

Pauatahanui Resident's Association supports the overall intent of the Structure Plan

We note that it has received extensive community input during its drafting for which we commend the council.

PRA also supports the Council's endeavour to actively preserve the rural ambience and the values inherent in the area, and for taking the initiative in introducing some flexibility and innovation into areas for future development and thereby pre-empting ad-hoc development.

- a. Subdivision - We support the retention of a rural perspective whilst allowing for the growing market for rural residential, as well as rural lifestyle lots. Smaller lots down to 1 hectare allow greater choice for buyers as well as also allowing for the topography & environmental aspects contained within a site. Hopefully this will allow for a more homogeneous look to the rural environment.
- b. Housing density - Whilst supporting subdivision to smaller lot sizes PRA notes that increasing the rural population will require strict controls on this development to prevent degradation of the streams entering the Inlet. Council will also need the resources to police such developments.
- c. Revegetation - to prevent sedimentation into the Inlet is an important part of this plan. We suggest that the Plan gives guidelines for limiting the planting of exotic trees, with preference being given to native plants for re-vegetation.
- d. Pauatahanui Village - We support the plan's limited residential development on the eastern slopes of the Village and further limited commercial development within the Village, consistent with what the infrastructure will maintain. PRA notes the importance of the Village in its totality as belonging to the residents of the whole Pauatahanui area who use its services.
- e. Lanes Flat - We remain concerned about the future of the Lanes Flat Compound Site after the Transmission Gully Motorway is developed and it becomes surplus to NZTA's requirements. We suggest that, if possible, the Council should seek to retain this area so that its future use is consistent with the needs of both the Village & the public as an amenity.
- f. Infrastructure - Any initiatives within this plan will require Council to ensure that the infrastructure is provided that supports the proposed changes including road safety and water and sewage, for example for the Judgeford Hamlet.

Thank you for your consideration of our submission.