



**Date:** Thursday 22 October 2015  
**Time:** 9.30am  
**Meeting Room:** Reception Lounge  
**Venue:** Auckland Town Hall  
301-305 Queen Street  
Auckland

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## **Finance and Performance Committee OPEN MINUTE ITEM ATTACHMENTS**

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BRIAN E. CHEAL  
55/7 ROWLANDS AVE  
MT. WELLINGTON  
AUCKLAND 1060  
19/10/15

SUBMISSION TO FINANCE & PERFORMANCE COMMITTEE 22/10/2015

DISPOSAL RECOMMENDATION REPORT  
RE: 55 & 57 7 ROWLANDS AVE MT. WELLINGTON  
SEE ATTACHMENT A & B OF REPORT

② PROPERTY INFORMATION

THE SITE WAS ACQUIRED BY THE M.W.B.C. IN 1962 TO BUILD  
PENSIONER HOUSING VILLAGE THAT CONSISTED OF 51 SINGLES  
UNITS AND 7 DOUBLES. THE AUCKLAND COUNCIL RETAINED  
THESE 7 UNITS AND HAD SOLD THEM TO TENANTS PRIOR TO THE SALE  
OF THE REST TO HOUSING N.Z. IN 2005. THE PREVIOUS  
OWNER OF FLAT 57 WAS THERE FOR 20 YEARS AND IS  
TILL CURRENTLY ALIVE IN A REST HOME.

③ AUCKLAND COUNCIL PROPERTY DEPT. DID NOT TRY  
VERY HARD TO FIND NEW OWNERS AND REJECTED ATTEMPTS  
BY AT LEAST TWO PEOPLE WHO WERE SERIOUS IN BUYING THESE  
UNITS UNDER THE COUNCIL PURCHASE TERMS.

④ THE CURRENT RATING VALUE OF MY HOME 55/7  
IS \$310,000 THE PROPERTY MARKED ON ATTACHMENT B  
HAD A RATEABLE VALUE OF \$330,000 SOLD LAST MONTH  
AT AUCTION FOR \$600,000

MY SUBMISSION IS :- CAN I BUY ONE OF THESE  
UNITS SO I CAN HAVE SOME CONTROL OVER MY NEXT  
OR NEIGHBOR OR ALTERNATIVELY I WOULD LIKE TO  
BE RELEASED FROM MY COVENANT TO SELL BACK TO THE  
COUNCIL FOR Q.V. LESS 20%

I AM ALSO REPRESENTING THE OWNER OF 58/7 ROWLANDS  
AVE

Yours FAITHFULLY

BRUCE

Brian E. Cheal

Images of Units 56 and 57, 7 Rowlands Avenue, Mt Wellington



Model	Proposal: GBI: 1%, Waiheke: 2% of fund. Other boards: 90% Population 5% Deprivation 5% Land Area	A: 100% Population	B: 95% Population 5% Deprivation	C 90% Population 10% Deprivation	D: 90% Population 5% Deprivation 5% Land Area	E: GBI: 2.3%, Waiheke: 2.7% of fund. Other boards: 90% Population 5% Deprivation 5% Land Area	New: GBI: 1%, Waiheke: 2% of fund. Other boards: 95% Population 5% Deprivation
Albert-Eden	615,305	668,963	657,222	645,482	626,669	602,363	644,854
Devonport-Takapuna	362,782	391,862	386,741	381,619	369,200	355,152	379,708
Franklin	555,317	461,460	454,987	448,514	554,035	543,637	446,652
Great Barrier	100,000	6,633	44,609	82,585	77,015	229,088	100,000
Henderson-Massey	706,402	760,729	751,296	741,862	718,691	691,544	737,705
Hibiscus and Bays	585,717	634,608	617,350	600,091	596,626	573,397	604,875
Howick	814,197	898,061	868,651	839,241	830,867	797,072	850,393
Kaipatiki	538,371	582,770	573,722	564,673	548,057	527,047	563,090
Mangere-Otahuhu	488,222	501,282	513,972	526,663	493,923	477,953	507,308
Manurewa	550,368	580,990	583,821	586,652	558,564	538,791	574,657
Maungakiekie-Tamaki	473,162	494,522	500,654	506,787	479,650	463,210	493,306
Orakei	510,438	561,873	545,485	529,096	520,709	499,702	534,305
Otara-Papatoetoe	514,583	534,513	544,180	553,846	521,245	503,760	536,605
Papakura	320,059	322,369	335,109	347,849	323,104	313,327	331,378
Puketapapa	358,652	373,975	380,219	386,462	363,431	351,108	374,856
Rodney	606,195	387,687	385,200	382,714	595,331	593,444	378,556
Upper Harbour	355,230	379,146	373,043	366,940	361,197	347,758	366,100
Waiheke	200,000	58,896	85,065	111,234	97,922	274,940	200,000
Waitakere Ranges	353,507	341,910	343,031	344,153	356,306	346,071	337,573
Waitemata	506,690	544,919	540,615	536,311	515,339	496,033	531,177
Whau	484,802	512,832	515,028	517,223	492,119	474,605	506,903
<b>Total</b>	<b>10,000,000</b>	<b>10,000,000</b>	<b>10,000,000</b>	<b>10,000,000</b>	<b>10,000,000</b>	<b>10,000,000</b>	<b>10,000,000</b>



Model	E: GBI: 1%, Waiheke: 2% of fund Other boards: 90% Population; 5% Deprivation; 5% Land.	F GBI: 1%, Waiheke: 2% of fund Other boards: 100% Population	G GBI: 1%, Waiheke: 2% of fund Other boards: 95% Population 5% Deprivation
Albert-Eden	615,305	653,174	644,854
Devonport-Takapuna	362,782	382,613	379,708
Franklin	555,317	450,569	446,652
Great Barrier	100,000	100,000	100,000
Henderson-Massey	706,402	742,775	737,705
Hibiscus and Bays	585,717	619,631	604,875
Howick	814,197	876,865	850,393
Kaipatiki	538,371	569,016	563,090
Mangere-Otahuhu	488,222	489,451	507,308
Manurewa	550,368	567,277	574,657
Maungakiekie-Tamaki	473,162	482,850	493,306
Orakei	510,438	548,612	534,305
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Papakura	320,059	314,761	331,378
Puketapapa	358,652	365,148	374,856
Rodney	606,195	378,537	378,556
Upper Harbour	355,230	370,197	366,100
Waiheke	200,000	200,000	200,000
Waitakere Ranges	353,507	333,840	337,573
Waitemata	506,690	532,058	531,177
Whau	484,802	500,729	506,903
<b>Total</b>	<b>10,000,000</b>	<b>10,000,000</b>	<b>10,000,000</b>
	3 LB's Highest funding	9 LB's Highest funding	7 LB's Highest funding
	15 LB's Least funding	3 LB's Least funding	1 LB's Least funding
Level of additional funding received with proposed model vs not including geographical area			
<b>Local Board</b>	<b>E vs F</b>	<b>E vs F</b>	<b>E vs G</b>
Franklin	104,748	104,748	108,665
Rodney	227,658	227,658	227,639