

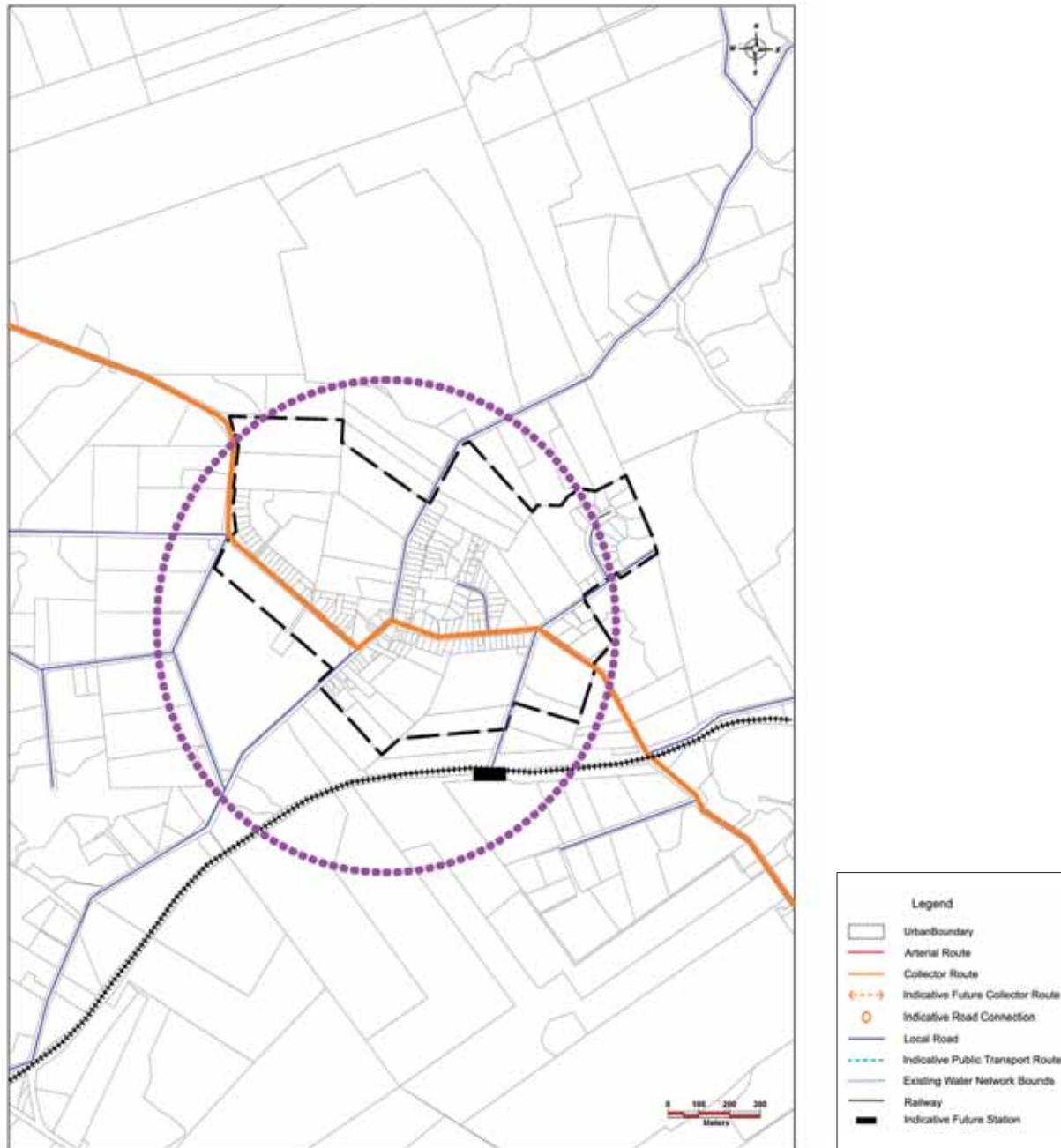


## Vision

*Patumahoe is an established rural community, surrounded by commercial vegetable growing operations. The village has a distinct centre with a small commercial area. By 2051, Patumahoe has the potential to be more self sufficient and sustainable with a moderate population increase. It is close enough to the main towns to access employment opportunities whilst being far enough away to have its own distinct character and identity. With the number of productive and successful horticulture operations located around Patumahoe, the character of Patumahoe will be based on this primary production.*

# Patumahoe

Map 7.35 Patumahoe Neighbourhood Structure



## 7.9 Overall role and function

Patumahoe is the third largest village, accommodating 633 people. Patumahoe is likely to attract around 1.5% of population growth by 2051, growing to 1,640 people by 2051. Patumahoe has good access to Waiuku and Pukekohe, as well as other areas in Franklin District and the Auckland Region. The northern rural areas will experience significant pressure from people wanting to live in rural residential environments, and Patumahoe offers the potential for targeting growth to a northern village and increasing the population to a level that supports community facilities and a small commercial node.

Patumahoe has a well defined central business area, at a scale appropriate to a rural village. The settlement has high amenity value because of its rural setting, compact urban form and “village” scale. The most significant challenge for Patumahoe is peripheral urban growth detracting from Patumahoe’s amenity value and encroaching on prime horticulture land. The village has a strong agricultural theme.

Over time, the mix of household types is expected to change, although the small size of Patumahoe and limited range of services is unlikely to attract a significant portion of the older population. Consistent with the rest of Franklin, and indeed New Zealand-wide trends, household size is predicted to decrease. This will mean that the number of households will increase at a faster rate than the population. Lifestyle and housing choice is important to cater for a broad range of community members.

Economic activity will be focused on the town centre, with the nearby horticultural industries providing a significant portion of employment.

Table 7.25 Patumahoe land use areas

	current zoned	2021	2051
Village centre (ha)	2.6	2.6	2.6
Residential Area (ha)**	67	67	67
Low Density Residential (to intensify)	8	8	8
Proposed future residential (ha)		18	18
<b>TOTAL</b>	<b>77.6</b>	<b>95.6</b>	<b>95.6</b>

\*\*Note: this includes the structure plan area identified on Map 55 of the Franklin Operative District Plan

### Patumahoe’s Structure Plan

The Franklin District Plan includes a structure plan for Patumahoe (Plan Map 55 and Diagram 54.D), comprising approximately 25 hectares, located on the north-eastern periphery of the Patumahoe. This has been included as existing residential zone on the maps.

Map 7.36 Patumahoe 2004

## The Shape of the Future

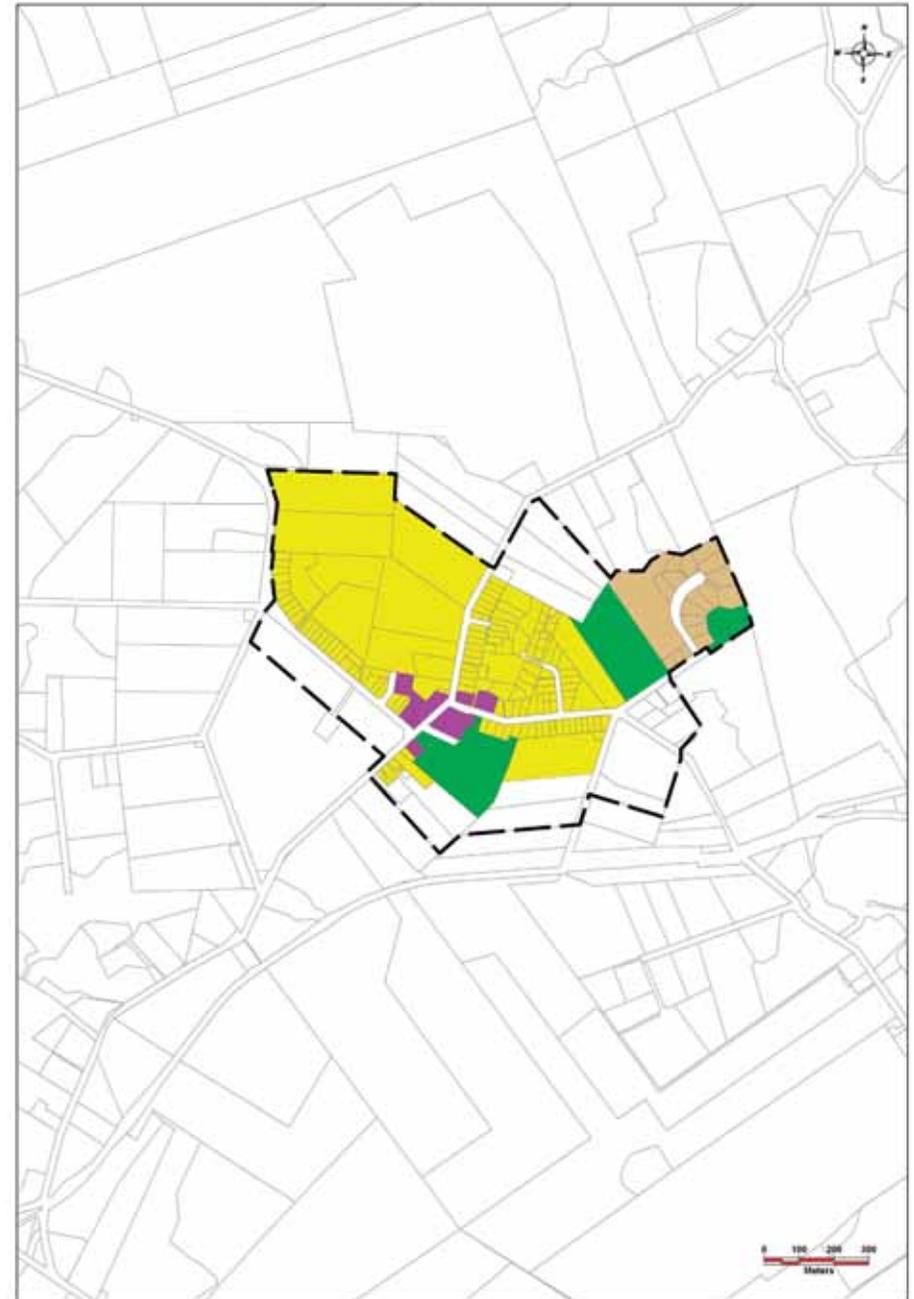
The rural village environment is Patumahoe's best feature but the surrounding horticulture present challenges, particularly the potential for reverse sensitivity. Additionally, any spread of residential lots will encroach on the high quality soils. Patumahoe's urban area is reasonably compact so additional urban areas have been located to support the compact urban form. Accordingly 18 hectare of future urban land has been identified to the south-east, in close proximity to the existing village centre. The eventual shape of Patumahoe is consistent with the principles of liveable neighbourhoods (comprising a 400m walking catchment) with the existing Business-zoned land as the centre.

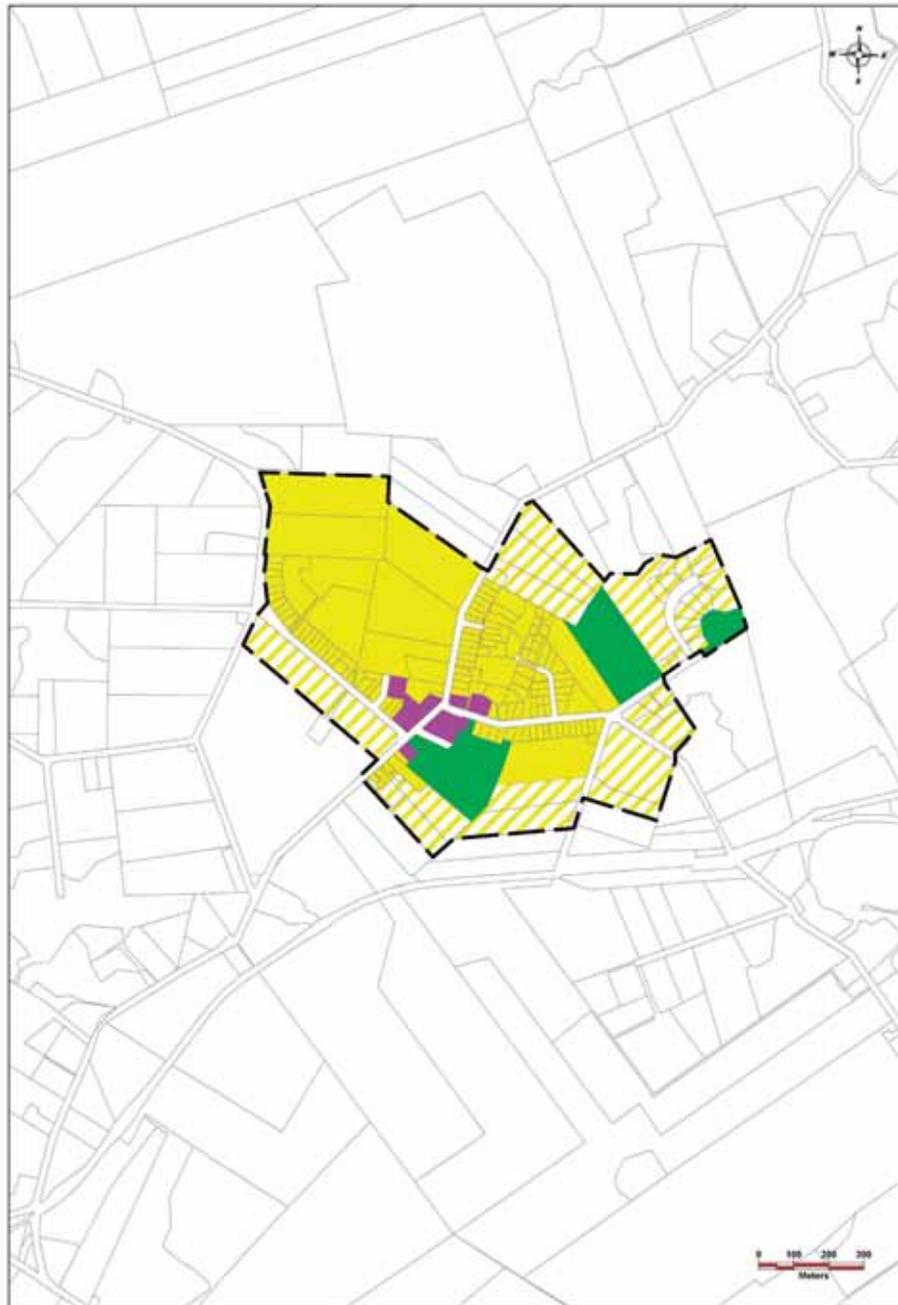
### Strengths

- Strong agriculture theme / identity
- Significant horticultural industries
- Rural village living environment
- High quality soils
- Proximity to Pukekohe for additional services not provided in Patumahoe
- Distinct character and identity
- Access to rail
- Established village centre

### Challenges

- Small population base
- Limited retail and service sector
- Dependence on car-based transport
- Limited public transport options
- Population size does not support a full range of businesses and services





### 7.9.1 Live

- Patumahoe currently has a resident population of 633
- This is projected to grow to 1,045 people by 2021, a 65% increase over the 17 years
- By 2051, Patumahoe’s population is projected to reach 1,640 people.
- The 2051 population will be accommodated in 700 households.

**Table 7.26 Patumahoe housing density and profile**

Patumahoe - Population Profile	2004	2021	2051
Population No.	633	1,045	1,640
Mean Household Size	2.7	2.5	2.3
Total Households	234	415	700
Mean Lot Size Residential	3,230	1,660	1,170

Patumahoe has experienced moderate growth (185 people, 42%) since 1991, growing by 14 people per annum on average. Because of its good proximity to Pukekohe, Waiuku and State Highway 22, as well being located in the more desirable northern rural area, Patumahoe will continue to be a sustainable rural village. Patumahoe would be characterized by medium-low density housing typifying rural village lifestyle living. Over time the mix of household types choosing to live in Patumahoe will change with 50% of households occupied by families dropping to 40% by 2051. There will be a slightly higher shares of singles (25% compared with 21%) and couples (30% compared with 25%) by 2051.

### Residential Densities

Patumahoe currently has a dwelling density of 3.5 dwellings per hectare, with a mean section size of 1,230m<sup>2</sup>. The target density for Patumahoe is 10 dwellings per hectare as this is considered to be an achievable and appropriate target for Patumahoe, while still allowing a variety of lot sizes and lifestyle opportunities. Based on this density and an average household size of 2.3 people per household, an additional 18 hectares of future residential will be required.

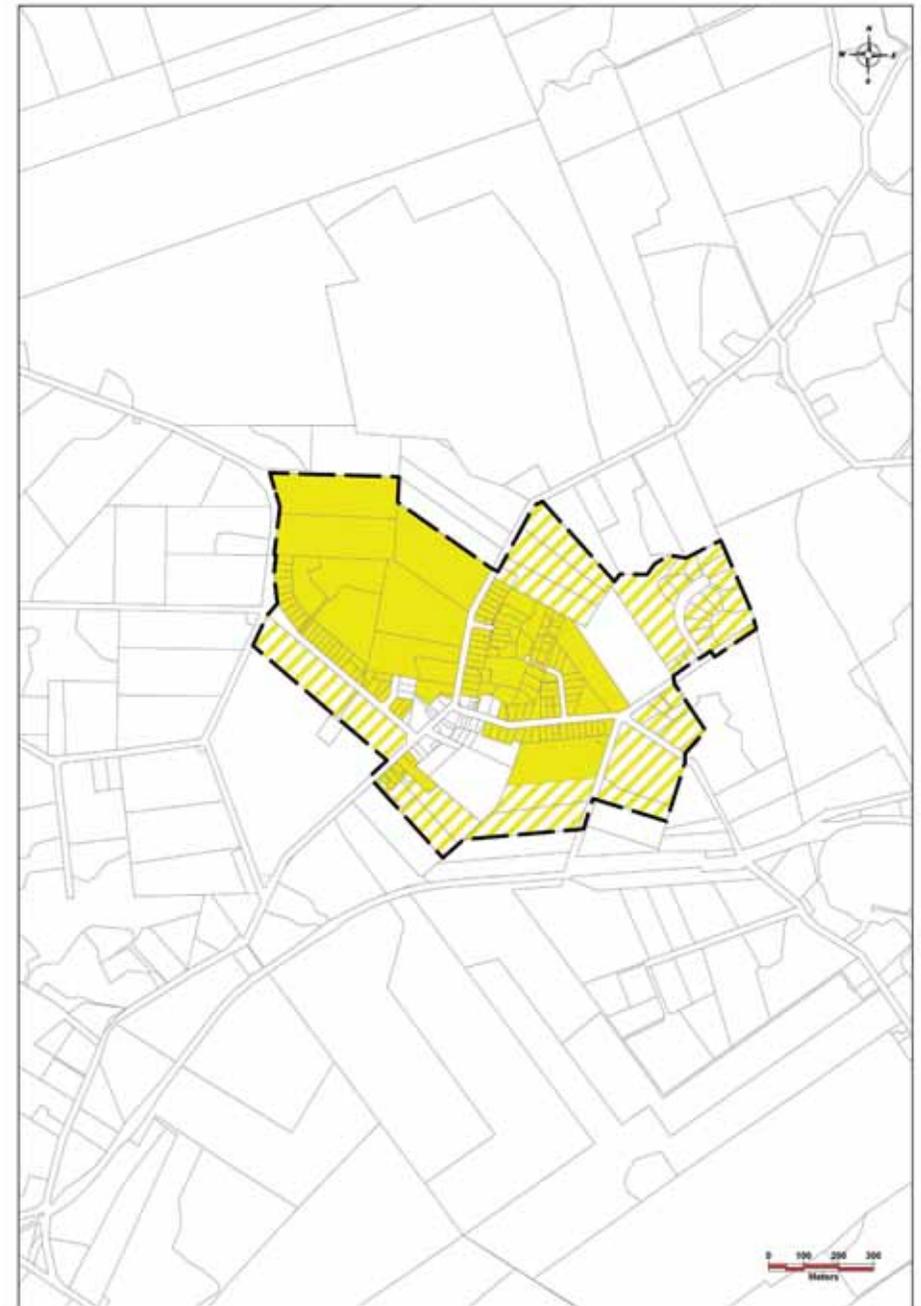
Table 7.26 sets out estimates for Patumahoe including the total number of new dwellings required through both infill or redevelopment and greenfield development. These estimates are based on an assessment of land available for residential development both within the existing urban boundaries and future urban areas. An increasing level of uptake has been factored into the land requirements, beginning with 43% infill uptake by 2021 and increasing to 85% by 2051.

Not all residential growth can be accommodated within the current urban boundaries, even allowing for intensification of the current rural residential zone. Infill opportunities are limited by an aquifer recharge area to the south. Constraints such as versatile soils, slope, location of the aquifer and elevation were mapped in order to identify the areas suitable for urban expansion.

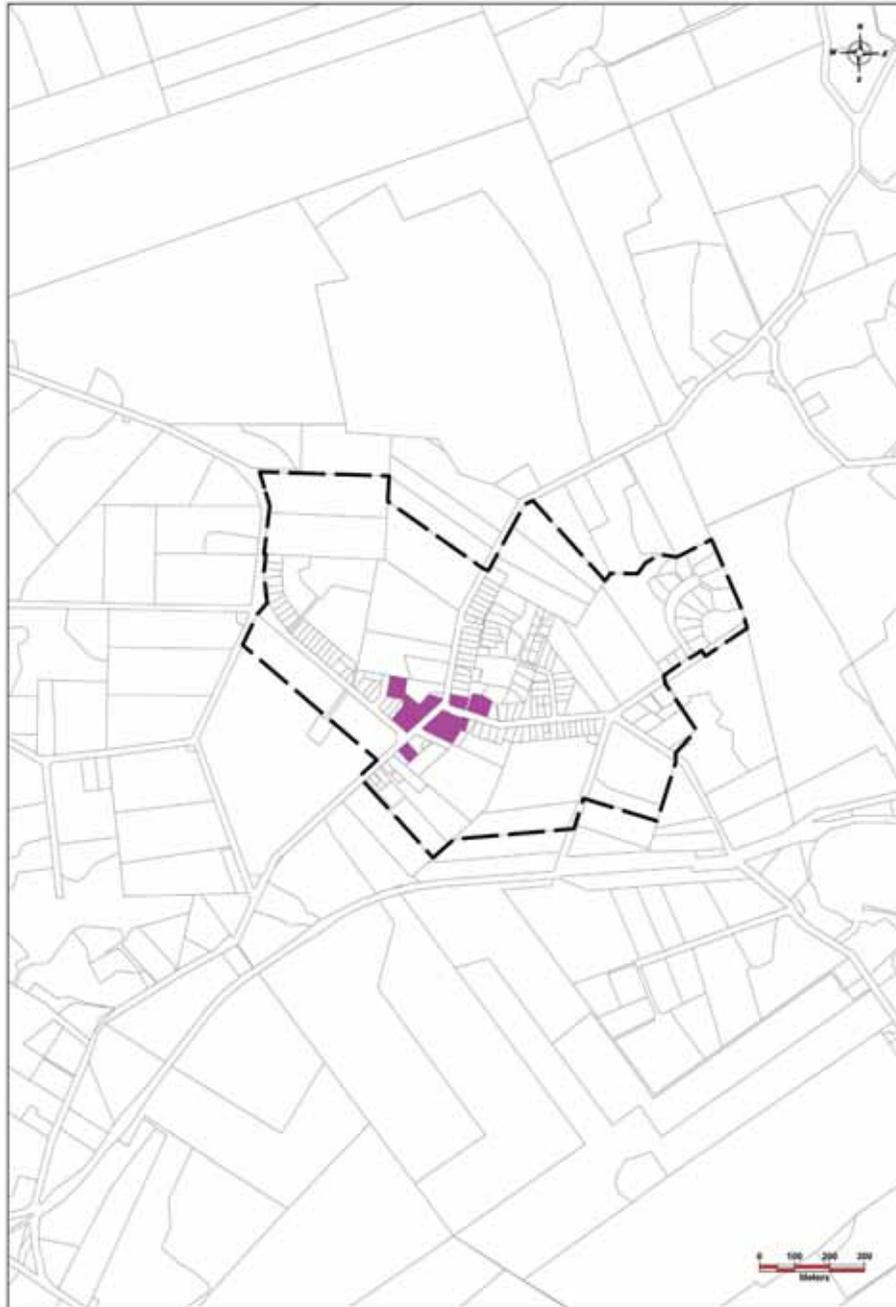
Map 7.38 Patumahoe 2051 Live (Residential Zones)

Table 7.27 Patumahoe housing densities and uptake of residential land

Description of area	Current Estimate (2006)			Target hh/ha	% uptake	To 2021		To 2051
	ha	hh	hh/ha			hh	% uptake	hh
Existing residential zones	67	234	3.5	10	43%	390	85%	545
Proposed residential extension	18			10	30%	54	85%	153
<b>TOTAL</b>	<b>85</b>	<b>234</b>				<b>444</b>		<b>698</b>



Map 7.39 Patumahoe 2051 Work (Business Zones)



## 7.9.2 Work

Patumahoe currently offers employment for 125 people (as at 2004). By 2021, employment in Patumahoe is expected to increase by 35 jobs (2004-2021 growth at 30%), providing employment for 160 people. By 2051, employment in Patumahoe is expected to increase by 100 jobs (2004-2051 growth at 80%), providing employment for 220 people.

There will be moderate growth in manufacturing, construction, education and retail sectors.

Table 7.28 Patumahoe employment projections

	2004	2021	2051
Employment Number	125	160	220
Employed in Business Land	51	72	111

Patumahoe will develop an employment centre that provides jobs for local residents and meets some of the day to day retail and household service needs. Population growth will be the key economic driver. Strengthening its character will also strengthen its economy through desirability. The sectors with the most significant growth in employment terms include: manufacturing (30 jobs), construction (25 jobs), education (15 jobs) and retail trade (10 jobs). Patumahoe currently has 3ha of business zoned land located at the junction of Patumahoe, Woodhouse, Mauku and Kingseat Roads. Given the anticipated employment growth, Patumahoe will require a further 1 hectare by 2021, and another 2 hectares by 2051. It is recommended that all economic activity is located on sites adjacent to the existing business zoned land to provide a centre with a cohesive commercial and industrial focus.

Map 7.40 Patumahoe 2051 Play (Open Space Network)

### 7.9.3 Play

Patumahoe currently has 8.5 hectares of sports fields within the Clive Howe Road Recreation Reserve and Patamahoe Domain Gates reserves. These reserves also perform a neighbourhood park function. The Patumahoe School also has one playing field that is well used by the community. It is considered that this level of sports park provision will meet Patumahoe's future requirements. An additional neighbourhood park will be required to support the projected population of 1,640 by 2051 and the location will be determined by the direction of the development (see map of Indicative Open Space Network). Any structure plan for Patumahoe should ensure the development of a walkway/cycleway network; largely along stormwater reserves. This network could be extended to provide access to Henry's Scenic Reserve that lies to the southeast of Patumahoe.

### 7.9.4 Infrastructure Requirements

#### Circulation

Patumahoe Road, Kingseat Road, Woodhouse Road and Mauku Road will have the capacity to absorb any traffic flow increases which will arise from increased population without significantly affecting the efficiency of the local road network. Future development at Patumahoe will be concentrated rather than dispersed which will maintain a focal point for the village. The most appropriate place is the intersection of the four roads where traffic management and urban design measures could be used to create an attractive focal point. These measures will need to be planned at an early stage so that traffic management measures can be incorporated with other design principles at the outset.

Traffic management measures should include parking provisions and safety measures such as pedestrian facilities and speed control. Within the village centre, traffic management can also be used to promote a sense of place and retain pedestrian connectivity. Typically within the more compact form of villages, circulation should be aimed primarily at the pedestrians needs.

Due to its small size, Patumahoe is unlikely to be able to sustain an economically viable bus service and/or rail service. As the population grows, monitoring should be undertaken to check whether demand is sufficient for some modest form of public transport such as 'dial-a-bus' which might at some future date evolve into a route linking the harbourside communities of Clarks Beach, Waiua Beach, Waiua Pa and Kingseat to Pukekohe. It is highly unlikely that an economically viable service could be established at an early stage. New residential development should incorporate existing roadways and environmental corridors to define an integrated and connected network.

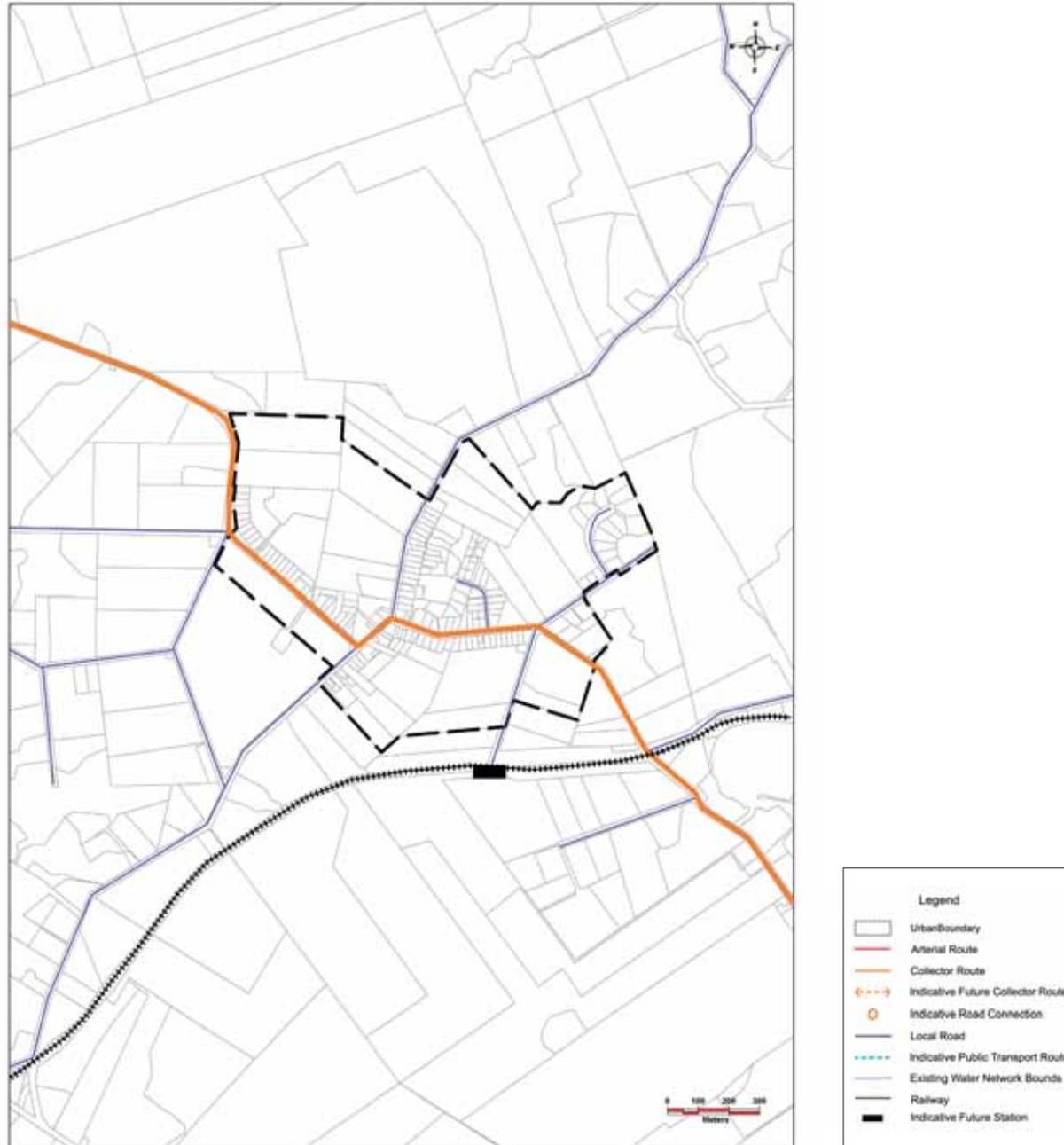
#### Three Waters Infrastructure

##### Water Supply

There are options to increase water supply to cater for growth. Further develop the existing bore supply to its sustainable yield including the installation of the backup bore planned in 2010. In addition, it may be possible to integrate this with an extended Pukekohe water supply at an appropriate, more distant time in the future, when the demand by additional growth so requires.



Map 7.41 Patumahoe Transportation Network



### Wastewater

It will be necessary to expand the wastewater connection to Pukekohe consistent with growth projections. Such a system may have either Kingseat or Kingseat and Clarks / Waiiau Beach also connected to it. Council notes that the position of tangata whenua (Tainui) is that effluent must be reticulated where residential development occurs in the vicinity of an existing wastewater system.

### Stormwater

Upgrade existing system to cater for growth consistent with future Integrated Catchment Management Plan (ICMP). Stormwater runoff from further urban development must be managed in terms of both 'quantity' (flood avoidance) and 'quality' (downstream water quality) objectives (or outcomes). If the availability and capacity of wastewater and stormwater systems is not adequately addressed then peripheral urban growth will have an adverse effect on infrastructure and financial resources, as well as on the natural environment.

### Schools

Patumahoe School is a Year 1-6, decile nine school serving a small community and a wider rural area. Patumahoe School has pupil numbers in the low 200's. The school is located on Patumahoe Road, on the road linking Patumahoe and Pukekohe. The projected population growth for Patumahoe in 2051 is an additional 1, 000. Growth of this size will be able to be accommodated by expansion of the existing school.

## 7.9.5 Future Actions

In addition to the district-wide actions set out in Section 6, Patumahoe has a number of specific actions required:

### Design-based Focus

1. Establish design guidelines for the central business areas to enhance the identity and character of the town.
2. Undertake a structure plan for the future urban areas, identifying roads, reserves and residential patterns and integrating this with the structure plan already contained in the Franklin District Plan.

### Transportation and Interconnectivity

3. Undertake a transport needs assessment and identify where road connections are required as part of the structure planning exercise for the 18ha future residential area.

### Business and Industrial Activity

4. Undertake a study of appropriate land uses for Business zoned land in the village centre. This may result in changes to the business activities permitted, along with appropriate activities and development standards in each zone.
5. Patumahoe requires an additional 1ha business land by 2021, and another 2ha by 2051. The location and use of this land should be determined through the structure planning process.

### Constraints

6. Identify the extent of the recharge aquifer and ensure development does not impact on its ability to function. This may involve repositioning the urban boundary around Patumahoe.