

will be faced with the problem of providing a comprehensive water-supply and sewerage system as well as, to a lesser degree, storm-water drainage. The construction of streets, up to urban standards and the provision of recreational facilities, apart from the question of administration, will entail considerable expenditure. We are satisfied, however, that there is a strong and growing civic consciousness in the two localities, and this influenced us towards giving a locally elected body the opportunity of taking full responsibility for the immediate and future needs of the district.

The co-ordination of the planning of these two localities by the Commissioner who it has been recommended should control the Porirua and Titahi Bay areas will, for an interim period, provide the new authority with valuable technical advice and assistance. Having regard to the present stage of development in the Tawa Flat and Linden areas and the development probabilities in the immediate future, we were of the opinion that the status of a borough was not warranted at the present time. The immediate amenities which the urban district will be able to provide and maintain with the rating potential which is available can, we consider, be economically provided by a local authority with the status of an independent town district. In considering our decision it was necessary for us to have regard to the effect on the Makara County Council. The exclusion of the whole of the Porirua Basin, together with certain areas adjoining the Johnsonville Town District, would have tended to seriously undermine the effectiveness of the Makara County Council as an economic unit of local government. The fact that only one-sixth of the total area in the whole of the Porirua Basin, which the Makara County Council considered should be constituted a new urban district, has been excluded from the county will, in our opinion, assist the Council in maintaining its effectiveness as a unit of local government.

If the residents in the partially developed areas of Titahi Bay and Porirua desire to set up county townships to enable improvement and development of their localities to be undertaken, statutory provision is contained in the Counties Amendment Act, 1949. Such development would, subject to effect being given to our recommendations for the appointment of an independent Commissioner, be co-ordinated with the over-all development in both localities.

The question of the inclusion of the Johnsonville Town District in the City of Wellington has been the subject of discussion and negotiation since 1919, but no finality was reached. The Commission decided to include the Johnsonville Town District and certain adjoining residential areas in the Makara County within the scope of the inquiry. The Johnsonville Town Board indicated at the inquiry that, while it did not oppose amalgamation with the city, it preferred the town district to be constituted a borough with or without the inclusion of certain areas of the Makara County, unless two conditions were fulfilled by the Wellington City Council—namely, that the sale-yards in the town district be removed, and that the town plan which had been approved by the Town-planning Board on the 7th December, 1948, be fully implemented.

We considered that the residents of Johnsonville would receive considerable benefits as a result of their inclusion in the city, including the provision of up-to-date amenities, the use of modern plant and equipment in the district, and the benefit to be derived from the services of highly skilled professional and administrative officers. The immediate effect of the inclusion of the town district in the City of Wellington would be a substantial reduction in general rates, and it appeared that, apart from the loss of local representation, there would be no hardship created by the inclusion of the district in the city. There is statutory provision for the appointment of not more than three members of the Town Board to the Wellington City Council on effect being given to the merger of the town district in the city, and this would overcome the difficulties associated with the representation of the town district until the next general local authority elections.