

**REPORT 3**  
*(1215/12/IM)*

**RATIFICATION OF MAKARA/OHARIU COMMUNITY  
BOARD SUBMISSION TO THE DRAFT EARLY  
CHILDHOOD CENTRES POLICY**

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Officers recommend that the Makara/Ohariu Community Board:

1. *Receive the information.*
2. *Ratifies the Board submission to the Draft Early Childhood Centres Policy.*

Attached is the Board submission to the:

- Draft Early Childhood Centres Policy (Appendix 1)

# APPENDIX 1

Makara Ohariu Community Board  
c/o Chairperson  
Ruth Paul  
403 Makara Road  
Makara  
Wellington.

27 February 2009

Submission of the **MAKARA OHARIU COMMUNITY BOARD**

on

Wellington City Council

**Draft Early Childhood Centres Policy**

***General***

While the Board understands the Council's desire to standardize lease arrangements in a way that is fair to all tenants, the Board submits that a one-size fits all rental scheme may not be appropriate given the differing nature of kindergarten, playcentre and community crèche organizations.

The Board supports the WCC's future role and guiding principles as outlined (2.4 and 3).

The statement that council does not envisage providing further land and buildings (4) is contradictory to WCC's future role (2.4). This matter should be approached on a case by case basis, as supported by the guiding principles. The statement is also at odds with the assessment criteria (4.1) which envisages assessment of applications. If Council is not to provide future land or buildings, it should not allow applications. If the assessment criteria is about 'reassessment' of existing facilities then this should be more clearly stated.

## ***Lease Arrangements and Schedule 1***

### Clause 1:

While the Board supports the concept of pegging the leases to the number of children in a centre, 1(2) should read “ - capped at 4%...” as opposed to a flat 4%. This accords with the note regarding potential reduction. The individual administrative workings of the varying ECE organizations potentially requires differing rates if the measure is linked to MoE funding *at source*, e.g. Playcentre’s central body takes approx. 50% of each Centres funding from MoE to fund the larger organization (which provides accounts, handles leases, and has a large educational teaching role) - the Playentre’s themselves receive only the balance. Likewise, asset investment (where community funds have built or renovated structures that have then been vested in Council ownership due to being located on Council land) may require recognition in the rate charged to the organization.

### Clause 2:

This clause is too vague. Where an organization has a lease arrangement with Council that needs to be reviewed or ‘varied’ to align with the new policy, the wording “*As opportunities arise within the lease terms and conditions...*” is too open. It is important to clarify exactly when Council will review or vary leases, as the lessee is responsible for the legal and advertising costs for preparing the varied lease.

### Maintenance:

Maintenance obligations should be clarified a little more, i.e. what is covered by external maintenance. These obligations should be included in the schedule.

Thank you for the opportunity to submit, and we look forward to participating in further formulation of the policy.

Ruth Paul

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