

Section Seven – Social Infrastructure Planning sheets

The following pages provide more details on the planning issues associated with different types of infrastructure. The sheets are organised under the social infrastructure clusters set out on page 10.

For each infrastructure type, where information is available, there is a short description of:

Current state	–	how is the infrastructure currently provided in the city
Drivers	–	what are the main influences in future levels of provision
Implications	–	what are the implications for future growth centres
Planning response	–	how should growth planning respond to the identified issues

The figures presented are based on current levels of provision and it is acknowledged that in many cases current rates of provision may not be satisfactory. Equally needs will change over time. The worksheets are a baseline tool that should to be updated and expanded as the social infrastructure framework is discussed, trialed and implemented.

7.1 Cluster One: physical well being

Infrastructure Type	Current State	Drivers	Planning Implications	Planning Response
GPs/ Primary Health Care	Business directory records 94 facilities in 2005, or 1 per 2069 people for WCC. Regional average is 1 per 1173 in 2005. WCC rate for 2001 was 1 facility per 1900 people. 2003 Quality of Life report states that WCC has 61 GPs per 100,000, compared to six city average of 87 GPs per 100,000 people.	WDHB seeking to set up 2 to 4 more PHOs in region. PHOs to be more proactive in terms of prevention/ front line roles, offer greater range of services.	Larger groups of GPs – bigger spaces / buildings needed. More visible in the community, easier to get to - maybe on arterials, not in centres. More demands on them, therefore likely to more PHOs. Collaboration with other health providers, eg Plunket, social workers, District nurses.	Most are located outside city and town centres (over 60%) in local centres or along main roads. Dispersal pattern may increase as practices seek larger spaces with more parking. Services should be accessible, e.g. on bus route, close to peoples homes.
Specialist medical (e.g. dental, physio)	2005 Business directory records 144 providers, or 1 per 1,351 people. Regional average is 1 provider per 1,000 people.	Largely demand driven. Many people are likely to go outside city to use specialist facilities.	Clustering typical pattern (e.g.: specialists around Henderson / Lincoln Road associated with hospital).	Business Directory figures indicate that around 40% are located in City and Town centres, the rest across the city.
Hospitals, A&M	Hospital at Lincoln Road – services will be expanded. White pages records two A& M clinics for WCC (1 per 99,000 people); with the New Lynn served by an A & M in Avondale. Region has 19 (1 per 70,000 people).	DHB supportive of commercially run A&Ms.	Typically A& M type clinics locate near major activity areas in prominent sites.	Likely to demand for further clinics in Massey, possibly more clinics in New Lynn and Henderson.
Healthy active cities	No city specific indicators available, although Quality of Life (2002) indicators suggest that 75% of Waitakere City's population consider they lead a healthy or a very healthy lifestyle.	Push for healthy lifestyles to prevent illness – better fitness, nutrition.	Demand for walking, cycling, unstructured activities.	More connected street patterns, safer public spaces and places.

Infrastructure Type	Current State	Drivers	Planning Implications	Planning Response
Social housing; e.g. Housing New Zealand (HNZC).	Long waiting list for HNZC properties. There are currently 4690 HNZC housing units in Waitakere City, with a waiting list of 1417. Of this waiting list, 41% of applications are considered to be in severe or significant need of HNZC managed housing.	Increase in HNZC stock. Push for community-based providers to provide affordable housing (e.g. Housing Trusts).	HNZC units being clustered too much. Housing Trusts facing high consenting and development costs.	Look at Inclusionary zoning provisions (requiring large new residential developments to provide a certain % of affordable homes in their development), but within a mix. Set limits as to how much public housing can go into one area to avoid concentration
Market-based affordable housing (i.e. housing that people on average wages can afford to buy and/or rent).	No reliable statistics on affordability, but up to 20% to 30% of households may struggle to buy a house.	Dramatic increases in housing costs in past 10 years. More intensive development helps to reduce land costs.	Danger of reduced quality if affordability issues are tackled through reducing the costs of development and construction (poorer quality).	Improved standards of urban design for more intensive developments. Promote housing in accessible locations where other household costs are reduced.
Assisted Residential Care – covers a range of public, community and private providers.	2005 Business directory records 86 facilities in the city, up from 73 in 2001. Equals 1 per 2000 people. Currently, 22% of facilities are in city or town centres.	Aging population. Community-based care for mentally and physically disabled.	Retirement type homes often near activity areas. Other facilities mixed with residential areas. Some facilities can face resistance from residents concerned about safety and property values.	Provide for increasing demand for centre-based facilities for older adults, e.g. retirement complexes like Henderson Gardens. Ensure zoning allows for assisted care facilities in residential areas (within limits).
Policing	2005 Business Directory records 400 employees involved in policing, other emergency services and related administration. Equals 2.1 employees per 1000 residents. Regional average is 4.1 people per 1000. Main police headquarters located in Henderson. Community Policing Stations in New Lynn, Massey. Community Constables in Glen Eden , Ranui, Te Atatu Peninsula and Henderson.	Largely demand and population driven. Major increase in national police numbers due in 2006/ 2007.	Need for expanded facilities. Push for more local services and facilities (e.g. community policing stations).	Include in design consideration for larger centres. Likely expansion of services in the Massey / Westgate area.

7.2 Cluster Two: human development: education

Infrastructure Type	Current State	Drivers	Planning Implications	Planning Response
Early Childhood Education (ECE)	Ministry of Education website records 146 early childhood providers with a roll of 7,200 children (44% of under 5s). Business directory records 135 providers, or 1 per 1,400 residents. Regional average is 1 per 1,500 people. 2003 Quality of Life report states that WCC participation rate in ECE was 54%, while national average was 64%. MoE policy is that all new schools will have an ECE co-located on the site.	Increased government funding for early childhood education. Focus on social development – PI language nests, Kohanga Reo. Many children may be cared for outside of city boundaries; e.g. close to caregivers' employment. Community-based models (like Kindergarten / playcentre) shifting to all day model to allow for greater flexibility for working parents.	Planning complex because of large numbers of early childhood providers, especially in the private sector. Demand for community-based providers likely to increase – these providers usually look for Council support, such as land upon which to site facilities. Possible joint ventures with commercial sector in the future in terms of casual day care.	Identify appropriate public land to support community-based providers (e.g. parks strategy). Continue to provide flexibility in zoning provisions for all types of child care facilities. Maybe more demand for facilities in town centres.
Primary and Intermediate Schools.	Ministry of Education website records 48 Primary Schools (full and contributing), with an average size of 390 pupils. Equals 1 primary school per 4,000 people. There are 5 Intermediate schools.	% of the population between 5 and 12 will drop from 12 to 11% between 2006 and 2026. Ministry of Education has no specific planning guidelines. In general will seek to meet 50% of future demand through better use of existing educational facilities. New schools will need minimum roll and sustained roll growth – look for around 500 pupils in green fields areas. Accessibility – walking school buses, public transport, cycling. 3 to 5 year lead time to establish a new school.	In existing areas, demand likely to be met through a mix of actions. New schools only likely to be contemplated where sustained growth is forecast and existing schools are under pressure. Need good population forecasts and rate and type of growth. In greenfields areas, need understanding of structure plan process.	Trigger point for new school in existing area likely to be substantially higher than in greenfields (eg double). Need to be: On edge of main centres Located in areas with good transport links (at least two road frontages), Possibly multi-storey with more shared facilities. Associated with local retail centres (similar sized catchments). Co-location of early childhood facilities.

Infrastructure Type	Current State	Drivers	Planning Implications	Planning Response
Secondary Schools	Ministry of Education website lists 8 secondary school, with a roll of 10,000. Participation rate is around 65% (with many pupils attending school outside city).	Many pupils go to school outside city. May be increased demand if schools within city get more popular. There are fears from existing schools that new schools will have significant impact on their roles. Intensive areas may have more demand at this level, compared to primary school age.	Apart from greenfields area (where new school proposed) unlikely to be demand for additional schools, rather use existing capacity	Monitor.
Tertiary/ Community facilities	Unitec established in Henderson. Range of private education providers in Waitakere City, e.g. BEST Training, Enterprise Waitakere. Significant growth in demand, with 2001 census data indicating further participation in community education programmes.	Push to reduce number of community education providers and improve quality.	Providers can either build in centres or lease space from commercial sector. Joint venture options in terms of services like library	Monitor.
Adult education.	2003 Quality of Life Report says that 6.6% of adults participate in further education, compared to 5.6% nationally.	Likely to be increased demand for education as population ages.	Need more spaces for providers, some will be associated with existing educational institutes, others will be community-driven and not be able to afford to.	Need more low cost spaces for hire, accessible and close to other related activities.
Libraries / CAB	Library Association of New Zealand rate of provision is 70sqm per 1000 people WCC does not and cannot meet this level for financial reasons.	Changing role of libraries – information, meeting place etc. Shared facilities Icon role.	New configurations likely; e.g. partnerships with schools.	Need to provide for expansion and adaptation of services.

7.3 Cluster Three: cross-community support

Infrastructure Type	Current State	Drivers	Planning Implications	Planning Response
Marae	There are two community-based marae in the city, offering a range of services and activities to the community (Maori and non Maori). Schools also have Marae.	There are proposals for two further marae. One on the West Coast (an Iwi-based marae), the other a further urban marae on the Te Atatu Peninsula.	Need for land to place marae on.	Identify locational needs.
Other cultural activities	Limited facilities aimed specifically at the needs of other ethnic groups (e.g. Polynesian, Indian, and Asian).	As population gets more diverse, demands will grow for.	Survey likely needs.	Include in needs analysis.
Religious institutions	No reliable numbers exist of the number of facilities and future demands.	Facilities are getting bigger, serving larger catchments – this means more land is needed, often away from centres so as to reduce land costs.	Many new churches are being built in industrial areas, away from residents and with ample car parking.	Need to ensure sufficient space in local centres for these types of activities, where possible.
Community-based groups, clubs and organisations	A wide range of clubs and organisations exist, focused on recreational and leisure activities. Some need large areas of open land (e.g. pony clubs, model boats and airplanes, speedway), away from residents. Others need indoor spaces.	Increasing costs, especially operating coots. Pressure on land resources means it hard to find spaces for outdoor activities.	Big demand for affordable spaces to run events from. Often need to be in central areas where people can access the services and overheads can be shared.	Support through grants and other financial assistance were warranted. Look at developing multi-use spaces.
Central and local government (does not cover defense) e.g. DWI, Immigration. Schools, HNZC, hospitals/ healthcare etc included elsewhere.	2005 Business directory records 1,210 people employed, or 2.72% of workforce. Regional rate is higher.	Main Council building now in Henderson. Services tend to follow demand. Possible heartland-type model for government departments. Some resistance from private sector for government services to be delivered in shopping centres (image issues).	Possible heartland-type model for government departments – shared space.	Need to ensure sufficient commercial space in town centres for shop-front type activities, but not in prime areas where rents are likely to be too high.
Community-based support and service organizations.	A wide range of organisations advocate on behalf of various sectors and also deliver services. The Quality of Life Report (2003) specifies 80% of the population belonging to some social group or network.	Increasing costs, especially operating costs.	Big demand for affordable spaces to run services and events from. Often need to be in central areas where people can access the services and overheads can be shared.	Support through grants and other financial assistance were warranted. Look at developing multi-use spaces.

7.4 Cluster Four: Community interaction

Infrastructure Type	Current State	Drivers	Planning Implications	Planning Response
Community / Recreation Centres	Centres in New Lynn, Kelston, Henderson, Te Atatu, Massey, Titirangi, Glen Eden. Average is one facility per 25,000 people, or 135 sqm per 1000 people.	Leisure Strategy New facilities where major growth planned. Upgrade existing facilities Commercial partnerships in future?	Large capital investment.	Monitor.
Community houses, halls	Council web site lists 48 halls, houses and other local facilities, or 1 per 4,000 people.	Increasing demand for low cost spaces to hold community-based activities and services Range of providers – public, private, community.	Current models are unlikely to meet future needs. Council is pushing partnerships where the Council helps to fund other providers to provide spaces.	Monitor.
Events / Arts	Arts centres at Corban Estate and Lopdell House, in Titirangi (which serves the New Lynn area). Local Community Arts Council.	Increasing demand for more informal spaces for community-based events and activities.	Need more spaces in city and town centres.	Need more low cost spaces for hire, accessible and close to other related activities.
Local community development	Through community houses and centres, programmes and activities are tailored to the particular needs of local communities.	Increase push for community's to take more responsibility , coordinated through community brokers / liaison staff.	Need more affordable spaces at local level for community run and organised events and activities.	Need to provide for expansion and adaptation of services.

7.5 Cluster Five: Physical environment

Infrastructure Type	Current State	Drivers	Planning Implications	Planning Response
Open Spaces e.g. playgrounds etc	In green fields areas there is the ability (subject to funding) to acquire needed spaces. In redevelopment areas, current assets vary between centres, and opportunities to add more land are variable. Maintenance costs of existing open space and parks infrastructure is a key issue.	Need to improve the quality of existing spaces and improve their functionality and infrastructure provisions. Increasing joint use of space in intensive areas.		Need to explore new funding options to maximise space and infrastructure utility
Community safety	Perceptions of safety vary considerably. Accessibility (e.g. barrier free) of places and spaces and facilities are variable.	Increased walking and cycling. Mixed use. More overlap between public and private space.	Safety and access are critical, but this is not limited to crime prevention. Policies and rules need to be strengthened to ensure a barrier free environment	Detailed design of developments to incorporate Crime Prevention Through Environmental Design (CPTED), barrier free principles
Corner shop	2005 Business Directory records 115 dairies/groceries and 84 takeaway stores (fish and chip, hamburger, Chinese) Average rate of provision is one facility per 2,500 people. Regional average is 1 per 1,900.	Growing role of service stations, other providers Limited rates of provision in newly developing areas.	Accessibility to local services – should be close by. Growing demand in redeveloping areas to retrofit.	Subdivision designs for green fields areas – walk / cycle access, proximity to schools other activities. Flexibility in terms of district plan provisions for redeveloping areas (e.g. ability to establish stand alone store in residential area).
Local shops	2005 Business Directory records 47 pharmacies, 57 bakeries, 31 news agents, 28 fruit and vegetable sellers. Average rate of provision is 1 facility per 5000 people.	Growing café / leisure role of local centres.	New local centres will develop in greenfied areas and others will expand in redeveloping areas.	Zoning provisions to allow for establishment and expansion of centres Location relative to transport (PT).
Local workplaces	In 2005, the average size of a business in the city was 3.3 people. In 2001, over 4,500 people worked from home, with another 2,500 walking or cycling to a workplace near by.	Growing number of people working from home, small businesses.	Need for small flexible workplaces, also local services (e.g. café as meeting space).	Continue to allow for home occupations and conversion of homes to small businesses.
Markets (spaces for small traders)	Open air markets operate in New Lynn and Titirangi.	Desire to increase number of markets.	Need large open spaces within town centres, close to parking.	Identify spaces in town centre plans.