

WAITAKERE CITY COUNCIL



**MINUTES 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
MONDAY, 6 OCTOBER 2003, COMMENCING AT 9.33 AM.**

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MINUTES 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 MONDAY, 6 OCTOBER 2003, COMMENCING AT 9.33 AM.

PRESENT:

Councillors	JM	Clews, QSO, JP (Chairperson)
	BA	Brady, JP (Deputy Chairperson)
	DQ	Battersby, JP
	RP	Dallow, QPM, JP (until 12.21 pm)
	AC	Fenton (from 9.35 am)
	PA	Hulse (from 9.35 am)
	VS	Neeson, JP
	GW	Russell, JP
	CA	Stone
	DA	Yates, JP

OBSERVERS: P Van der Voort, JP (New Lynn Community Board)

IN ATTENDANCE: Director: Finance
Group Manager: City Development Projects
Group Manager: Asset Management
Group Manager: Strategic Planning and Policy
Leisure Projects Leader
Interim Manager: Aquatic and Recreation Centre
Manager: Customer Services: City Services
Manager: Arts
Manager: Information Management
Senior Analyst: Economic Policy
Leisure Services: Project Leader Community Resources
Community Activity Facilitator: Leisure Services
Chief Management Accountant
Financial Accountant
Funds Accountant
Budget Accountant
Committee Secretary: S Simiona

1 **APOLOGIES**

2027/2003

MOVED by Cr Neeson, seconded Cr Stone:

That apologies from Crs Nash, Lawley, Hoskin and Presland for absence be received and sustained.

CARRIED

2 **URGENT BUSINESS**

There was no Urgent Business.

3 CONFIRMATION OF MINUTES

2028/2003

MOVED by Cr Neeson, seconded Cr Stone

That the minutes of the Ordinary Meeting of the Finance and Operational Performance Committee held on Monday, 8 September 2003, as circulated but with the following amendment - Item 6, "*Acquisition Of Land For Road - Portage and Golf Roads, Titirangi*" on page 4 - Resolution No 1825/2003 - the words "*Portage and Golf Roads, Titirangi*" changed to "*Portage and Golf Roads, New Lynn*" be taken as read and now be confirmed.

CARRIED

PART I - PRESENTATION

9.35 am Crs Hulse and Fenton entered the meeting.

4 TWELVE-MONTH PERFORMANCE OF THE WAITAKERE CITY RECREATION CENTRES

2029/2003

MOVED by Cr Brady, seconded Cr Dallow:

That the information be received.

CARRIED

PART II - PROPERTY

5 UPDATE ON OPOU ROAD HALL, FRENCH BAY

2030/2003

MOVED by Cr Dallow, seconded Cr Russell:

1. That the information be received.
2. That the Finance and Operational Performance Committee endorses that the Opo Road Hall be retained and repaired.
3. That the Finance and Operational Performance Committee recommends to the New Lynn Community Board that a lease of the Opo Road Hall be granted to the Titirangi Orpheus Sea Scouts.
4. The Finance and Operational Performance Committee approves that up to \$10,000 from Council's Property Renewals Budget be made available for contribution to repair costs of the Opo Road Hall.
5. That the Titirangi Orpheus Sea Scouts be congratulated on their highly successful effort to raise funds to repair the Opo Road Hall in French Bay.

CARRIED

PART III - LEGAL AND CONSTITUTIONAL

6 AFFIXATION OF COMMON SEAL

2031/2003

MOVED by Cr Neeson, seconded Cr Fenton:

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

PART IV - FINANCE

7 OPERATING AND CAPITAL EXPENDITURE SUMMARIES

2032/2003

MOVED by Cr Dallow seconded Cr Stone:

That the information be received.

CARRIED

8 BORROWING AND INVESTMENT REPORT

2033/2003

MOVED by Cr Battersby, seconded Cr Fenton

That the information be received.

CARRIED

9 STATUS OF SPECIAL FUNDS

2034/2003

MOVED by Cr Neeson, seconded Cr Dallow:

That the information be received.

CARRIED

10 PAYMENTS FOR APPROVAL

2035/2003

MOVED by Cr Brady, seconded Cr Fenton:

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

CARRIED

11 **ANNUAL REPORT 2002/2003**

10.22 am Cr Neeson left the meeting.

10.24 am Cr Dallow left the meeting.

10.30 am Cr Neeson returned to the meeting.

2036/2003

MOVED by Cr Hulse, seconded Cr Fenton:

1. That the information be received.
2. That it be recommended to Council that the Annual Report for 2002/2003 be approved.

CARRIED

ADJOURNMENT

2037/2003

MOVED by Cr Brady, seconded Cr Hulse:

That the meeting stand adjourned until 10.50 am.

CARRIED

10.35 am The meeting adjourned.

10.56 am The meeting reconvened. Cr Dallow present, Cr Russell not present.

10.58 am Cr Russell returned to the meeting.

12 **POLICY ON REMISSION OF RATES AND POSTPONEMENT OF RATES**

2038/2003

MOVED by Cr Dallow, seconded Cr Russell

1. That the information be received.
2. That the Finance and Operational Performance Committee approve the following principles for the development of rates remission and rates postponement policies:
 - fairness and equity;
 - elimination or mitigation of disincentives to actions that clearly contribute to community outcomes;
 - consistency with the Council's strategic goals;
 - efficiency and transparency.

3. That the Finance and Operational Performance Committee approves the following categories and conditions, identified on the basis of the principles stated above, for the purpose of developing rates postponement and remission policies:
 - (i) Land used by community groups and other not for profit organisations;
 - (ii) Farmland where rateable value is influenced by potential non-farm use;
 - (iii) Residential lands where rateable value is influenced by rezoning;
 - (iv) Land subject to special preservation conditions;
 - (v) Rates relief on the grounds of hardship;
 - (vi) Part remission of water charges where there is a leak;
 - (vii) Remission of penalties;
 - (viii) Remission of Uniform Annual General Charges;
 - (ix) Consultation with the Community through the Annual Plan process.
4. That the Finance and Operational Performance Committee approves for inclusion in the draft policies for remission and postponement of rates:
 - a) That the rates remission policy for community groups and other not for profit organisations explore the exclusion of targeted rates and charges for services provided from rates remission.
 - b) That the rates postponed on farmland in urban areas not be written off under the proposed policy.
 - c) That interest be charged on the rates postponed on farmland, and the full amount of the rates postponed including the interest charge capitalised be recovered from the landowner in the event of a sale or conversion of land to non-farm activity.
 - d) That interest be charged on the rates postponed on residential properties in commercial and industrial areas, and the full amount of the rates postponed including the interest charge capitalised be recovered in the event of the property ceasing to be the residence of the landowner, or at the time that the property is sold.
 - e) That the properties with heritage features be considered for relief in the form of grants under a new policy that will include lands protected for natural resource and heritage conservation purposes. (If this is approved, rates on such land will not be based on special valuation to avoid "double dipping").
 - f) That rates postponement be allowed in the event of extreme financial hardship experienced by individual ratepayers (natural persons), subject to an annual fee equivalent to the Council's borrowing cost.
 - g) Consultation with the Community through the Annual Plan process.
5. That rates remission for individual ratepayers experiencing extreme financial hardship, be considered in context with the water pricing study.
6. That the Finance and Operational Performance Committee approves the consideration of any rates relief for businesses experiencing hardship within an overall package of relief during the implementation phase of the economic development strategy.
7. That the two policy documents on rates postponement and rates remission be forwarded to the Finance and Operational Performance Committee by February 2004 for inclusion in the 2004/2005 Annual Plan consultation.

CARRIED

13 APPLICATION FOR REMISSION OF RATES - MAN ALIVE INCORPORATED

2039/2003

MOVED by Cr Battersby, seconded Cr Neeson

1. That the information be received.
2. That the Finance and Operational Performance Committee approves a 66% rates remission for the 2003/2004 year.
3. That Man Alive Incorporated be advised that the remission of rates is for the 2003/2004 fiscal year only.

CARRIED

PART V - GENERAL

14 COHOUSING NEW ZEALAND LIMITED / EARTHSONG ECO NEIGHBOURHOOD

2040/2003

MOVED by Cr Dallow, seconded Cr Hulse:

That the information be received.

CARRIED

15 2002/2003 COMMUNITY CENTRE ANNUAL PERFORMANCE REPORT

2041/2003

MOVED by Cr Russell, seconded Cr Battersby:

That the information be received.

CARRIED

16 ACCOMMODATION REVIEW: COUNCIL OPERATIONS

12.21 pm Cr Dallow left the meeting.

2042/2003

MOVED by Cr Brady, seconded Cr Fenton:

That the information be received.

CARRIED

2043/2003

MOVED by Cr Russell, seconded Cr Battersby:

That an immediate assessment of all suitable existing facilities at the Council owned Henderson Hub site be undertaken for the interim accommodation needs of some Council staff.

CARRIED

2044/2003

MOVED by Cr Russell, seconded Cr Battersby:

That, in consultation with Sport Waitakere, alternative accommodation be sought for the relocation of Sport Waitakere by February 2004.

CARRIED

2045/2003

MOVED by Cr Russell, seconded Cr Battersby:

That consultation continue with the Waitakere Central Community Arts Council, concerning their current occupancy at the Recreation Centre, in conjunction with Council's future use of and redevelopment considerations for that site.

CARRIED

2046/2003

MOVED by Cr Russell, seconded Cr Battersby:

That Council's proposed accommodation for the Waitakere Central Community Arts Council at the Corban Winery Estate be further discussed with the Waitakere Central Community Arts Council and reported back to the Finance and Operational Performance Committee.

CARRIED

NOTE: Pursuant to Standing Order 32.12 Cr Neeson requested that her vote against the motion be recorded.

PRECEDENCE OF BUSINESS

2047/2003

MOVED by Cr Battersby, seconded Cr Clews:

That Items 18: Emergency Services Special Committee and Item 19: Tenders Subcommittee be accorded precedence at this time.

CARRIED

PART VI - SUBCOMMITTEE REPORTS

18 EMERGENCY SERVICES SPECIAL COMMITTEE

2048/2003

MOVED by Cr Battersby, seconded Cr Hulse:

That the Ordinary Meeting reports of the Emergency Services Special Committee held on Tuesday, 5 August 2003 and Thursday, 11 September 2003 be received.

CARRIED

19 **TENDERS SUBCOMMITTEE**

2049/2003

MOVED by Cr Clews, seconded Cr Dallow:

That the Ordinary Meeting reports of the Tenders Subcommittee held on Friday, 12 September 2003 and Friday, 26 September 2003 be received.

CARRIED

The Order of Business resumed at Item 17: Old New Lynn Hotel.

PART V - GENERAL

17 **OLD NEW LYNN HOTEL**

PROCEDURAL MOTION TO EXCLUDE THE PUBLIC

2050/2003

MOVED by Cr Dallow, seconded Cr Fenton:

That the public be excluded from the following part of the proceedings of this meeting, namely Old New Lynn Hotel.

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">Old New Lynn Hotel	<p>The withholding of information is necessary in order to:</p> <ul style="list-style-type: none">Enable the local authority holding the information to carry out, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).	<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.*

CARRIED

12.29 pm The public were excluded.

Minute Numbers 2051/2003 to 2052/2003 are recorded in the Confidential section of the minutes.

12.40 pm The public were re-admitted.

RESTATEMENT

The Council resolved while the public were excluded:

(MOVED by Cr Brady, seconded Cr Fenton (resolution 2052/2003) *“That the Old New Lynn Hotel report and resolutions remain confidential until further notice”*).

18 EMERGENCY SERVICES SPECIAL COMMITTEE

This item was considered following Item 16: Accommodation Review: Council Operations.

19 TENDERS SUBCOMMITTEE

This item was considered following Item 18: Emergency Services Special Committee.

12.43 pm

The Chairperson thanked members for their attendance and attention to business and declared the meeting closed.

CONFIRMED AT AN ORDINARY MEETING OF
THE FINANCE AND OPERATIONAL
PERFORMANCE COMMITTEE HELD ON

DATE:.....

CHAIRPERSON:.....

