

The County Council indicated that steps had already been taken to implement control but the stage had not been reached where an over-all extra-urban plan could be implemented. It is understood that further steps have since been taken by the Manukau County Council to gazette a substantial portion of the county as an extra-urban planning area, and this will provide a measure of control.

One matter, however, which was having a retarding effect in the development of the district was the lack of adequate sewerage and drainage facilities. The problem of providing adequate drainage and a sewerage system had, it was stated, been exercising the minds of the Borough Council for some time, in view of the fact that the existing facilities were not only out-dated, but were unsatisfactory. The general ground conditions in certain areas in and adjacent to the borough rendered it difficult to maintain complete disposal of water waste and septic-tank fluid, and as a result certain of the open storm-water drains in the borough were being contaminated. The need for the planning and progressive installation of a sewerage system of sufficient capacity to meet the demands of the borough, together with any areas which were included therein, was therefore, in our opinion, imperative. We considered that, notwithstanding some extra initial expense, the capacity of this system should also be designed, as far as was practicable, to meet the needs of the areas adjacent to the borough which may be zoned for residential purposes and which may, in future years, form part of the urban area of Papatoetoe.

Consideration was given during the course of the inquiry to the existing water-supply system, the capacity of which, in our opinion, would provide for a population of approximately 9,500. The development by the Auckland City Council of supplies from Hunua is at present being undertaken, although it is not anticipated that this scheme will be completed before 1956. We consider that by supplementing the existing borough supplies from this system when it is developed, by agreement between the local authorities, adequate future supplies would be available.

Consideration was given to the comparative rating liabilities of properties in the areas adjoining the borough with those in the borough, and it was clear that the rates on small residential holdings would be lower if these properties were included in the borough. On the other hand, the rates which would be levied on properties used for farming purposes would be considerably higher if they were included in the borough. Although legislative provision exists for amelioration of the position, in our opinion practical difficulties would arise so far as the application of the legislation by the Borough Council was concerned. Borough amenities, such as recreation facilities, were being made use of by the adjoining residents in the county. The provision of such services as refuse-removal, improved fire protection, and water-supply at rates equivalent to those in the borough, and the fact that an administrative centre was within easy reach of these areas, would be, in our opinion, distinct advantages to the people in these areas.

The question of community of interest was raised during the course of the inquiry, and it was evident to us that a distinct community of interest existed at Papatoetoe, which is reflected in the number of local organizations which provide for the social requirements of the district. Although this indicates a degree of local interest socially, we are more concerned with community of interest in so far as it affects local government, and relating, in particular, to the over-all provision in compact and closely settled areas of such requirements as town-planning associated with such matters as streets, water-supply, drainage, fire protection, recreation areas, libraries, and other facilities providable by an urban local authority.

One factor which influenced our decision to reduce the area which it was desired to include in the borough was the need for compactness of an urban area when it comes to providing sealed streets, adequate footpaths, and kerbing and channelling. Only a small amount of the latter work had been undertaken in Papatoetoe, and the inclusion