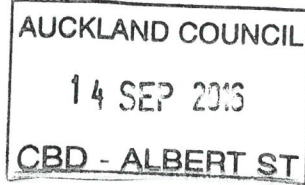


*Sandra W. P. Bolgan.
Ph. 092389545.*



1124
*Submission No.
#1806
#3444
#1355
#3444*

Manager Unitary Plan
Auckland Council

Please consider this an appeal

Rebuttal of Unitary Plan decision

8.6 The number of submitters should have no influence on the decisions of the hearings.

8.7 The fact that our submission is continuous to an existing residential zone gives our submission reason for expecting a positive result as it agrees with the desire for compact housing. All growth has taken place north of Patumahoe and the south ignored. This is because lack of opportunity, if suitable areas were re-zoned I'm confident of a positive result for housing.

8.7 The fact that re-zoned areas north of Patumahoe are rapidly sold must be sufficient evidence as to justify our submission. Our small area if and when re-zoned would provide for desirable sections with agreeable country views over a long range. This is so and should be given more consideration.

8.7 This should be given more consideration. Approximately half of the area is a deep, steep gully which is not suitable for any rural commercial use.

8.2 There has recently been a large pipeline delivering water from the Pukekohe reservoir to Patumahoe.

8.5 This should have no influence on the hearings decisions.

8.10 The water situation I have already dealt with, see 8.2. There have been many attempts at providing a Waiuku, Patumahoe, Pukekohe bus service but all have failed for lack of patronage. Patumahoe has an asset that will surely come to fruition well within the 30-year project. This is the close proximity to the railway already operational and within a 15 minute to all residents.

8.11 The Watercare witnesses are obviously not aware that modern technology has taken care of these situations and can deal with them in a professional and economical manner. Our small re-zoning is hardly likely to effect the efficiency of the present pump. It could be several years before development takes place and no doubt this issue will be dealt with then.

8.12 Diversion of funds that would effect Patumahoe rate payers in favour of FUZ areas is blatantly unjust.

8.13 Our submission is based on the fact that the properties are not 'elite or prime land'. 95 Patumahoe has approximately 1.5 hectares of Patumahoe Clay Loam and is currently in market gardening on lease. This is only viable to the lessee because he farms some 100 acres in close proximity. It is entirely uneconomical on its own, the properties meet all

other desirable features council is seeking. The only viable production would be the chicken houses. The owner is also a submitter and is anxious to retire but needs re-zoning to retain the value of the property. Currently he has odour complaint problems with neighbours and the school. The third submitter is largely a steep gulley with little economic use currently grazed by six animals.

Response 8.14 The proposed re-zoning by its situation and contiguous connection with Clive Howe road and the Weck subdivision is in a perfect position for a relatively small subdivision of its own. All of the desired requirements for re-zoning have been met and dealt with above. In spite of the town planner's decision this re-zoning would enhance the very issue they are concerned with, that is compact housing.

From day one of these submissions the town planners have downgraded Patumahoe without sufficient knowledge or information. The huge gulley not being recorded by any of them is a prime example. I am familiar with the Patumahoe rural character as I spent some of my youth there and have friends there. Patumahoe has been called a 'slumber village' but this is not an undesirable thing. Most of the residents work in Pukekohe, Waiuku, parts of Auckland and even south to Hamilton. It is a vibrant community and is obviously going to attract further home buyers. It has spacious sports fields.

- Rugby and netball teams in all grades
- Tennis courts
- Bowling greens
- School bus to Patumahoe Primary and Pukekohe High School
- Volunteer fire brigade (back up to Pukekohe)
- Memorial town hall of which the rugby club are custodians (and have enlarged and modified with much volunteer help)
- Historic hotel
- The Village Bar and Grill and Butchers Shop Café which are well patronised
- 4square grocer and dairy and a significant factory business manufacturing containers
- Mechanics workshop
- Its situation places it close to beaches at Glenbrook, Wai Pa and the Waikato river.

Patumahoe will not go away.

Patumahoe is a very nice place to live.

As far as I am aware Patumahoe has no

- Unemployment
- Gangs
- 'Tinny houses'
- Graffiti

I cannot understand why town planner have gone to all ends to deny our submission and not consider the many advantages it would consider. To my mind they are denying the council the opportunity to obtain the perfect area for development. It 'ticks' all the boxes council requires for a successful submission. It also takes care of an uneconomical rural area that is not generating substantial revenue for council. A neat, compact, smallish development would be an asset to the village and generate far more through rates than it is currently collecting. This is a desirable chance and would be a benefit at lower cost to all parties.

8.9 The small portion of land in the south of Patumahoe is no reason for denying our rezoning. In fact I am surprised the Hearing has not considered the many advantages it would be to the village and the council in the long term. It is also a perfect situation for a southern boundary with the railway running parallel to Hunters Road.

Signed submitters

W. T Colgan

B. Stevens

S. Gavin

M. Weck