



Our Plan 2016-17
Officers' Responses to
Wellington Leasehold Property
Submission Points

AP3 Wellington Leasehold Property

sub#	Name	Option	Additional Comment
15	Paul Bailey	Option A	
24	Kathryn Bayliss	Option A	
37	John Cheyne	Option A	
41	Peter Cole	Option B	Sell Wellington leasehold land
55	Paul Eady	Option A	
57	Matt Edwards	Option A	
58	Dan Elderkamp	Option A	
71	June Graham	Option A	
72	June Graham, Grey Power Napier & Districts	Option A	
75	Margaret Gwynn	Option A	
76	Robin Gwynn	Option A	
82	Vaughan Cooper	Option A	
101	Matthew Le Quesne	Option A	
104	Keren Lilburn	Option A	
116	Coralee Matena, Hawke's Bay Federated Farmers	Option A	
130	Judy Mills	Option A	
133	Bob & Alison Morrison	Option A	
135	Allan Neckelson	Option A	
139	Gerard Pain	Option A	
176	Adrienne Tully	Option A	
180	Dianne Vesty, HB Fruitgrowers Association Inc	Option A	
184	Mary Ellen Warren	Option A	

Consultation Point: Wellington Leasehold Property

Overall, there were 22 respondents to this issue with one preferring that HBRC sells off its Wellington leasehold land and the remainder in favour of Council's preferred option A "Council retains ownership of its Wellington leasehold properties."

Officers' Response to Comments Received

Council's investment in Wellington leasehold property currently yields 6.7% on funds invested, whereas Council's ability to borrow short term funding is in the region of 3.5% - 4%. It is therefore more financially prudent for Council to borrow in the short term for investment capital expenditure and retain the option to sell the Wellington leasehold properties at a time in the future when Council's borrowing costs are either the same or greater than the revenue that can be achieved through rental payments on its Wellington leasehold property.

Recommendation

*That Council considers the submission points received relating to **Wellington Leasehold Property**, and any comments and proposals made by Council officers.*