

SUBMISSION # 1576

Tabled Information
reference 163/12 P(a)

J C Horne
28 Kaihuia Street
Northland
WELLINGTON 6012
Ph 475 7025

B Mitcalfe
15 Boundary Road
Kelburn
WELLINGTON 6012
Ph/fax 475 7149

18 May 2012

To whom it may concern:

SUBMISSION: WCC DRAFT LONG-TERM PLAN 2012 - 2022

RECREATION

We request Council to:

1. arrange for the survey of the alignment of unformed legal road (ULR), "Snowdon's Road", from Cliff Gaskin Reserve, Makara Village, to Te Ikaamaru Bay,
2. negotiate with landowners either side of the ULR to achieve a route that is as practical as possible,
3. arrange for the clearing and marking of the route, with the provision of way-markers and stiles as necessary.

This track would provide access to Te Ikaamaru Bay, in addition to the coastal access already used by trampers from the south end of Makara Walkway, and thus enable people to walk an interesting round trip.

We wish to be heard in support of this submission.

J C Horne and B Mitcalfe

Attachment added 28 May 2012: cadastral map showing "Snowdon's Road" – see other side of this page.

Nicole Tydda

From: Chris Horne [jchorne@clear.net.nz]
Sent: Friday, 18 May 2012 5:16 p.m.
To: BUS: Long Term Plan
Cc: Barbara Mitcalfe
Subject: Submission: draft Long-Term Plan 2012 - 2022

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J C Horne and B Mitcalfe

Te
Ekaamaru
Bay

OPAU RD

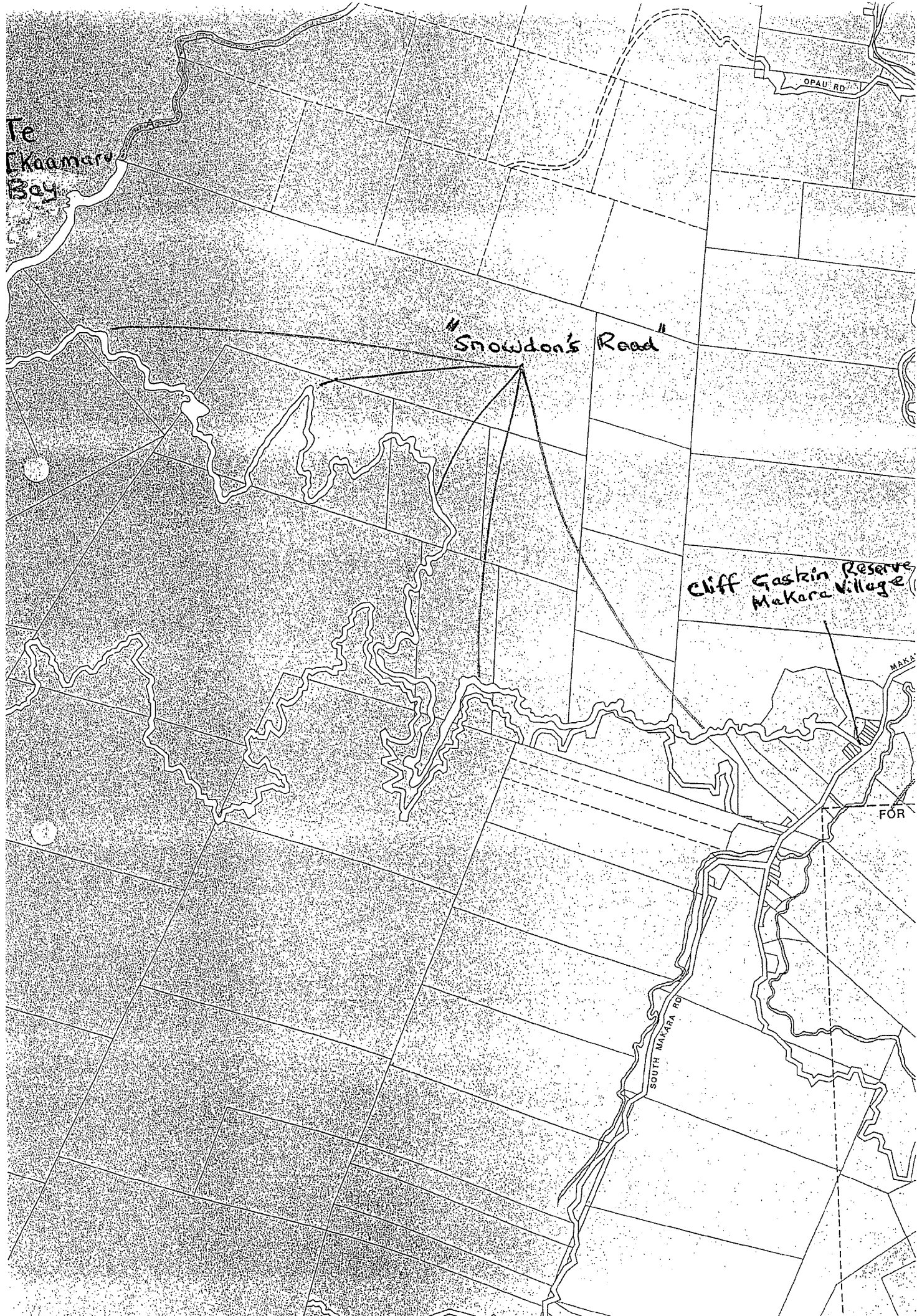
"Snowdon's Road"

Cliff Gaskin Reserve
Makara Village

FOR

SOUTH MAKARA RD

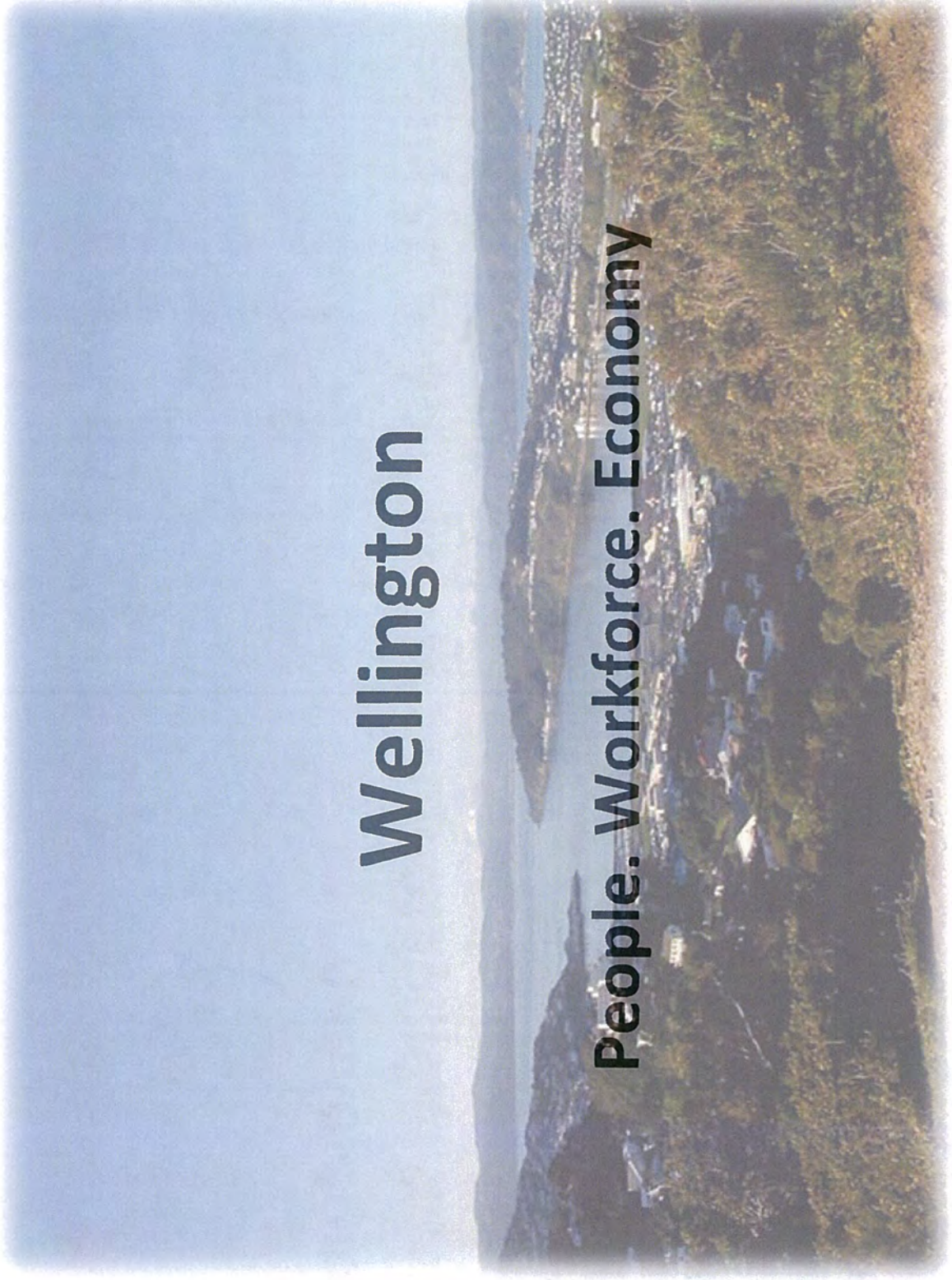
MAKARA

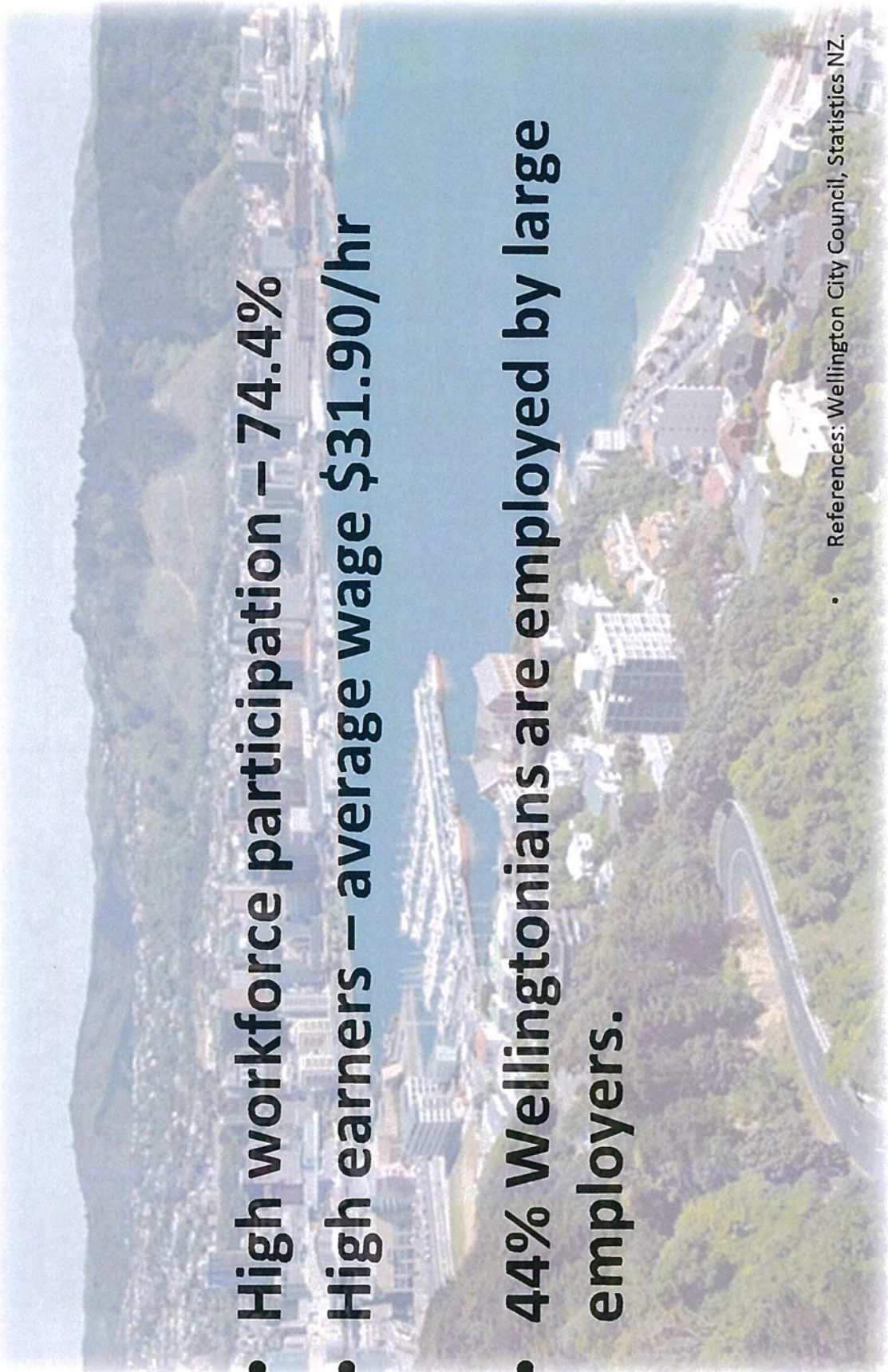


Tabled Information
reference 163/12P(6)

Wellington

People. Workforce. Economy



- 
- **High workforce participation – 74.4%**
 - **High earners – average wage \$31.90/hr**
 - **44% Wellingtonians are employed by large employers.**

Long Term Plan

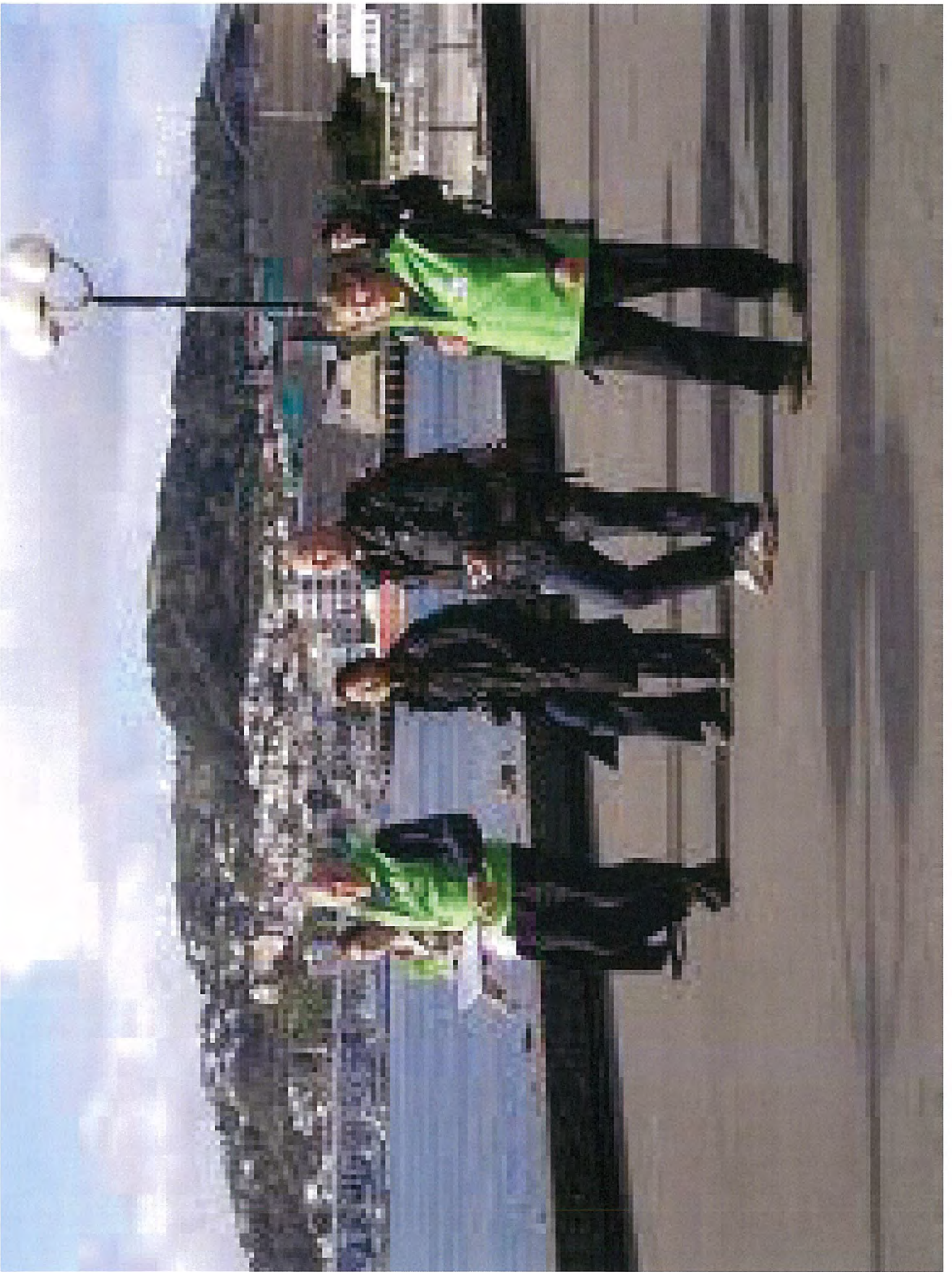
- **\$24M on business support**
- **\$68M on transport network**
- **BUT**
- **\$41M on vehicle network alone.**
- **Pedestrians - \$10M**
- **Public transport - \$0.5M**
- **Cyclists – 0.3M**

Making a difference

- What LTP money could make a difference to all our lives?
- What makes us happy in the long term?
- What makes employers happy?
- How could we save money overall?

Commonest causes of sick leave

- **Musculoskeletal disorders – back pain, arthritis**
- **Respiratory illness – viral illnesses**
- **Stress, anxiety, depression.**
- **Longer term absence – cancer, heart disease, diabetes etc.**



30-60 mins per day WALKING or CYCLING

- **40% decrease in breast and bowel cancer.**
- **Up to 50% decrease in prostate cancer.**
- **35% reduction in heart disease**
- **40% reduction in diabetes and the metabolic syndrome.**
- **30% increase in general health and well-being and functional abilities.**

Costs to business

- **Currently \$511M per year in absenteeism and presenteeism in Wellington, by Wellington rate payers alone.**
- **Does not include: reduced hours, carers, social housing, benefits, health costs.**
- **If everyone exercised – 30-40% reduction in ill health.**
- **If 20% inactive people start being active – save Wellington business \$40M per year.**

References: DOL, Statistics NZ, SoFIE, HRC survey, NZ treasury.

Wellington statistics

- **34% Wellingtonians currently commute without a car.**
- **But you are only spending 14% of transport money on these people.**
- **10% don't have a car.**
- **Car use has decreased by 10% in last decade.**

Long Term Plan



- **Support local business, local economy and local people.**
- **Make it EASY to be walking and cycling**
- **Make it HARD and EXPENSIVE to be in a car (especially at commuting times)**
- **Spend 40-50% of your business support, transport and parks money on walking and cycling.**

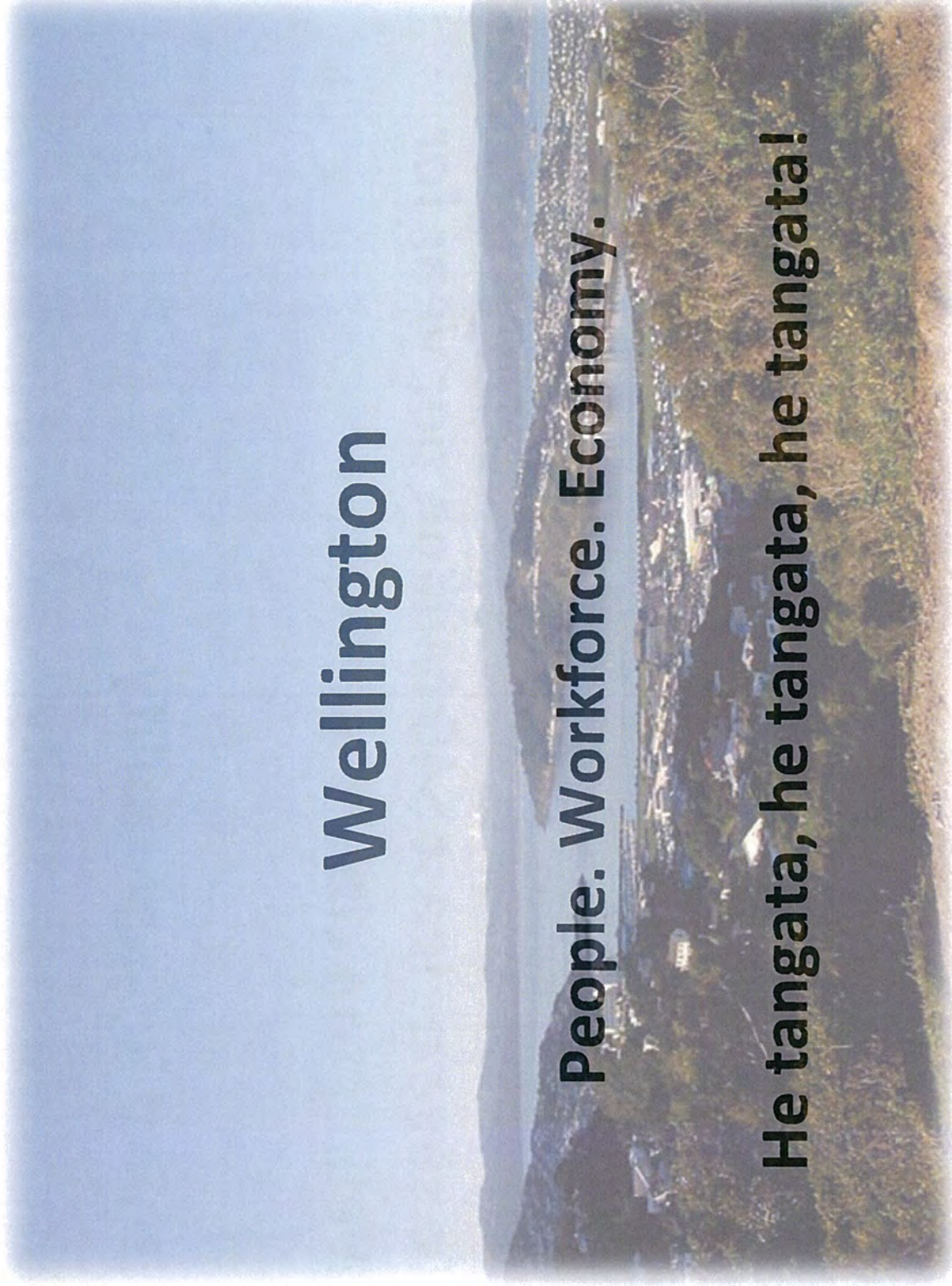
SAVINGS

- Spend \$61 Million over 10 years (\$6.1M/year)
- To save at least \$40 Million per year for Wellington city.
- Ethical Responsibility
- Fiscal Responsibility

Wellington

People. Workforce. Economy.

He tangata, he tangata, he tangata, he tangata!



SUBMISSION # 1312.

Tabled Information
reference 163/1210(c)

SUBMISSION TO WELLINGTON CITY COUNCIL

DRAFT ANNUAL PLAN

- My submission is as a business person first and foremost, but as a resident and ratepayer I'm also concerned about the fate of events in the city.
- Wellington needs a long term alternative to the Wellington Town Hall – there has always been a need for this.
- There is a shortage of suitable conference and event venues that are of a medium size – existing venues are either too big or too small
 - Te Papa – only real alternative
 - Westpac Stadium – too large & too far from the city centre
 - Massey University (Old Museum Building) – too large & too far from the city centre
 - TSB Arena – currently too big
 - Amora, Grand Chancellor, Intercontinental Hotels are all too small
 - No plans for a Hilton Hotel on the waterfront or similar to take up the slack either
- A good example of what is possible is The Court Theatre in Canterbury – rebuilt as The Shed as a result of the

earthquakes; Wellington needs to be proactive and not wait until it's too late in providing an alternative.

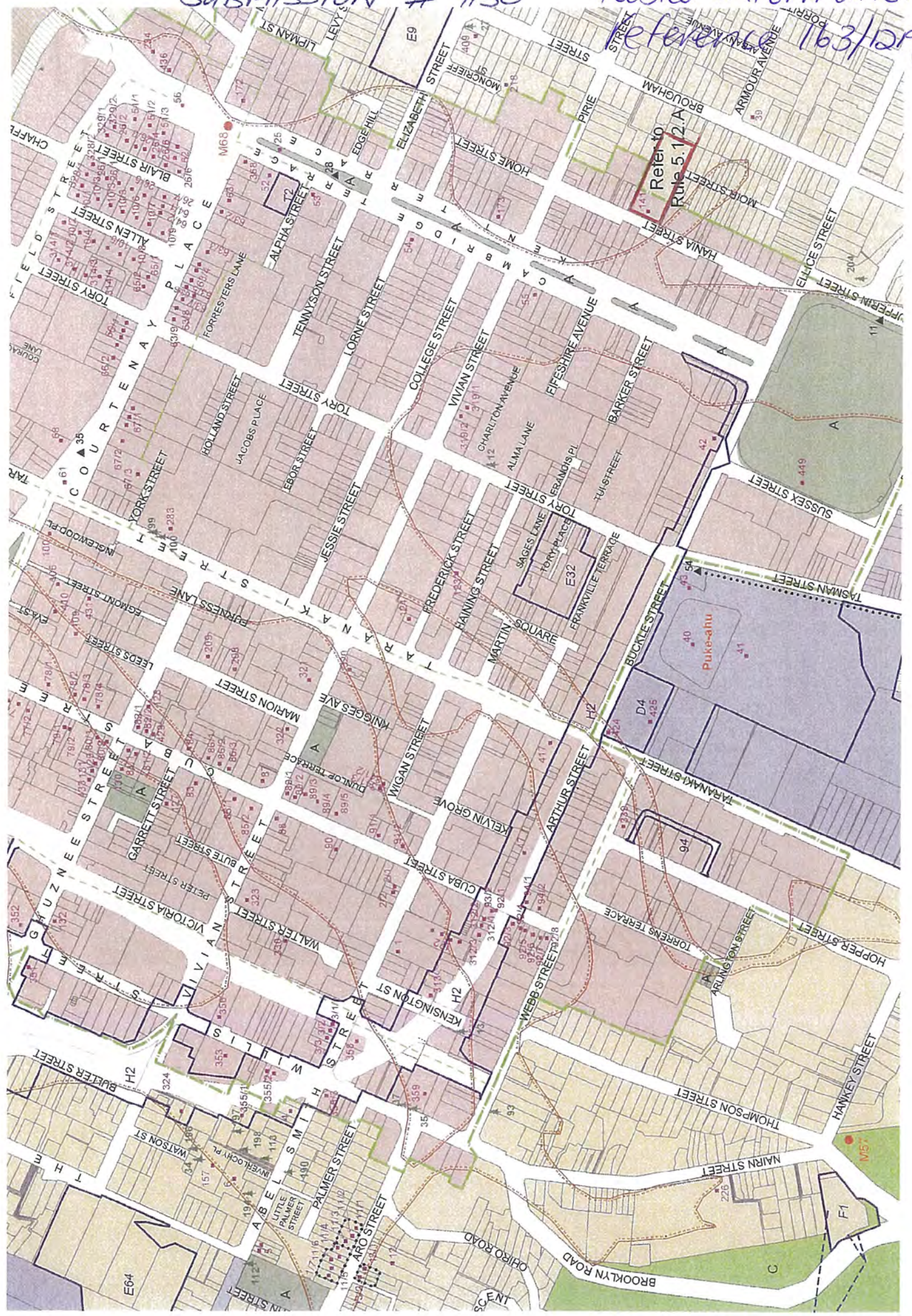
- **Advantages of holding business events in Wellington**
 - **Central location for the whole country – especially desirable for national organisations with branches around the country – my organisation is committed to holding all its national events in Wellington for this reason**
 - **Direct & frequent flights – Wellington Airport is a hub**
 - **The airport is close to the city**
 - **Wellington has good supporting venues – restaurants, cafes and enough accommodation for medium-sized events**
 - **Wellington's geography allows conference delegates from out of town to easily arrange other meetings while they're here which is another major attraction**
 - **Very walkable city with lots to see and do**
 - **Wellington is a very easy city to visit and stay in**
- **Conferences bring in lots of money to Wellington, both to the council and to supporting businesses – for example accommodation, hospitality, meals, shopping, social events, tourism, taxis, couriers, equipment and plant hire, plus all**

the supporting collateral needed for events, such as printing, signage etc. A lot of SMEs rely on this work.

- **Bringing business visitors into the city provides an opportunity to showcase all that Wellington has to offer.**
- **Wellington can't afford to lose these events – they could take decades to come back, if ever.**
- **I repeat - Wellington needs a long term alternative to the Wellington Town Hall – there has always been a need for this and this need will continue long after the Town Hall has been strengthened.**

SUBMISSION # 1130

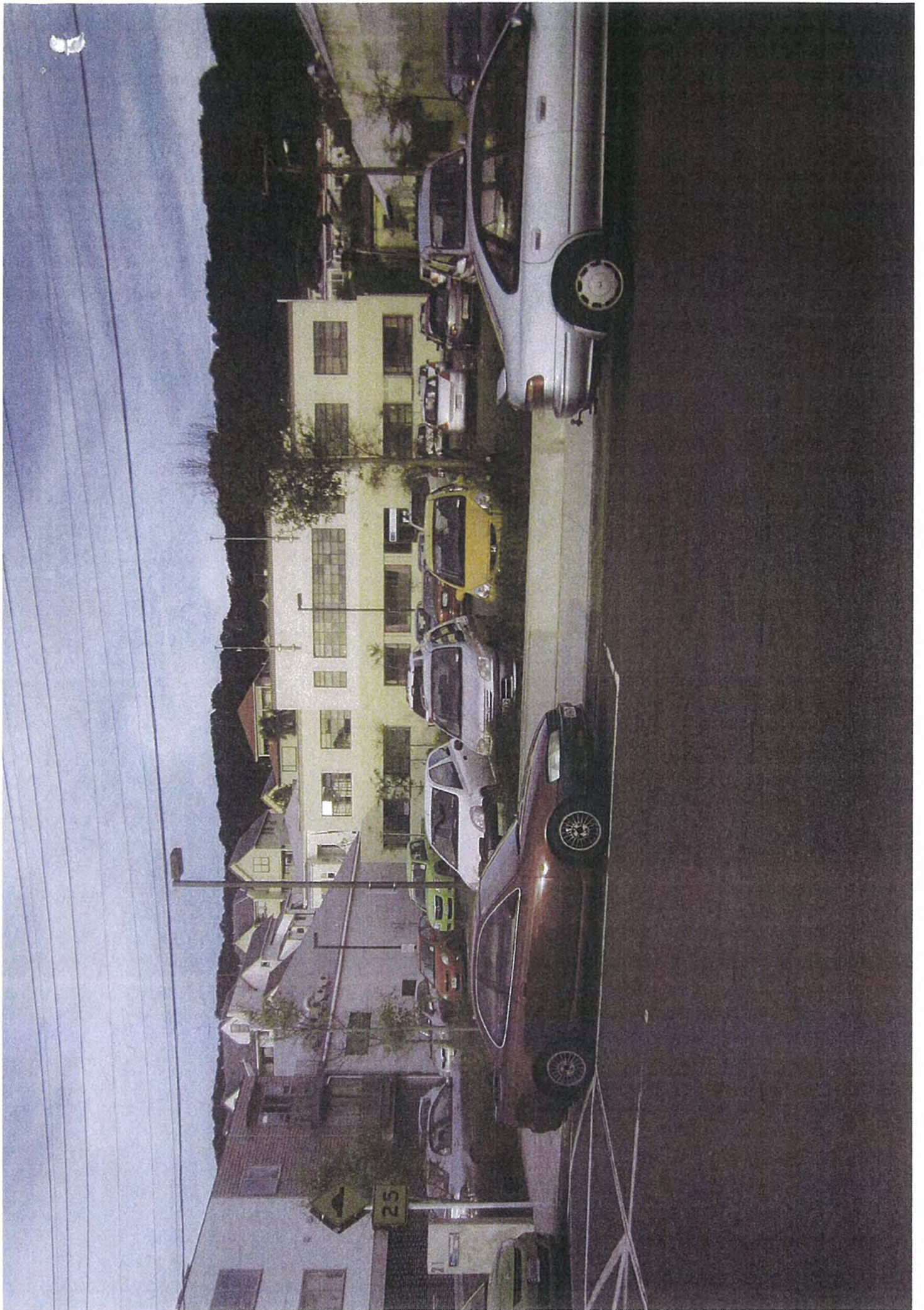
Tabled Information
Reference 163/12(d)





To see all the details that are visible on the screen, use the Print link next to the map.





SUBMISSION # 1329

Tabled Information
reference 163/12P(e)

Submission - Wellington City Council draft Long Term Plan

Aro Valley Community Council Co-chair Jane O'Loughlin

Aro Valley Community Centre Upgrade

The community centre upgrade should remain a priority

1. I am here to make sure that the funding allocation for the Aro Valley community hall upgrade remains in the Long Term Plan. The draft Long Term Plan you are considering includes funding for an upgrade of the Aro Valley Community Centre, but has moved it out by three years.
2. For many years now, the community council has requested that the council invest in an upgrade of the community centre.
3. The Wellington City Council has also recognised that it is a priority.
4. According to council documents, a Community Facilities Review was started in 2005, and presented to councillors in 2007. This led to policy work to establish priorities for the council, in the form of the Community Facilities Policy and Implementation Plan, which was presented to Strategy and Policy Committee on 10 December 2009.
5. As a result of this work a thorough assessment of community centres across Wellington was carried out, looking at population growth, demographic change, community needs, and how these needs were being met by existing council facilities.
6. It then took into account a number of outcomes the council wanted to achieve, including best use of investment dollar, ensuring the facility is fit for purpose, and ensuring it will be able to fit with the anticipated changing needs of the community.
7. Council staff were then able to provide councillors with priorities for investment. Out of 17 community spaces ranked, Aro Valley received a ranking of 2 – ie, the second highest priority for work, second only to a community space for the central city.

Not fit for purpose

8. Council considered that the functions of a community centre in a neighborhood centre should be to provide flexible, multi-use venue, with both formal and informal meeting spaces.
9. One of the things it rightly identified was that older community halls that have been 'converted' to use as a community centre (such as Aro Valley) are deficient in many regards compared to a purpose built centre, for example they generally have inflexible lighting, lack thermal insulation, and have insufficient storage capacity.
10. The report recommended a complete upgrade for Aro Valley community centre (as opposed to remodelling to address functionality, or basic work).

What's needed

11. As you may be aware, the existing Aro Valley community centre is simply a large hall that was plonked on the site and adapted as a community centre.
12. Until now, there has been only one useable public space, which is the hall. The hall is a large space, which is suitable for performance, dance, large meetings, etc.
13. The adjoining kitchen is old and cramped with inadequate storage.
14. Cupboards off the hall provide some limited storage for equipment and chairs and is an on-going challenge.
15. Currently, our office takes up a room at the front. We have recently negotiated with the council to move our office to rooms recently vacated by Citizens Advice Bureau. This initiative will provide a much needed additional small room, for meetings, music practise, rehearsals, and so on.
16. At the end of 2010, the hall was re-piled, and the opportunity taken to install underfloor insulation, to replace the warped chipboard floor with wooden floor boards, and to upgrade the toilet facilities.
17. This relatively minor upgrade has made a world of difference to the look and feel of the hall. Its shabby appearance used to mean it was very seldom hired out for parties or performances, but now we are attracting many more bookings. This demonstrates what a difference an upgrade can make.
18. Nevertheless, the limitations are frustrating. For example, we run a successful school holiday programme, which is a valuable service in the area. But as we have only one space available, each time we run it we have to cancel all other daytime hall users.
19. Our monthly meetings take place in the conversation pit at the next door pre-school, to avoid disrupting regular hall users. This is not a great way to encourage community involvement!

Great things

20. Aro Valley could do great things with more space and facilities.
21. We have council housing block nearby. We already provide ESOL classes, but we could do more to assist those in council housing to gain skills, share their knowledge, and integrate into the community.
22. Aro Valley is known for its artistic talent yet there is no performance venue, theatre or cinema.
23. Our local shopping centre is struggling – we need to build up our local community and find ways to attract people to socialise and shop here. A vibrant community centre is one of those things that can help.
24. We would be willing to work closely with the council to assist with consultation of the community on the proposal, and we would also be prepared to fundraise for the project. We think this is appropriate not only as a way of making a contribution in difficult times, but as a way of achieving a sense of community involvement in the project.
25. Please recognise the importance of this project when deciding priorities.

Aro Valley Community Council

Submission on the Wellington City
Council Long Term Plan

May 2012

Jane O'Loughlin – co-chair



*Tabled information
reference 163/12P(f)*

Aro Valley



- Unique suburb
- Aro Valley Community Council is a committed volunteer group with a dozen active members
- Works closely with WCC



Community centre



- Venue located on a popular thoroughfare
- Long history – famous election events
- But – the building has limitations



WCC facilities review

- Started 2005
- presented to Strategy and Policy Committee on 10 December 2009
- Assessed community centres across Wellington
- Considered population growth, demographic change, community needs

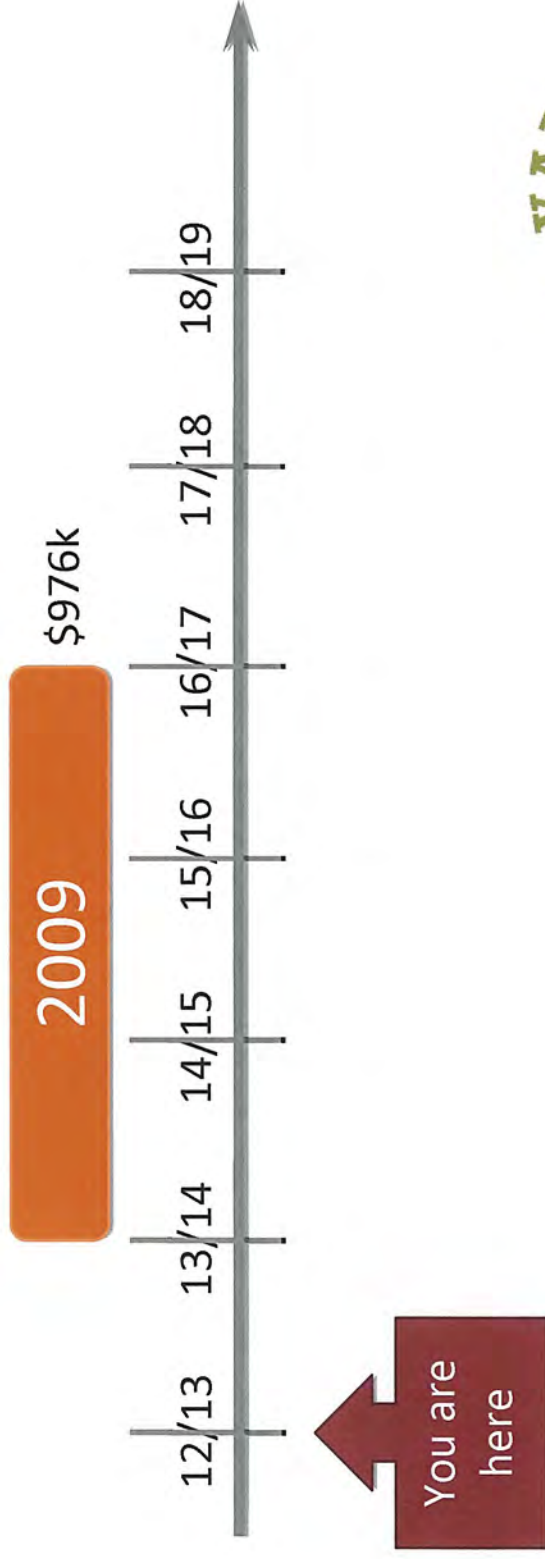


Rankings

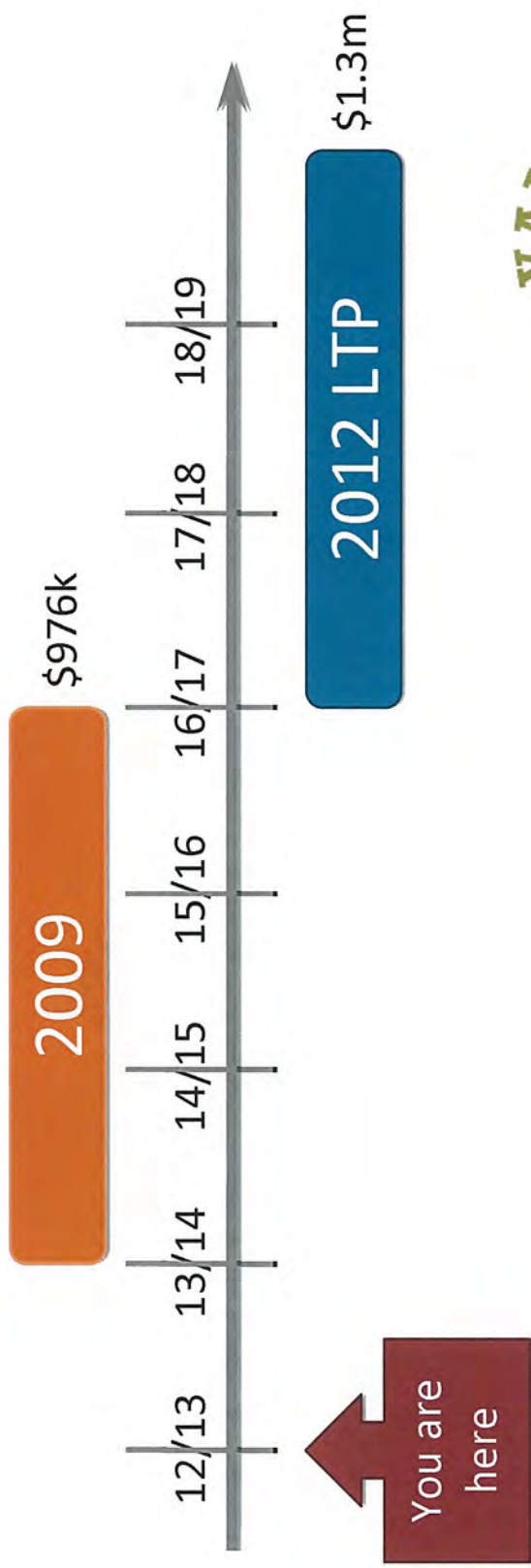
- 17 community centres ranked
- Aro Valley received a ranking of 2 – ie, the second highest priority for work, second only to a community space for the central city.



Original timeline



Timeline shift



What's the urgency?

- Converted hall
- One useable space
- Poor lighting
- Old cramped kitchen
- Lack of storage



Untapped potential



2010:

Re-piling and new floor

Improved toilet facilities

Now: frequently rented
out for one-off events



Incremental improvements

- Moving our office to the old Citizens Advice Bureau offices
- Will free up an extra room for meetings, music practice, etc – plus potential for additional income
- Has highlighted demand for suburb office space



Great things we could do

- More classes for council housing tenants, eg language classes
- Provide a workshop for hobbyists and craftspeople
- Services for small businesses
- Work space for artists /craftspeople
- Theatre/ movie space
- Markets



Your action

- Keep the Aro Valley Community Centre upgrade in the long term plan!



Tabled Information
reference

Page 2 of 3

SUBMISSION # 10A

163/12P(g)

Sub number: 1019

To: Wendy Ward
Subject: FW: encroachment fee proposal

From: Noeline Holt
Sent: Thursday, 17 May 2012 2:27 p.m.
To: 'encroachment.review@wcc.govt.nz'
Subject: encroachment fee proposal

To Whom It May Concern

The Council's proposal to differentiate encroachment licence fees according to area is usurious and inequitable. While some people may live in areas that have high land values they may not have equivalent incomes. When they moved to those areas they were not necessarily high value areas but over time became desirable. However the financial status of the residents, in particular long term residents, would have mostly unchanged or decreased.

Please note that the Council is already benefitting in areas with high land values through higher rates. Charging such usurious amounts for encroachments would add such a rate burden it would empty out many suburbs. Lower income people renting in these areas would have to pay additional rent to offset any costs to the landlord for the encroachment.

Most land that encroachments are built over, and I use Roseneath as an example, are sheer banks and have no value to the Council. Car decks in particular provide retention of the land underneath, a cost saving to the Council. In Maida Vale Road no land under a carpark has slumped, while in other areas land has had to be shored up to protect the roads (a current example is the beginning of Grafton Road) and in the past few years, several areas along Maida Vale Rd.

Perhaps licences could be rated according to the value of the land that is used for the encroachment?

However the Council has not looked at the health and safety aspect of these encroachments. In Maida Vale Road, if people gave up their encroachment licences the road would be impassable, I suspect that this is the case for many roads in Wellington. Ambulances or Fire Services would not be able access the street. There would be the added burden of insurance cost rises if a house is unable to be accessed by the Fire Service. The Council could be made liable for a person dying as a result of an ambulance's inability to access the patient.

At their own cost residents have created safe passage for ambulances and fire trucks. This should be recognised by the council, the alternative being widening the roads at spectacular cost to the Council.

The other issue is security. It can mean the difference to safe access onto a property or a person's safety compromised if their car has to be parked some distance away from the dwelling. **I have been assaulted in this circumstance** when I gave up my car park for an out of town visitor.

The planned approach is unrealistic on all points of the proposal. The grandparent clause of the licence change coming in when someone sells would diminish property values and push people out of the inner suburbs and drive people in the outer suburbs away from the city altogether.

The administrative cost would be excessive, any benefit to the Council negated. The social and economical cost to the residents would be unsustainable.

This proposal is irresponsible, inequitable, of no benefit to the Council nor to the residents, and completely impractical. I would be pleased to speak to this submission.

Yours faithfully

17/05/2012

Noeline Holt
35 Maida Vale Road
021868608

Tabled Information
reference 163/12P(h)

HELPING BUSINESS
SUCCEED THROUGH
SUSTAINABILITY

SINCE 2002

sustainable
BUSINESS NETWORK 

WHAT WE DO: SBN SERVICES

Events & Networking

Get Sustainable Challenge - Comprehensive assessments that provide peer-to-peer benchmark data

Activate meetings - Individual advice and planning

SBN Awards - Celebration of sustainable business achievements

Trailblazers - Sharing and development of advanced sustainable business knowledge

Clusters - Cross-sector and multi-sector sustainable development business groups

Other SBN Services

Adviceline – Carbon 4Good – **Sustainable City Showcase**

Online community – **Free online sustainability tools**

Bespoke Greenfleet services – **Research and resources**

Specialist service connection

**SBN
CENTRAL
MEMBERS**

-  **New Zealand Post**
-  **trilogy**
-  **Microsoft**
-  **KiwiRail**
-  **Resene**
-  **telecom^{nz}**
-  **CentrePort Wellington**
-  **ideas shop**
-  **xero**
-  **COMBINED**
-  **BURGERWISCONSIN**
-  **WELLINGTON ZOO**
-  **SOUTHERN CROSS**
-  **SilverStripe**
-  **MARTIN JENKINS**
-  **New Zealand Post**
-  **meridian**
-  **URS**
-  **SAATCHI & SAATCHI**
-  **studiopacificarchitecture**
-  **Kiwi bank.**
-  **FILM NEW ZEALAND**
-  **OPUS**
-  **maven**
-  **MOXIE**
-  **contact**
-  **zuro**
-  **COMBINED**
-  **BURGERWISCONSIN**
-  **WELLINGTON ZOO**
-  **SOUTHERN CROSS**
-  **SilverStripe**
-  **MARTIN JENKINS**
-  **New Zealand Post**
-  **BUDDLE FINDLAY
NEW ZEALAND LAWYERS**
-  **PEOPLES
COFFEE**
-  **SAATCHI & SAATCHI**
-  **studiopacificarchitecture**
-  **OPUS**
-  **CHAPMAN
TRIPP**
-  **Dulux**
-  **megabyte
TECHNOLOGY CONSULTANTS**
-  **SOVEREIGN**
-  **aurecon**
-  **tourism
INDUSTRY**
-  **Daisies
Early Education & Care Centre**
-  **Energy
and Technical Services**
-  **sustainable
BUSINESS NETWORK**

ANNUAL REVENUE
OF TOP 40
WELLINGTON CITY
MEMBERS

\$11.6 Billion

NUMBER OF
WELLINGTON
STAFF OF TOP 40
MEMBERS

11,400

WORKING WITH
COUNCILS
IN CITIES
NATIONWIDE

Currently working with Councils in:

- Auckland City
- Tauranga, Rotorua, Whakatane
(Bay of Plenty Regional Council)
- Hutt City
- Nelson City
- Christchurch City

WCC
DRAFT LONG
TERM PLAN

It is clear that Council has:

- Significant fiscal challenges
- Trade-offs have had to be made
- The intent of the LTP is clear
 - a Smart, Connected,
Dynamic, Eco city

WCC DRAFT LONG TERM PLAN

However:

- The Council is missing an important link with business to enable it to achieve its long-term vision
- Businesses are essential to enable Council to achieve its vision
- The economic focus of the LTP is on tourism and events. Important but limited and, if not managed carefully, potentially counter-productive to Eco-city goals
- The LTP has the right vision, its outcomes are on the button, but the 'how' is not clear – especially in achieving its eco-city outcome

SBN'S OFFER TO COUNCIL

- Work with SBN members to help you achieve your vision
- A two-way connection to 105 forward thinking businesses in Central Region
- Learning and sharing what we have learned in other centres
- SBN is an established forum of businesses who share the Council's vision
- Innovation and resilience is core to many of our members' businesses

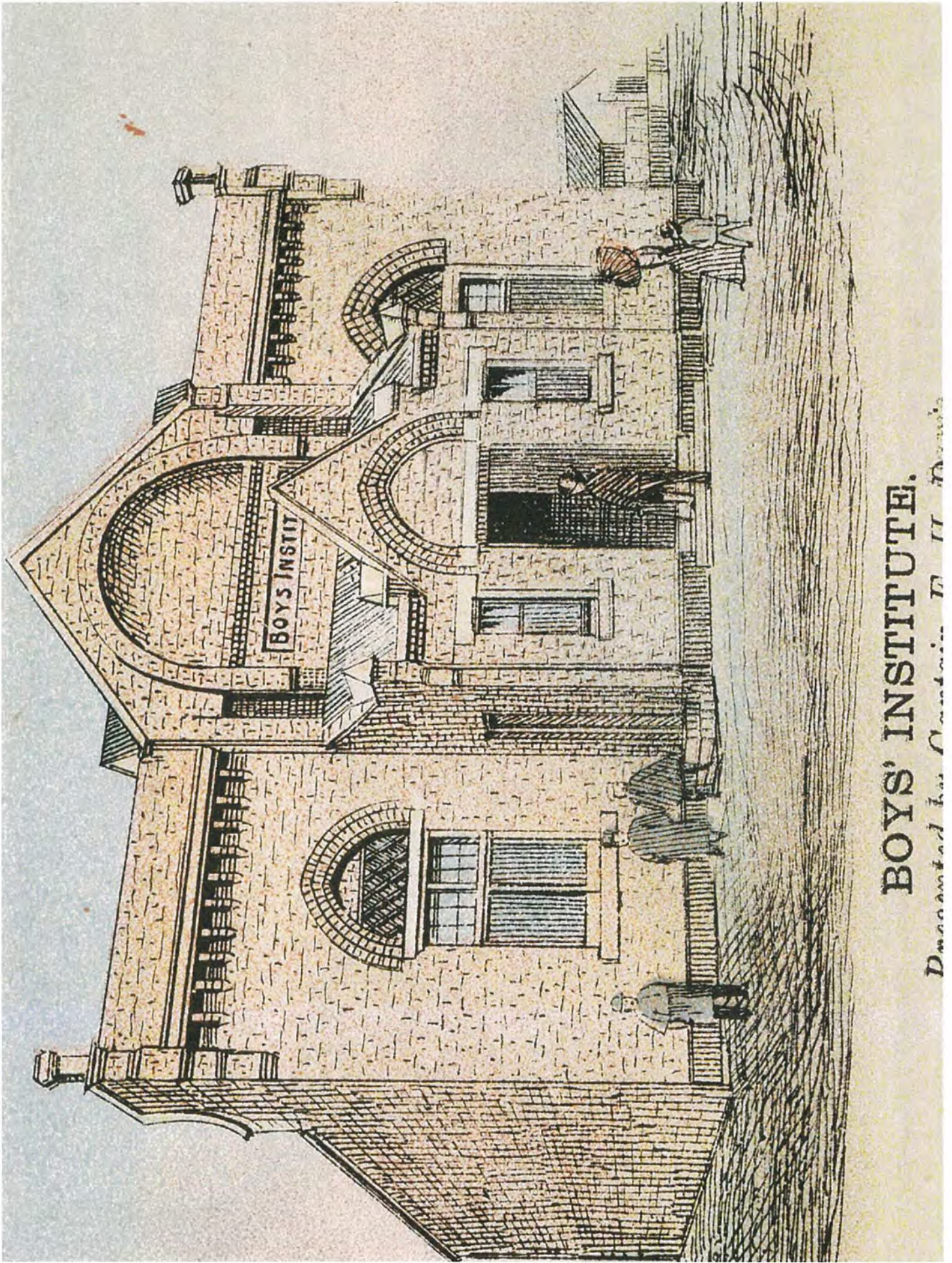
“pushing at an open door”

- a large, already active, supportive group of businesses of all sizes and types willing to support a range of practical city projects: waste; energy; water; transport and much more...

QUESTIONS?

Tabled Information
reference 163/12P(i)





BOYS' INSTITUTE.

Designed by Charles T. T. T.









Workshop
Tabled Information
Reference 163/12P(j)

SUBMISSION # ~~XXXXXX~~
RON ENGLAND - ECO CITY

Location

Museum of New Zealand Te Papa
Tongarewa
55 Cable Street
Wellington 6011

Venue: Icon
Cost: free

Contact

If you have any questions please contact:
Professor Ralph Sims
Massey University
Phone: +64 6 350 5288
Email: R.E.Sims@massey.ac.nz

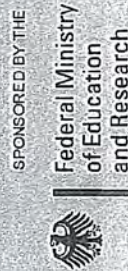
Please RSVP to:

Oliver Lah
Wuppertal Institute for Climate,
Environment and Energy
oliver.lah@wupperinst.org

Sustainable Cities

Co-Benefit Strategies for
Sustainable Cities
in the Asia-Pacific Region

26.03.2012



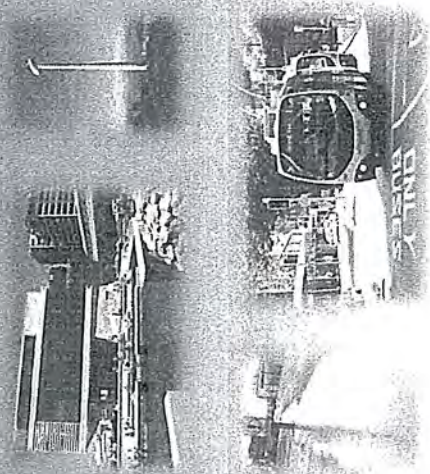
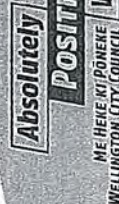
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of Education
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Wuppertal Institute
for Climate, Environment
and Energy



MASSEY
UNIVERSITY



Sustainable Urban Development

Cities are the powerhouses of national economies and as such key drivers of energy consumption. Almost 80 percent of global greenhouse gas emissions are estimated to originate from urban areas. The trend towards urbanisation will continue. Over 70% of the world's population is predicted to live in cities by the middle of the century, compared to just over 50% currently. This makes cities not only a key focus for climate change mitigation efforts it also highlights the vulnerability of densely populated urban areas to the impacts of climate change.

This workshop will facilitate discussions about experiences from Europe, Asia and the Pacific and will explore options for integrated strategies that maximize co-benefits for sustainable and resilient urban development.

Programme

8:30 Arrival and registration

Session 1 – Sustainable Urban Development: Drivers and Challenges

9:15 Welcome

Celia Wade-Brown

Mayor, Wellington City Council

H.E. Thomas H. Meister

Ambassador of the Federal Republic
of Germany

9:45

**Sustainable Urban Development:
Experiences from Europe and Asia**

Speaker: Prof Manfred Fischechick
*Wuppertal Institut for Climate,
Environment and Energy*

10:30

Coffee break

11:00

**Resilient and Sustainable Cities:
Some best Practice Examples**

Speaker: Prof Peter Newmann
Curtin University, Western Australia

11:45

Discussion

Moderator: Prof Ralph Sims, *Massey
University*

Session 2 – Transitioning to resilient, low-carbon cities

1:30 **Mitigating Climate Change:
Towards a low-carbon City**

Speakers:

Assoc Prof Ralph Chapman,
Victoria University of Wellington
Prof Ralph Sims,
Massey University

2:30 **Coping with Climate**

Change: Towards a resilient City

Speakers:
Prof. Martin Manning, NZ Climate
Change Research Institute
Prof Philippa Howden-Chapman
University of Otago Wellington

3:30 Tea break

4:00 **Synthesis: Cities as systems**

Chris Cameron
Wellington City Council

4:30 **Discussion and next steps**

Moderator: Oliver Lah
*Wuppertal Institut for Climate,
Environment and Energy*

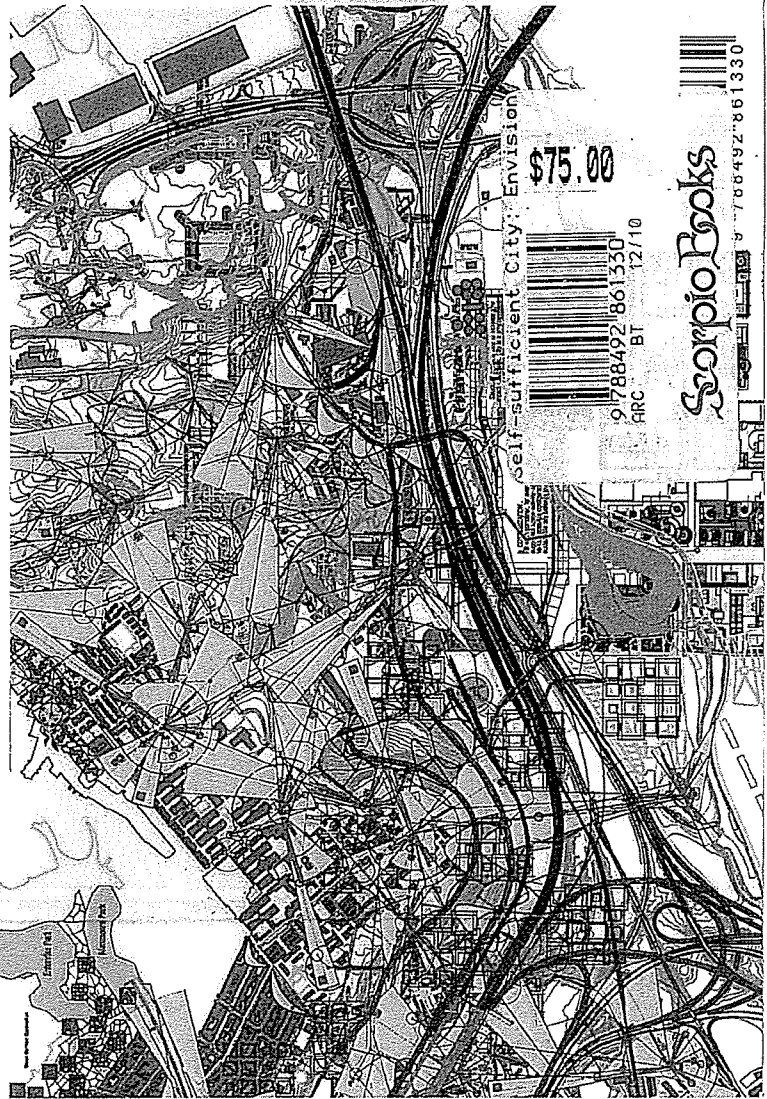
12:30

Lunch

Iaac
Institute for
advanced
architecture
of Catalonia



The 'Self-Sufficient City' has stimulated a worldwide debate on the future of our cities. The Institute for Advanced Architecture of Catalonia and HP are inviting reflection on how we will live in the near future, in the light of the social, cultural and technological changes in which we are immersed. This book presents more than 100 proposals, from all over the world, envisioning the habitat of the future.



Self-sufficient City: Envisioning
\$75.00
9-788492-861330
ARC BT 12/10

Scorpio Books
9-788492-861330

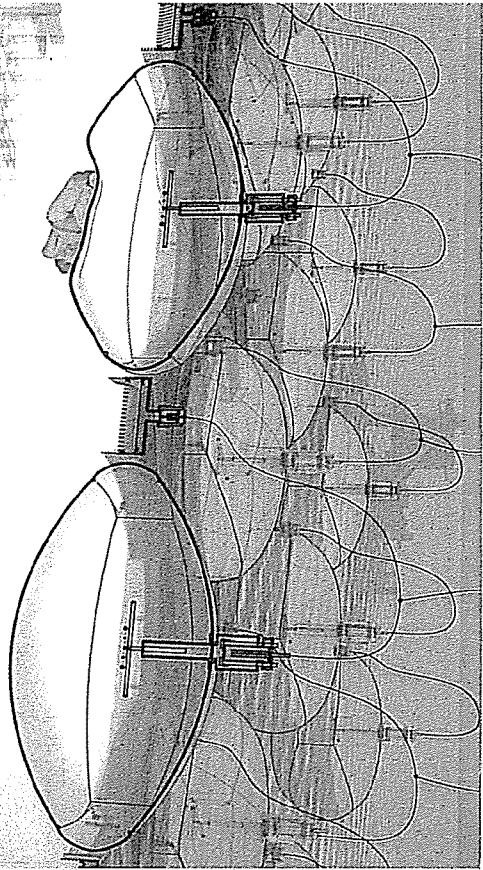
SELF SUFFICIENT CITY

SELF SUFFICIENT CITY

Envisioning the
habitat of the future

Iaac 
Institute for
advanced
architecture
of Catalonia

3rd Advanced Architecture Contest



NZX 50 3326.74 ▲ 2.07

NZ\$1= US83.45 ▼ 0.07

NZ\$1= A77.3

Banks take \$3b profit overseas

Higher margins boost returns

Richard Meadows

HIGHER interest margins saw the big five banks take a combined profit of \$3 billion over the 2011 financial year, most of it headed to Australian bank coffers.

Bank profits were up 18 per cent year on year and 26 per cent higher in the second half of the year than the first, according to a report by PricewaterhouseCoopers.

While the four Australian-owned banks – ANZ National, BNZ, ASB and Westpac – all boosted their profits in the latest half-year from the same period in 2010, Kiwibank did not.

The overall growth came from increasing interest income, growth in other operating income, and a modest reduction in operating expenses, the report said.

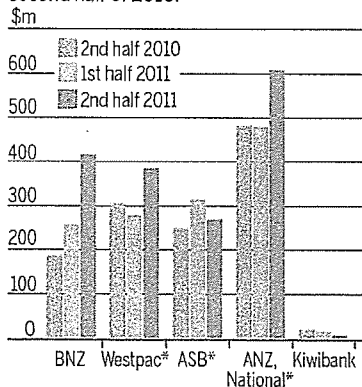
But the banks' huge profits did not necessarily mean customers were being ripped off, said PwC financial services partner Sam Shuttleworth.

"It's kind of a win-win", he said. "Banks have been able to increase their margin, but the net interest rate borrowers are actually paying at the moment – they're at historical lows."

The banks had been sourcing funds on the cheap after falling in-

HAPPY BANKERS

Four of the big five banks have seen profits swell significantly from the second half of 2010.



*Represents the aggregated results of New Zealand banking operations. Source: PricewaterhouseCoopers

terest rates slashed borrowing costs. They had also been able to mostly self-finance since the second half of 2009, which provided some insulation from turbulence overseas.

The average net interest margin, the difference between borrowing and lending rates, rose four basis points to 2.27 per cent in the second half of 2011.

Massey University banking expert Dr Claire Matthews said the rates were reasonably high, but they had been steeper in the past. In part, the banks' profits reflected the ongoing recovery from the global financial crisis, she said.

"You could, to some extent, take it as a positive, in that it

suggests that there is some recovery in the economy."

Most of the \$3 billion profits would return overseas to the banks' parent companies, with some kept in New Zealand for capital spending.

Matthews said there was no direct benefit in the Aussie banks turning a good profit, but it ensured they would continue to operate and spend money in New Zealand, as well as employ thousands of staff.

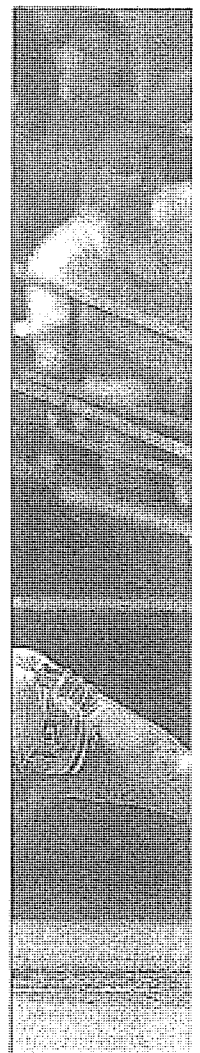
The fastest-rising expense for banks was the amount of tax paid, up 47 per cent from the 2010 year to \$1.3 billion. The increase was partly down to increased revenue, but also related to a major 2009 tax settlement with the IRD which affected several banks.

The final settlement was reduced from \$2.7 billion to \$2.2b, which left a surplus for the 2010 year and artificially reduced the level of tax paid.

Bad debt charges also rose to \$379m in the second half of 2011, up from \$355m in the first half, with both periods hit by the credit provisioning impact of the Christchurch earthquakes.

However, total bad debt expenses were down by 35 per cent in the 2011 full year compared with 2010, which Shuttleworth described as a "remarkable result" given the impact of the quakes.

The interest margins that helped boost profits were likely to decrease again, Matthews said.



Home run: Major Le

Direct

Tom Pullar-Streck

SPORTS fans may want to ditch Sky Television's sports events on televisions or computers, and use ultrafast broadband for other programs that don't want.

But without a...

READERS' FORUM

Taylor's vocal departure needless

BODY'S VIEW

How great it was to hear Dick Taylor resigning from the Halberg Awards Committee after disagreeing with the All Whites' wins in various categories. Who needs him on this?

Whether he agrees or disagrees with the decision as to who wins any award at this prestigious event, the sad part is that by going public with his feelings he has not only placed a blot on this and future Halberg Award ceremonies, but can you imagine how deflated the winners must be.

They had no part to play in the decision-making process and deserve to look back on this with pride. I wonder how he feels about this?

He should have just resigned and said nothing rather than seek press exposure.

A. Walker, Remuera.

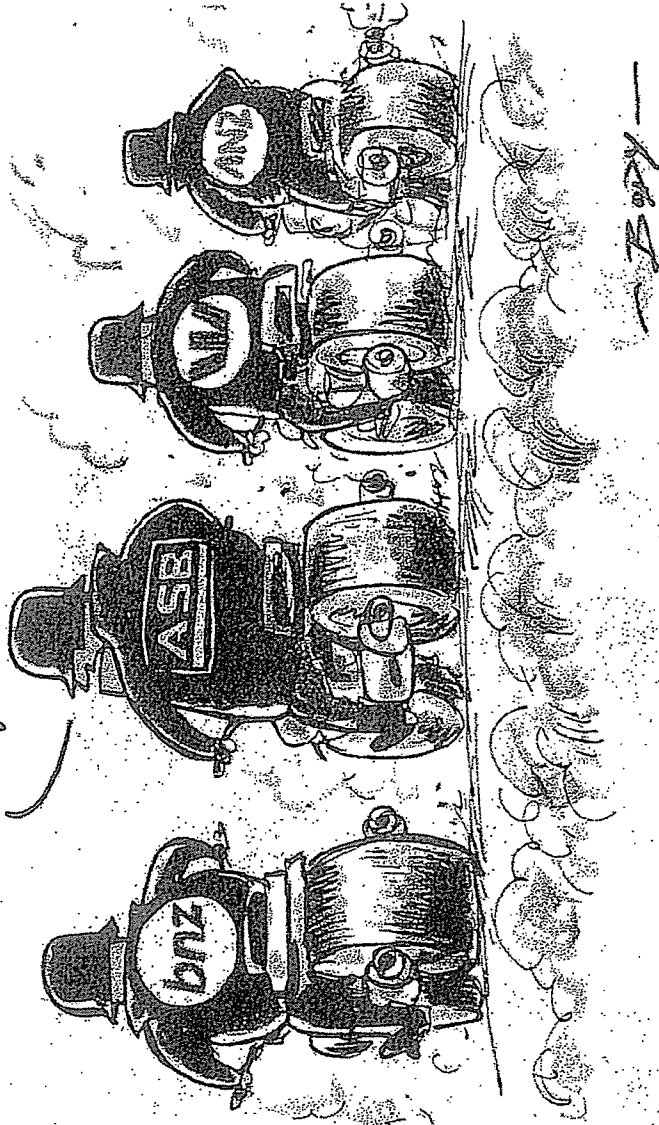
Award gripes unjust

Those critical of the All Whites winning the Halberg Award are a silly bunch. Obsessed with minority sports played by a handful of ex-British colonies (rugby, netball, league), they fail to recognise that even attending the Fifa World Cup finals is an achievement in itself. That's why we have only done it twice.

Merely qualifying for South Africa put the All Whites in a position that more than 160 other countries were envious of.

Let me put it in perspective for you. If I came 7th in the Waitakere City 11km fun-run, and you finished 16th at the 2008 Olympics in the marathon, whose achievement is more significant? Clearly, according to those who label the All Whites as mediocre, my 7th is better than your 16th, thus I am the more accomplished athlete. But such flawed logic fails to consider

SO WHAT DO YOU
THINK OF THESE AUSSIE
GANGS COMING HERE
AND TAKING EVERYTHING
OVER?



For a gallery of cartoons go to nzherald.co.nz

Power price shocker

State-owned electricity generator Genesis tells customers in a February 7 letter that one of the reasons it is raising power prices is "to make an acceptable return on our assets".

Finance Minister Bill English told Parliament's finance and expenditure select committee two days later that power prices had already gone up "pretty relentlessly" in order to generate returns "which look reasonably high compared with the bond rate and are as high as private sector returns in the same market. Probably both are doing better than they should".

English said "getting a competitive electricity market is more important for us than maintaining those returns".

Perhaps he should have talked to Genesis before February 7.

David Barber, Wellington.

Leaders outsmarted

John Key has been outfoxed by the race-based political strategists using the Forshore and Seabed Bill to advance their agenda.

Len Brown was also outfoxed by the same race-based strategists when he voted \$5 million for their style of ethnic bureaucratic parasitism. Their long-term strategy for Maori separatists is to access power and funds to control people, land and sovereignty.

This programme masquerading as Maori rights really has little to do with Maoridom, which is tribal-based and fraught with division.

The core characteristic of the thinkers and thinking behind the political games which are being played by elected leaders and institutions is knots arise from Marxism. Lenin said "a lie told often enough becomes the

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NEW ZEALAND

INVESTOR

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Time to reboot the system

When you first hear that banks create money by typing numbers into a computer you can't quite believe it. When you hear that this free 'money' is lent out with interest added, you dismiss it as lies because the banks would be no better than counterfeiters.



Like the rest of us, I have been watching as our government, as well as those across Europe and in the US, beg for funds from the central banks to the tune of trillions of interest-bearing dollars.

In the back of my mind I wondered where all this money came from. Then I heard of the Occupy Wall Street sit-in and began following the event online. I watched documentaries such as Bill Still's *The Secret of Oz*, Paul Grignon's *Money as Debt* and read Deirdre Kent's book *Healthy Money, Healthy Planet*.

It took less than a week to join the dots and understand that we are collectively indebted to the banks and the debt will only grow larger. Under the current monetary system, there is no way out.

Once you understand that the banks create 98 per cent of all money in New Zealand, and the money is loaned out with interest attached, and that the two per cent of money created by the government is nowhere near enough to pay that interest, you start to understand why we are in a collective spiral of increasing debt.

I'd wager that, with one notable exception, our elected representatives do not realise what's going on.

The Reserve Bank of New Zealand, which has the ability to create debt-free money, will tell anyone who cares to listen why it would be madness for the RBNZ to take back control of the money supply.

This is what Mike Hannah of the Reserve Bank has to say about it: "If the government 'prints money' and uses it to spend in the economy, the quantity of money in the economy increases, and all else [being] equal, interest rates will fall, and prices will rise."

What Hannah forgets is that government printed money would not be inflationary when spent on items such as infrastructure – items that are currently funded by taxes and bank loans. Loans that are paid for with tax receipts and reduced public services. Quantity theory assumes that money is 'neutral'. It's not, it is debt.

Hannah says: "Conversely, when the government borrows money from the public to spend, this in itself does not increase the money supply."

This 'public' money comes from banks, the creators of most of our funds. So it has already been created out of thin air and is attracting interest. Instead of saying 'money supply' Hannah could more accurately call it 'debt supply'.

If the government created and controlled the money we need, it would not need to borrow any money. As a country we would not be beholden to any corporation.

Is changing the way government obtains the money it needs to pay for public services, infrastructure and civil servant payrolls an election issue? It could be, but is probably too late for this one.

But as countries start to fall further into debt, as banks step in to foreclose on people's homes, businesses and countries, a sea change may be unstoppable.

When banks lend you \$90 billion, do you do what the people want, or what the banks want? Who's your daddy?

Steve Hart, editor.

Steve

KAREN KOOPU
ECO CITY SUBMISSION.

Tabled Information
reference 163/1210(K)

MHI

E nga mana, e nga reo, e nga rau rangatira ma kei roto i tenei ruma,

Tenei te mihi atu ki a koutou,

Tena koe e te Mea mo te Whanganui a Tara, a Celia, nga mihi nui ki a koe.

He uri au Ko Te Whanau A Apanui, Ko Ngati Porou me Ngati Kahu

Ko Karen Koopu toku ingoa.

Tena koutou, tena koutou tena koutou katoa.

ORAL SUBMISSION: ECO-CITY PROPOSAL APRIL 2012

I am making this submission as an individual

History of membership and volunteer work in Zealandia (Formally known as Karori Sanctuary)

I have been a financial member and dedicated volunteer since 2007. I have spent an estimated 72 hours every month in Zealandia doing work which includes Hihi nesting box monitoring, feeding Takahe, assisting with night time public tours, kaka nesting box monitoring, assisting with the Kakapo night time public tours, kiwi monitoring.

Tasks	When	Hours
2010 Hihi nesting box monitoring during the breeding season – includes data entry into Google Doc /Excl spreadsheets	Weekends, once a week	3 – 4 hours
2011 – Current Takahe Feeding Team	Rostered weekends	1 – 2hours
Night Guide Assistant for Zealandia by Night Public Tours	Every third Thursday of the month	3 – 4hours
2011 – Current Kaka nesting box monitoring during the breeding season	Weekends	2 – 7 Hours
2011 Sept - Nov Sirocco the ambassador Kakapo public tours. Team leader and Assistant Guide for Public Tours	Week nights over 6 ½ weeks	2 – 4 Hours
2011 – Current Kaka monthly survey	Once a Month - weekends	1 – 3 Hours
2011 – Current Kiwi Stalking Research Team assisting Helen Taylor, Victoria Uni PhD Student	Weekends – every week for seven months during breeding season and once a month out of season	

In 2011 I shared The Outstanding New Volunteer Award.

Proposals

Of the five proposals offered by Wellington City Council, I support Proposal 5, which was none of the models listed.

This is because I do not believe Proposals 1-4 will satisfactorily promote the ecological vision of Zealandia.

If WCC were to vote to include Zealandia in its preferred management structure of a Council Controlled Organisation (CCO), called 'Eco City' together with the Wellington Zoo, Otari – Wilton Bush and the Botanical Gardens, or any of the other three possible 'models'

- I will withdraw my time from all my volunteer work from next season.
- I will withdraw my financial membership as I have no guarantee it will go directly to Zealandia.

Why did I choose this option you may ask?

I support the Council appointed Trustees in partnership with iwi and the Karori Sanctuary Trust appointees. The likes of the late Sir Paul Callaghan, Catherine Issac, Jim Lynch to name a few who have my trust and respects to boldly go where most New Zealanders don't venture – a 500 year restoration vision to restore Aotearoa / New Zealand's native flora and fauna in its natural environment.

'Whaia te iti kahurangi ki te tuahu koe me he maunga teitie'

'Aim for the highest cloud so that if you miss it, you will hit a lofty mountain'

I believe in their active and effective participation in this partnership model to advocate and protect all the gains achieved to date – a list too numerous to list here but I'm sure has been captured in other submitters submissions. *"A world class conservation site portraying our natural heritage that captures people's imaginations, understanding and commitment"*

I believe in the Karori Sanctuary Trust maintaining its independence to support and retain and nurture its unique community and 'volunteerism' ethos and the goodwill and support of its 450 volunteers and its 11,000 members, including current and past donors, benefactors and supporters.

I believe in restoration and preservation of Aotearoa / New Zealand's native flora and fauna within its natural environment and demonstrating a living conservation success to be implemented and disseminated nationally and promoted internationally.

As I stand before you today I am mindful that I have been in similar positions before; this is what I call 101 in consultation, except major principles are missing -- namely an agreed partnership arrangement, equal participation in the decision-making, a commitment to protect the gains achieved and lastly priority for long term funding towards sustainability.

My concern being, what had changed so drastically between our partners that has moved us into a completely foreign exotic environment? A change of heart at the centre, or leadership or commitment or priority?

PARTNERSHIP

What I observed and read within the Eco City proposal was WCC as the major partner dictating the following conditions to Zealandia:

- In response to Karori Sanctuary Trust (KST) request for more ratepayers funding, WCC set up a working group to reduce the cost to the Council and ratepayers. (*page 1 of proposal*)
- WCC is not prepared to continue to provide funding for Zealandia without closer management control. (*page 1*)
- After 17 years in this partnership, it now proposes adding multiple partners into the mix – i.e Otari-Wilton Bush, the Botanical gardens and the Zoo. All with very different cultures, values, target markets and products, especially the Zoo.
- A three year financial time-limited vision with the expectation that Zealandia must be self sustainable within this time.

I question why Zealandia had been singled out only, to be accountable for rate payers funding, but I welcome the recent article in Dominion on Friday 18 May 'Zoo and cable car face council review' and keenly await the outcome.

My understanding is that WCC already appoints the Chair and three members of the Karori Sanctuary Trust so how much more management control is needed. Perhaps better direction is required as oppose to more control?

Placing organisations with minimal fit together (the Zoo and Zealandia) would not produce added value, but rather, will create risks that threaten and diminish each organisation's future. Even if some immediate short term savings could be identified, history tells us that these will diminish with time and it will be the ratepayer that will have to pick up the tab eventually.

It begs the question; why not take the time to get it right, from the start?

My understanding of the successful partnership model started with KST partnering with Iwi, community driven, and of course always backed by key supporters and funders, WCC and by the regional council, major sponsors, and government support.

I support the Trust position – to provide \$700,000pa funding to the Trust for the next three years which will allow Zealandia to continue to be an independent community organisation and work in partnership with the Council and other partners to achieve the Trust's vision and the city vision 2040.

'He aha te mea nui o te Ao, he tangata, he tangata, he tangata'

'What is the most important thing in the world, it is people it is people it is people.'

The guardians / kaitiaki of the land / whenua

Participation

It is critical for the Karori Sanctuary Trust to maintain its independence to retain and nurture its unique community and 'volunteerism' ethos and the goodwill and support of its 450 volunteers and its 11,000 members, and all our current and past donors, benefactors and supporters.

Zealandia operations staff and management are always accessible, flexible, tolerant and patient when assisting with volunteers like myself, while I'm carrying out my numerous tasks in Zealandia. I am comforted by the fact that my safety is their paramount concern, thus are only a radio call away or near by, if I need them. Their hands-on approach empowers me to learn, grow and strive for the best. In turn this nurturing environment is shared amongst all volunteers I encounter. Just like a whanau, we have our differences and disagreements, but our 500 year vision and goals to achieve this are shared.

Currently I enjoy and value tremendously the ecological restoration and education project that supports a 500 year vision of the future of New Zealand's flora and fauna in a pest-free, sustainable environment that Zealandia offers. It captures this essence and what motivates me to give of my time freely to make this vision possible for future generations.

I would not like to see the heart of Zealandia 'volunteerism' ethos and other traits mentioned above, be at risk for the sake of lack of insight, effective participation in decision-making, and time against rushed deadlines.

Protection

The proposal shows little evidence of protecting the gains and what is the essence and culture that makes Zealandia unique. I see no evidence or critical analysis provided on the impact this proposal has, with its downsized budget, on the flora and fauna. Let alone the impact on staff morale, work ethics and remuneration as caretakers of our unique native flora and fauna.

I strongly advocate for Zealandia and its 500 year vision about restoring Aotearoa /New Zealand's native flora and fauna in its natural environment. I encourage people to become members and volunteers; I give memberships as gifts, and introduce friends and whanau/family to a walk back in time, on the wild side with me, within the boundaries of the predator-proof fence, to help make this vision a reality for future generations.

Zealandia has highlighted for me the awareness of our past mistake; ie human impact on our native flora and fauna. Where species once thought extinct, ie the Takahe, now roam around my feet, a sight I marvel at each time I encounter these wonderful native birds, among others – Hihi, Tieke, Popokatea, Totowai to name but a few reintroduced onto the mainland. These are the many wonderful miracles I encounter during my volunteer time in Zealandia. None of these will hurt me or even eat me I might add.

I am a keen tramper and annually a join of group of friends as we explore the many national parks around New Zealand. I encounter both New Zealanders and overseas visitors who are envious of Wellington city have such a gem as Zealandia within its city boundaries. Our

forests are becoming silent of bird life that we experience in Zealandia, even the numerous tui and now kaka that fly overhead in our city.

Zealandia has provided a place to stand and identify with my uniqueness in the world, as an indigenous Maori woman in Aotearoa / New Zealand. I not only practice kaitiakitanga (guardianship) but I feel and see the fruits of my efforts unfold in front of me and take comfort in the thought future generations may see what I missed out on as a youngster.

Priority.

I pay homage to the likes of Jim and Lyn Lynch, the Karori Sanctuary Trustees, community supporters, major sponsors, including the past and maybe present WCC members who supported Zealandia from its inception, DOC, Nancy Ward CEO, Raewyn Empson Conservation Manager, Operations managers and Zealandia staff who have tirelessly dedicated their lives to keeping the 500 year vision alive for all New Zealanders to one day appreciate.

I feel deeply privileged to have shared this part of the journey with these people and can only imagine what Zealandia will look like in 2040 if it continues to be prioritised, resourced and supported at the most effective level from all of its key partners.

We need to reconsider what our priorities are for Wellington City and if like the proposals states *“Council regards Zealandia as an extremely valuable asset for the city”*, it needs to be treated with respect, dedication, care and resourced both with people and financial sustainability into the future and included in the Long Term Plan 2040. *“ A place where talent wants to live”*

Because of the above, in summary

- I reject the Council's proposed options, especially option 4 that forces us all to be under 'one' umbrella, when history tells me as an indigenous Maori woman, for the last 172 years we are not all the same, like iwi tribes, we have unique identities, cultural norms values and differences that should be recognised, acknowledged, celebrated, and not amalgamated.
- I urge WCC to foster a true effective, committed, shared decision-making partnership approach for the future of Zealandia (Council and Zealandia continued partnership) and fund it accordingly as a priority.
- Be the world leaders in preserving, protecting Aotearoa / New Zealand's unique flora and fauna and lead the world in showcasing our national identity on the world stage.

Thank you for allowing me to speak today, I will leave you with a great kiwi expression, like good wine or cheese,

“All good things take time”

Tena Koutou, Tena Koutou, Tena Koutou katoa.

Mauri Ora, na

Karen Tangiwai Koopu

SUBMISSION # 1434

Tabled Information
reference 163/RP(1)

Sub number: 1434

SUBMISSION TO WELLINGTON CITY COUNCIL IN RESPECT OF
"PROPOSED CHANGES TO MAKE FEES FAIRER IN THE ROAD ENCROACHMENT
AND SALE POLICY"

Closing date 5 PM 18 May 2012

First Name	Peter
Last Name	Chadwick
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City	Wellington
Phone	389 4940
E-mail	peter.chadwick@clear.net.nz

I would like to speak at a submission hearing	Yes
I am making this submission as an	individual

SUBMISSION.

Peter C 18-5-2012

With reference, to the recent undated letter received re, "Proposed changes to make fees fairer in the Road Encroachment and Sale Policy" I submit the following;

The schedule of proposed fees (para6) confirms that the proposed rental rates for groups of suburbs is seriously flawed and is not fair as is being claimed. The differential fee approach appears to have created more inequities than the few it was designed to fix. At one stage I believe fewer groups were proposed and now with seven there is a certainty that a high proportion of individual leases will be in the wrong group.

The perception that an encroachment increases the resale value of a property is also disputed, as the charges will if anything put off prospective buyers. I would now, avoid even considering purchasing a property with an encroachment on road reserve.

The original purpose of granting licences for encroachments on road reserves was to enable off street parking, such as garages and car decks where the steep topography ruled out the building of such structures on the licensee's own property. That is, most encroachments for structures, can be expected to be on steep hillside properties which as a rule, are large in area, but have a high proportion of unusable land. In many cases the useable land is enough to accommodate a dwelling only, and or is limited to pedestrian access. It can be shown that the absolute land values are comparable to those on the flat but section sizes on the flat are typically smaller, resulting in higher land values per m2.

Accordingly ranking suburbs by their average land values per m2 is unsound because the arbitrary boundaries are not consistent. Where there is mix of flat and hillside land the average m2 value is determined by the majority. One would expect a smaller variation in land values per m2, for suburbs without the mix, but this is not necessarily the case as shown below for Maida Vale Road in the suburb of Roseneath. This example clearly illustrates the pitfalls in creating a differential fee structure.

The particular concern of ours is the inclusion of Duncan Terrace, Kilbirnie in Group 5. It is a steep and narrow road on the hillside overlooking the rest of Kilbirnie where the majority of properties in this suburb are on the flat and are much smaller, such that the land values per m2 are high. Properties in nearby Sutherland Road on the same hillside, overlooking Lyall Bay in the adjacent suburb of Melrose with a lower grouping, (Group 3) would also be in Group 5 if this road was treated as part of Lyall Bay (Group 5). Imagine the response if Sutherland Crescent on the other side was to be included in the Group 6 suburb of Newtown. Newtown incidentally owes the group 6 ranking to the even smaller section sizes.

Encroachments in a few specific roads have been tested against the proposed grouping. The short time frame and limited resources prevented a more extensive look at the records.

Even so it will be seen that the figures obtained, prove the point, being at odds with the proposed grouping.

The results are summarised below and the full data is tabulated at the end of this submission.

Duncan Terrace Kilbirnie 6022 (Group 5) see table 1

The schedule freehold land value per m2 for this suburb is \$615

The average freehold land value per m2 of the 11 properties in this road, with encroachments is \$430 which is 43 % lower than the schedule and is equivalent to group 3 or 4.

Kotinga Street Kilbirnie 6022 (Group 5) see table 2

The schedule freehold land value per m2 for this suburb is \$615

The average freehold land value per m2 of the 4 properties in this road, with encroachments is \$373 which is 65 % lower than the schedule and is equivalent to group 3.

If these 2 roads above, are combined, the average land value per m2 is, $(11 \times 430 + 4 \times 375) / 15 = \$415,000$ which equates to Group 3 not Group 5 as in the schedule.

Sutherland Road Melrose 6023 (Group 3) see table 3

The schedule freehold land value per m2 for this suburb is \$396

The average freehold land value per m2 of the 9 properties in this road, with encroachments is \$304 which is 30 % lower than the schedule and is equivalent to group 2.

Sutherland Crescent Melrose 6023 (Group 3) see table 4

The schedule freehold land value per m2 for this suburb is \$396

The average freehold land value per m2 of the 10 properties in this road, with encroachments is \$418 which is 5 % higher than the schedule and is equivalent to group 3 or 4.

Campbell Street Karori 6012 (Group 3) see table 5

The schedule freehold land value per m2 for this suburb is \$375

The average freehold land value per m2 of the 22 properties in this road, with encroachments is \$555 which is 32 % higher than the schedule and is equivalent to group 4.

Anne Street Wadestown 6012 (Group 4) see table 6

The schedule freehold land value per m2 for this suburb is \$562

The average freehold land value per m2 of the 29 properties in this road, with encroachments is \$657 which is 14 % higher than the schedule and is equivalent to group 5.

Maida Vale Road Roseneath 6011 (Group 7) see table 7

The schedule freehold land value per m2 for this suburb is \$1010

The average freehold land value per m2 of the 33 properties in this road, with encroachments is \$1164 which is 13 % higher than the schedule and is equivalent to group 7.

The table for all of Maida Vale Road disclosed a wide difference in land values such that if it is split into 2 tables the south end is equivalent to Group 4 as follows.

Maida Vale Road Nos 1 to 75 (north end) Roseneath 6011 (Group 7) see table 8

The schedule freehold land value per m2 for this suburb is \$1010

The average freehold land value per m2 of the 19 properties in this road, (north end) with encroachments is \$1628 which is 38 % higher than the schedule and is equivalent to group 7.

Maida Vale Road, Nos 90 to 126, (south end) Roseneath 6011 (Group 7) see table 9

The schedule freehold land value per m2 for this suburb is \$1010

The average freehold land value per m2 of the 12 properties in this road, (south end) with encroachments is \$571 which is -77 % lower than the schedule and is equivalent to group 4.

How are those at the south end of Maida Vale Road are going to react to the proposed so-called fairer fees? Scheduled in Group 7 when in fact they should be in Group 4 and pay half the proposed fee.

Over the years, I have advocated the status quo however as this now seems unlikely. Linking the fees to absolute land values for each individual property is suggested but this also seems to have been ruled out.

I recommend there if the current differential structure be retained, there be fewer groups. This should minimise the effects of the variations and anomalies within and between suburbs as disclosed above. I don't recall earlier proposals having 7 groups.

I suggest groups 1 and 2 are combined to make Group A, Groups 3,4,5 be combined to make group B and groups 6 and 7 be combined to make Group C.

Tables 1 to 9 follow.

TABLE 1					Duncan Terrace Kilbirnie 6022 (Group 5) The schedule freehold land value per m2 for this suburb is \$615 The average freehold land value per m2 of the 11 properties in this road, with encroachments is \$430 which is -43 % lower than the schedule and is equivalent to group 3 or 4.
Road number	Land area m2	Encroach ment area m2	Freehold land value	Land value per m2	Encroachment Details
57	483	24.5	\$260,000	\$538	LOT 2 DP 1791 -CARDECK 24.5 M2 ON ROADRESERVE NOT INCLUDED IN THE VALUATION
59	491	24	\$260,000	\$530	LOT 3 DP 1791 - 24 M2 GARAGE ON ROAD RESERVE
61	491	24	\$260,000	\$530	LOT 4 DP 1791 - DOUBLE GARAGE 24 M2 ONROAD RESERVE-NOT INCLUDED IN THE VALUATION
69	620	30	\$250,000	\$403	LOT 8 DP 1791 - GARAGE 30 M2 ON ROAD RESERVE NOT INCLUDED IN THE VALUATION
73	625	10	\$240,000	\$384	LOT 10 DP 1791 - GARAGE 10 M2 ON ROADRESERVE
74	508	5	\$310,000	\$610	LOT 4 DP 2161 - GARAGE 5 M2 ON ROAD RESERVE NOT INCLUDED IN THE VALUATION
83A	481	9	\$210,000	\$437	PT LOT 1 DP 30612 - 9 M2 CARDECK ON ROAD RESERVE
95	1,060	35.5	\$210,000	\$198	LOT 30 DP 3610 - 35.5 M2 CARDECK & RETAINING WALL ON ROAD RESERVE
97	598	25	\$240,000	\$401	LOT 1 DP 9827 - CARDECK 25 M2 ON ROADRESERVE NOT INCLUDED IN THE VALUATION
101	1,113	30	\$250,000	\$225	LOT 27 DP 3610 - 30 M2 GARAGE ON ROADRESERVE
112	507	32	\$240,000	\$473	LOT 4 DP 10399 -LAND 32 M2 ON ROAD RESERVE NOT INCLUDED IN THE VALUATION
Average	634	22.6	\$248,182	\$430	

TABLE 2					Kotinga Street Kilbirnie 6022 (Group 5) The schedule freehold land value per m2 for this suburb is \$615 The average freehold land value per m2 of the 4 properties in this road, with encroachments is \$373 which is -65 % lower than the schedule and is equivalent to group 3.
Road number	Land area m2	Encroachment area m2	Freehold land value	Land value per m2	Encroachment Details
1	1,568	29.9	\$335,000	\$214	LOT 15 DP 157 - 29.9 M2 GARAGE, PERGOLA & RETAINING WALL ON ROAD RESERVE
5	825	18	\$250,000	\$303	LOT 1 DP 54988 - CARPORT 18 M2 ON ROADRESERVE NOT INCLUDED IN THE VALUATION
9	1,088	12.5	\$240,000	\$221	LOT 18 DP 157 - CARPAD 12.5 M2 ON ROADRESERVE NOT INCLUDED IN THE VALUATION
16	445	28.1	\$335,000	\$753	LOT 2 DP 16129 - 28.1 M2 BUILDING, CARPADS & RETAINING WALL ON ROAD RESERVE
Average	982	22	\$290,000	\$373	

Table 3					Sutherland Road Melrose 6023 (Group 3) The schedule freehold land value per m2 for this suburb is \$396 The average freehold land value per m2 of the 9 properties in this road, with encroachments is \$304 which is -30 % lower than the schedule and is equivalent to group 2.
Road number	Land area m2	Encroachment area m2	Freehold land value	Land value per m2	Encroachment Details
33	1,020	7.2	\$240,000	\$235	PT LOT 3 DP 4934 LOT 1 DP 5361 - 7.2 M2 GARAGE ON ROAD RESERVE
37	544	30	\$240,000	\$441	LOT 1 DP 5353 - 30 M2 CARDECK ON ROADRESERVE
38	1,472	8	\$485,000	\$329	LOT 1 DP 3813 - 8 M2 GARAGE ON ROAD RESERVE

77	450	12.5	\$160,000	\$356	PT LOT 20 DP 1889 - 12.5 M2 CARDECK ONROAD RESERVE
77A	629	36	\$180,000	\$286	LOT 3 DP 8254 - PT SUBJ TO & INT IN ROW - 36 M2 CARDECK, ACCESS STAIRS & RAMP ON ROAD RESERVE
82	658	13.9	\$210,000	\$319	LOT 5 DP 7794 - 1/2 SH 13.9 M2 RETAINING WALLS & FENCE ON ROAD RESERVE
84	799	13.9	\$210,000	\$263	LOT 7 DP 7794 - 1/2 SH 13.9 M2 RETAINING WALLS & FENCE ON ROAD RESERVE
86	818	36	\$240,000	\$293	PT LOT 10 BLK II DP 1889 - 36 M2 GARAGE ON ROAD RESERVE
96	630	21	\$132,000	\$210	PT LOT 14 DP 7794 - 21 M2 GARAGE AT 102 SUTHERLAND RD ON ROAD RESERVE
Average	780	20	\$233,000	\$304	

Table 4					Sutherland Crescent Melrose 6023 (Group 3) The schedule freehold land value per m2 for this suburb is \$396 The average freehold land value per m2 of the 10 properties in this road, with encroachments is \$418 which is 5 % higher than the schedule and is equivalent to group 3 or 4.
Road number	Land area m2	Encroachment area m2	Freehold land value	Land value per m2	Encroachment Details
6	592	11	\$210,000	\$355	LOT 7 DP 1958 - DOUBLE GARAGE 11 M2 ONROAD RESERVE
11	776	22	\$335,000	\$432	LOT 3 DP 3813 - GARAGE 22 M2 ON ROAD RESERVE NOT INCLUDED IN THE VALUATION
12	492	36	\$210,000	\$427	LOT 3 DP 424202 - 9.5 M2 GARAGE ON ROAD RESERVE
12A	351	9.5	\$135,000	\$385	LOT 3 DP 424202 - 9.5 M2 GARAGE ON ROAD RESERVE
16	660	15	\$210,000	\$318	LOT 12 DP 1958 - DOUBLE CARDECK 15 M2 ON ROAD RESERVE-NOT INCLUDED IN THE VALUATION
17A	496	31	\$250,000	\$504	LOT 1 DP 73124 - DOUBLE GARAGE 31 M2 ON ROAD RESERVE-NOT INCLUDED IN THE VALUATION
26	592	16	\$240,000	\$405	LOT 16 DP 1958 - GARAGE 16 M2 ON ROADRESERVE NOT INCLUDED IN THE VALUATION

36A	225	8.2	\$170,000	\$756 LOT 2 DP 91109 - 8.5 M2 OF CARDECK ONROAD RESERVE
37	753	7	\$160,000	\$212 LOT 1 DP 18672 - 7 M2 CABLE CAR LANDING ON ROAD RESERVE
42	597	73.6	\$230,000	\$385 PT LOT 724 DP 173 - 73.6 M2 GARAGE & FENCED LAND ON ROAD RESERVE
Average	553	23	\$215,000	\$418

TABLE 5		Campbell Street Karori 6012 (Group 3)			
Road number	Land area m2	Encroachment area m2	Freehold land value	Land value per m2	Encroachment Details
The schedule freehold land value per m2 for this suburb is \$375 The average freehold land value per m2 of the 22 properties in this road, with encroachments is \$555 which is 32 % higher than the schedule and is equivalent to group 4.					
1	432	61.2	\$315,000	\$729	LOT 1 DP 23488 - 61.2 M2 FENCED LAND ON ROAD RESERVE
3	408	59	\$285,000	\$699	LOT 2 DP 23488 - 59 M2 FENCED LAND ONROAD RESERVE
5	405	50	\$305,000	\$753	LOT 1 DP 24120 - 50 M2 FENCED LAND ONROAD RESERVE
6	541	33	\$305,000	\$564	LOT 3 DP 4528 - LAND 33 M2 ON ROAD RESERVE - NOT INCLUDED IN THE VALUATION
7	440	61	\$305,000	\$693	LOT 2 DP 24120 - 61 M2 FENCED LAND ONROAD RESERVE
9	445	38	\$285,000	\$640	LOT 1 DP 57360 - 38 M2 FENCED LAND ONROAD RESERVE
10	541	33	\$285,000	\$527	LOT 5 DP 4528 - 33 M2 LAND ON ROAD RESERVE
11	562	84	\$335,000	\$596	LOT 1 DP 11115 - LAND 84 M2 ON ROAD RESERVE - NOT INCLUDED IN THE VALUATION
15	453	40	\$305,000	\$673	LOT 3 DP 11115 - 40 M2 FENCED LAND ONROAD RESERVE
17	427	43	\$305,000	\$714	LOT 2 DP 25638 - 43 M2 CARPAD & FENCEDLAND ON ROAD RESERVE
19	415	43	\$305,000	\$735	LOT 1 DP 24193 - 43 M2 FENCED LAND ONROAD RESERVE
23	911	48	\$470,000	\$516	LOT 1 DP 40629 - 48 M2 FENCED LAND ONROAD RESERVE
25	615	71	\$335,000	\$545	PT LOT 1 DP 9619 - 71 M2 LAND ON ROADRESERVE

79	666	65	\$285,000	\$428	LOT 2 DP 12002 - LAND 65 M2 ON ROAD RESERVE - NOT INCLUDED IN THE VALUATION
93	466	1.4	\$255,000	\$547	LOT 1 DP 10118 - 1.4 M2 OF RETAINING WALLS ON ROAD RESERVE
96	510	11	\$240,000	\$471	LOT 15 DP 3244 - GARAGE 11 M2 ON ROADRESERVE
106	515	17	\$240,000	\$466	LOT 1 DP 15559 - GARAGE 17M2 AND LAND40M2 NOT INCLUDED IN THE VALUATION
109	464	13	\$240,000	\$517	LOT 7 DP 10118 - DOUBLE CARPORT 13 M2ON ROAD RESERVE
110	571	29.7	\$255,000	\$447	LOT 57 DP 9938 LOTS 16 17 DP 25390 - DOUBLE CARPORT 29.7M2 ON ROAD RESERVE -NOT INCLUDED IN THE VALUATION
130	545	7	\$190,000	\$349	LOT 4 DP 21445 - GARAGE 7 M2 ON ROAD RESERVE
140	601	1.4	\$180,000	\$300	LOT 9 DP 21784 - 1.4 M2 OF RETAINING WALL ON ROAD RESERVE
148	583	45	\$180,000	\$309	LOT 13 DP 21784 - 45 M2 FENCED LAND ONROAD RESERVE
Average	523	39	\$282,045	\$555	

TABLE 6					Anne Street Wadestown 6012 (Group 4) The schedule freehold land value per m2 for this suburb is \$562 The average freehold land value per m2 of the 29 properties in this road, with encroachments is \$657 which is 14 % higher than the schedule and is equivalent to group 5.
Road number	Land area m2	Encroachment area m2	Freehold land value	Land value per m2	Encroachment Details

1	515	16	\$260,000	\$505	LOT 1 DP 84995 - SUBJT TO & INT IN EASEMENTS - GARAGE 16 SQ METRES ON ROADRESERVE NOT INCLUDED IN THE VALUATION
1A	719	1	\$275,000	\$382	LOT 2 DP 84995 - SUBJ TO ESMTS - 1 M2CABLE CAR ON ROAD RESERVE
5	635	1.4	\$435,000	\$685	LOT 3 DP 7443 - 1.4 M2 RETAINING WALL& SUBSOIL ANCHOR ON ROAD RESERVE
7	556	16	\$420,000	\$755	LOT 4 DP 7443 - GARAGE 16 M2 ON ROAD RESERVE NOT INCLUDED IN THE VALUATION
9	506	19	\$485,000	\$958	LOT 5 DP 7443 - 19 M2 GARAGE & SHED ONROAD RESERVE
12	1,000	148.4	\$475,000	\$475	LOT 1 DP 357463 - 148.4 M2 GARAGES, CARPAD & VEHICLE ACCESS DECK ON ROAD RESERVE
11	560	18.3	\$500,000	\$893	LOT 2 DP 77430 - SUBJ TO & INT IN ROW& ESMTS - 18.3 M2 GARAGE ON ROAD RESERVE
19	1,901	273	\$1,250,000	\$658	SEC 1 SO 36124-SUBJ TO R/W & EASEMENTSON DP 77430 SWIMMING POOL AND LAND ONDP 77430 -ENCROACHMENT LAND 240 M2 PARKING 33 M2 - NOT INCLUDED IN THE VALUATION
22	2,031	353	\$800,000	\$394	LOT 187 PT LOTS 179 186 DP 2644 LAND 353M2 ON ROAD RESERVE NOT INCLUDED IN THE VALUATION
24	898	38	\$450,000	\$501	LOT 188 DP 2644 - GARAGE CARDECK 34.5M2 ON ROAD RESERVE - NOT INCLUDED IN THE VALUATION CABLE CAR 3.5M2 ON ROADRESERVE
26	837	35	\$455,000	\$544	LOT 189 DP 2644 GARAGE & CARPORT 35M2ON ROAD RESERVE - NOT INCLUDED IN THEVALUATION
27	483	22	\$450,000	\$932	LOT 2 DP 7629 - 22 M2 CARDECK ON ROADRESERVE AT 29 ANNE ST
29	490	31	\$485,000	\$990	PT LOT 238 DP 2644 - 31 M2 VEHICLE TURNING DECK & RETAINING WALL ON ROAD RESERVE
30	832	23	\$455,000	\$547	LOT 2 DP 7761 - DOUBLE GARAGE 23 SQ METRES ON ROAD RESERVE - NOT INCLUDED INTHE

VALUATION				
31	827	63.5	\$450,000	\$544 LOT 237 DP 2644 - 63.5 M2 GARAGE, VEHICLE ACCESS DECKS & RETAINING WALL ON ROAD RESERVE
34	961	25	\$500,000	\$520 LOT 1 DP 7761 - 25 M2 GARAGE ON ROAD RESERVE
34A	440	13.3	\$350,000	\$795 LOT 1 DP 34032 - 13.3 M2 GARAGE ON ROAD RESERVE
36	847	22	\$350,000	\$413 LOT 2 DP 34032 - 22 M2 GARAGE, CABLECAR LANDING & DECK ON ROAD RESERVE
39	994	24	\$500,000	\$503 LOT 236 DP 2644 - GARAGE 24 M2 ON ROADRESERVE - NOT INCLUDED IN THE VALUATI
40	1,805	16	\$500,000	\$277 LOTS 3 4 DP 8339 - 16 M2 GARAGE ON ROAD RESERVE
44	724	5.5	\$240,000	\$331 LOT 1 DP 8339 - 5.5 M2 CABLECAR ON ROAD RESERVE
48	462	29	\$390,000	\$844 LOT 1 DP 8955 - GARAGE 29 M2 ON ROAD RESERVE - NOT INCLUDED IN THE VALUATION
50	717	33	\$390,000	\$544 LOT 1 DP 22841 - 33M2 GARAGE ON ROAD RESERVE
53	490	13.	\$500,000	\$1,020 LOT 1 DP 21691 - GARAGE 13 M2 ON ROADRESERVE
54	668	24	\$390,000	\$584 LOT 3 DP 10537 - DOUBLE GARAGE 24 M2 ON ROAD RESERVE - NOT INCLUDED IN THE VALUATION
58	373	101.2	\$325,000	\$871 LOT 1 DP 419239 - 101.2 M2 GARAGE, ACCESS STEPS, LAND, 1/2 SH ANCHORS & RETAINING WALLS ON ROAD RESERVE
60	374	53.1	\$235,000	\$628 LOT 2 DP 419239 - 53.1 M2 GARAGE, CARPAD, ACCESS DECK, 1/2 SH ANCHORS & RETAINING WALLS ON ROAD RESERVE
64	508	16.5	\$325,000	\$640 LOT 1 DP 9460 - GARAGE 16.5 M2 ON ROADRESERVE - NOT INCLUDED IN THE VALUATI
71	426	21	\$560,000	\$1,315 LOT 2 DP 9405 - 21 M2 DOUBLE GARAGE ONROAD RESERVE
Average	779	50.2	\$455,172	\$657

TABLE 7

Maida Vale Road Roseneath 6011
(Group 7)
The schedule freehold land value per
m2 for this suburb is \$1010
The average freehold land value per
m2 of the 33 properties in this road,
with encroachments is \$1164 which
is 13 % higher than the schedule
and is equivalent to group 7.

Road number	Land area m2	Encroachment area m2	Freehold land value	Land value per m2	Encroachment Details
1	349	284	\$870,000	\$2,493	LOT 4 DP 1933 LAND 279 SQ METRES ON ROAD RESERVE - NOT INCLUDED IN THE VALUATION - GARAGE 5 SQ METRES ON ROAD RESERVE
2	427	14	\$820,000	\$1,920	PT LOT 64 DP 475 LOT 1 DP 31160 DOUBLE GARAGE 14 M2 ON ROAD RESERVE
3	667	176.9	\$2,000,000	\$2,999	LOT 1 DP 52146 LOT 1 DP 4350 - 176.9 M2 GARAGE & FENCED LAND ON ROAD RESERVE
6	466	3.6	\$700,000	\$1,502	LOT 1 DP 86330 - GARAGE 3.6 SQ METRES ON ROAD RESERVE
7	230	68	\$790,000	\$3,435	PART LOT 59 DP 475 - DOUBLE GARAGE 32SQ METRES & LAND 36 SQ METRES ON ROAD RESERVE - NOT INCLUDED IN THE VALUATION
8	415	7.2	\$1,750,000	\$4,217	LOT 2 DP 86330 - GARAGE 7.2 SQUARE METRES ON ROAD RESERVE NOT INCLUDED IN VALUATION
9	283	76	\$770,000	\$2,721	PART LOT 59 DP 475 - DOUBLE GARAGE 24SQ METRES & LAND 52 SQ METRES ON ROAD RESERVE
25	463	23.5	\$370,000	\$799	PT LOT 52 DP 475 - 23.5 M2 OF VEHICLE ACCESS DECK ON ROAD RESERVE
29	262	15	\$280,000	\$1,069	LOT 1 DP 423823 - 15 M2 CARDECK ON ROAD RESERVE
48	578	7	\$430,000	\$744	PT LOT 1 DP 9301 - 7 M2 GARAGE EAVES & OUTDOOR GARDEN ON ROAD RESERVE
49	460	39.6	\$355,000	\$772	LOT 2 DP 4203 - 39.6 M2 OF CARDECK ON ROAD RESERVE
52	361	12	\$405,000	\$1,122	LOT 2 DP 4203 - 39.6 M2 OF CARDECK ON ROAD RESERVE
53	288	18	\$300,000	\$1,042	PT LOT 48 DP 475 - 18 M2 CARDECK ON ROAD RESERVE

54	360	15	\$355,000	\$986	LOT 1 DP 5348 PT LOT 18 DP 475 - 15 M2 GARAGE ON ROAD RESERVE
59	359	16	\$325,000	\$905	LOT 3 & PT LOT 2 DP 1169 - INT IN R/W - GARAGE 16 M2 ON ROAD RESERVE SITUATED 54 MAIDA VALE RD - NOT INCLUDED IN THE VALUATION
61	414	7	\$400,000	\$966	PT LOT 14 DP 1219 - INT IN R/W - GARAGE 7 M2 ON ROAD RESERVE
65	522	72	\$475,000	\$910	LOT 2 DP 10937 - 72 M2 LAND ON ROAD RESERVE - NOT INCLUDED IN THE VALUATION
72	607	17	\$430,000	\$708	LOT 15 DP 1947 - 17 M2 VEHICLE ACCESS DECK ON ROAD RESERVE
73	389	23	\$315,000	\$810	LOT 2 DP 20185 - 23 M2 CAR DECK & DECK ON ROAD RESERVE
75	341	51	\$300,000	\$880	LOT 3 D P 20185 - 51 M2 CAR DECK & RETAINING WALL ON ROAD RESERVE
90	875	14.4	\$350,000	\$400	LOT 22 DP 1947 - 14.4 M2 GARAGE ON ROAD RESERVE
94	585	35	\$260,000	\$444	LOT 1 DP 13423 - SUBJ TO & INT IN ROW & ESMTS DP 73184 - 35 M2 CAR DECK ON ROAD RESERVE
96	500	56	\$260,000	\$520	LOT 2 DP 13423 - SUBJ TO & INT IN R/W EASEMENTS OVER ON DP 73184 - DOUBLE CAR DECK 56 SQ METRES ON ROAD RESERVE - NOT INCLUDED IN THE VALUATION
106	406	21	\$245,000	\$603	LOT 1 DP 11677 - GARAGE 21.0 M2 ON ROAD RESERVE SITUATED 106 EVANS BAY PDE - NOT INCLUDED IN THE VALUATION
106A	460	2.4	\$230,000	\$500	LOT 2 D P 11677 - CABLE CAR 1 SQUARE METRE ON ROAD RESERVE NOT INCLUDED IN VALUATION PLUS CABLE CAR 1 SQUARE METRE ON ROAD RESERVE NOT INCLUDED IN VALUATION - 108 MAIDA VALE RD
108A	400	15	\$245,000	\$613	LOT 1 DP 70249 CAR DECK SITE 15 M2 ON ROAD RESERVE SITUATED 96 MAIDA VALE RD - NOT INCLUDED IN THE VALUATION - CABLE CAR 1 SQUARE METRE

108B	362	15	\$245,000	\$677	LOT 2 DP 70249 - CARDECK SITE 2 15 M2 ON ROAD RESERVE AT 102 MAIDA VALE RD- NOT INCLUDED IN THE VALUATION - CABLE CAR ACCESS
110	474	14	\$435,000	\$918	LOT 1 DP 61334 - GARAGE 14.0 M2 ON ROAD RESERVE - NOT INCLUDED IN THE VALUATION
114	481	9	\$460,000	\$956	LOT 2 DP 9496 GARAGE 9.0 M2 ON ROAD RESERVE
114A	481	16.5	\$245,000	\$509	LOT 1 DP 9496 - GARAGE 16.5 M2 ON ROAD RESERVE - NOT INCLUDED IN THE VALUATION
122	496	26	\$300,000	\$605	LOT 2 DP 57123 - SUBJ TO R/W & INT IN EASEMENT ON DP 66336 - GARAGE 26.0 M2 ON ROAD RESERVE - NOT INCLUDED IN THE VALUATION
124	837	19	\$350,000	\$418	LOT 1 DP 57123- SUBJ TO INT IN ROW - 19 M2 GARAGE ON ROAD RESERVE
126	2,792	20	\$720,000	\$258	LOTS 4 5 6 7 PART LOT 3 DP 4433 - R/WPT LOT 3 - GARAGE & CABLE CAR 20 SQMETRES ON ROAD RESERVE SITUATED AT 108 EVANS BAY PDE - NOT INCLUDED IN THE VALUATION - CABLE CAR 1 SQ METRES ON ROAD RESERVE
Average	527	37	\$508,636	\$1,164	

TABLE 8

Maida Vale Road Nos 1 to 75 (north end) Roseneath 6011 (Group 7)
The schedule freehold land value per m2 for this suburb is \$1010
The average freehold land value per m2 of the 19 properties in this road, with encroachments is \$1628 which is 38 % higher than the schedule and is equivalent to group 7.

Road number	Land area m2	Encroachment area m2	Freehold land value	Land value per m2	Encroachment Details
1	349	284	\$870,000	\$2,493	LOT 4 DP 1933 LAND 279 SQ METRES ON ROAD RESERVE - NOT INCLUDED IN THE VALUATION - GARAGE 5 SQ METRES ON ROAD RESERVE
2	427	14	\$820,000	\$1,920	PT LOT 64 DP 475 LOT 1 DP 31160 DOUBLE GARAGE 14 M2 ON ROAD RESERVE

3	667	176.9	\$2,000,000	\$2,999	LOT 1 DP 52146 LOT 1 DP 4350 - 176.9 M2 GARAGE & FENCED LAND ON ROAD RESERVE
6	466	3.6	\$700,000	\$1,502	LOT 1 DP 86330 - GARAGE 3.6 SQ METRES ON ROAD RESERVE
7	230	68	\$790,000	\$3,435	PART LOT 59 DP 475 - DOUBLE GARAGE 32SQ METRES & LAND 36 SQ METRES ON ROADRESERVE - NOT INCLUDED IN THE VALUATION
8	415	7.2	\$1,750,000	\$4,217	LOT 2 DP 86330 - GARAGE 7.2 SQUARE METRES ON ROAD RESERVE NOT INCLUDED IN VALUATION
9	283	76	\$770,000	\$2,721	PART LOT 59 DP 475 - DOUBLE GARAGE 24SQ METRES & LAND 52 SQ METRES ON ROADRESERVE
25	463	23.5	\$370,000	\$799	PT LOT 52 DP 475 - 23.5 M2 OF VEHICLEACCESS DECK ON ROAD RESERVE
29	262	15	\$280,000	\$1,069	LOT 1 DP 423823 - 15 M2 CARDECK ON ROAD RESERVE
48	578	7	\$430,000	\$744	PT LOT 1 DP 9301 - 7 M2 GARAGE EAVES & OUTDOOR GARDEN ON ROAD RESERVE
49	460	39.6	\$355,000	\$772	LOT 2 DP 4203 - 39.6 M2 OF CARDECK ONROAD RESERVE
52	361	12	\$405,000	\$1,122	LOT 2 DP 4203 - 39.6 M2 OF CARDECK ONROAD RESERVE
53	288	18	\$300,000	\$1,042	PT LOT 48 DP 475 - 18 M2 CARDECK ON ROAD RESERVE
54	360	15	\$355,000	\$986	LOT 1 DP 5348 PT LOT 18 DP 475 - 15 M2GARAGE ON ROAD RESERVE
59	359	16	\$325,000	\$905	LOT 3 & PT LOT 2 DP 1169 -INT IN R/W -GARAGE 16 M2 ON ROAD RESERVE SITUATED 54 MAIDA VALE RD - NOT INCLUDED IN THE VALUATION
61	414	7	\$400,000	\$966	PT LOT 14 DP 1219 -INT IN R/W - GARAGE 7 M2 ON ROAD RESERVE
65	522	72	\$475,000	\$910	LOT 2 DP 10937 - 72 M2 LAND ON ROAD RESERVE - NOT INCLUDED IN THE VALUATION
72	607	17	\$430,000	\$708	LOT 15 DP 1947 - 17 M2 VEHICLE ACCESSDECK ON ROAD RESERVE
73	389	23	\$315,000	\$810	LOT 2 DP 20185 - 23 M2 CARDECK & DECK ON ROAD RESERVE
75	341	51	\$300,000	\$880	LOT 3 D P 20185 - 51 M2 CARDECK & RETAINING WALL ON ROAD

RESERVE

Average 416 37 \$638,947 \$1,628

TABLE 9

Maida Vale Road, Nos 90 to 126, (south end) Roseneath 6011 (Group 7)
 The schedule freehold land value per m2 for this suburb is \$1010
 The average freehold land value per m2 of the 12 properties in this road, with encroachments is \$571 which is -77 % lower than the schedule and is equivalent to group 4.

Road number	Land area m2	Encroachment area m2	Freehold land value	Land value per m2	Encroachment Details
90	875	14.4	\$350,000	\$400	LOT 22 DP 1947 - 14.4 M2 GARAGE ON ROAD RESERVE
94	585	35	\$260,000	\$444	LOT 1 DP 13423 - SUBJ TO & INT IN ROW& ESMTS DP 73184 - 35 M2 CARDECK ON ROAD RESERVE
96	500	56	\$260,000	\$520	LOT 2 DP 13423 - SUBJ TO & INT IN R/WEASEMENTS OVER ON DP 73184 - DOUBLECARDECK 56 SQ METRES ON ROAD RESERVE -NOT INCLUDED IN THE VALUATION
106	406	21	\$245,000	\$603	LOT 1 DP 11677 - GARAGE 21.0 M2 ON ROAD RESERVE SITUATED 106 EVANS BAY PDE- NOT INCLUDED IN THE VALUATION
106A	460	2.4	\$230,000	\$500	LOT 2 D P 11677 - CABLE CAR 1 SQUARE METRE ON ROAD RESERVE NOT INCLUDED IN VALUATION PLUS CABLE CAR 1 SQUARE METRE ON ROAD RESERVE NOT INCLUDED IN VALUATION - 108 MAIDA VALE RD
108A	400	15	\$245,000	\$613	LOT 1 DP 70249 CARDECK SITE 15 M2 ON ROAD RESERVE SITUATED 96 MAIDA VALE RD- NOT INCLUDED IN THE VALUATION - CABLECAR 1 SQUARE METRE
108B	362	15	\$245,000	\$677	LOT 2 DP 70249 - CARDECK SITE 2 15 M2 ON ROAD RESERVE AT 102 MAIDA VALE RD- NOT INCLUDED IN THE VALUATION - CABLE CAR ACCESS

110	474	14	\$435,000	\$918 LOT 1 DP 61334 - GARAGE 14.0 M2 ON ROAD RESERVE - NOT INCLUDED IN THEVALUATION
114	481	9	\$460,000	\$956 LOT 2 DP 9496 GARAGE 9.0 M2 ON ROAD RESERVE
114A	481	16.5	\$245,000	\$509 LOT 1 DP 9496 - GARAGE 16.5 M2 ON ROADRESERVE - NOT INCLUDED IN THEVALUATION
122	496	26	\$300,000	\$605 LOT 2 DP 57123 -SUBJ TO R/W & INT IN EASEMENT ON DP 66336 - GARAGE 26.0 M2ON ROAD RESERVE - NOT INCLUDED IN THEVALUATION
124	837	19	\$350,000	\$418 LOT 1 DP 57123- SUBJ TO INT IN ROW - 19 M2 GARAGE ON ROAD RESERVE
126	2,792	20	\$720,000	\$258 LOTS 4 5 6 7 PART LOT 3 DP 4433 - R/WPT LOT 3 - GARAGE & CABLE CAR 20 SQMETRES ON ROAD RESERVE SITUATED AT 108EVANS BAY PDE - NOT INCLUDED IN THEVALUATION - CABLE CAR 1 SQ METRES ON ROAD RESERVE
Average	690	37	\$332,917	\$571

END Peter C 18-5-2012

Zealandia and zoo poies apart says sanctuary head

DOM POST - Monday 2 April 2012

DENYS FINFOLD
ECO-CITY SUBS.
ARTICLE

Written by

MS CATHARINE ISAAC

CHAIRWOMAN

KARORI

SANCTUARY TRUST

published by "DOMINION POST"

2 April, 2012

Tabled Information reference 163/12P(n)

whose time is worth about \$900,000 a year. If, as the editorial suggests, the council takes over tending the valley, it would also bear that additional cost.

Volunteer time is but one of the huge donations made to Zealandia.

Over the last 17 years we've raised \$16 million (not including council funding). In the past year, we've raised \$400,000 and pared costs back to the bone. Staff and managers are all 'hands-on', with a strong volunteerism ethos. It is hard to imagine how a council-controlled organisation would fare running a community project of this nature.

So where are the savings to be made from the proposed 'super' CCO and what do these organisations really have in common? Your article suggests Zealandia could grow visitor numbers by using the "zoo's marketing know-how and database". In fact Zealandia and the zoo could hardly be more different, in terms of target markets, products, supporters, objectives, culture and relevance to Wellington's reputation as an 'eco-friendly' city.

The Zealandia vision, once thought barely credible, is now being proposed as a national vision, as described in the final lecture of our trustee, the late Sir Paul Callaghan. It is difficult indeed to see how the council's proposal to merge Zealandia with the zoo could either support and advance that vision or set the sanctuary on a sustainable economic footing.

Catherine Isaac is the chairwoman of the Karori Sanctuary Trust.

lease, a baby tuatara nursery, a free shuttle from the city, free guided tours and ranger talks, extended opening hours, the hosting of 26 weddings, among others.

As a result the shortfall has reduced. Zealandia's ask has accordingly reduced to \$700,000 for the next three years, just \$100,000 more than it would cost the council to manage the land, which it owns, without the fence, animals or buildings.

BY CONTRAST, the zoo, while undoubtedly an asset to the city, has never been expected to fund itself. It is not economically sustainable.

The zoo is asking for a further \$59 million of ratepayers' money over the next 10 years. Its annual grant this year is \$2.8 million.

Ratepayers pay \$14 per visitor to the zoo, compared with 43 cents per visitor to Zealandia.

Inevitably questions of public good arise. Do ratepayers really get that much more benefit from the zoo than they do from Zealandia, whose 'products' in the form of tui and kaka spill over into the city's gardens?

The editorial also rightly sings the praises of Otari Wilton's Bush and the Botanic Gardens, both also destined to merge with the zoo. In fact both organisations oppose this, and neither sees any potential synergies or savings to be made.

As the editorial notes, the proposal is also anathema to many of the 450 Zealandia volunteers who currently care for the sanctuary.

voted unanimously for it. No-one, of course, predicted the global financial crisis or the earthquakes which depressed the economy and took such a toll on international and local tourism just as the centre opened.

Despite that, the visitor centre has not failed nor is it "bleeding money", as the editorial states. Notwithstanding the economic climate, visitors to the sanctuary increased by 42 per cent in the centre's first year of operation, and the centre is making a positive cash contribution to the conservation and education work.

International visitors have grown by 35 per cent in the past

Zealandia is the only major council-partnered attraction that is striving to cover its own costs, and it is well on the way to achieving that.

seven months, reflecting Zealandia's growing brand presence in international markets. Overseas visitors and media consistently rate it as a 'must-see' attraction. The model is working, just not as quickly as predicted.

The trust did not simply look to the council for a solution: it worked hard to close the gap with new marketing initiatives: Siroco's (kakapo) visit, the takahe re-



Catherine Isaac

IT IS good that Wellington City Council has put its preferred option for the future management of Zealandia out for public consultation.

It is most unfortunate, however, that *The Dominion Post* entered the debate with an editorial (*Sanctuary trust must face reality* March 29) that lacks perspective.

It is quite wrong to suggest the trust expects the council to "perpetually serve as an ATM machine". Zealandia is the only major council-partnered attraction that is striving to cover its own costs, and it is well on the way to achieving that.

Its funding request is for \$700,000 - not \$950,000 - for each of the next three years, reducing steadily thereafter.

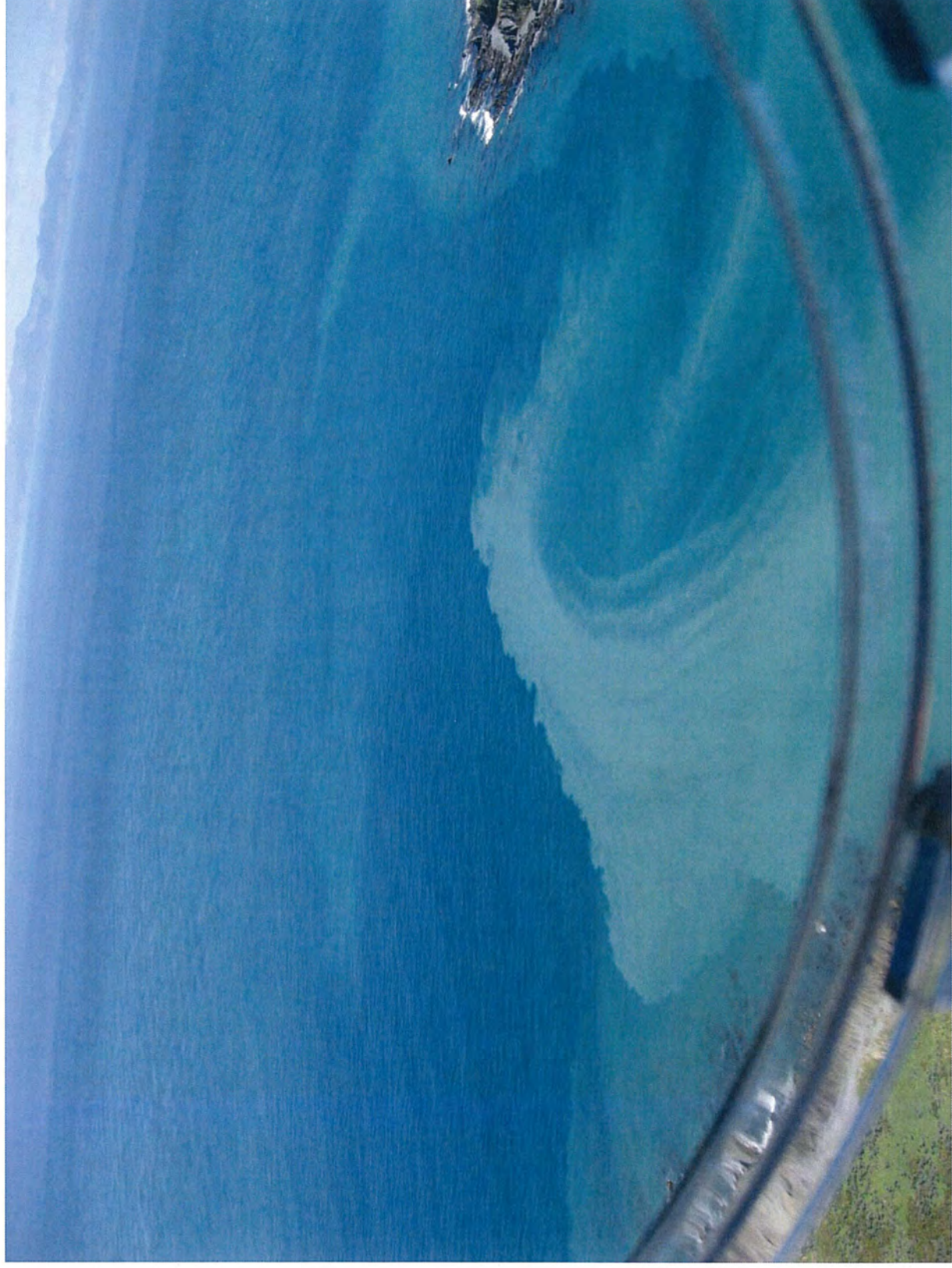
The visitor centre concept was to help fund the conservation project and extend the visitor and educational experience. This is hardly revolutionary. Other attractions - like Te Papa and the zoo - have similar revenue-generating activities to help cover operating costs.

The difference is that Zealandia was expected to be self-supporting, even in its first year of operations. The business case for the centre, with its ambitious forecast visitor numbers, was developed in partnership with the council, who

- **Power point has been compiled to support the submission made by the:**
- **Wellington Recreational Marine Fishers Association**
- **To the WCC Long term Plan 2012/22**
- **Compiled and researched by Jim Mikoz President with help of the association members.**

*Tabbed Information
reference 163/12P(0)*

Freshwater travels on the sea surface for miles



**An 11,00 metre long
mud slick from
Meridian West wind
turbine project at
Makara.**



**Looking east from
Cape Terawhiti
towards Wellington**

The distance fresh water travels on the surface of the sea can be seen from planes. Wainuiomata River in flood



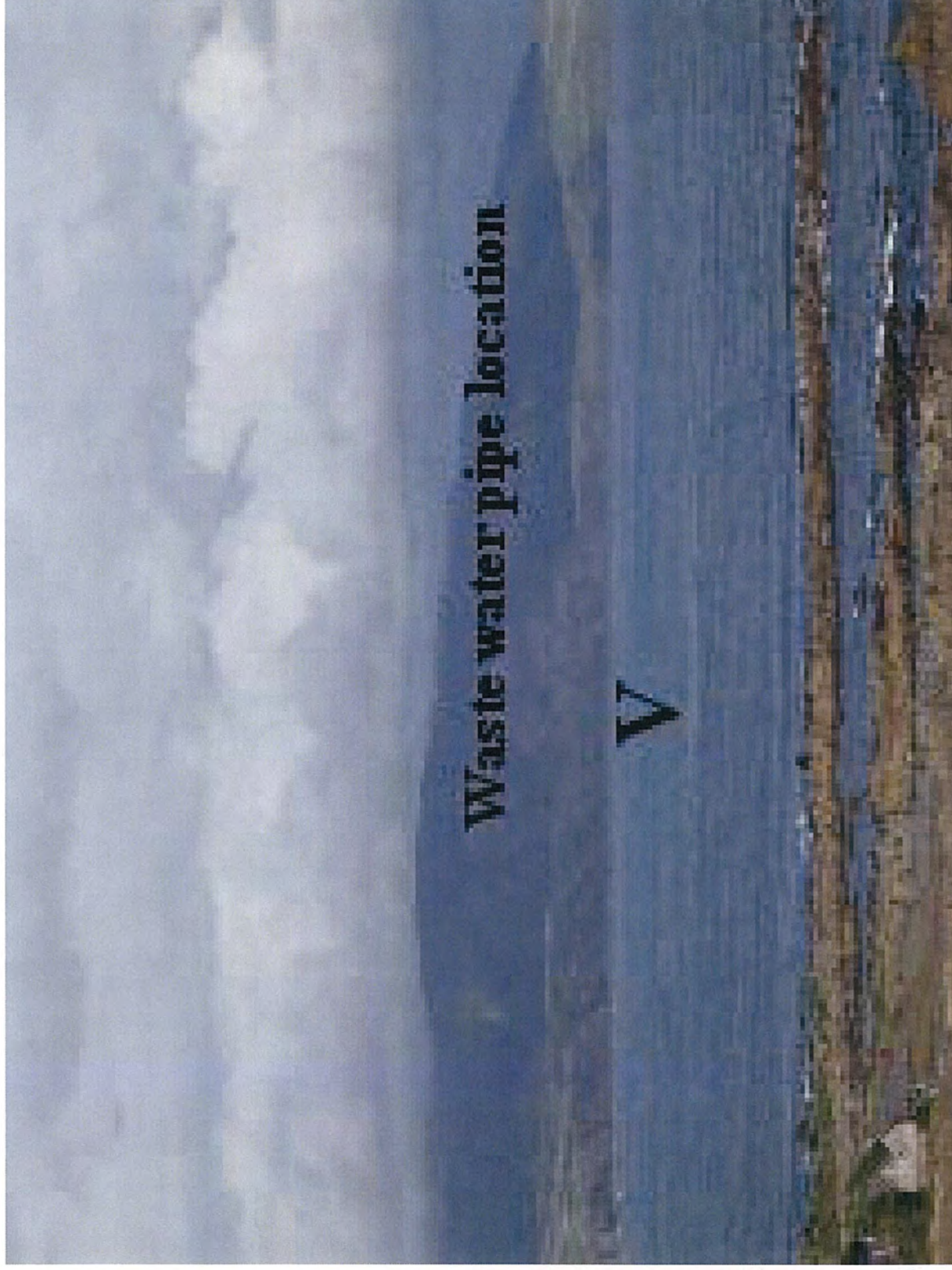
Fresh water floats on sea water. Influence of Ngauranga Stream



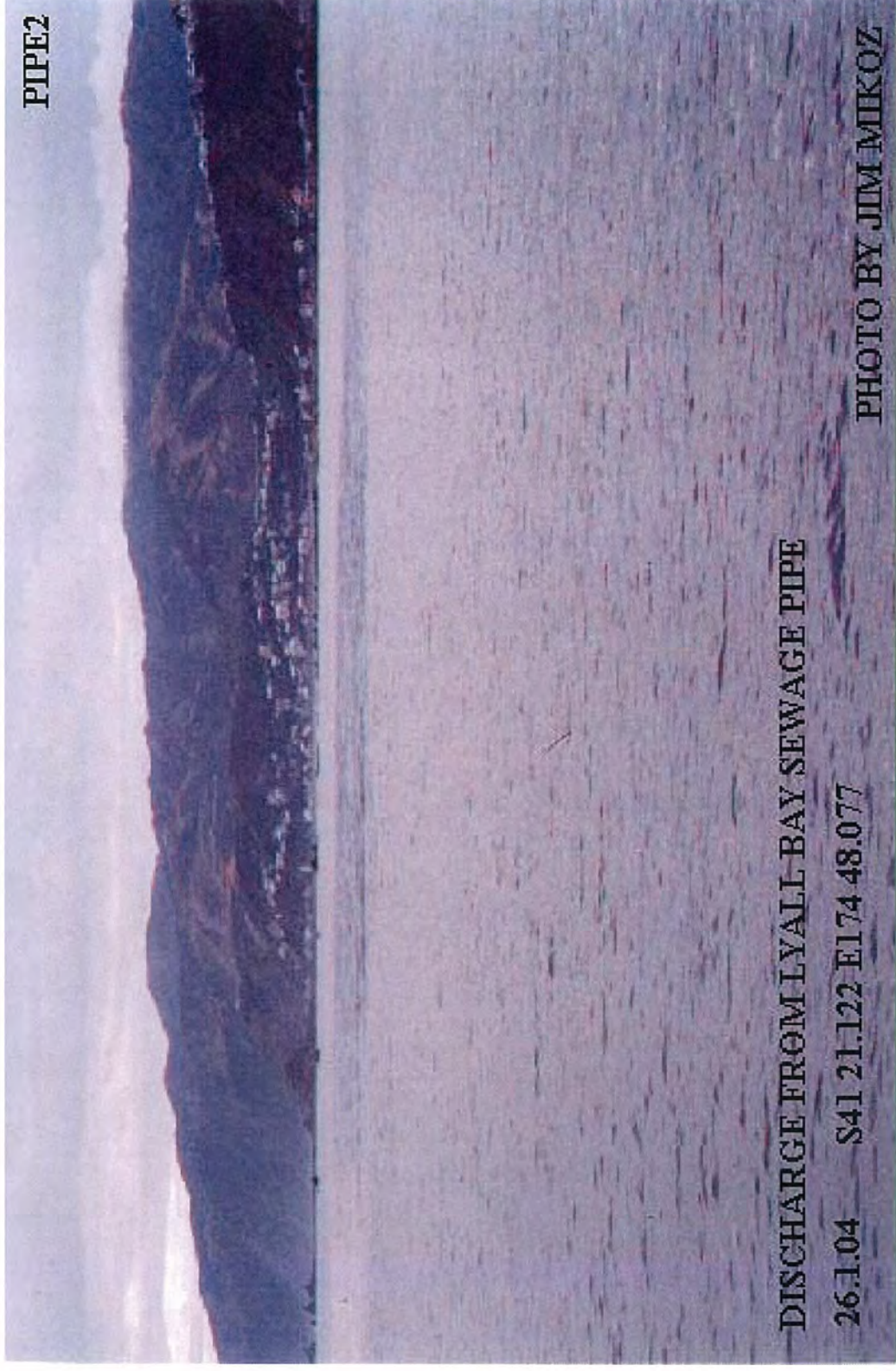
Storm water impacts. Chemical slick coming from pipe eastern side of Lyall Bay spreads along the beach.



Location of the WCC waste water pipe in Lyall Bay



The WCC waste water plant was not designed to remove the increasing quantities of human diseases, petroleum and endocrine chemicals yet it is all discharged in water less than fifty metres deep.



From the hills the waste water and chemicals can be seen travelling through the marine reserve rock pools everyday.

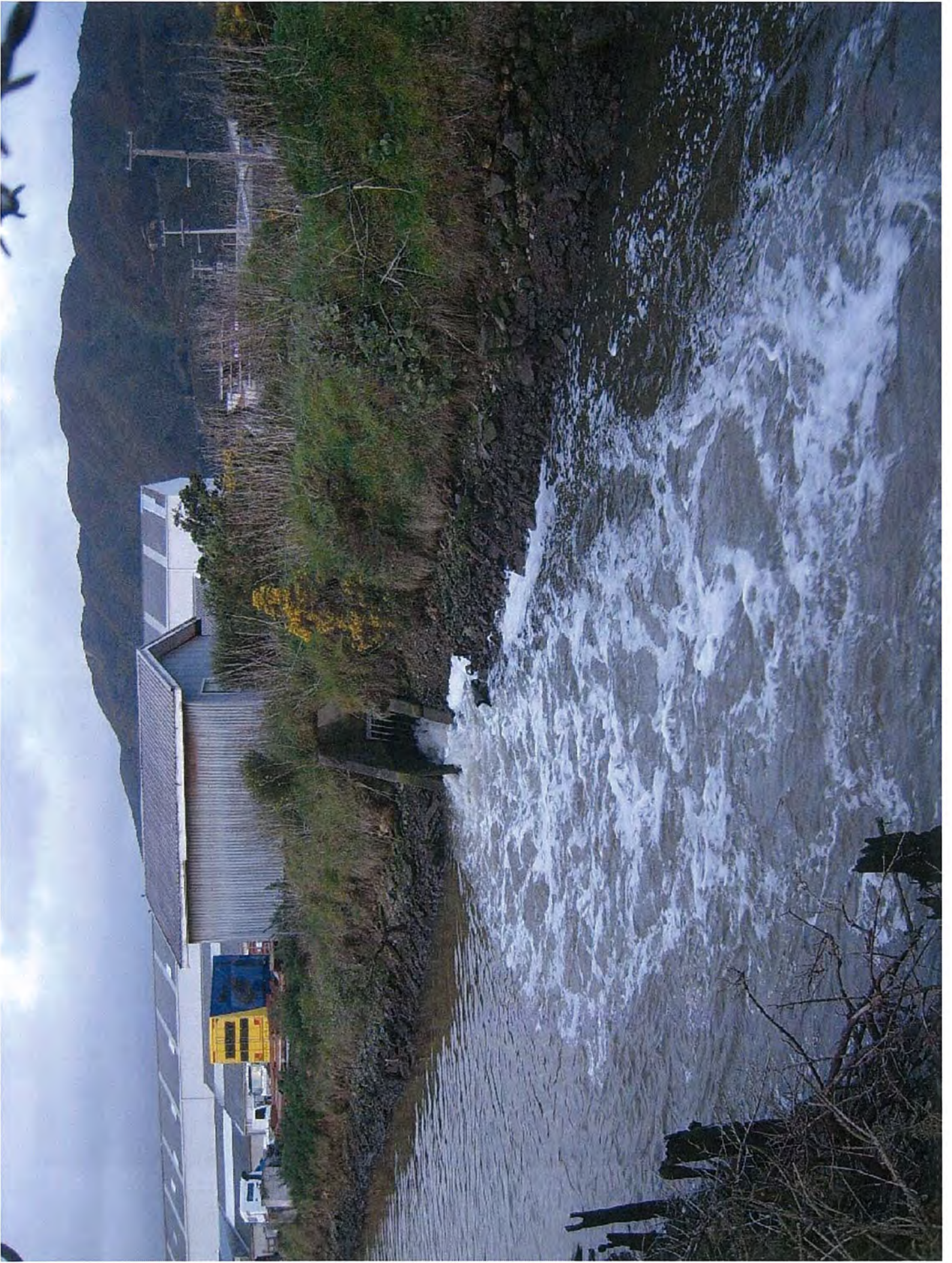


Wastewater coming to the surface inside Lyall Bay 25.9.10



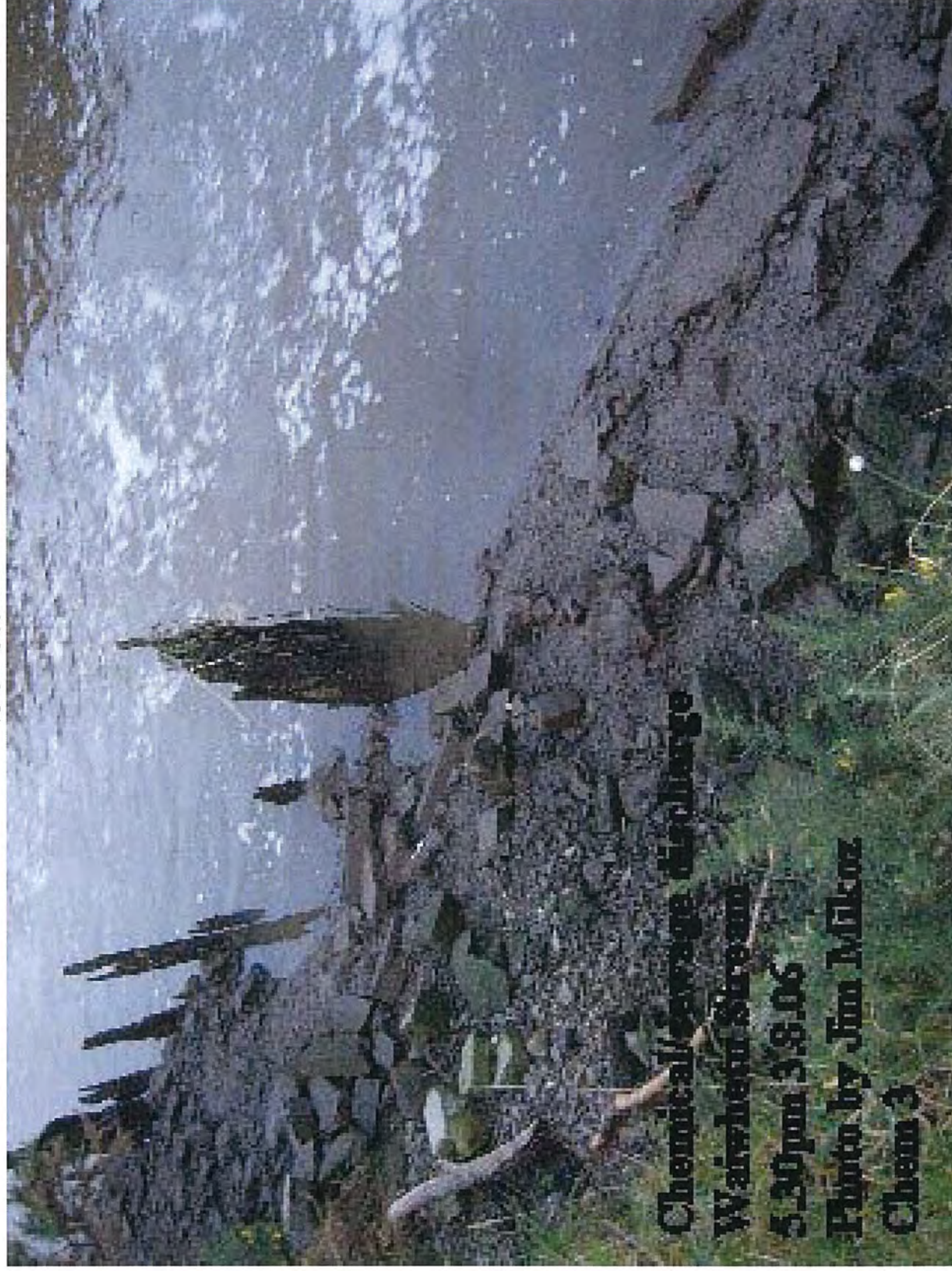
Diesel and fresh water on sea water





Chemicals in wastewater kills algae turning it black. Waiwhetu

Stream



Chemical/sewage discharge

Waiwhetu Stream

5_30pm 3.8.06

Photo by Jim Milne

Chem 3

With six to nine flows a year nothing lives in the rock pools



Rock pools next to the WCC emergency waste water pipe are dead. Nothing lives.



There is no waste water pipe at Island Bay the pollution came from the Lyall Bay sewage pipe as the waste water flows past twelve hours a day and pushed ashore in a south-easterly wind.

Seaside sewage warning

■ People have been warned to stay clear of Wellington's Island Bay beach, where sewage has flowed into the sea after heavy rain in the past week. Wellington City Council erected warning signs yesterday urging people to avoid the seawater in the area till further notice. Regional Public Health medical officer Stephen Palmer said those who swam or dived in the water ran the risk of gastric illnesses that could be life-threatening.

Dem Post
2/8/08

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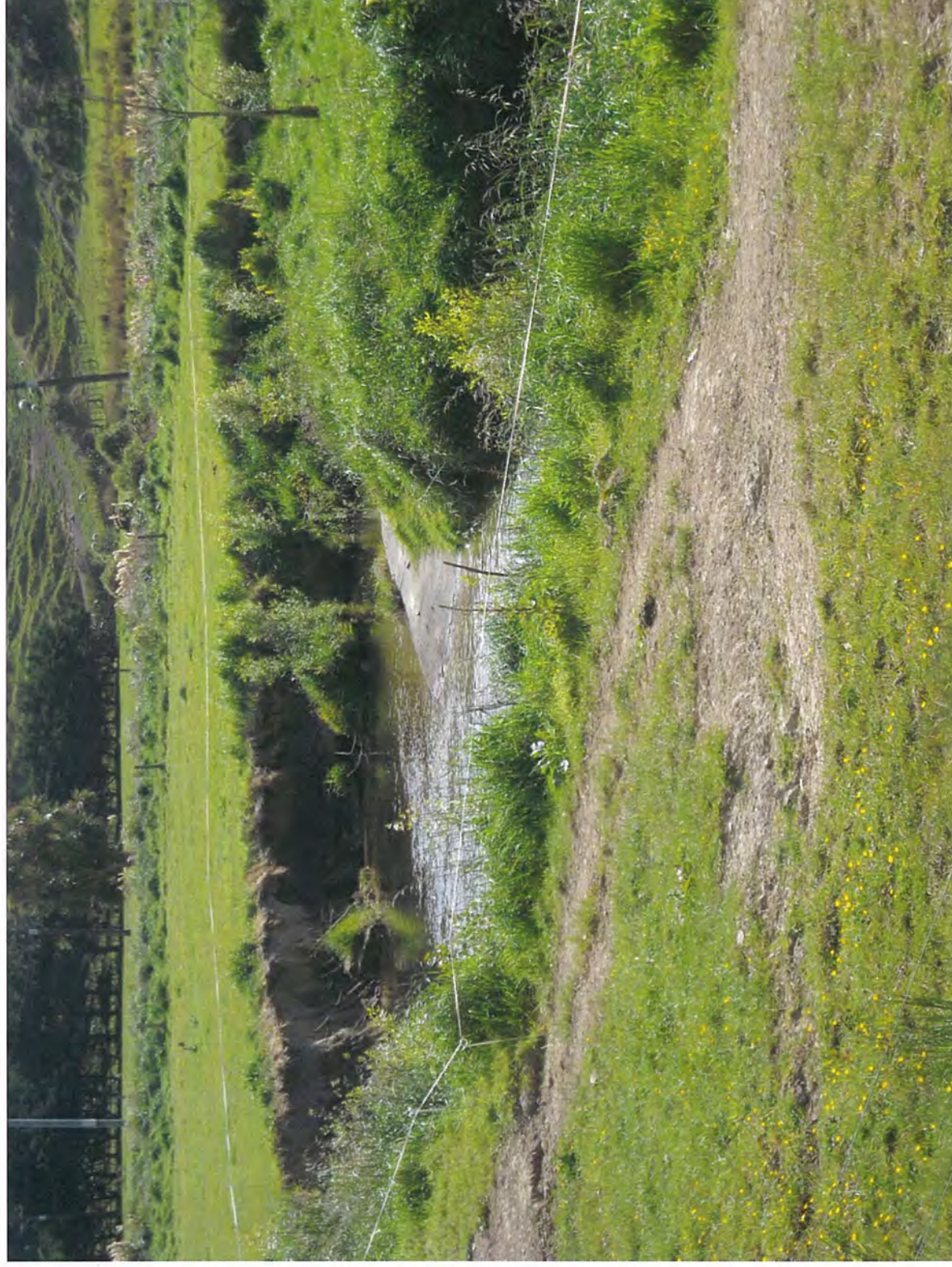
The belief that storm water is the main fault with water quality is an illusion. Island Bay



Bladder kelp arriving on Makara Beach. Bladder kelp obtains its food source from the sun. Surface waters that are contaminated with chemicals and human diseases are absorbed into the seaweed where they pass it onto the fish.



Down stream the willows are all falling in. Native wetland plants should have been used. 1st



A history of what happens when willows are planted in streams



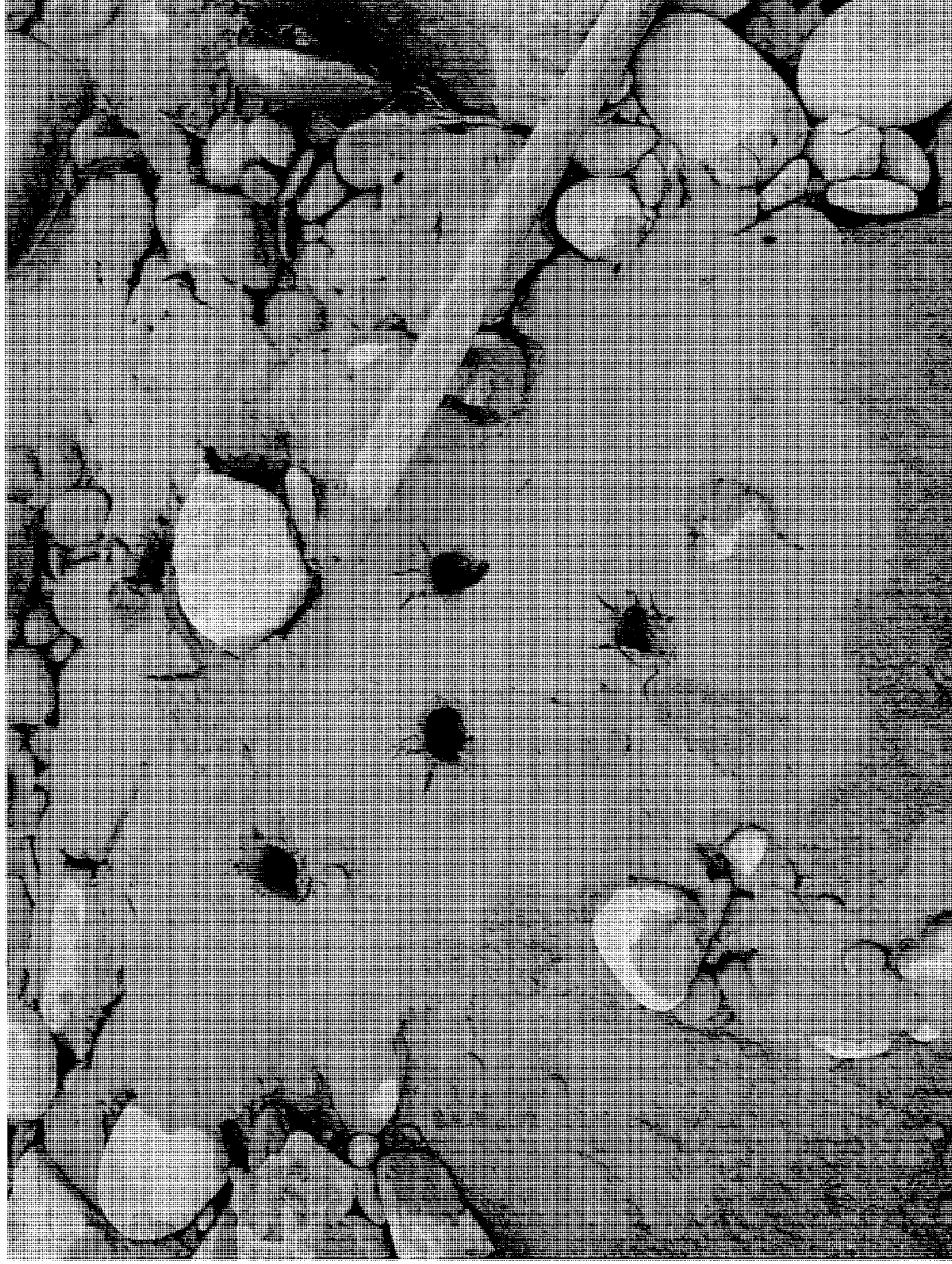
With every flood more willows are removed by flood waters and end up out at sea. Willows do not protect stream banks



Makara Stream lacks native wetland plants to protect the banks



Marine species do not dig in mud looking for food. Mud has a massive impact on marine species as rocks become smothered in mud. Seaweed will not attach.



**There was a belief by the operator that water cress is a
flood hazard**



Industrial pollution of the Takapu Stream which feeds the Porirua Stream.



**Another day and a slick from a pipe further up stream.
Takapu stream**



White flows of chemicals. Takapu Stream



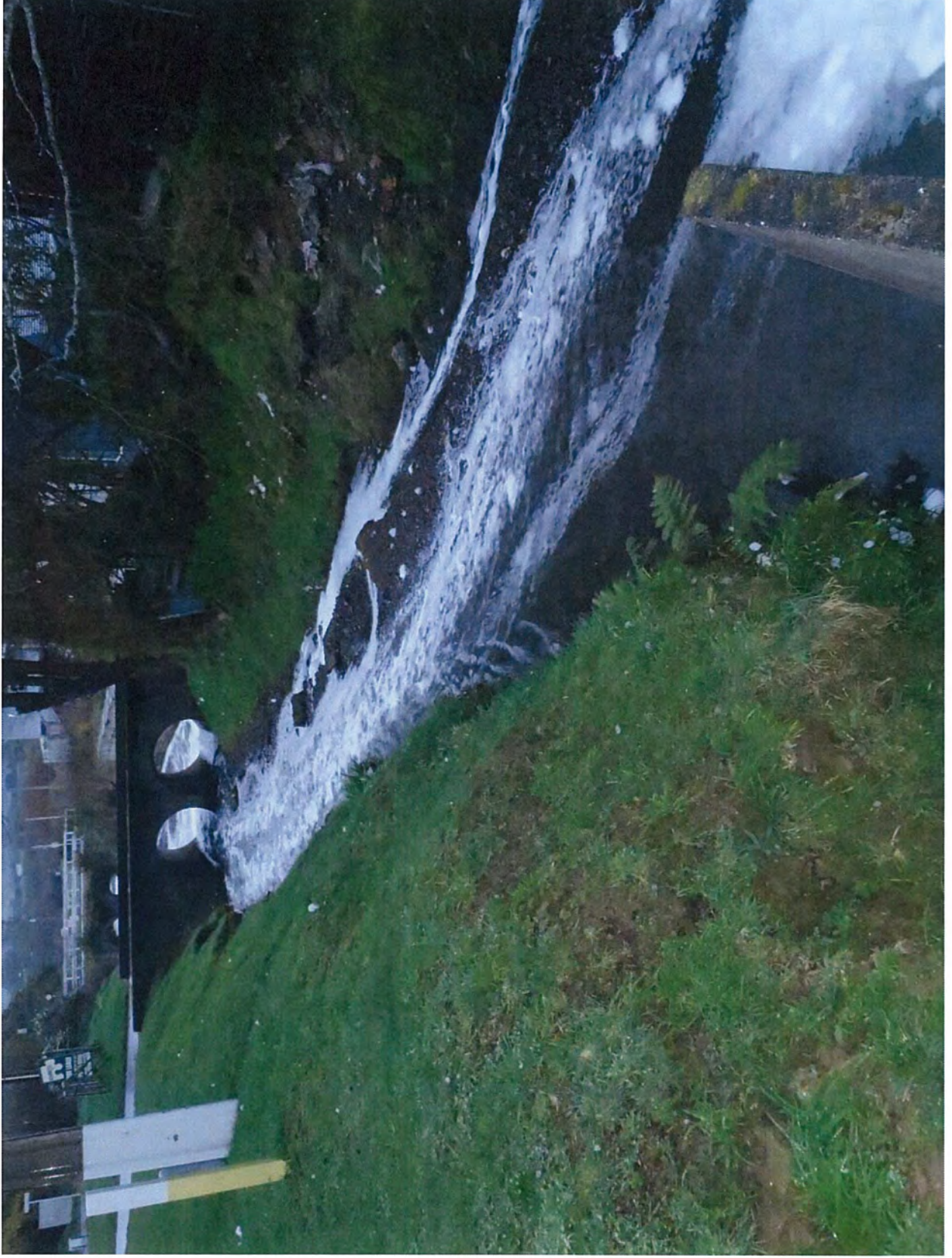
**Certifying industrial sites as being environmentally
complying has to reach a higher standard**



There are other chemicals discharging at times. Takapu Stream



The impact is obvious



Storm water pipe within the marine reserve foams with the chemicals.



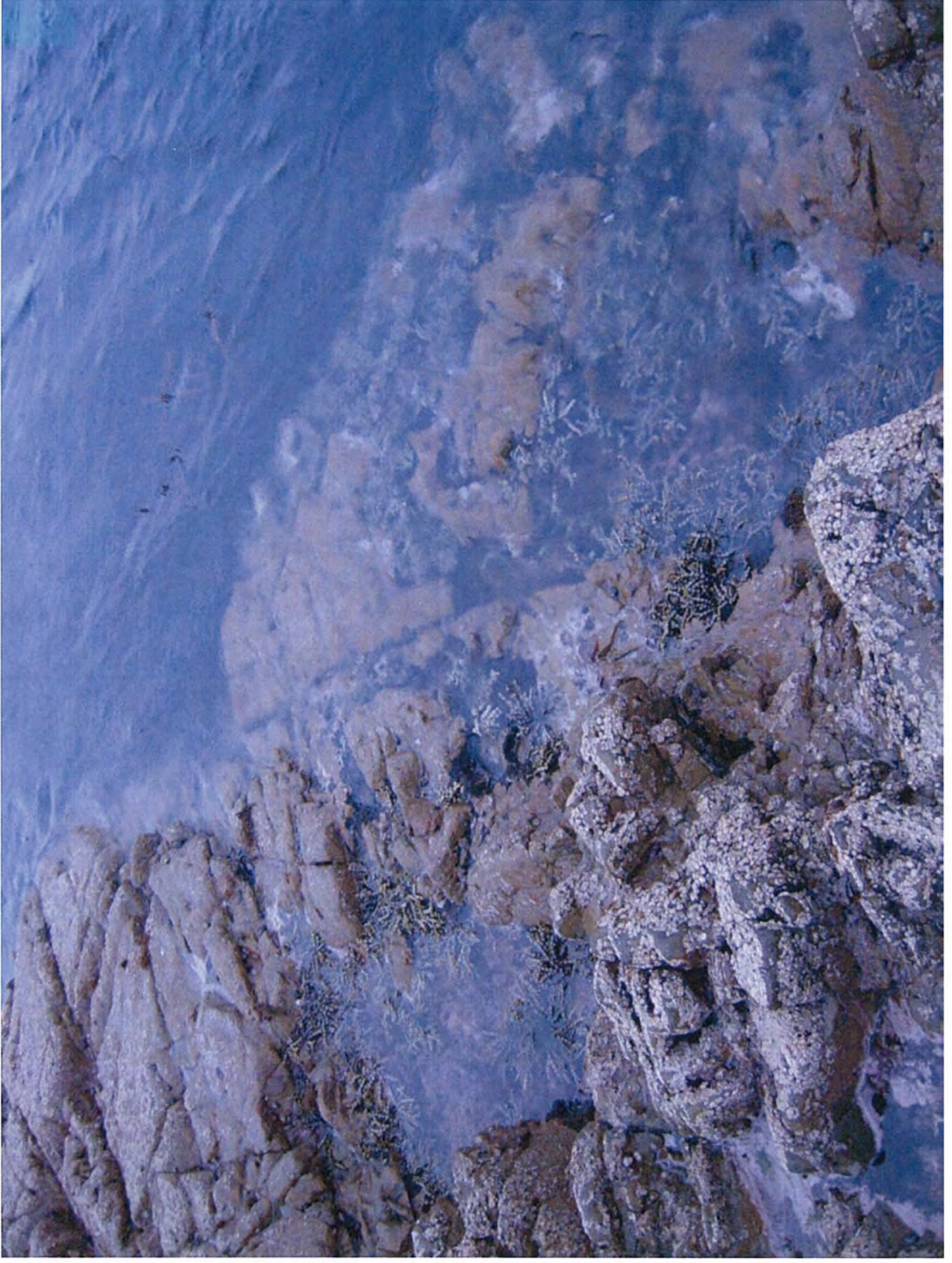
Around any storm water pipe there is no marine life.



After the rain it became obvious there was no marine life around this pipe and this is a marine reserve.



Rock pools should look like this one at Makara



Or this one at Makara



Comparing the algae that grows on the rocks at Kaiwharawhara. There is plenty of algae on these.



Photo by Jón Mikoz

7mm mysid shrimp



Mysid shrimps



The Wgtn Health Authority guidelines are again a complete failure and urgently require rewriting. Their water testing and minimum standards do not include chemicals testing or that Moa Point is where seaweed is collected for food. Testing water quality 1800 metres away is unacceptable.



The diver was collecting this intertidal seaweed



WRC water testing is always about two hours after the flow has ceased.



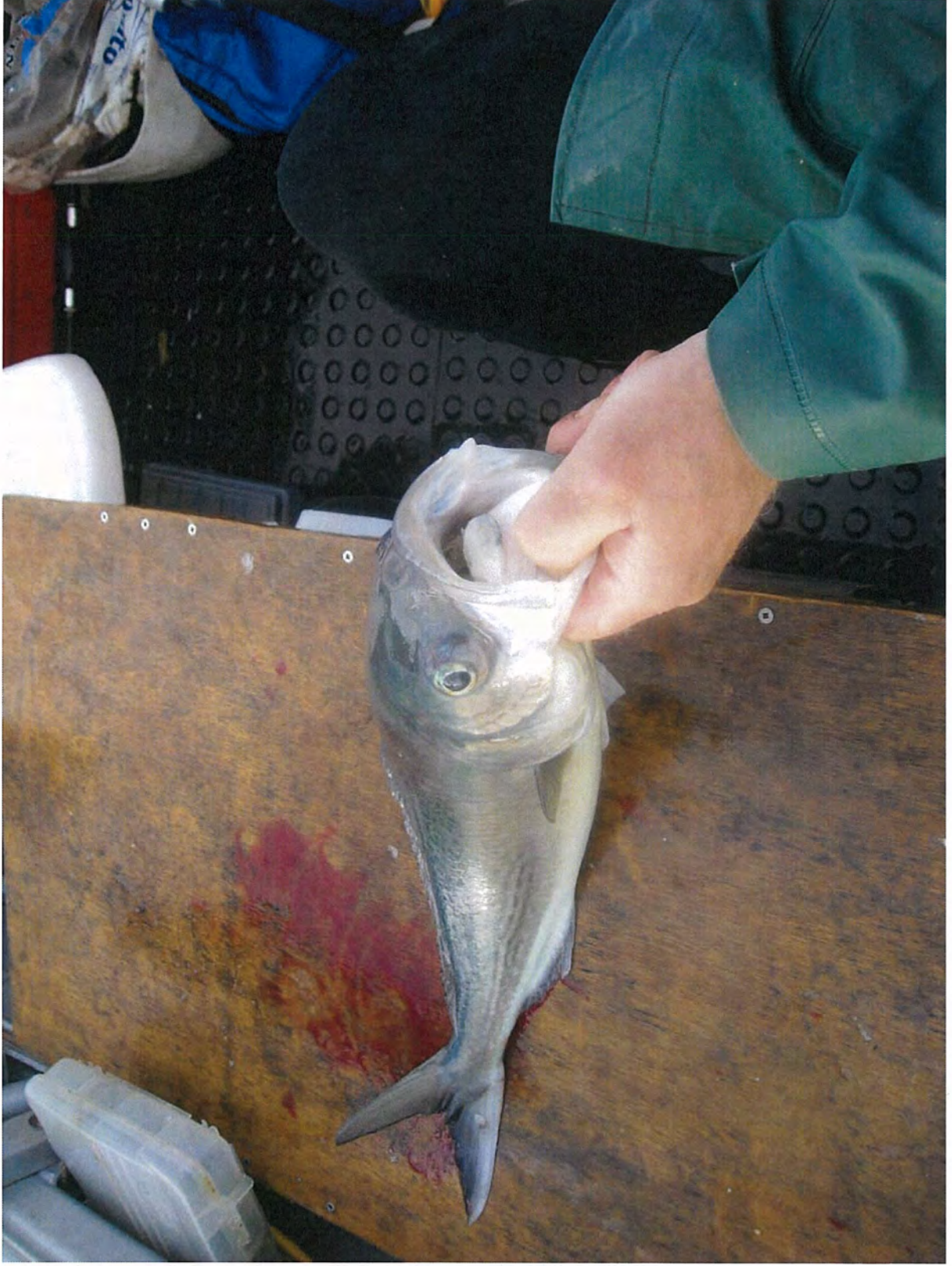
Dolphins consume more fish than humans and fish feed on the bacteria in toxic algae blooms. Dolphins are mammals like whales and whales have been recorded as dying from eating fish with toxic algae in their gut.



Overseas research is finding deformities and cysts as seen on this tarakihi are caused by chemicals from waste water. Or was it from storm water?



Chemicals have also caused the eye on this kahawai to be deformed was it from waste water or storm water?



Red gurnard is one of a number of specie that is having its eggs contaminated by the chemicals from the WCC waste water.



Red gurnard caught with ripe running roe spawning in Lyall Bay

Photo by Jim Mikoz