

**MINUTES OF AN ORDINARY MEETING OF THE FINANCE AND OPERATIONAL  
PERFORMANCE COMMITTEE HELD IN THE CIVIC CENTRE,  
6 WAIPAREIRA AVENUE, LINCOLN, WAITAKERE CITY,  
ON THURSDAY, 13 DECEMBER 2001,  
COMMENCING AT 9.04 AM.**

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COMMENCING AT 9.04 AM.**

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**PRESENT:**

Councillors JM Clews, QSO, JP (Chairperson)  
BA Brady, JP (Deputy Chairperson)  
DQ Battersby, JP (from 9.05 am)  
RP Dallow, QPM, JP (until 1.21 pm from 2.38 pm)  
AC Fenton (from 9.06 am)  
OE Hoskin, JP (until 11.55 am)  
PA Hulse (from 9.06 am)  
GE Nash, JP  
VS Neeson, JP  
GB Presland (until 2.53 pm)  
GW Russell  
CA Stone (from 9.05 am until 10.21 am from 11.24 am  
until 12.15 pm from 1.22 pm)  
DA Yates (from 9.20 am)

**OBSERVERS:**

Mr RF Jessopp (Chairperson Massey Community Board)  
Mrs EG Francke (Chairperson New Lynn Community Board)  
Mr P van der Voort, JP (New Lynn Community Board)

**IN ATTENDANCE:**

Director: Finance  
Director: Corporate & Civic Services  
Manager: Legal Services  
Partnerships and Advocacy Manager  
Manager: Waikumete Cemetery and Crematorium  
Library and Information Services Manager  
Business Manager: Consultancy Services  
Senior Project Manager: City Projects  
Manager: Leisure Services  
Public Affairs Manager  
City Projects Manager  
Acting Revenue Services Manager  
Project Manager: Strategic Projects  
Project Manager: Revitalisation  
Project Manager: Revitalisation  
Project Manager: Consultancy Services  
Partnerships and Advocacy Leader: Governance and Infrastructure  
Senior Leisure Projects Leader  
Property Officer: M Hieatt  
Chief Management Accountant  
Revenue Accountant  
Acting Funds Accountant  
Transport Engineer: A Hopkinson  
Editor / Writer  
Road Safety Co-ordinator  
Committee Secretary: S Simiona

Mr Allan MacGregor, Waitakere Properties Limited  
Mr Ross Jewell, Waitakere City Holdings Limited  
Mr Bryan Mogridge, Waitakere City Holdings Limited  
Mr Tu Nu'uali'itia, Sport Waitakere  
Ms Jan O'Donoghue, Quotable Value New Zealand  
Ms Melanie Gallagher, Quotable Value New Zealand

**1 APOLOGIES**

2878/2001

MOVED by Cr Neeson, seconded Cr Dallow:

That apologies from Mayor Bob Harvey and Cr Lawley for absence and Cr Yates for lateness be received and sustained.

**CARRIED**

**2 URGENT BUSINESS**

There was no Urgent Business.

**3 CONFIRMATION OF MINUTES**

9.05 am Crs Stone and Battersby entered the meeting.

9.06 am Crs Hulse and Fenton entered the meeting.

2879/2001

MOVED by Cr Nash, seconded Cr Presland:

That the minutes of the Special Meeting of the Finance and Operational Performance Committee held on Thursday, 15 November 2001, as circulated, be taken as read and now be confirmed.

**CARRIED**

The Committee made reference to resolutions 2612/2001 and 2613/2001 from the minutes of 15 November 2001, Proposed Purchase of Land, 71 Turanga Road, Waiatarua:

*“That a decision on this matter be deferred to the next meeting of this Committee scheduled to be held on Thursday, 13 December 2001 pending a further report on the options.”*

2612/2001

*“That Council form a working group to develop a strategic acquisition / funding and divestment policy and process, with the terms of reference to be brought back to the next meeting of the Finance and Operational Performance Committee scheduled to be held on Thursday, 13 December 2001.”*

2613/2001

**DECLARATION OF INTEREST**

9.06 am Cr Presland declared an interest and left the room taking no part in the discussion on resolutions 2612/2001 and 2613/2001.

2880/2001

MOVED by Cr Clews, seconded Cr Stone:

That a verbal update on resolutions 2612/2001 and 2613/2001 Proposed Purchase of Land, 71 Turanga Road, Waiatarua, be provided by the Chief Executive at the Council meeting scheduled to be held on Wednesday, 19 December 2001.

**CARRIED**

9.09 am Cr Presland returned to the meeting.

#### 4 **DEPUTATIONS**

##### A **KELSTON BOYS' HIGH SCHOOL**

Mr Richard Wood, Chairman of the Board of Trustees, Mr Steve Watt, Principal and Spencer Vickers, Head Boy of Kelston Boys' High School addressed the Committee on the community facility that they are proposing to build at the school and sought the endorsement of Council with its establishment.

9.20 am Cr Yates entered the meeting.

2881/2001

MOVED by Cr Dallow, seconded Cr Brady:

That the information be received.

**CARRIED**

2882/2001

MOVED by Cr Stone, seconded Cr Hulse:

1. That Council write to the schools within the area outlining the steps that are to be taken with the building of community facilities on school property when schools will ultimately seek the endorsement of Council for that facility.
2. That a report on progress towards policy development be brought back to the meeting of the Finance and Operational Performance Committee meeting scheduled to be held on Thursday, 14 February 2002 for endorsement of community facilities on non-Council owned land.

**CARRIED**

Cr Hulse acknowledged Spencer Vickers valuable contribution to the Council as a senior member of the Council's Youth Council.

**B WAITAKERE PLAYHOUSE THEATRE TRUST**

Dorothy Chisholm, Chairperson of the Waitakere Playhouse Theatre Trust sought Councils assistance with the renovations of the Playhouse Theatre by either underwriting or agreeing to guarantee additional funding required for the renovations.

2883/2001

MOVED by Cr Neeson, seconded Cr Nash:

That the information be received.

**CARRIED**

**PART I - PROPERTY**

**5 LEASE OF PREMISES AT 64 HENDERSON VALLEY ROAD TO LIBRARY SERVICES**

2884/2001

MOVED by Cr Nash, seconded Cr Fenton:

1. That the information be received.
2. That Council enter into a Deed of Lease of the premises at Unit 4B 64 Henderson Valley Road and that the Deed of Lease be executed under seal.

**CARRIED**

**6 FREEHOLD OF LAND LEASED FOR WILSHER VILLAGE**

2885/2001

MOVED by Cr Dallow, seconded Cr Fenton:

1. That the information be received.
2. That it be recommended to Council that the freehold of Lot numbers SO44358 and SO34037, currently leased for part of Wilsher Village, be purchased for \$26,894 (excluding GST) by uptake of cash purchase offer from Landcorp Investments Limited.
3. That it be recommended to Council that funding for the purchase of Lot numbers SO44358 and SO34037 be further considered via the half yearly review or other sources.

**CARRIED**

**7 AMBRICO PLACE ISSUES - UPDATE**

10.04 am Cr Hulse left the meeting.

2886/2001

MOVED by Cr Stone, seconded Cr Fenton:

1. That the information be received.
2. That the Corporate Secretary be authorised to convene a meeting on the basis outlined in the agenda report as soon as possible.

**CARRIED**

**DEFERRED**

2887/2001

MOVED by Cr Clews, seconded Cr Nash:

That Item 8: Hobsonville Airbase - Land Acquisition, Item 9: Swanson Property Acquisitions, Item 10: New Lynn Heart - Strategic Land Package, Item 11: Glen Eden Library and Related Development Issues and Item 33: Watercare Services Limited - Appointment of Directors be deferred for consideration until the end of the meeting.

**CARRIED**

**PART II - LEGAL AND CONSTITUTIONAL**

**12 AFFIXATION OF COMMON SEAL**

2888/2001

MOVED by Cr Nash, seconded Cr Yates:

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.

**CARRIED**

10.09 am Cr Hulse returned to the meeting.

**13 LEGAL CONTINGENCY EXPENDITURE UPDATE**

2889/2001

MOVED by Cr Battersby, seconded Cr Fenton:

That the Legal Contingency Expenditure Update information be circulated to Councillors.

**CARRIED**

**14 LEGAL ACTIONS UPDATE**

2890/2001

MOVED by Cr Battersby, seconded Cr Fenton:

That the Legal Actions Update information be circulated to Councillors.

**CARRIED**

**PART III- FINANCE**

**15 UNITED NETWORKS SHAREHOLDERS SOCIETY INC / WAITEMATA ELECTRICITY TRUST**

10.21 am Cr Stone left the meeting.

2891/2001

MOVED by Cr Yates, seconded Cr Fenton:

That the information be received.

**CARRIED**

**16 WAIKUMETE CEMETERY AND CREMATORIUM PROPOSED FEE STRUCTURE**

2892/2001

MOVED by Cr Battersby, seconded Cr Nash:

1. That the information be received.
2. That it be recommended to Council that the following fees be set and come into effect on 1 January 2002:

<b>WAIKUMETE CEMETERY &amp; CREMATORIUM</b>		<b>PROPOSED FEES</b> (including GST & maintenance levy where applicable)
Waikumete Plots	Lawn	\$1,300.50
	Berm	\$1,525.50
	East Berm	\$2,850.75
Hebrew <i>(includes Liberal Hebrew)</i>	Plot purchase	\$1,525.00
	Digging fee	\$ 650.25
Muslim <i>(includes Liberal Muslim)</i>	Plot purchase	\$1,800.00
	Digging fee	\$ 780.75
Swanson Cemetery	Plot purchase	\$1,300.50
	Digging fee	\$579.75 single depth \$650.25 double depth

**CARRIED**

**ADJOURNMENT**

2893/2001

MOVED by Cr Battersby, seconded Cr Fenton:

That the meeting stand adjourned until 10.45 am.

**CARRIED**

10.30 am      The meeting adjourned.

10.53 am      The meeting reconvened. Crs Hulse, Brady and Fenton were not present.

**PRECEDENCE OF BUSINESS**

2894/2001

MOVED by Cr Nash, seconded Cr Battersby:

That Item 22: Revision of Waitakere City Property Valuations, Item 23: Summary of Valuation Movements and Item 25A: Waitakere City Holdings Limited Annual Report and Annual General Meeting be accorded precedence at this time.

**CARRIED**

**22      REVISION OF WAITAKERE CITY PROPERTY VALUATIONS**

10.56 am      Cr Hulse returned to the meeting.

10.58 am      Cr Brady returned to the meeting.

11.00 am      Cr Fenton returned to the meeting.

11.24 am      Cr Stone returned to the meeting.

11.25 am      Cr Battersby left the meeting.

(QV) rating's Account Manager, Melanie Gallagher and Acting Manager, Rating Valuations, Jan O'Donghue made a presentation to the Committee on the city wide 2001 revaluations.

2895/2001

MOVED by Cr Fenton, seconded Cr Brady:

That the information be received.

**CARRIED**

**23 SUMMARY OF VALUATION MOVEMENTS**

2896/2001  
MOVED by Cr Neeson, seconded Cr Dallow:

That the information be received.

**CARRIED**

**PRECEDENCE OF BUSINESS**

2897/2001  
MOVED by Cr Clews, seconded Cr Neeson:

That Item 28: Sport Waitakere End of Year Report 2000/2001 be accorded precedence at this time.

**CARRIED**

**PART IV - OTHER ISSUES**

**28 SPORT WAITAKERE END OF YEAR REPORT 2000/2001**

Tu Nu'uali'itia, Events and Operations Manager, Sport Waitakere made a presentation to the Committee on Sport Waitakere's function.

2898/2001  
MOVED by Cr Dallow, seconded Cr Neeson:

That the information be received.

**CARRIED**

**35A WAITAKERE CITY HOLDINGS LIMITED ANNUAL REPORT AND ANNUAL GENERAL MEETING**

11.35 am Cr Battersby returned to the meeting.

Mr Ross Jewell, Chairman of the Board of Directors and Mr Bryan Mogridge, Director of Waitakere City Holdings Limited made a presentation to the Committee on the operations of the Holding Company.

11.55 am Cr Hoskins left the meeting.

2899/2001  
MOVED by Cr Brady, seconded Cr Dallow:

That the information be received.

**CARRIED**

The Order of Business resumed at Item 17: Borrowing and Investment Report.

**PART III- FINANCE**

**17 BORROWING AND INVESTMENT REPORT**

12.10 pm Cr Hulse left the meeting.

2900/2001

MOVED by Cr Battersby, seconded Cr Fenton:

That the information be received.

**CARRIED**

**18 TIMING, COSTS AND BENEFITS OF A STANDARD AND POOR'S CREDIT RATING**

2901/2001

MOVED by Cr Stone, seconded Cr Dallow:

1. That the information be received.
2. That it be recommended to Council that approval be given to obtain a credit rating for Waitakere City Council.
3. That it be recommended to Council that the current interest savings be used to cover the expense of obtaining the credit rating.

**CARRIED**

**19 PAYMENTS FOR APPROVAL**

2902/2001

MOVED by Cr Battersby, seconded Cr Dallow:

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

**CARRIED**

**20 ADDITIONAL LOAN GUARANTEE FACILITY - ORATIA UNITED ASSOCIATION FOOTBALL CLUB**

2903/2001

MOVED by Cr Battersby, seconded Cr Dallow:

1. That the information be received.
2. That an increase in the loan guarantee to the Oratia United Association Football Club be approved to a maximum amount of \$65,000 and that the guarantee term be for a period of 10 years.

**CARRIED**

**21 REQUEST FOR LOAN GUARANTEE - TITIRANGI RETURNED SERVICES ASSOCIATION**

2904/2001

MOVED by Cr Dallow, seconded Cr Presland:

1. That the information be received.
2. That a loan guarantee to the Titirangi Returned Services Association to a maximum of \$100,000 be approved and that the term of the guarantee be for a 10 year term.

**CARRIED**

**22 REVISION OF WAITAKERE CITY PROPERTY VALUATIONS**

This item was considered following Item 16: Waikumete Cemetery and Crematorium Proposed Fee Structure.

**23 SUMMARY OF VALUATION MOVEMENTS**

This item was considered following Item 22: Summary of Valuation Movements.

**24 CURRENT RATING SYSTEM**

2905/2001

MOVED by Cr Dallow, seconded Cr Russell:

That the information be received.

**CARRIED**

**25 SUMMARY OF OPERATING AND CAPITAL EXPENDITURE**

2906/2001

MOVED by Cr Battersby, seconded Cr Nash:

That the information be received.

**CARRIED**

**26 STATUS OF SPECIAL FUNDS**

12.15 pm Cr Stone left the meeting.

12.25 pm Cr Hulse left the meeting.

2907/2001

MOVED by Cr Dallow, seconded Cr Fenton:

That the information be received.

**CARRIED**

27 WAITAKERE PLAYHOUSE THEATRE TRUST REQUEST FOR FINANCIAL ASSISTANCE

12.32 pm Cr Hulse returned to the meeting.

MOVED by Cr Battersby, seconded Cr Fenton:

That the information be received.

Discussion took place on the Waitakere Playhouse Theatre Trust's request for financial assistance.

ADJOURNMENT

2908/2001

MOVED by Cr Neeson, seconded Cr Nash:

That the meeting stand adjourned until 1.10 pm.

CARRIED

12.40 pm The meeting adjourned.

1.21 pm The meeting reconvened. Crs Nash and Dallow were not present.

1.22 pm Cr Stone returned to the meeting.

Discussion continued on the Waitakere Playhouse Theatre Trust's request for financial assistance.

The Chairperson put the motion:

2909/2001

That the information be received.

CARRIED

2910/2001

MOVED by Cr Russell, seconded Cr Fenton:

1. That it be recommended to Council, that Council advise the Waitakere Playhouse Theatre Trustees that subject to the Trust:
  - (a) completing the tripartite agreement with Council and the Glen Eden Playhouse Theatre Inc relating to the vesting of the Playhouse Theatre property and the future utilisation of the property, and
  - (b) complying with any recommendations arising from the review of the proposed contract documentation undertaken by Council's Engineer, and
  - (c) that the Trustees acknowledge to Council that they will use their best endeavours to continue fundraising during the construction phase with a view to negating the necessity to uplift such funding, recognising the significant assistance already provided by Council, and
  - (d) that the Trustees and the Project Manager continue to liaise with Council's Engineer during the refurbishment period to ensure expenditure remains within the contract sum established and any technical contract issues identified are addressed to Council's satisfaction,that Council will underwrite up to \$292,000 of any existing funding shortfall for the completion of the refurbishment and redevelopment of the Playhouse Theatre to enable the contract to be let no later than 31 January 2002.
2. That the Director: Finance be authorised to make any payment which may be necessary in accordance with this commitment, the source of any funds so applied to be reported back to the Finance and Operational Performance Committee.
3. That a Business Plan including strategies and forecasts be prepared by the Trust by 31 March 2002 for presentation to the meeting of the Finance and Operational Performance Committee scheduled to be held on Thursday, 11 April 2002.

**CARRIED**

#### **PART IV - OTHER ISSUES**

##### **28 SPORT WAITAKERE END OF YEAR REPORT 2000/2001**

This item was considered following Item 23: Summary of Valuation Movements.

**29 BYLAW SPEED LIMIT - WAITAKERE RANGES**

1.27 pm Cr Nash returned to the meeting.

1.45 pm Cr Neeson left the meeting.

2911/2001

MOVED by Cr Stone, seconded Cr Hulse:

1. That the information be received.
2. That it be recommended to Council that Council rescind Resolution 1477/2001 relating to the proposed 80 km/h bylaw speed restriction on rural roads in Waitakere City.
3. That it be recommended to Council that Council amend Resolution 2299/2001 to allow officers to select appropriate speed values for the approved voluntary speed restriction in the Waitakere Ranges.
4. That all 100 km/h signs in the Waitakere Ranges be replaced by derestriction signs (a white disc with a black diagonal stripe).
5. That a copy of this report be referred to the Waitakere Community Board for the information of its members.
6. That greater consideration be given in the 2002/2003 Annual Plan of additional funding for Road Safety Issues.

**CARRIED**

**30 ENTERPRISE WAITAKERE TRUST BOARD - APPOINTMENT OF TRUSTEES**

2912/2001

MOVED by Cr Brady, seconded Cr Russell:

1. That the information be received.
2. That it be recommended to Council that Councillor Derek Battersby and former Councillor, Mr Robert William Stanic, be removed as Trustees of Enterprise Waitakere pursuant to clause 10.4 of the Trust Deed and that a letter be forwarded to Cr Battersby and Mr Stanic thanking them for their services over the past three years.
3. That it be recommended to Council to appoint the Chief Executive, Harry O'Rourke, as a Trustee in accordance with clause 10.2 of the Trust Deed.
4. That the structure, skills and appointment process for Trustees be included in the scope of the forthcoming review of Enterprise Waitakere.
5. That a further report addressing representation on commercially oriented Trusts and Lates be prepared to ensure an integrated approach to the issues.

**CARRIED**

**31 HOBSONVILLE FERRY WHARF**

2913/2001

MOVED by Cr Nash, seconded Cr Fenton:

1. That the information be received.
2. That Waitakere City Council join with Auckland City, Manukau City and North Shore City Councils in their joint funding application to Infrastructure Auckland regarding ferry wharves.

**CARRIED**

**32 ENDORSEMENT OF WATERCARE'S STATEMENT OF CORPORATE INTENT**

2914/2001

MOVED by Cr Battersby, seconded Cr Nash:

1. That the information be received.
2. That the Finance and Operational Performance Committee approves the Statement of Corporate Intent (commencing 1 July 2001) for Watercare Services Limited.

**CARRIED**

**PART V - COMMITTEE AND SUBCOMMITTEE REPORTS**

**34 EMERGENCY SERVICES SPECIAL COMMITTEE**

**1. AUTHORISATION OF ALTERNATE CONTROLLER**

2915/2001

MOVED by Cr Nash, seconded Cr Battersby:

That it be recommended to Council that Ross McLeod, Director: Corporate & Civic Services, be appointed as Third Alternate Controller for Civil Defence Emergencies and that the Civil Defence Plan be amended accordingly.

**CARRIED**

**2. OTHER MATTERS CONSIDERED**

2916/2001

MOVED by Cr Nash, seconded Cr Battersby:

That the Inaugural Meeting report of the Emergency Services Special Committee be received.

**CARRIED**

**35 TENDERS SUBCOMMITTEE**

2917/2001

MOVED by Cr Nash, seconded Cr Battersby:

That the Emergency Inaugural Meeting report of the Tenders Subcommittee be received.

**CARRIED**

**PART I - PROPERTY**

**8 HOBSONVILLE AIRBASE - LAND ACQUISITION**

**9 SWANSON PROPERTY ACQUISITIONS**

**10 NEW LYNN HEART - STRATEGIC LAND PACKAGE**

**11 GLEN EDEN LIBRARY AND RELATED DEVELOPMENT ISSUES**

**33 WATERCARE SERVICES LIMITED - APPOINTMENT OF DIRECTORS**

**PROCEDURAL MOTION TO EXCLUDE THE PUBLIC**

2918/2001

MOVED by Cr Fenton, seconded Cr Nash:

1. That the public be excluded from the following part of the proceedings of this meeting, namely, Hobsonville Airbase - Land Acquisition, Swanson Property Acquisitions, New Lynn Heart - Strategic Land Package, Glen Eden Library and Related Development Issues and Watercare Services Limited - Appointment of Directors.

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>• Hobsonville Airbase - Land Acquisition</li> <li>• Swanson Property Acquisitions</li> <li>• New Lynn Heart - Strategic Land Package</li> <li>• Glen Eden Library and Related Development Issues</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>
<ul style="list-style-type: none"> <li>• Watercare Services Limited - Appointment of Directors</li> </ul>	<ul style="list-style-type: none"> <li>• Protect the privacy of natural persons, including that of deceased natural persons;</li> <li>• Protect information which is subject to an obligation of confidence and which would be likely to prejudice the supply of similar information, or information from the same source, and it is in the public interest that such information should continue to be supplied.</li> </ul>	



**PART IV - OTHER ISSUES**

**33 WATERCARE SERVICES LIMITED - APPOINTMENT OF DIRECTORS**

2.20. pm Cr Presland left the meeting.

2919/2001

MOVED by Cr Stone, seconded Cr Brady:

1. That the information be received.
2. That the Finance and Operational Performance Committee endorses the decision to reappoint Mr Peter Drummond to the Watercare Board of Directors for a one year term, as resolved by the Watercare Shareholders' Representative Group at its meeting of 28 November 2001.
3. That the Finance and Operational Performance Committee endorses the reappointment of Mr Jonathan Blakeman to the Watercare Board of Directors for a further term, as resolved by the Watercare Shareholders' Representative Group at its meeting of 10 October 2001.

**CARRIED**

**NOTE:** Pursuant to Standing Order 32.11 Cr Russell requested that his vote against the motion be recorded.

**PART I - PROPERTY**

**8 HOBSONVILLE AIRBASE - LAND ACQUISITION**

2920/2001

MOVED by Cr Nash, seconded Cr Brady:

1. That the information be received.
2. That it be recommended to Council that it give notice to New Zealand Defence of its interest in acquiring, under Section 50 of the Public Works Act 1981, all those areas of land identified on the map attached at page A55 to this supplement.
3. That the Chief Executive instruct Waitakere Properties Ltd to ensure that their advice on the economics, funding, and risks associated with possible acquisitions will be available at the time the land is declared surplus by New Zealand Defence.
4. That Council's goals for Hobsonville be amended and confirmed as:
  - Foster and put in place a high quality vision for the future of the Hobsonville Peninsula;
  - Ensure best practice in urban subdivision and infrastructure design;
  - Meet community needs for housing, employment, community and cultural facilities, open space and access to the foreshore;
  - Intensify housing areas to enable the existing Hobsonville village to become a town centre;
  - Ensure a fair allocation of the costs of providing infrastructure and public assets;
  - Build on the special advantages of the peninsula, particularly the character of the foreshore and cliff-top environments, the heritage character created by the Air Force, and the deepwater access and facilities available to the marine industry;
  - Integrate the land to be used for the marine industry in a way that maintains the high development and amenity values of the cliff-top environment;
  - Recognise the sensitivity of the upper Waitemata Harbour and provide for sustainable water management based on the principles of the Water Cycle Strategy;
  - Recognise Council's commitment to the Treaty of Waitangi, to sustainable development, to viable passenger transport, and other strategic policies.

**CARRIED**

**9 SWANSON PROPERTY ACQUISITIONS**

2.27 pm Cr Presland returned to the meeting.

2921/2001  
MOVED by Cr Hulse, seconded Cr Yates:

1. That the information be received.
2. That the Finance and Operational Performance Committee endorse option one (*to gain consent to enter and an agreement with the owner to allow Council to conduct works on the owners land, and progressing with works without purchasing the land*) as their preferred option to allow the project to continue on time and within budget.

**CARRIED**

**10 NEW LYNN HEART DEVELOPMENT - STRATEGIC LAND PACKAGE**

2.38 pm Cr Dallow returned to the meeting.

2922/2001  
MOVED by Cr Nash, seconded Cr Russell:

1. That the information be received.
2. That the Chief Executive be authorised to conclude negotiations for a property exchange to acquire a portion of the McDonald's site at 3072 Great North Road, New Lynn (Lot 1, DP 79862), including suitable arrangements with NZ Post.
3. That the Chief Executive be authorised to progress negotiations to purchase the New Lynn Bus Station site at 32-40 Totara Avenue (Lot 1 DP 146199) and report progress to the March 2002 meeting of Finance and Operational Performance, with a detailed development plan and cost implications.

**CARRIED**

2.53 pm Cr Presland left the meeting.

2923/2001  
MOVED by Cr Stone, seconded Cr Russell:

That the Chairperson of the Finance and Operational Performance Committee be appointed to the New Lynn Working Party for ongoing liaison.

**CARRIED**

**NOTE:** Pursuant to Standing Order 32.11 Cr Battersby requested that his vote against the motion be recorded.

