

This was one instance where agreement had been reached by the electric-power supply authorities regarding an adjustment of boundaries of the county areas to be incorporated in the borough. The Power Board had, by agreement, undertaken to transfer that portion of its supply district to that of the borough, and this adjustment was provided for by the Commission.

#### (7) PALMERSTON NORTH CITY: KAIRANGA COUNTY

An inquiry was held on 22nd September, 1948, into the question of the extension of the boundaries of Palmerston North City. This case was not unlike that of Whangarei and Hamilton, where rapid increases in population had accentuated the need for additional areas for urban control. There was a steady growth of population in Palmerston North, increasing over a period of twenty-four years by almost 10,000. A total of 1,737 homes were erected during the years 1939-1948, of which 1,014 were privately built and 723 erected by the Housing Division of the Ministry of Works.

This steady development had culminated in Palmerston North City asking for an extension of its area before extensive urbanization took place in the areas contiguous to the city. The Council had proposals for extensive sewerage and water reticulation schemes in relation to these areas, and also a planning scheme which it was desired should be co-ordinated with that of the city. The extensions as planned depended very materially on the proposed railway deviation. In order that the area could be planned and developed progressively, and in accordance with the subdivisional standards prescribed by the City Council, it was considered essential that the area should be brought into the city as soon as possible.

The areas considered were generally to the north-east, west, and south-west of the city's boundaries in the Kairanga County, and, after deduction of land used for the aerodrome, railway property, Crown land, and roads, it was estimated that the land finally available for development was 1,570 acres. From this area allowance was made for estimated areas of 319 acres for industry and 322 acres for subdivisional roads and reserves, leaving a net area available for housing purposes of 929 acres. This area, it was considered, would provide for a population of some 16,700 people. After taking into consideration the area at present available in the city, some 939 existing building sites for a potential population of 3,600, there would be provision for an additional population of some 20,300 persons.

In view of the recent rapid growth in the city it was considered that adequate provision should be made for future needs.

Our decision hinged on the following factors:

- (i) The potential population of the city in twenty years' time;
- (ii) The capacity of the city, with its existing area, to absorb further population;
- (iii) The direction in which the city was likely to extend, and the extent of that expansion.

In dealing with the proposed extension it was considered necessary to provide for future industrial requirements, and evidence as to suitable areas therefor was taken into consideration. In accordance with possible decentralisation of industry, and in view of the location of Palmerston North as a growing commercial and distribution centre for a large and increasingly important rural district, we were of the opinion that it was desirable that the area finally determined for incorporation should be adequate for the next twenty years.

Having regard to the very limited capacity for future needs within the existing city and the desirability of making adequate provision for future services, we considered that the extensions eventually provided for were essential, while evidence substantiated the fact that the areas incorporated for industrial, recreational, and residential requirements were necessary.