

NOTICE OF EXTRAORDINARY MEETING

FINANCE AND OPERATIONAL PERFORMANCE COMMITTEE

I hereby give notice pursuant to Standing Order 14.3 that an Extraordinary Meeting of the Finance and Operational Performance Committee will be held on:-

DATE: **Monday, 12 November 2007** **TIME:** **9.30 am**

VENUE: **Waitakere Central, 6 Henderson Valley Road, Henderson, Waitakere**

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



8 November 2007

Audrey Chan
COMMITTEE SECRETARY

Telephone (09) 836 8000 extn 8603

MEMBERSHIP:

Councillors	RI	Clow (Chairman)
	JM	Clews, QSO, JP (Deputy Chairman)
	DQ	Battersby, JP
	BA	Brady, JP
	MFP	Chan, JP
	LA	Cooper
	AK	Corban, OBE, JP
	RP	Dallow, QPM, JP
	WW	Flaunty, QSM, JP
	PA	Hulse
	MM	Jolley
	JP	Lawley, JP
	PG	Mitchell
	VS	Neeson, JP

Mayor RA Harvey, QSO, JP (ex officio)

(Quorum 5 members)

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(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 EXTRAORDINARY MEETING OF THE FINANCE AND OPERATIONAL
PERFORMANCE COMMITTEE TO BE HELD AT WAITAKERE CENTRAL,
6 HENDERSON VALLEY ROAD, HENDERSON, WAITAKERE,
ON MONDAY, 12 NOVEMBER 2007
COMMENCING AT 9.30 AM**

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PART A - OPENING OF MEETING

1 APOLOGIES



2 URGENT BUSINESS

Section 46A(7) 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 Committee by resolution so decides; and
- (ii) the Chairman has explained at the beginning of the meeting (when open to the public) that the item will be raised for discussion and decision, why the item is not on the agenda, and why it cannot be delayed until a subsequent meeting.

The Committee may make a decision on a matter determined to be urgent.

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



3 CONFLICTS OF INTEREST

The Council has acknowledged in its Code of Conduct that Elected Members need to be vigilant to stand aside from decision making when a conflict arises between their role as a member of the Council and any private or other external interest they might have. This note is provided as a reminder to members to check that no such conflicts arise in relation to any items on this agenda.



PART B - LEGAL AND CONSTITUTIONAL

4 AFFIXATION OF COMMON SEAL

EXECUTION OF DOCUMENTS: 4 September 2007 to 31 October 2007

No.	NAME	PARTICULARS
4254	WCC – JA & PJ Bogalo	Drainage easement in gross – CT.353609 – 81 Shaw Road, Oratia – RMA 20064215
4255	WCC – SE Tomlinson	Conservation Covenant – 37 Kauri Point Road – resolution 2090/2003
4256	WCC – S Ali & S Begum and HR & TA Easton	Fencing Agreement – CT.75D/707 – 2/20 Sarona Avenue, Glen Eden – RMA 2007827
4257	WCC	Plan Change 24 : Operative Status
4258	WCC – Nu-lite Illuminated Signs Ltd	Agreement to Licence with respect to Streetsign Units
4259	WCC – R Gleeson and BM Trustees Ltd	Deed of Waiver s.40 Public Works Act 1981 – 131 Scott Road (7 Clark Road) – resolution 3128/2007
4260	WCC	Cancellation of RMA Covenant – 4-8 Pioneer Street
4261	WCC – JG Cunningham – ASB Bank	Consent to Variation of Mortgage - 62 Tanekaha Road, Titirangi
4262	WCC – Alan Forster	Warrant of Appointment & Evidence of Identity – No.WCC099 (Replacement 13/9/07)
4263	WCC – BM & C Matijevich	Drainage easement in gross – CT.291862 – 15 Lesa Annis Place, Henderson – SPW 20876
4264	WCC – Gabrielle’s Trustee Co Ltd and CL Kells	Deed of Covenant – CTs.302133-302135 – 1/80 Gunner Drive – RMA 20030117
4265	WCC – Shetland Rise Development Ltd (Wellman Construction Ltd)	Stormwater drainage & sanitary sewer easements in gross – CTs.232615-232618 – 22A Shetland Street, Glen Eden – RMA 20042058
4266	WCC – Shetland Rise Development Ltd (Wellman Construction Ltd)	Water supply easement in gross – CTs.232615-232618 – 22A Shetland Street, Glen Eden – RMA20042058
4267	WCC – H&L Monarch Ltd	Surrender of drainage easement in gross – CT.NA17D/487 – 11 Halcombe Place, Green Bay
4268	WCC – DR Ward	Fencing Agreement – CT.299874 – 41 Candia Road – SPW 22620
4269	WCC – TI, SJ & CA Astridge	Drainage easement in gross – CT.290059 – 28 London Street, Te Atatu Peninsula – RMA 20041641
4270	WCC – Wagner Property Investments Ltd	Surrender of drainage easement in gross – CTs.351202 & 351203 – 35 Waipani Road, Te Atatu Peninsula – RMA 20064037
4271	WCC – ASB Bank Ltd & Commonwealth Bank of Australia	The Novation Agreement for transactions entered into under existing ISDA (in triplicate)

No.	NAME	PARTICULARS
4272	WCC – Commonwealth Bank of Australia	The new ISDA (International Swaps & Derivatives Association Inc (in duplicate)
4273	WCC – New Security Stock	In favour of Commonwealth Bank of Australia (in duplicate) to prove security to transactions entered into under ISDA.
4274	WCC – ASB Bank Ltd & Commonwealth Bank of Australia, NZ Branch	Deed of Novation regarding term loan – in triplicate)
4275	WCC – Global Stock	In favour of Commonwealth Bank of Australia to provide security to the term loan (in duplicate)
4276	WCC – Glen Eden Women's Bowling Club	Deed of Surrender of Lease – Part of Westview Reserve, Glen Eden
4277	WCC – Ministry of Education	Lease for part of Westview Reserve, Glen Eden
4278	WCC – Paul Buckley	Warrant of Appointment & Evidence of Identity – No.WCC357
4279	WCC – CHP & FA Stone	Drainage easement in gross – CT.302413 – 99 Parrs Cross Road – RMA 2001125
4280	WCC – CHP & FA Stone	Sewage easement in gross – CTs.302412 & 302413 – 99 Parrs Cross Rd – RMA 2001125
4281	WCC – CHP & FA Stone	Instrument to Create Esplanade Strip – CT.302413 – 99 Parrs Cross Rd – RMA 2001125
4282	WCC – NB & EA Woodhams and SJ Smith	Water supply easement in gross – CT.304806 – 18 Dale Road – RMA 2007477
4283	WCC – RK & FM Maxwell and Veronica House Ltd	Variation of Bond 6949840.8 affecting CT.262490 – 46 Landing Road – SUB 20040853
4284	WCC	District Plan Policy Section Chapters 5 & 6 – Consent Orders amending the District Plan
4285	WCC – Corbans Village Residents Society Inc	Deed of Covenant – resolution 3561/2007 – 21 Winery Way
4286	WCC – GF & HD Harvey	Drainage easement in gross – CT.307883 – 29 Miro Street, New Lynn – RMA 20051927
4287	WCC – MC van Limburg and P Meijer	Conservation Covenant – CT.NA11A/1063 – 54 Opanuku Road, Waiaatarua – resolution 2090/2003
4288	WCC – PE Radford	Conservation Covenant – CT.NA12B/211 – 785 West Coast Road – resolution 2090/2003
4289	WCC – VSU Developments Ltd	Drainage easement in gross – CTs.347597-347601 & 347603-347608 – 40 Sherrybrooke Place, Sunnyvale – RMA 20052094
4290	WCC – VSU Developments Ltd	Water supply easement in gross – CTs.347597-347601 & 347603-347608 – 40 Sherrybrooke Place, Sunnyvale – RMA 20042094

No.	NAME	PARTICULARS
4291	WCC – VSU Developments Ltd	Right-of-Way easement in gross – CTs.347601 & 347603-347608 – 40 Sherrybrooke Place, Sunnyvale – RMA 20052094
4292	WCC – VSU Developments Ltd	Fencing Agreement – CTs.347597, 347598 & 347605-347607 – 40 Sherrybrooke Place, Sunnyvale – RMA 20052094
4293	WCC – Tony Tay Trust Ltd	Special Resolution re Prime West Ltd
4294	WCC – WPL	Deed of Lease re shop premises at 16 Totara Avenue, New Lynn
4295	WCC – Hoban	Memorandum of Encumbrance, road encroachment – 738 South Titirangi Road, Titirangi
4296	WCC – Everbright Investments Ltd	Water supply easement in gross – CTs.286804, 286807-286813 – 45 Garelja Road, Henderson – RMA 2005895
4297	WCC – Everbright Investments Ltd	Right-of-Way easement in gross – CTs.286804, 286807-286813 – 45 Garelja Road, Henderson – RMA 2005895
4298	WCC – Everbright Investments Ltd	Surrender of drainage easement in gross – CTs.286804, 286807-286813 and Area U, Lot 29 DP 365357 – 45 Garelja Road, Henderson – RMA 2005895
4299	WCC – Vodafone NZ Ltd	Licence for cell-phone site – Exhibition Drive, Laingholm – resolution 3605/2007
4300	WCC – K Jowsey & GA Schneideman	Drainage easement in gross – CT.309479 – 240 Hepburn Road & 16 Scowns Way, Glendene – RMA 20061157
4301	WCC – Waitakere Arts & Cultural Development Trust	Funding & Service Agreement 2007/2008
4302	WCC – Waitakere Pacific Arts & Cultural Trust	Funding & Service Agreement 2007/2008
4303	WCC – Lopdell House Society Inc	Funding & Service Agreement 2007/2008
4304	WCC – GT Ussher	Drainage easement in gross – Lots 1 & 2 DP 390019 – 12 Mayburn Road, Te Atatu Peninsula – SPW 22812
4305	WCC – GT Ussher	Surrender of drainage easement in gross – CT.NA2065/37 – 12 Mayburn Road, Te Atatu Peninsula – SPW 22812
4306	WCC – Westpac	Consent by encumbrancee - Rule 44.2 Standing Orders – 7 Kahikatea Place, Swanson
4307	WCC – ANZ Bank	Consent by encumbrancee – Rule 44.2 Standing Orders – 44 Tanekaha Road, Titirangi
4308	WCC	Consent by encumbrancee – Rule 44.2 Standing Orders – 1/3A Konini Road, Titirangi

RECOMMENDATIONS

1. That the Affixation of Common Seal report 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: Yvonne Donaldson, Team Leader: Legal Services.



PART C - FINANCE

5 BORROWING AND INVESTMENT REPORT

PURPOSE OF THE REPORT

The purpose of this report is to provide the Finance and Operational Performance Committee an update on the estimated borrowing and investment activity for September 2007.

BACKGROUND

Waitakere City Council enters into treasury related financial contracts in the ordinary course of its business. It is the role of Council's Funds Management section to manage such contracts and the impact that they have on the organisation. All funds management transactions are governed by the Liability Management and Investment Policy, prepared in compliance with the Local Government Act 2002. As a requirement of that Policy this report informs the Committee on the current and future movements of Council's debt and cash investments, and provides a general commentary of financial market conditions.

A1-A6 The relevant portfolio and graphs reflect the estimated position as at 31 September 2007 and are attached at pages A1 to A6.

ISSUES

Council's Funds Management function actively manages a large portfolio of various debt and investment instruments. The benefit of borrowing is that it enables Council to carry out the projects identified in the Annual Plan and Long Term Council Community Plan, while spreading the costs for those projects over time to recognise the future benefits. Borrowing funds therefore assist Council with its entire loans funded strategic initiatives. The Liability Management and Investment Policy requires that a report detailing the management of the portfolio be presented to the Finance and Operational Performance Committee on a regular basis. The report must include information on the following subjects:

- Cash/debt position;
- Forecasted borrowing profile;
- Interest rate profile;
- Risk management;
- Material transactions;
- Market commentary.

This report addresses the requirement of the Policy and may include other information that is relevant to the Funds Management function.

FINANCIAL IMPLICATIONS

The active management of the treasury portfolio seeks to minimise Council's borrowing costs and maximise investment returns of liquid assets. The Funds Management function is also charged with seeking investors, thus ensuring that there is sufficient liquidity available for the Council to continue its work programme. New Zealand financial markets are significantly volatile and therefore interest rate risk management is a key responsibility of the Funds Management function. Detailed financial information included within this report is intended to give assurance of the prudent management of Council's portfolio.

Council maintains a Standard and Poor's Credit Ratings of A-1 short term, and A+ long term (stable).

SIGNIFICANT FUNDING TRANSACTIONS ENTERED INTO DURING AUGUST AND SEPTEMBER 2007

No Significant transactions were entered into during the months of August and September 2007.

FINANCIAL MARKET COMMENTARY

Market Overview

The New Zealand 90 Day Bank Bill has traded lower in the past month reflecting the Reserve Bank of New Zealand's position on the Official Cash Rate, currently set and held at 8.25%. However, interest rates from 1 to 10 years have trended higher on concerns of future inflation risks. While interest rates have trended higher, the overall yield curve still remains strongly inverted, meaning that 10-year interest rates, currently around 7.70%, are lower than 1-year interest rates, currently trading around 8.70%.

In the Reserve Bank of New Zealand's Official Cash Rate Announcement made on 25 October 2007 by Governor Alan Bollard, it was stated that although the housing market showed signs of moderating, capacity constraints, fiscal policy, uncertainty around emission trading and global food prices still presented up side risks to New Zealand inflation. With this it appears the Central Bank is satisfied that the current level of the Official Cash Rate will satisfactorily contain inflation within the target band of 1% to 3% over the medium term.

The global "credit crunch" and the resulting re-assessment of investor confidence has continued, though to a lesser degree, to the volatility of late July and August. Though liquidity has returned to financial markets over the past few months, credit margins have increased to those being achieved in the past few years. Capital markets are nervous that there may still be more fallout to come from credit defaults.

Up-Coming Dates

6 December 2007 Monetary Policy Statement.

CONCLUSION

All transactions covered by this report have complied with the requirements of Council's Liability Management and Investment Policy.

RECOMMENDATION

That the Borrowing and Investment report be received.

Report prepared by: Bruce Wilkin, Treasury Manager.



6 PAYMENTS FOR APPROVAL

PURPOSE OF THE REPORT

The purpose of this report is to advise of payments made by the Council.

BACKGROUND

This report provides details of payments made to external suppliers in excess of \$5,000. 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.

STRATEGIC CONTEXT

The Council makes various payments as provided for in its Long Term Council Community Plan and Annual Plans. The Council follows good practice for procurement of goods and services and ensures that funding has been provided from appropriate sources.

PAYMENTS

A7-17

A summary schedule of payments made for the period 14 August 2007 to 11 October 2007 is attached at pages A7 to A8. A further schedule of all payments of \$5,000 and above, together with the reason for the payment, is attached at pages A9 to A17.

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.

CONCLUSION

The summary schedule of payments is shown for the period 14 August 2007 to 11 October 2007. Payments have been provided for in accordance with approved budgets.

RECOMMENDATIONS

1. That the Payments for Approval report be received.
2. That the contracts let and payments made be approved.

Report prepared by: Andrew Pollock, Director: Finance.



PART D - GENERAL

7 SPORT WAITAKERE 2006/2007 END OF YEAR PERFORMANCE REPORT

GLOSSARY

Sport and Recreation New Zealand	(SPARC)
Waitakere Sports Development Strategy	(the Strategy)
Sport Waitakere setup the Sport Club Taskforce	(the Taskforce)

PURPOSE OF THE REPORT

The purpose of this report is to update the Finance and Operational Performance Committee on the performance of Sport Waitakere during the 2006/2007 financial year.

BACKGROUND

Council supports Sport Waitakere, by means of an Annual Funding and Service Agreement to provide sport and physical activity initiatives since 1992. Each year Council and Sport Waitakere agree on specific objectives to be achieved. Objectives of the agreement cover four broad areas:

- Active Health;
- Active Communities;
- Active Youth, and
- Sport Development.

In 2005, Sport Waitakere developed a strategic plan that focuses on the facilitation of programmes rather than direct delivery. The strategic plan re-evaluated the future direction and core business of Sport Waitakere.

In the 2006/2007 Funding and Service Agreement Council invested in Sport Waitakere's entire operation and will assess their performance by measuring five key high level projects and monitoring the overall performance through the six and twelve month reports Sport Waitakere provides to Sport and Recreation New Zealand (SPARC).

STRATEGIC CONTEXT

Leisure facilities and activities contribute to the well being of the City's residents by providing recreation opportunities that promote health and social cohesion. The Council's Leisure Strategy, Community Facility Plan, Parks Strategy and Revenue and Financing Policy guide the provision of facilities and activities to ensure that they are available to all residents, responsive to changing demands and provided efficiently. Council's strategic objective for leisure is that a comprehensive range of leisure, recreation and sports services and facilities are provided.

To improve the well being of the City's people and communities, Council provides and supports a diverse range of leisure opportunities through facility operation and development, direct funding, assistance to access other funding and support of activity initiatives.

Through the Strategic Plan Council has adopted a platform of 'Strong Communities' stating that in the next 10 years Council will develop the City as a renowned hub of social activity, arts, leisure, sports and recreation.

ISSUES

Projects

In the agreement Sport Waitakere was required to deliver five key projects. Below is a summary of the five key projects.

1. Waitakere Sports Development Strategy (the Strategy)

The final version of the Strategy was signed off by each member of the stakeholder group in June 2007. The Strategy outlines a plan for the City which will see sport developed in Waitakere over the next three years. This requires contributions from a number of different agencies not just Sport Waitakere. At a recent Waitakere Sports Club forum the Strategy was presented and received positive feedback from those directly impacted by the Strategy.

2. Sports Club Taskforce

Sport Waitakere set up the Sport Club Taskforce (the Taskforce) in July 2007 and is a collaboration between Sport Waitakere, Leisure Services and Parks Assets. The Taskforce meets every month to discuss issues facing sports and clubs in Waitakere and has led to a vast improvement in communication and shared planning between the groups involved. The Taskforce is also working with specific sporting codes to develop a citywide plan for those sports codes to ensure that the plan aligns with each organisation's strategic direction. This group has also been tasked with monitoring and evaluating the implementation of the Strategy.

3. Volunteer Development Strategy

Through discussion with Sport Waitakere and Council officers, it was agreed that the Volunteer Development Strategy and associated action plan should be included in the Strategy rather than be a separate strategy on its own. Goal three of the Strategy is to:

"Increase the quality and quantity of active coaches, officials, administrators and volunteers to ensure the sustainability of a sport development programme".

This goal has an associated action plan which will be implemented over the next three years as part of the Strategy.

4. Waitakere Sports Excellence Awards - reported on in March 2007.

5. Push Play Collaboration group - reported on in March 2007.

Other Projects

Sport Waitakere has continued to expand the scope of its work during the year and has been heavily involved in a number of collaborative initiatives and in many cases they have a lead role. Sport Waitakere is a key member of the Active Waitakere Collaboration which was recently adopted as a "Call to Action" by the Wellbeing Collaboration Project. As part of that collaboration Sport Waitakere has agreed to house the Active Waitakere Manager and also project manage the development of a Waitakere Physical Activity Strategy which is currently underway. Sport Waitakere is the process of implementing over forty different initiatives in Massey in response to the Massey Matters project initiatives.

Sport Waitakere has continued to work directly with Sports Clubs through the Pilot Sports Club Accreditation Programme and has had excellent results with the clubs participating. They are currently in the process of bringing another eight clubs onto the programme which now see them working with eighteen different Sports Clubs on their governance and operational structures etc.

Sport Waitakere continues to work closely with Early Childhood Centres and Schools. Through its Active Movement and Active Schools facilitators a seamless pathway between each of these groups is created ensuring that youths are receiving equal opportunities to develop and be involved in sport and physical activity all the way through childhood.

Overall Performance

Sport Waitakere has a strong and capable Board of Trustees and an experienced and effective Chief Executive. SPARC continues to be Sport Waitakere's major funder who provides 60% of its total income and who has recently just signed another three year agreement with Sport Waitakere through until June 2010.

Council officers have been impressed with their performance during the 2006/2007 year which has seen the two organisations work closely on a number of initiatives. Of particular note Council officers have been impressed with the willingness of Sport Waitakere to be involved in key community projects such as Massey Matters and Active Waitakere, which has highlighted their commitment to the community.

Overall Sport Waitakere has had an excellent year; it has delivered five high quality projects, expanded its business to now have sixteen full or part time staff and has been a key driver in the development of a number of innovative collaborative initiatives.

RESOURCES

Through the 2006/2007 Annual Plan \$100,000 was allocated for Sport Waitakere's Funding and Service Agreement, along with an additional \$5,000 for promotional activities which equates to approximately seven percent of their total income.

CONCLUSION

Sport Waitakere completed each of the five key projects outlined in the agreement and met all targets required of them. It produced a quality Waitakere Sport Development Strategy which will direct the work of a number of organisations involved in sport over the next three years and has set up a collaborative group which includes staff from Leisure Services and Parks Assets to oversee and monitor the implementation of the Strategy.

Sport Waitakere has been an active member in a number of collaborative initiatives set up over the past 12 months including taking a lead role in the Active Waitakere Collaboration and directing a large amount of their resources to support the Massey Matters project.

RECOMMENDATION

That the Sport Waitakere 2006/2007 End of Year Performance Report be received.

Report prepared by: Rob McGee, Leisure Services - Projects and Contracts Officer.



8 MASSEY LEISURE CENTRE REPORT

GLOSSARY

Massey Leisure Centre (the Centre)

PURPOSE OF THE REPORT

The purpose of this report is to update the Finance and Operational Performance Committee on the performance of the Massey Leisure Centre (the Centre) during the 2006/2007 financial year and to present the final designs for the planned alterations to the Fitness Centre.

BACKGROUND

The Centre is a purpose built facility which has a fitness centre, two-court stadium, a crèche facility and a dividable community meeting/activity room. The Centre is externally managed by YMCA for the operation of the facility as part of a management contract. The agreement has been in place since the facility was opened in 1999.

Officers negotiate the visitor targets annually with the YMCA. The operating subsidy is reduced over the nine-year term. Council currently provides \$100,000 towards the operational costs. In addition, the YMCA agreed to deliver an increased level of youth programmes and services. As part of the funding a sum of \$40,000 was allocated from the subsidy for the delivery of such programmes.

The Centre provides a range of recreation, leisure and sport programmes, as well as providing hall/stadium hire and meeting space for community and user groups.

STRATEGIC CONTEXT

Council leisure facilities and activities contribute significantly to the wellbeing of the City's residents, by providing recreation opportunities that promote health and social cohesion. The Council's Leisure Strategy, Community Facility Plan, Parks Strategy, Youth Recreation Needs Assessment and the Funding Policy guide the provision of these facilities and activities to ensure that they are available to all residents, responsive to changing demands and provided efficiently.

Council's strategic objective for leisure is that a comprehensive range of leisure, recreation and sports services and facilities are provided.

To improve the well being of the City's people and communities, the Council provides and supports a diverse range of leisure opportunities through facility operation and development, direct funding, assistance to access other funding and support of activity initiatives.

Through the Strategic Plan Council has adopted a platform of 'Strong Communities' stating that in the next 10 years Council will develop the City as a renowned hub of social activity, arts, leisure, sports and recreation.

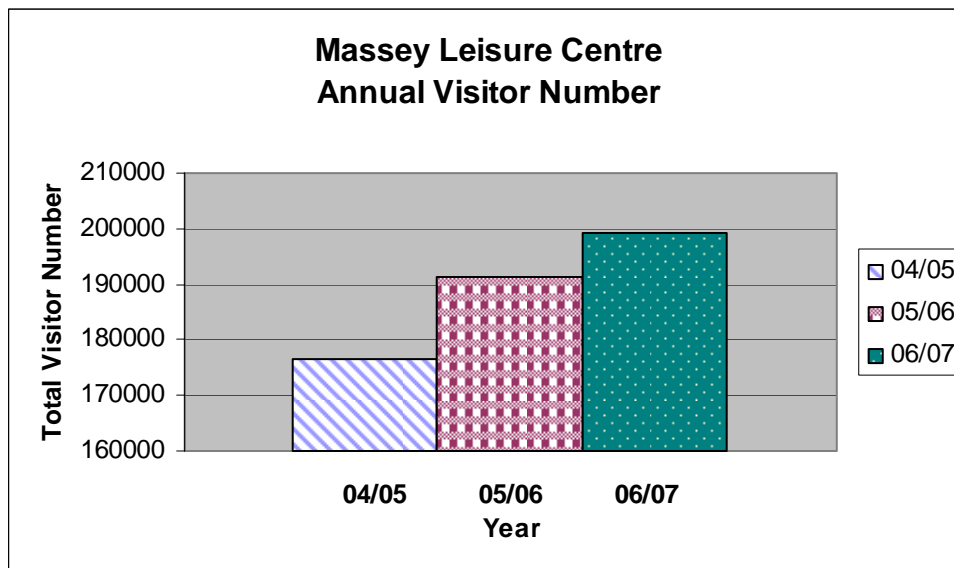
ISSUES

The YMCA continues to perform extremely well and deliver a wide range of services and activities for the Massey community. The use of the centre has continued to increase. With demand for the facilities at the Centre now reaching capacity, the YMCA is looking to extend their opening hours to cater for the demand. Although this is a positive sign it will mean that there are limited opportunities to significantly increase the visitors to the Centre in the future.

Visitor Statistics

The YMCA easily exceeded their annual visitor target of 193,000 and attracted 199,340 visitors during the 2006/2007 financial year. This was an increase of 8,103 visitors compared with the 2005/2006 total (see graph 1).

Graph 1



This increase is largely due to the improved usage of the Don Buck room and stadium. The YMCA identified these two areas as possible areas of growth and has worked hard at maximising the usage of both spaces. It has now decided to open the Centre later on a Sunday to cope with the demand.

Youth Programmes

The YMCA continues to run the Raise Up and Represent programme out of the Centre. It continues to attract over 40 youth on a weekly basis and upwards of 200 youth to the monthly events. The YMCA also runs Raise Up and Represent programmes at the New Lynn Community Centre and recently started up a new programme out of the Te Atatu Peninsula Community Centre. These programmes continue to appeal to the youth of the community and through their "Crew" provide a number of opportunities for the youth to develop leadership skills.

Community Support

The YMCA has continued to be an active supporter of various community initiatives including the Massey Matters project and the Active Waitakere Collaboration project. Staff and management have dedicated a large amount of time and resources to assisting both projects which show the YMCA has real desire in "making a difference" in the community.

Planned Alterations

At the Finance and Operational Performance Committee meeting on 11 December 2006 a report was presented outlining the issues facing the YMCA particularly around the capacity of the Fitness Centre and the need to improve the security of the Centre. A draft plan was provided which was approved by the Committee in principle but with a request that a report be brought back to the Committee detailing the concept plan and cost.

- “2. *That the Finance and Operational Performance Committee approve the proposed alterations to the Fitness Centre at the Massey Leisure Centre in principle.*
3. *That a report detailing concept design and cost of the Fitness Centre at the Massey Leisure Centre be brought back to the Finance and Operational Performance Committee for final approval.”*

2425/2006

The YMCA has since appointed a project manager who has developed the concept to a stage where it is ready to go through the consent process.

A18-A19

There have been no significant changes to the concept plan from the initial concept presented in December 2006 (see plan attached at pages A18 to A19). The key alterations will include:

- Installing a temporary wall to block off the new fitness area from the new reception.
- Move reception to have a direct view toward the Library and the new entrance way
- Current entrance to the YMCA to be closed with the main entranceway now through the main doors by the Library.

The YMCA still need to obtain building consent and have the detailed design approved by Council's Property unit before any work can begin. The YMCA is hoping to commence work in early 2008 and it is expected to take no longer than three weeks to complete. The work will be scheduled around the quiet times for the Fitness Centre and is expected to cause minimal disruption to existing users. Some activities may need to be relocated into another area of the Centre while work is being completed but there should be no need to cancel any services or programmes during construction.

Budget

The YMCA board has approved \$80,000 for the costs of the alterations which will cover all the costs associated with the alterations including new flooring and painting of the existing fitness centre. This will include the installation of new specialised rubber flooring in the Fitness Centre to absorb the impact of weights etc. The YMCA board also approved a further \$80,000 for the purchase of new exercise equipment which will add significant value to the members.

There will be no cost to Council for the alterations and the YMCA will be responsible for reinstating the building as it was if or when the contract with Council expires.

RESOURCES

Through the Annual Plan an operating subsidy of \$100,000 was provided for the Centre in 2006/2007 which was reduced to \$90,000 in 2007/2008. \$40,000 of that subsidy is dedicated for youth programmes, with the remaining funds used for general operational costs of the Centre.

CONCLUSION

The YMCA easily exceeded all targets during the 2006/2007 financial year. They attracted 199,340 visitors throughout the year which was 6,340 over their target, and 8,103 visitors ahead of last year's total.

There has been a continued increase in the numbers using the stadium, Don Buck room and Early Childhood Centre, which now sees all facilities within Centre getting close to capacity. The YMCA is now open longer on Sundays to cater for this increased demand

The final designs for the alterations to the Fitness Centre have been produced and there are no significant changes to the plan approved in principle by the Finance and Operational Performance Committee on 11 December 2006.

The YMCA board has approved \$80,000 to cover the total costs of alterations and an additional \$80,000 for the purchase of the new equipment for the Fitness Centre. There will be no cost to Council for the alterations and the YMCA will be responsible for reinstating the original layout if or when their contract expires.

If given approval to go ahead with the alterations the YMCA will look to commence the work in early 2008 and it is expected to take no longer than three weeks to complete with minimum disruption to users.

RECOMMENDATIONS

1. That the Massey Leisure Centre Report be received.
2. That the Finance and Operational Performance Committee approve the final design for the alterations to the Fitness Centre at the Massey Leisure Centre.

Report prepared by: Rob McGee, Leisure Services Projects and Contracts Officer.

