



**AGENDA FOR A MEETING OF TE TAUMATA RUNANGA TO BE HELD IN THE  
CIVIC CENTRE, 6 WAIPAREIRA AVENUE, LINCOLN, WAITAKERE CITY,  
ON MONDAY, 12 JUNE 2006, COMMENCING AT 5.00 PM.**

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**OPENING KARAKIA**

**MIHIMIHI**

E nga waka, e nga mana e nga karangatangamaha, tena koutou, tena koutou, tena koutou. E nga mate i tautini, he mihi aroha tenei ki a koutou, haere, haere, haere. E te hunga ora, rau rangatira ma tenei te kakano ka rua nei a morimoritia kia puawai ai. Hei aha? Hei maunga ringa ma nga whakaturanga, kia kaha, kia manawanui, kia u. Kia mau hoki ki te whakapono, te tumanako me te aroha.

**1 APOLOGIES**



**2 CONFIRMATION OF MINUTES**

Meeting Minutes - Monday, 15 May 2006.

**RECOMMENDATION**

That the minutes of the Meeting of Te Taumata Runanga held on Monday, 15 May 2006, as circulated, be taken as read and now be confirmed.



**3 URGENT BUSINESS**

Section 46A(7) of the Local Government Official Information and Meetings Act 1987 provides that where an item of business is not on the agenda, it may only be dealt with at the meeting if:

- (i) the Committee by resolution so decides; and
- (ii) the Chairperson has explained at the beginning of the meeting (when open to the public) that the item will be raised for discussion and decision, why the item is not on the agenda, and why it cannot be delayed until a subsequent meeting.

The Committee may make a decision on a matter determined to be urgent.

**NOTE:** Urgent Business need not be dealt with now and may be delayed until later in the meeting.



#### 4 **PRESENTATION**

Sport Waitakere will give a presentation on an Active Communities project, "Families on the Move" to Te Taumata Runanga Committee.



#### 5 **PUBLIC FORUM**

For guidance of Te Taumata Runanga Members, the Council's Standing Orders have the following provisions in regard to Public Forum.

- (i) members of the public wishing to address the Committee in Public Forum shall furnish their names to the Chairperson at the beginning of the meeting; and
- (ii) the Chairperson shall determine the order of speakers, and allow five minutes for speaking time;
- (iii) questions by members are to be confined to obtaining information or clarification on matters raised by the speaker.

Section 46(7) and (7A) of the Local Government Official Information and Meetings Act 1987 provides that no resolution, decision, or recommendation may be made in respect of any specific item of business not on the agenda except to refer the items to a subsequent meeting for further discussion. Therefore, no decision may be made on matters raised in Public Forum. However, written reports on matters raised may be requested from the Chief Executive Officer.



#### 6 **COMMITTEE MEMBERS' REPORTS**

Provision has been made on this agenda for Committee Members should they so wish to submit a report on their activities during the month in regard to matters within the scope and delegations of the Committee. However, to comply with the provisions of the Local Government Official Information and Meetings Act 1987, no decision may be made on matters raised in Committee Members' reports.

##### **TE TAUMATA RUNANGA APPOINTMENTS**

<b>OUTSIDE ORGANISATIONS</b>	<b>APPOINTMENT</b>
Keep Waitakere Beautiful	Rev J Cooper
West Coast Plan Liaison Group	Mihi Te Huia
Safe Waitakere Alcohol Project	Poata Northcroft
Safe Waitakere Injury Prevention Board	Poata Northcroft Mihi Te Huia
West Education Sector Trust	Awa Hudson Carol Ngawati
Waitakere Arts and Cultural Development Trust	Rev J Cooper
Child and Youth Advocate	Mihi Te Huia

OUTSIDE ORGANISATIONS	APPOINTMENT
Waitemata Harbour Foreshore Reserves Management Plan Joint Subcommittee	Evelyn Taumaunu
Te Pai Park Reserve Management Plan Advisory Group	Awa Hudson
COUNCIL COMMITTEES	
Community Sport Fund Allocation Subcommittee	Evelyn Taumaunu Wayne Knox
City Development Committee	Mihi Te Huia






## 7 CHIEF EXECUTIVE OFFICER'S REPORT

Provision has been made for the Chief Executive Officer, or his nominated representative, to report on the progress of other matters considered to be of significance to Te Taumata Runanga, including organisation and representation issues.




## 8 COMMITTEE SECRETARY'S REPORT

Issue	Comments	Reporting Council Officer
Waitakere Outrigger Canoe Club – Finding an Appropriate Site  Public Forum 10 April 2006  Resolution No 624/2006	<p>Council officers have met with members of the Waitakere Outrigger Canoe Club. Members have identified that the Club needs a new site that:</p> <ul style="list-style-type: none"> <li>• Has all day access;</li> <li>• Has storage area for waka;</li> <li>• Has club room facilities.</li> </ul> <p>Council officers have also been out to the site to view the Club's current situation and to look at other suitable sites identified as possible venues.</p> <p>A meeting is to be held with key Council officers to discuss a location and a suitable package of support for the Club.</p>	<p>Robert McGee  836 8000 ext: 8558</p>
Urupa Komiti 2006/2007 Work Programme	A copy of the Urupa Komiti's 2006/2007 Work Programme is attached at pages A1 to A2 for the Committee's information.	<p>Warahi Paki  836 8000 ext: 8923</p>
Matariki 2006 19 September 2005  Resolution No 1791/2006	<p>The Community Arts Co-ordinator - Maori will be working with Te Taumata Runanga Members to discuss Matariki 2006.</p> <p>A copy of the interim Matariki 2006 programme for Waitakere City Council will be circulated separately.</p>	<p>Waiora Arama  836 8000 ext: 8507</p>

A1-A2

Issue	Comments	Reporting Council Officer
<p>Comment Sought on the Draft Whenuapai Airport District Plan Change</p> <p>This was a request by the Deputy Chairperson of Te Taumata Runanga</p>	<p>The public is being invited to have its say on a draft plan change to the Waitakere City District Plan, that will specifically enable the Whenuapai airbase to be a commercial airport.</p> <p>The draft change includes a new “Whenuapai Airport Special Area” within the District Plan.</p> <p>“This does not mean that Whenuapai will become an airport, but it creates the planning structure that specifically permits an airport to be operated there, if that is what is finally agreed,” says Councillor Vanessa Neeson, Chair of the Waitakere City Council’s Planning and Regulatory Committee.</p> <p>“There are existing use rights and it is possible that the airport could be operated under the general rules of the District Plan and the Resource Management Act, but this change specifies that an airport at Whenuapai will conform with the District Plan,” she says.</p> <p>Councillor Neeson says that the Council has a clear policy position on Whenuapai which it has been pursuing for a number of years.</p> <p>“We believe the region needs a second airport now and the need is primarily in the north-west sector which is made up of Waitakere, North Shore and Rodney. It will contribute to economic growth and jobs and it will contribute to reducing regional traffic congestion.</p> <p>“Whenuapai airbase is a fully functioning airport in the right place and the only sensible thing is to keep our options open. It would be difficult if not impossible to replicate this resource elsewhere in the Auckland region.”</p> <p>The Council is seeking comment on the draft Plan Change from the public, the Minister for the Environment, the Ministry of Defence, the Department of Conservation, the Auckland Regional Council, the North Shore City Council, the Rodney District Council, Te Kawerau a Maki and Ngati Whatua, and local groups within the Whenuapai area.</p>	<p>Liz Mahoney</p> <p> 836 8000 ext: 8942</p>
<p>Representation Review</p> <p>This was requested by Deputy Chairperson</p>	<p>At the Council meeting held on 24 May 2006, Council resolved the following:</p> <p><i>“That as recommended by the Finance and Operational Performance Committee Resolutions 886/2006, 887/2006, and 888/2006, the Final Proposal for representation arrangements for the basis of election to the Council and Community Boards for the 2007 Triennial Election and</i></p>	<p>Darryl Griffin</p> <p> 836 8000 ext: 8712</p>

Issue	Comments	Reporting Council Officer
	<p><i>following elections be as follows:</i></p> <p>(a) <i>That all Councillors be elected on a ward basis, plus a Mayor elected at large.</i></p> <p>(b) <i>That the total number of Councillors to be elected be 14, plus the Mayor.</i></p> <p>(c) <i>That the proposed name and proposed boundaries of each ward be:</i></p> <ul style="list-style-type: none"> <li>• <b>Massey Ward</b> - <i>The Massey Ward is the area generally comprising Whenuapai, Hobsonville, West Harbour, Herald Island, and Massey, and that the boundaries be as shown on the attached map marked Option 4.</i></li> <li>• <b>Henderson Ward</b> - <i>The Henderson Ward is the area generally comprising Ranui, Western Heights, McLaren Park, Henderson, Lincoln, Te Atatu South, and Te Atatu Peninsula and that the boundaries be as shown on the attached map marked Option 4.</i></li> <li>• <b>New Lynn Ward</b> - <i>The New Lynn Ward is the area generally comprising, Laingholm, Titirangi, Green Bay, Kelston, Glen Eden, and New Lynn and that the boundaries be as shown on the attached map marked Option 4.</i></li> <li>• <b>Waitakere Ward</b> - <i>The Waitakere Ward is the area generally comprising, Bethells/Te Henga, Waitakere Township, Swanson, Piha, Karekare, Oratia, Whatipu, and Huia and that the boundaries be as shown on the attached map marked Option 4.</i></li> </ul> <p>(d) <i>That the number of Councillors to be elected for each ward be: Massey (3), Henderson (5), New Lynn (5) and Waitakere (1).</i></p> <p>(e) <i>That the number of Community Boards be 4.</i></p> <p>(f) <i>That the boundaries of Community Boards be contiguous with the Ward boundaries and the names be Massey, Henderson, New Lynn and Waitakere.</i></p> <p>(g) <i>That the Communities not be sub-divided for electoral purposes.</i></p> <p>(h) <i>That the number of Members to be elected for each Community Board be as</i></p>	

Issue	Comments	Reporting Council Officer
	<p><i>follows: Massey, Henderson, and New Lynn Community Boards - five Members each plus two Councillors appointed from those representing the Ward concerned; Waitakere Community Board - six Members plus the Councillor representing the Waitakere Ward.</i></p> <p><i>(i) That Community Board Members be elected at large within the Community.</i></p> <p style="text-align: right;">878/2006</p>	
<p>Local Government Conference 2006</p>	<p>At the Council meeting held on 24 May 2006, Council resolved the following:</p> <p><i>“That M Te Huia attend the Local Government New Zealand Conference to be held in Wellington from 16 to 19 July 2006 as the Te Taumata Runanga representative”.</i></p> <p style="text-align: right;">880/2006</p>	<p>Darryl Griffin</p> <p> 836 8000 ext: 8712</p>

### **RECOMMENDATION**

That the Committee Secretary's Report for 12 June 2006 be received.

Report prepared by: Ngareta Delamere, Committee Secretary.



## **9 CONSULTATION ON WAITAKERE CITY COUNCIL'S DRAFT COMMERCIAL SEX STRATEGY**

### **PURPOSE OF THE REPORT**

The purpose of this report is to inform Te Taumata Runanga as a Committee of Council that Waitakere City Council's draft Commercial Sex Strategy (the Strategy) is being made available for public consultation, and to invite comments on the Strategy.

### **BACKGROUND**

Waitakere City Council has been developing a Commercial Sex Strategy to address issues relating to prostitution in the City, following the enactment of the Prostitution Reform Act 2003 which decriminalised prostitution.

Initial feedback received from stakeholders and members of the public in early 2005, resulted in changes being made to an initial version of the Strategy. This draft is the product of that feedback and further input from Councillors and other key stakeholders. The Strategy is geared towards actions that can be enforced and that respond to the concerns of the public.

Approval has been given by the Planning and Regulatory Committee on 14 March 2006, to make the Council's draft Commercial Sex Strategy available for public consultation. Comments will be sought from members of the public and key stakeholders. The period for public feedback is Tuesday, 6 June 2006 - Friday, 7 July 2006, 5 pm.

In accordance with a resolution made by Te Taumatua Runanga, this report presents the Council's draft Commercial Sex Strategy and consultation plan, at a later date than specified, due to complex issues arising whilst developing the Strategy.

At its February 2005 meeting, the Te Taumatua Runanga resolved:

- "3. *That a report on the Maori Community Consultation Programme on the draft strategy be presented to Te Taumatua Runanga by June 2005.*"

150/2005

## STRATEGIC CONTEXT

The Council's strategic objectives are to encourage social and economic activity in its urban and rural centres, to encourage the development of strong and safe communities and to provide a home for innovative economic activities. The Council has a range of regulatory mechanisms available to it for achieving its objectives and controlling the effects associated with activities. These mechanisms include the District Plan, bylaws and other non-statutory Council policies.

## ISSUES

### Public Consultation

A3-A50

Waitakere City Council's draft Commercial Sex Strategy, attached at pages A3 to A50, will be made available for public consultation from Tuesday, 6 June 2006 to Friday, 7 July 2006, 5 pm. Members of the public and key stakeholders, will for the second time, have the opportunity to make general comments about the Strategy, before a final version is presented to the Planning and Regulatory Committee for approval in September 2006, and then on to Council for adoption in October 2006.

Waitakere City Council invites Te Taumatua Runanga as a Committee of Council to make a submission in response to the Strategy.

A51-A55

To help ensure the consultation is carried out effectively, a consultation plan has been developed and is attached at pages A51 to A55. Methods of communication outlined in the consultation plan, include advertisements in local papers, press releases, online information via the internet and intranet, and mailshots of information packs.

Key stakeholders will be invited to make comment and will be sent a copy of the Strategy and submission form. Included in the list of stakeholders are: Te Whanau o Waipareira Trust; Maori Women's Welfare League; Te Korowai Manaaki and Tu Wahine. Consideration is currently being given to placing community notices on Maori television, and to the placing of adverts on RAP radio station and the Pacific Islands radio stations.

## RESOURCES

The costs of consultation for the Strategy will be met out of existing resources.

## CONCLUSION

In response to the Prostitution Reform Act 2003, Waitakere City Council has developed a draft Commercial Sex Strategy that will provide the necessary direction for Council to determine a policy and regulatory response to the commercial sex industry within the City.

Te Taumata Runanga is invited to make a submission on Waitakere City Council's draft Commercial Sex Strategy, and other key stakeholders, including Maori organisations and agencies, will also be invited to make a submission.

## RECOMMENDATIONS

1. That the Consultation on Waitakere City Council's Draft Commercial Sex Strategy report be received.
2. That Te Taumata Runanga consider whether it would like to make a submission on Waitakere City Council's draft Commercial Sex Strategy.

Report prepared by: Zoe Cuming; Senior Analyst: Social Policy.



## 10 LEISURE FACILITY PARTNERSHIP POLICY

### PURPOSE OF THE REPORT

The purpose of this report is to provide a copy of the Leisure Facility Partnership Policy that was endorsed by the City Development Committee at its May 2006 meeting to Te Taumata Runanga.

### BACKGROUND

An increasing number of Councils are contemplating partnerships with community groups and schools to facilitate the development and use of recreation and leisure assets.

Waitakere City Council is often approached by community groups and schools requesting financial support for the development of a new asset and in return offering community access to the facilities. At present Council's financial support in such circumstances is on an ad hoc basis with no formal processes or criteria for Council to assess proposals to allow consistent decisions to be made.

The Long Term Council Community Plan and Annual Plan Special Committee passed the following resolution at its meeting on 25 March 2003:

*“That the development of criteria and processes for assessing community facility partnership opportunities with schools is referred for consideration to the Annual Plan process.”*

583/2003

This resolution was adopted in the Annual Plan 2003/2004 and \$15,000 was allocated towards the development of the draft Facility Partnership Policy.

In February 2004 a high level summary of the research to date was presented to the City Development Committee. The following resolutions were passed:

- “1. *That the City Development Committee endorses the concept of working in partnership with community organisations, schools, funding trusts and potentially other Councils through a Facility Partnership Policy.*
2. *That the City Development Committee approves the development of a facility partnership policy to guide Council’s funding support to partnership opportunities with leisure and recreation assets, based on the draft direction outlined in the Agenda report, as part of the draft direction for the Facility Partnership Policy and incorporating the comments from the Committee.*
3. *That the City Development Committee supports the requirement for Council to commit a set amount of capital though the Long Term Council Community Plan towards supporting projects through a Facility Partnership Policy.”*

72/2004

In November 2005 a draft Policy was presented to the City Development Committee. The Committee passed the following resolution:

- “2. *That the City Development Committee endorses the draft Leisure Facility Partnership Policy subject to stakeholder consultation.”*

2138/2005

Consultation was carried out from December 2005 to March 2006 with various community groups. Feedback was sought from local Iwi, Te Taumata Runanga, Community Boards and various Council departments. Officers presented their comments made through the consultation/feedback to the City Development Committee in May 2006. An amended Policy taking into consideration the recommendations made through the submission period was also presented. The City Development Committee passed the following resolutions:

- “2. *That the City Development Committee endorses the amended Leisure Facility Partnership Policy.*
3. *That the final Leisure Facility Partnership Policy be presented to Te Taumata Runanga Committee for their information.”*

724/2006

## STRATEGIC CONTEXT

Council’s leisure facilities and activities contribute to the well being of the City’s residents by providing recreational opportunities that promote health and social cohesion. Council’s Leisure Strategy, Community Facility Plan, Parks Strategy, Youth Leisure Needs Analysis and the Funding Policy guide the provision of leisure facilities and activities to ensure that they are available to all residents, responsive to changing demands, and are provided efficiently.

Council’s strategic objective for leisure is to provide a comprehensive range of leisure, recreation and sports services and facilities. To improve the well being of the City’s people and communities, Council provides and supports a diverse range of leisure opportunities through facility operation and development, direct funding, assistance to access other funding and support of activity initiatives.

In the draft Long Term Council Community Plan 2006-2016, Council has adopted a platform of "Strong Communities" stating that in the next 10 years Council will develop a sense of Community in the City. This includes the provision of leisure facilities and services that people enjoy.

## ISSUES

At the May 2006 City Development Committee meeting it was resolved that the endorsed Leisure Facility Partnership Policy be presented to Te Taumata Runanga.

"3. *That the final Leisure Facility Partnership Policy be presented to Te Taumata Runanga Committee for their information.*"

724/2006

A56-A64

This report presents the adopted Leisure Facility Partnership Policy attached at pages A56 to A64.

As the Leisure Facility Partnership Policy only has a pool of \$500,000 available, it does not impact on the Policy on New Formal Council Relationships, which is based on relationships with a net cost to council of more than \$1,000,000. However, during the development of the Leisure Facility Partnership Policy the principals of the New Formal Council Relationship Policy were considered and included in the Policy wherever possible.

## RESOURCES

Through the Long Term Council Community Plan 2003-2013 \$500,000 has been budgeted annually for leisure facility improvements. The City Development Committee recommended to Council at its November 2005 meeting that the \$500,000 currently allocated through the Long Term Council Community Plan for leisure facility improvements be utilised for the Leisure Facility Partnership Policy grants.

## CONCLUSION

There is a need for Council to develop a Leisure Facility Partnerships Policy that will guide Council in its decisions towards financial support for partnership opportunities. Partnerships would cover community groups and schools and the development and utilisation of leisure and recreation assets.

A Leisure Facility Partnership Policy was developed to enable Council to adopt a transparent process for assessing potential initiatives. Consultation was carried out on the draft Leisure Facility Partnership Policy during December 2005 - March 2006. The Leisure Facility Partnership Policy was amended taking into account consultation and feedback. The City Development Committee adopted the Leisure Facility Partnership Policy at their May 2006 meeting.

## RECOMMENDATIONS

That the Leisure Facility Partnership Policy report be received.

Report prepared by: Clare Dwyer, Leisure Planner.



## 11 DRAFT SOCIAL INFRASTRUCTURE PLANNING

### PURPOSE OF THE REPORT

The purpose of this report is to provide Te Taumata Runanga with an update on the draft social infrastructure planning framework being developed for use by the Council.

### BACKGROUND

Waitakere City Council has a record of leadership in the area of social wellbeing. That work has been given further impetus by the focus in the Local Government Act 2002 (the Act) on the four wellbeings, including social, as a purpose of the Act and a principle relating to local authorities activities. It is now time to move more systematically to ensure that new Council plans, developments, and regulatory processes are aligned with social wellbeing objectives so that our future towns and suburbs are more socially sustainable by design and intent.

Social infrastructure is defined in the Auckland Regional Growth Strategy as "a system of social services, networks and facilities that support people and communities." It includes both hard and soft components such as:

#### Hard

Facilities and amenities such as:

- Education facilities and services - schools, early childhood centres;
- Police facilities and services – including community policing stations, victim support;
- Health services and facilities - GPs, Plunket clinics, specialists;
- Churches;
- Marae;
- 'Formal' community meeting spaces and places - centres, halls, marae, churches;
- 'Informal' public meeting spaces – parks, open space, cafes.

#### Soft

Enabling community connectedness, interaction, and participation through structured arrangements such as:

- Networks of people and organisations that strengthen the fabric of society;
- Events, celebrations and programmes designed to promote local interaction and identity;
- Community building, brokering and development programmes.

The purpose of the Auckland Regional Growth Strategy is to ensure growth is accommodated in a way that meets the best interests of the Auckland region. Principles and commitments to social infrastructure planning are included in the current strategy. It notes that of equal importance to the physical infrastructure is the social infrastructure - the social services, networks and facilities that support people and communities. The strategy also states that the achievement of social infrastructure will require co-ordinated early planning and assistance from public bodies to ensure their provision.

The primary focus of growth planning and town centre revitalisation processes to date has been on the physical and regulatory components of town centres such as transport, roading, open space planning and community spaces such as libraries and community centres. Community engagement and consultation processes have supported this work where possible. To some degree, the proactive consideration and implementation of social infrastructure requirements has occurred on a limited and often opportunistic or ad hoc basis.

## **STRATEGIC CONTEXT**

This project contributes to a number of Community Outcomes and strategic platforms, including Strong Communities, Urban and Rural Villages and Active Democracy in the draft Long Term Council Community Plan 2006-2016.

Social infrastructure is recognised as important from a regional perspective. The Regional Policy Statement requires that planning for social infrastructure is necessary when urban expansion or intensification is proposed. Accordingly, provision for social infrastructure will be incorporated into the draft Waitakere City Growth Strategy and the changes to the Waitakere City District Plan made pursuant to the Local Government (Auckland) Amendment Act 2004.

## **ISSUES**

Traditionally the provision of social infrastructure has lagged behind growth. This is seen to be no longer acceptable. There are a range of social, economic and environmental benefits that will flow from better planning for social infrastructure. These include:

- Early introduction of social infrastructure will help to lead development, especially in areas where intensification is to be encouraged.
- In existing communities subject to growth plans, the community is likely to be more accepting of growth if social infrastructure is explicitly planned for.
- Social infrastructure that meets the needs of existing and future communities will help enable communities to sustain themselves, increasing economic and social well being.
- Opportunities for integrated delivery of services, resulting in cost savings to agencies.
- Reduced capital costs (especially land) when needs are identified early and land is secured ahead of development pressures.

To help guide the Council in this issue, a social infrastructure planning project has been developed. It aims to investigate how social infrastructure planning can be integrated into the Council's town centre programmes, as well as proactively coordinated across multiple agencies. The project is structured into two stages. The first stage involves the development of a draft social infrastructure planning framework, integrated with current growth planning processes to provide a:

- High level framework of typical infrastructure needs for different types of centres/growth areas;
- Process to define and plan for the particular needs associated with individual centres.

The second stage will aim to apply the draft framework to New Lynn and/or the Massey/Westgate area, and review and modify the framework accordingly. From there the testing of the framework in suburbs will be investigated, building on the Building Community in Massey – Our Place, Our People programme.

Consultants David Mead (Hill Young Cooper) and Catherine Syme (Syncro Consulting) have been engaged to forward stage one, the development of a draft planning framework. It will set out a range of principles, processes and tools to help the Council (and other infrastructure providers) plan for social infrastructure needs. It is intended to assist the Council in:

- Anticipating likely needs, both at a city centre level and the level of a locality;
- Building these needs into the planning for growth areas so that infrastructure needs are considered alongside other issues;
- Matching local needs and aspirations with resources;
- Ensuring better delivery of infrastructure through co-ordinated actions;
- Reviewing the leadership/facilitation roles it currently/could potentially play in assisting coordinated social infrastructure provision at both Citywide and local levels.

The framework will not be:

- A shopping or wish list of desired infrastructure for centres;
- A rigid prescription about the way that infrastructure should be delivered on-the-ground in growth areas.

The draft framework will be reported to the Committee for its consideration in July 2006. Workshops for Westgate and potentially New Lynn are being planned for September. These workshops will look at bringing critical agencies together to determine the possible future social infrastructure needs of these communities. This will be supported by a briefing pack to aid agencies' preparation for the workshops. Marae are a critical component of social infrastructure and their consideration in the long term urban planning of the city is essential to enable their provision. To help facilitate this it is recommended that a Te Taumata Runanga representative attend the workshops.

## RESOURCES

This project is resourced through the Council's Annual Plan 2005/2006, some of which is to be carried over to 2006/2007. Given its links to the upcoming Auckland Regional Growth Strategy review, the Auckland Regional Council is contributing \$5,000 to the project. The Ministry for the Environment has also expressed interest in contributing. Within Council, a social infrastructure planner position has been funded in the draft Long Term Council Community Plan 2006–2016 to advance this work.

## CONCLUSION

Social infrastructure planning considers the system of social services, networks and facilities required to support the wellbeing of people and communities. It has both hard (schools, early childhood centres, community centres, libraries, and social services) and soft (such as community building, connectedness and participation) components.

The Auckland Regional Growth Strategy identifies the level of intensification facing Waitakere City in the next few decades. Planning for social infrastructure early and proactively is a critical element to the long term wellbeing of our communities. It ensures that the future requirements of community in regards to space, buildings, land and social networks are considered and provided for in long term planning by the Council and others. It is a complex and multi-agency exercise that is not currently well resourced in Council's town centre revitalisation programmes. This will change however with a new social infrastructure planner position included in the draft 2006-2016 Long Term Council Community Plan and Annual Plan.

A project is currently underway to guide the development of a social infrastructure planning framework for Waitakere City. This includes the development of a draft framework and workshops in Massey/Westgate and possibly New Lynn. It is recommended that a Te Taumata Runanga representative be nominated to attend these workshops

### **RECOMMENDATIONS**

1. That the Draft Social Infrastructure Planning report be received.
2. That Te Taumata Runanga nominates a representative to participate in the Westgate/Massey and New Lynn workshops.

Report prepared by: Kim Morresey, Partnerships and Advocacy Leader: Environment.



## **12 CHANGES TO RATING SYSTEM**

### **PURPOSE OF THE REPORT**

It has been requested that Te Taumata Runanga be briefed on the proposals to change to capital value rating, and to introduce a pan charge to schools.

### **STRATEGIC CONTEXT**

Proposals to change the rating system have been included in the Long Term Council Community Plan 2006–2016 for consultation with the community. Any changes to the proposals contained in that document must be considered under the statutory process specified in the Local Government Act 2002.

### **ISSUES**

#### **Capital Value Rating**

Every three years all property values in the City are reviewed to update them to the market value at the date of revaluation. These property values are used for the next three years to share between properties in the city, a large part of the total amount of rates that the Council collects to pay for services that it provides to the community.

Two property values are calculated,

- The land value which is the value of a the land if it was a bare site without any buildings or other improvements;
- The capital value which is the calculated market value of the land and buildings at the date of revaluation.

Currently land value is used to share the total amount of rates between properties.

The proposal currently being considered by the Council is to use the capital value instead of the land value for this purpose.

This change on its own will not mean that the Council collects any more in total rates. The effect of the change will be to share the same total amount of rates in proportion to the capital value instead of the land value of properties.

The reasons behind the proposal include that the land value of a property in itself does not reflect the use to which a property is put, and the extent to which the services provided by the Council are used. The extreme example of this is an empty section which pays exactly the same amount in rates as a section with a similar value, but with a house on it occupied by a family.

Although neither land value nor capital value for sharing the total amount of rates between properties is totally fair to all residents, capital value is considered to be a fairer way of sharing the total amount of rates between ratepayers.

Some ratepayers will pay more in rates and some will pay less, depending mainly on how well developed a property is. A comparatively modest house on a large section will in most cases pay less in rates, whilst a large or expensive house on a small section will tend to pay more in rates.

Almost every property in the City will be affected differently.

The letter recently sent to all ratepayers indicated the extent to which their rates will increase or decrease.

### **Pan Tax**

Currently the Council shares the cost of wastewater (sewerage) between properties in proportion to the land value. However some ratepayers have made submissions to the Council that the value of a property in no way reflects the amount of wastewater generated.

The Council is proposing to charge all residential properties a fixed charge of the same amount for wastewater irrespective of a property's value instead of calculating the wastewater rates on a property's value.

The law provides that only one such charge can be made on a single household. Therefore if this proposal is adopted, each residential property will be charged one fixed charge irrespective of the number of toilets in the dwelling.

Schools and other non-rateable properties, including Marae are liable for wastewater rates, but not general rates, and are currently charged on the basis of their land value.

As a direct consequence the two decisions to consult on a change from land value rating to capital value rating, and to consult on a fixed charge for wastewater, the Council had to consider how schools and other non-rateable properties should be charged for wastewater.

A fixed charge on these properties would not be fair to ratepayers in general as most non-rateable properties would pay little in rates, and much less than they pay now, despite in some cases generating significant volumes of wastewater.

In 2001 the Parliament considered a Bill by Brian Donnelly MP which would have changed the amount of wastewater rates payable by schools. The Ministry of Education recommended changes to the Bill and designed a formula for calculating the amount of wastewater rates that each school should be charged.

The formula was based on charging schools on a "pan charge" basis with the number of toilets being calculated on the ratio of 1 toilet for every 20 students and staff, but with the amount of the pan charge being 100% of the charge for the first 4 toilets, 75% of the charge for the next 6 toilets, and the remaining toilets at 50% of the charge. The basic charge has to be the same as charged to other properties in the city.

Waitakere City proposes to use this formula for charging schools for wastewater.

The formula is used by many other Councils, including North Shore City, which charges a higher charge than proposed by Waitakere City.

All schools are funded on the basis of the number of students, with adjustments for the "decile" in which the school is placed, with lower decile schools in more needy areas receiving higher funding.

Therefore the basis of the proposed pan charge on schools is in line with what schools are charged in other parts of New Zealand, who also receive funding from the Ministry of Education on a common basis.

If schools cannot afford to pay the proposed increase in wastewater charges, perhaps their argument should be with the Ministry of Education for an increase in funding. Otherwise other ratepayers in Waitakere City will be subsidising schools to a greater extent than in other Council areas. The Council has received submissions from schools opposing the introduction of a pan charge. The Council will be making its decision on this matter during the final deliberations on the rating system from 16 June 2006.

### **CONCLUSION**

How the proposals would affect individual communities is difficult to ascertain due to the widespread differences in the demographics across the city, with the increases and decreases in rates applying from high to low valued properties, the effect being largely dependant on the level of development on each property.

The Council is currently considering submissions on all of these matters, but at the date of this report had not made any decisions on what changes would be made to the method of calculating rates for the 2006/2007 year.

### **RECOMMENDATION**

That the Changes to the Rating System report be received.

Report prepared by: J MacKenzie, Group Manager Rates.



## **13 NEXT MEETING**

The next meeting of Te Taumata Runanga will be held in the Civic Centre, on Monday, 17 July 2006, commencing at 5.00 pm.

A representative is invited to present Te Taumata Runanga report at the next meeting of Council to be held in the Civic Centre, on Wednesday, 28 June 2006, commencing at 5.30 pm.

