUSE \$22
PEOPLE'S PARK \$9		PEOPLE'S PARK \$9		PEOPLE'S PARK \$9		PEOPLE'S PARK \$9	
20,000	1,449	23,000	1,453	1,523	1,545	1,567	1,544
30,000	1,903	34,500	1,909	2,020	2,040	2,060	2,060
40,000	2,357	46,000	2,365	2,516	2,535	2,554	2,554
50,000	2,811	57,500	2,821	3,012	3,030	3,047	3,047
60,000	3,265	69,000	3,278	3,509	3,525	3,540	3,540
70,000	3,719	80,500	3,734	4,005	4,019	4,034	4,034
80,000	4,173	92,000	4,190	4,501	4,514	4,527	4,527
90,000	4,628	103,500	4,646	4,998	5,009	5,020	5,020
100,000	5,082	115,000	5,102	5,494	5,504	5,513	5,513
110,000	5,536	126,500	5,558	5,991	5,999	6,007	6,007
120,000	5,990	138,000	6,014	6,487	6,493	6,500	6,500
130,000	6,444	149,500	6,470	6,983	6,988	6,993	6,993
140,000	6,898	161,000	6,926	7,480	7,483	7,486	7,486
150,000	7,352	172,500	7,382	7,976	7,978	7,980	7,980
160,000	7,806	184,000	7,838	8,472	8,473	8,473	8,473
170,000	8,260	195,500	8,295	8,969	8,967	8,966	8,966
180,000	8,714	207,000	8,751	9,465	9,462	9,459	9,459
190,000	9,168	218,500	9,207	9,961	9,957	9,953	9,953
200,000	9,622	230,000	9,663	10,458	10,452	10,446	10,446
210,000	10,076	241,500	10,119	10,954	10,947	10,939	10,939
220,000	10,530	253,000	10,575	11,450	11,441	11,433	11,433
230,000	10,984	264,500	11,031	11,947	11,936	11,926	11,926
240,000	11,438	276,000	11,487	12,443	12,431	12,419	12,419
250,000	11,892	287,500	11,943	12,940	12,926	12,912	12,912

MODELS OF EFFECT ON RATES OF THE NEW LAND VALUES

LAND VALUE	A		B		C		J	
	RATES AS LEVIED 2001/2002	NEW LAND VALUE (OLD LV INCR BY 15%)	RATES 2001/2002 NEW VALUES	RATES 2002/2003 DRAFT NEW VALUES	RATES 2002/2003 DRAFT NEW VALUES	RATES 2002/2003 DRAFT NEW VALUES	RATES 2002/2003 DRAFT NEW VALUES	NO OF ASSESS
<b>BUS SECTOR 21%</b>								
	UAGC \$510		BUS SECTOR 21% UAGC \$510	BUS SECTOR 20.5% UAGC \$500	BUS SECTOR 20.5% UAGC \$525	BUS SECTOR 20.5% UAGC \$550		
	REFUSE \$22		REFUSE \$22	REFUSE \$22	REFUSE \$22	REFUSE \$22		
	PEOPLE'S PARK \$9		PEOPLE'S PARK \$9	PEOPLE'S PARK \$9	PEOPLE'S PARK \$9	PEOPLE'S PARK \$9		
<b>BUSINESS SECTOR - INNER AREA</b>								
300,000	14,163	345,000	14,224	15,421	15,400	15,379	75	
350,000	16,433	402,500	16,504	17,903	17,874	17,845	55	
400,000	18,703	460,000	18,785	20,385	20,348	20,311	37	
450,000	20,974	517,500	21,065	22,867	22,822	22,778	40	
500,000	23,244	575,000	23,346	25,348	25,296	25,244	34	
550,000	25,514	632,500	25,626	27,830	27,770	27,710	33	
600,000	27,785	690,000	27,907	30,312	30,244	30,177	22	
700,000	32,325	805,000	32,467	35,275	35,192	35,109	22	
800,000	36,866	920,000	37,028	40,239	40,140	40,042	47	
900,000	41,406	1,035,000	41,589	45,203	45,089	44,975		
1,000,000	45,947	1,150,000	46,150	50,166	50,037	49,907		
3,000,000	136,759	3,450,000	137,369	149,437	148,999	148,561		
3,350,000	152,651	3,852,500	153,332	166,809	166,317	165,825		
4,300,000	195,787	4,945,000	196,661	213,963	213,324	212,685		
5,780,000	262,987	6,647,000	264,162	287,423	286,556	285,689	44	
<b>ACTUAL VALUES</b>								
11,000,000	500,546	13,000,000	516,664	561,627	559,906	558,186		
11,111,000	505,721	12,000,000	477,139	518,466	516,879	515,293	2,739	

## **Extract from the Local Government Act 1974**

### **122D Local authorities not required to use specific funding mechanisms**

Nothing in this Part of this Act requires any local authority to adopt any specific allocation of costs or to use any specific funding mechanism to fund any particular expenditure needs of the local authority.]

### **122E Funding of expenditure needs**

- (1) In determining how any expenditure needs of the local authority are to be funded, the local authority shall—
  - (a) Identify the allocation of costs indicated by the application of such one or more of the principles specified in section 122F of this Act as the local authority determines on reasonable grounds to be relevant to those expenditure needs; and
  - (b) Determine the extent to which—
    - (i) Any modification of the allocation of costs identified under paragraph (a) of this subsection; or
    - (ii) Any alternative to the allocation of costs identified under paragraph (a) of this subsection—  
is indicated by such one or more of the considerations specified in section 122G of this Act as the local authority determines on reasonable grounds to be relevant to those expenditure needs; and
  - (c) Consider, having regard to the matters specified in section 122H of this Act, the extent to which it is practicable and efficient to fund those expenditure needs in a way that achieves, or approximately achieves, the allocation of costs determined pursuant to paragraph (b) of this subsection.
- (2) No local authority is required to apply, in respect of any financial year beginning earlier than the 1st day of July 1998, the provisions of subsection (1) of this section.

### **122F Principles relating to funding of expenditure needs**

The principles referred to in section 122E(1)(a) of this Act (which principles are not ranked in order of priority) are—

- (a) The principle that the costs of any expenditure should be recovered at the time that the benefits of that expenditure accrue:
- (b) The principle that, to the extent that any expenditure—
  - (i) Is independent of the number of persons who benefit; or
  - (ii) Generates benefits that do not accrue to identifiable persons or groups of persons; or
  - (iii) Generates benefits to the community generally,—  
the costs of that expenditure should be allocated in a manner consistent with economic efficiency and appropriate to the nature and distribution of the benefits generated, which manner may require the use of rating mechanisms under the Rating Powers Act 1988:

- (c) The principle that the costs of any expenditure should be recovered from persons or categories of persons in a manner that matches the extent to which the direct benefits of that expenditure accrue to those persons or categories of persons:
- (d) The principle that the costs of any expenditure to control negative effects that are contributed to by the actions or inaction of any persons or categories of persons should be allocated to those persons or categories of persons in a way that matches the extent to which they contribute to the need for that expenditure.

**122G Considerations related to funding of expenditure needs**

The considerations referred to in section 122E(1)(b) of this Act (which considerations are not ranked in order of priority) are—

- (a) The obligation of the local authority to act in the interests of its residents and ratepayers:
- (b) The fairness and equity of any allocation of costs:
- (c) Any lawful policy of the local authority, to the extent that the costs of any expenditure may be allocated in a way that effectively and appropriately promotes that policy:
- (d) Balancing the avoidance of significant adjustment difficulties for any persons or categories of persons arising from sudden and significant changes in the total costs allocated to those persons or categories of persons, with achieving the indicated allocation of costs at the earliest reasonable date.]

**122H Matters related to mechanisms for funding of expenditure needs**

The matters referred to in section 122E(1)(c) of this Act are—

- (a) The extent to which any funding mechanism or combination of funding mechanisms lawfully available to the local authority can achieve any allocation of costs:
- (b) The efficiency, including the costs, of the different funding mechanisms available to the local authority:
- (c) The extent to which it is efficient and effective to fund any expenditure need by a funding mechanism that is separate from those used to fund any other expenditure of the local authority:
- (d) The extent to which different funding mechanisms lawfully available to the local authority will allow persons or categories of persons to whom costs are allocated to identify the expenditure needs to which those costs relate.