

Puhoi Draft Structure Plan - Summary of Submissions

First Name	Address 1	Address 2	Comments	Heard
Larry Mitchell	PO Box 404 103	Puhoi 0951	<p>I support by and large the Puhoi Community Forum's views and identify with some of Trevor Sampson's. Support the inclusion in the Puhoi Structure Plan of the effects of the proposed motorway extension. Strongly support access to the new road.</p> <p>1) All factors, including Area 14 provisions for modest growth, the subjects of consulted-upon agreement of PSP's forums and workshops should again be reviewed in their entirety. The plan as it stands does not make the agreed and necessary connections to its consultative process.</p> <p>2) Support the modest expansion of building sites of the Area 14 buffer zone inside the true rural areas. No expansion or liberalisation of existing building sites in the buffer area is currently planned - this is contrary to our wishes as consulted upon and totally unrealistic for the needs of some growth in the area.</p> <p>3) The building guidelines criteria of the plan are unworkable and should only be adopted as suggested guidelines. If these rules are introduced in their present form there is a real danger of planners at Council taking them as black letter law and great difficulties would arise. Accept need for design guidelines along the lines suggested, but they must NOT be given regulatory force of law.</p>	?
Kathryn Mankelov	PO Box 404065	Puhoi 0951	<p>1) Puhoi retain access to the extended northern motorway.</p> <p>2) That a full review of the Heritage Precinct be undertaken to determine whether or not this precinct has become outdated and should be rezoned.</p> <p>3) With the above in mind, the proposed design standards for all new buildings in both the Puhoi Village and wider Puhoi area need to be completely reviewed.</p> <p>4) As part of the Heritage Review of Special 14 Zone, the properties H037 be included in the area identified as suitable for further retail/commercial opportunities within the village hub.</p> <p>5) On page 23 - Section 2.9, typo error: <i>Memorial Hall be changed to Memorial Park</i>.</p> <p>6) A complete review of the Draft Structure Plan landscaping proposals needs to be undertaken.</p>	Yes
Judith Lyons	PO Box 404226	Puhoi 0951	<p>~ Agree that on <i>Landscape Analysis No. 11 (Lower valley floor)</i> planting to screen off ugly subdivision. Can understand building guidelines are to prevent another Puhoi Close subdivision, but don't agree with limiting what should be planted. No Palm trees in Puhoi. Variety of style of homes and planting in Bruce MacGregor Lane more suited to Puhoi.</p> <p>~ In the <i>wider Puhoi area 4.4 and 4.5</i> I don't think we should all have to have grey roofs, no intricate detailing on entranceways or garages at back or side of homes. Too restrictive. In historic part of village there are a lot of red roofs.</p> <p>~ <i>The entrance hill</i> until the course of the motorway extension is decided, should be left as is.</p> <p>~ Most of all Puhoi and wider area should retain access to tunnels.</p>	?
Priscilla and Hans Everts	445 Krippner Road	RD3 Kaukapakapa 1250	<p>~ Extend current rules that govern Historic Precinct to apply to entire Special Zone 14 (Section 3.2)</p> <p>~ Incorporate into District Plan, key landscape character zones identified, together with their restrictions on certain activities (Section 3.3 and Appendic C).</p> <p>~ Recommend that some of the design guidelines be adopted as "shoulds" and some as "for consideration" - SEE SUBMISSION.</p> <p>Other aspects of the Draft Plan</p> <p>~ <i>Village Entrance</i> (Section 3.4) and <i>Traffic and Transportation</i> (Section 3.9) - understand that community's response to the T2 plans discussed in 2007, will be incorporated into the next planning stage.</p> <p>~ <i>Motorway Access</i> (Section 3.9). The draft plan should take community responses into account and make a strongly positive statement in favour of full motorway access.</p> <p>~ <i>Heritage</i> (Section 3.6), <i>Open Space/Walkways</i> (Section 3.7), <i>Infrastructure</i> (Section 3.8), <i>Community facilities</i> (Section 3.9.1) and <i>Natural Heritage and Ecology</i> (Section 3.9.2) - strongly support these sections and applaud their recommendations.</p>	?

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B C & S Marcroft	PO Box 404157	Puhoi 0951	<p>2.9 Puhoi Memorial Hall - should read "Puhoi Pioneers Memorial Park".</p> <p>3.2 Residential - Special 14 Zone - Pg 31 - implement proposals to alter Special 14 Zone rules through a DP Variation/Plan Change, Nos 1, 2 & 3.</p> <p>3.3 Residential - Village Backdrops & View Corridors - Pg 33 - implement proposals 1 & 2.</p> <p>3.4 Village Entrance - Pg 36, Fig 12 - Approach to Puhoi Village. Additional Planting - difficult to walk from SH1 into village now, additional planting will add to danger for pedestrians.</p> <p>3.6 Heritage - Retain "Special 14 (Puhoi Historic Village) Zone"</p> <p>3.9 Traffic and Transportation - Calm Traffic, lower speed to 50km per hour from SH1 to Art of Cheese. Would not be enough patronage for a bus service to Orewa or Warkworth to be economical.</p> <p>Landscape Analysis - Nos 13/14, Entrance Hill - support these proposals.</p> <p>Map T2 Engineers' Draft Landscape Plan - Traffic Calming - Main Square. Have observed 60 degree angle parking at store dangerous, especially when backing out - no vision of approaching traffic. Planting beds take up valuable parking spaces.</p> <p>NOTE: The T2 Engineers' Draft Landscape Plans (2007) - many of designs on maps were rejected. More consultation needed or plans withdrawn until a later date.</p>	?
Stu Miller	P.O.Box 404133	Puhoi 0951	<p>The Puhoi Draft Structure plan should be thrown out.</p> <p>The Puhoi Community Forum does not represent me or my family. Not an elected body and has no authority to force their personal views on others or portray their views as that of the wider community.</p> <p>The function of RDC is to ensure building complies with NZ legislation. Bias shown against brick and tile, banning of aluminium joinery, is dumb.</p> <p>Puhoi is a cold valley in winter. The building materials the plan is so against, perform superbly in creating a healthy environment.</p> <p>The character of a community comes from its people, permanent or visiting, the buildings are accessories.</p>	?
Stafan Seitzer	PO Box 403007	Ngunguru 0154	<p>Submit that the text at the end of paragraph 3.7 (Open Space, Walkways) be amended to:</p> <p>1. Promote the recommendations of the Frame Group Cycle/Walkway Feasibility Report, ensuring integration with concurrent strategies for tracks and access. <i>In particular the entry and exit points for the Te Araroa Trail located at the northern side of the Puhoi River directly opposite the Remiger Road junction and at the northern side of the Puhoi River at the Puhoi Domain.</i></p>	Yes
Craig Davis	PO Box 185	Orewa	<p>Having undertaken separate independent planning exercise to address different community aspirations for the location of the jetty, we interviewed people from most recognised interest groups, i.e. Puhoi Forum, Puhoi Sports Club, Pub, Historical Society. The result was a proposal that provided two jetties within Puhoi that was supported by all submitters at Resource Consent. The proposal for the jetties also mooted pedestrian connectivity of Puhoi historic sites with a Boardwalk, and this was unanimously supported. We note this sits well with the Structure Plan outcomes of Village Core, Heritage and Connection Infrastructure.</p>	
R J Glanville	PO Box 404195	Puhoi 0951	<p>Puhoi Historic Village</p> <p>The western boundary should include the cemetery. Minimum lot size should be consistent at 4000 sq mtrs and have a designated building site that complies with the adopted guidelines.</p> <p>Draft Design Requirements</p> <p>Far too restrictive words, "look alike and or similar" should be incorporated so as to be able to accommodate different and future innovation in design and building materials that will still result in the same intended vision for Puhoi.</p> <p>Footpaths</p> <p>All future subdivision and building permits within the Puhoi Historic Village should be required to construct and/or contribute towards cost of footpaths that are urgently required on existing roads and are designed according to adopted guidelines (i.e. exposed aggregate, coloured concrete, paving stones, etc.)</p>	Yes

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Karen Pegrume	460 Kaipara Flats Road	Warkworth	<p>The Structure Plan area maps include the "prime Resources" estate. Given the nature of the scheduled activity that will allow for development of reasonable intensity, it should be included in the Structure Plan as part of the settlement and not as pine forest. This will ensure guidance on design guidelines for the development as part of the Management Plan required is consistent with rest of Puhoi.</p> <p>The white weatherboard and light roof is what makes it what it is, as with the RES A type zones in the city. The guidelines should be more blunt ended. Brick and tile is not part of this area and is already too dominant. Also not karaka green country. White and light is GOOD for walls and roofs.</p> <p>Suggest the maps identifying covenants have some errors.</p>	
Russell Green	Puhoi River Motors Ltd	PO Box 404258 Puhoi -0951	<p>My submission is related to both Puhoi River Motors and the Puhoi Rural Fire Brigade.</p> <p>Concerned with the overarching constraints that have been adopted.</p> <p>Whilst we endorse measures to maintain "the Puhoi character" of the area, don't wish it to be that restrictive that new buildings are forced to comply to unrealistic constraints.</p>	Yes
Paul & Jenny Kaufmann	PO Box 404101	Puhoi 0951	<ul style="list-style-type: none"> * We want the Puhoi Draft Structure Plan to be cancelled and abolished. * Some Puhoi residents have been left out during the consultation process. * Draft Plan is rushed because of RDC/ARC/Super-city deadlines and hence suffers "soundness". * We don't want any building guidelines or recommendations at all. * We are convinced that the guidelines in the Draft Plan are faulty, unrealistic and technically unprofessional. Hence we object the whole of all guidelines and want them to be abolished. * We ONLY want the VERY CORE of Puhoi (centre) being protected. * We object any form of "viewing corridor" at all. * Future motorway path and access was not considered and has not been considered in the current plan. This is in our view very short sighted and unprofessional hence not good enough to give any consent to the Draft Plan. 	Yes
Natalie Paynter			<p>Disappointed to see further attempts to control how people are able to build and locate their homes when the building code is already in existence.</p> <p>Even if they are initially put in as guidelines, they are still creating the likelihood that should one wish to build in the Puhoi area, extra money will have to be spent if not wishing to comply with these guidelines - leading more and more to an environment where the wealthy can do what they like and the normal person forced to comply with rules they disagree with.</p> <p>Unfair to dictate where someone builds on their property unless it is a matter of safety.</p> <p>Have no desire to associate myself with the Puhoi Community Forum or have them speak on my behalf in relation to matters in Puhoi.</p> <p>Found the structure plan ambiguous and repeating many of the ideas in it several times.</p> <p>Do not wish the structure plan to be accepted.</p>	Yes
W O Shollum Trust	PO Box 56	Wellsford 0940	<p>Object to the Draft Structure Plan.</p> <p>Find it repugnant on the grounds of "Design Guidelines" and restrictive to any possible development that the Trust may wish to do in the future.</p> <p>Concerned it appears to be a "RUSH" to finalise.</p>	Yes

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David Dodsworth	PO Box 404045	Puhoi 0951	<ul style="list-style-type: none"> * Support and applaud Sections 3.6, 3.7 and 3.8 - The Puhoi Cottage should be listed. Built by Joseph Hendl in 1907 and was his homestead. Is one of only four such buildings still left in the area. * Support Upgrade of existing sporting facilities in Section 3.9.1. * Oppose 3.9.1 location/building of new Fire Station - SEE SUBMISSION. <p><i>Additions and Corrections:</i></p> <ul style="list-style-type: none"> * Section 2.9 - Add Puhoi Cottage Tearooms. * Fig. 7 should be Puhoi River Park and Pioneers Memorial Park. * Section 2.9.2 Fig. 8 - The Puhoi River Park is incorrectly designated General Rural - SEE SUBMISSION. * Subdivision capacity in Rural Zones Puhoi Map also needs to be updated as it shows the Puhoi River Park could have up to 5 sites. This means that Nos. 40 and 240 on page 26 are also incorrect. * Section 3.5, page 37, para 4, line 6 - add Puhoi Cottage Tearooms. * Section 3.5, page 37, para 7, - text added "<u>including a future footpath passing the Puhoi Cottage Tearooms and access to a pedestrian bridge across the Puhoi River to the Puhoi River Park and on to the Puhoi Cemetery.</u>" * Section 3.7 Open Space/Walkways, para 5, line 3 - particularly around the NEW reserve and river area KNOWN AS THE PUHOI 	Yes
Auckland Regional Council	Private Bag 92 012	Auckland 1142	<p>Support the Draft Puhoi Structure Plan.</p> <p>The support for the structure plan is irrespective of the construction of Puhoi to Wellsford Road of National Significance or whether this road incorporates off ramps for the settlement.</p>	Yes
Kenneth I Braines			<p>Stop any zone change that prohibits further building to the land seen from the Puhoi turnoff. The reason is that we may apply to subdivide our land - if our property was included in this new zone that would preclude us having the right to approach Council for this purpose - as we have no physical or visual contact with Puhoi and are classified as Waiwera, we believe this is the correct application to be implemented.</p>	Yes
Kathryn Anderson	126 Ahuroa Road	Puhoi 0951	<p><i>Traffic Calming:</i> This must include a 50 km per hour restriction to the whole length of the proposed Puhoi Historic Village along with footpaths.</p> <p><i>Design Guidelines:</i> Only the Puhoi Historic Precinct and immediate adjoining properties need the proposed building restrictions envisaged by the Structure Plan. All other properties, with few exceptions, are suitable for countryside living.</p> <p><i>Future Development:</i> 4000 sq. metre min lot size will ensure that urban type subdivisions are not created and cottage industries encouraged.</p>	?
Jan Gordon-Walters & Richard Walters	24 Krippner Road	PO Box 404085 Puhoi 0951	<p><i>Special Zone 14:</i> Generally agree with the intent of the Puhoi Structure Plan. Agree with provisions of guideline 3.2 architectural style and form, guideline 3.3 roofing, 3.4 façade materials.</p> <p>Partly disagree with provisions of guideline 3.6 windows and doors.</p> <p><i>Wider Puhoi area:</i> Strongly agree with guideline 4.2 Building Location & Siting.</p>	Yes
Peter Straka	P.O.Box 404099	Puhoi 0951	<ul style="list-style-type: none"> * Strongly support "Enhancing the historic village core" (page 2 & 5). * Support 3.0 Special 14 zone (page 29) * Not in favour of 3.3 Residential - Village backdrops and view corridors. * Support 3.5 Rural business and economy. * Support - Ensuring any further retail/commercial activity is concentrated within the village "hub" * Support - Identifying discrete sites (page 2). * Support - Identifying discrete sites..... and introduce a Scheduled Activity for these areas via a DP Variation/Plan Change, However both sites identified in Fig. 13 against Puhoi Road are subject to flooding and the area above the Hotel Stables is largely disconnected from the current village hub and will visually intrude on the Hotel vista if developed. * Lot 7 DP78855, 103 Puhoi Road, conforms as more logically suitable to be investigated as possible future area to accommodate retail/commercial activity or redevelopment in sympathy with new building guidelines. * Support 3.9 Traffic and Transportation - but not as shown in Appendix D. Refer to recent list supplied by the Puhoi Forum. * Puhoi Design Guidelines - seem very rigid for the wider Puhoi area, and may be better limited to the Historic Precinct. 	?

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Desmond & heather Schollum	172 Old Kaipara Road	RD1 Warkworth 0981	Puhoi has been allowed to develop normally in whichever way the landowner wishes, i.e. many different claddings, roof colours, etc. Therefore would be pointless having restrictions on future buildings. The old buildings portrayed in the document are very few. This Structure Plan is a dictatorial document, being rushed through without people having enough time to consider the consequences. Should be allowed to do as we wish with our land.	Yes
Graeme Webber	142 Ahuroa Road	Puhoi 0951	* Believe that people who have come here to live have enhanced and enriched the village and not altered or destroyed its unique character. Therefore the building regulations, other than the Puhoi Historic Precinct, should be totally eliminated. * Feel it would be a good idea to extend the Special 14 zone to include the Countryside Living Zone that is to the west of the village. * The traffic calming exercise of painting the road and planting flower beds is a complete nonsense. Not necessary and should not be included.	?
Gordon Smith	PO Box 404096	Puhoi 0951	* Northern and Southern Core (page 19, areas 7 & 8) together with their backdrops are the most important to preserve. These are the only areas where the Design Guidelines (Appendix E) need apply - to preserve a piece of NZ heritage in the buildings and character of the central core. * Scope to change the designation of the Countryside Living Zone land between Puhoi River and Ahuroa Road as far as Cemetery to that of Special 14 Zone (page 25, para 2.9.2). This would allow for increase in population to make the village more of a viable community without impinging on its rural nature (Appendix A for map). * Traffic and Transportation plan shows a lack of understanding of Puhoi's needs. Is of little merit and should be abandoned.	?
Diane Glanville	110 Ahuroa Road	Puhoi 0951	* Ahuroa Road which forms backbone of Proposed Puhoi Historic Village in its current form, is extremely dangerous for pedestrians - at very least provision for walking would be provided with formation of durable surfacing to at least one side of the road and 50kph speed restriction imposed. * Topography and minimum lot size of 4000 sq. mtrs should be the criteria for determining suitable building sites within proposed Puhoi Historic Village. * Puhoi has never been over governed and does not need it now.	?
John Simons	PO Box 404092	Puhoi 0951	16 pages of submission -(see submission for full dissertation):Main points of contention: issues with presentation (information evening), disagreement with sites identified for commercial development/re-development, design guidelines, landscape analysis & landscape character zones (including error noted), subdivision & zoning (including background information on historic district plans), minimum subdivision capacity - notes inconsistency on map, disagreement with traffic calming proposals, then a separate and full (10 pages) discussion on the design guidelines.	Yes
Murray Seymour	PO Box 404091	Puhoi 0951	Support the Puhoi Structure Plan in principle. Do not want any more Puhoi Close type houses. The entrance to Puhoi from SH1 planting should help to disguise Puhoi Close area.	?
Gillian Seymour	PO Box 404091	Puhoi 0951	On behalf of Seymour Family Trust and proprietor of Puhoi Pub, Hotel and Stables I support the Puhoi Structure Plan and believe the Design Guidelines are necessary to protect the character of this historic village. If the principles outlined in Appendix E 3.2 and 3.8 are followed, we will not have another disaster as is Puhoi Close. Some serious camouflage planting is separately needed.	Yes
Trevor Sampson	80 Tunnel Road	Puhoi 0951	Part 1 - Executive Summary and Statement of Character (16 points) Part 2 - Analysis of Individual Sections of the Draft Plan Part 3 - Summary of recommendations	Yes

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			16 pages - the final page contained following summary : 1) revise document to include numbering system, 2) history of the buildings should be recorded and NZ Colonial) 3) correct statement that th setting beyond the village is "largely undeveloped" 4)rural character should be defined as suggested 5) it should be accepted that the "as-built" vernacular"is not represented 6) remove reference to Design Guidelines 7) remove reference to landscape character zones 8) zoning restrictions relaxed to enable more industry or services 9) the T2 report on traffic calming should be removed 10) include statement that RDC supports provision of off and on ramps from m/way 11) review consultation process 12) remove constraints and opportunities analysis 13) correct the statement that farming and forestry are main income source for Phoi 14) make provision in Puhoi Hist. Precinct to prtect open space between bldgs 15) change name to Puhoi Historic Village Special Zone 14 to 'Puhoi Village' zone 16) extend countryside living zone so that it surrounds the village 17) review provisions of the General Rural Zone to reflect that it's more countryside living than traditional farming type rural 18) remove appendix C 19) remove appendix E 20) consider if it's appropriate to adopt the draft plan before the route of the m/way is decided	
Jennifer Long	152 Green Hollows Road	RD1 Silverdale	General YES in support of the Structure Plan, especially design controls for buildings in the centre of town. If people can give away a few personal freedoms in choosing building style, it will be returned in added value of being part of a special community that will draw visitors and create business opportunities.	?
Dennis Richards Corporate Services Manager	Waiwera Thermal Resort	PO Box 70 Waiwera 0950	Support the Puhoi Structure Plan, particularly the guidelines to protect the historic character of the village as well as the guidelines to protect the landscape character of the hills and valleys around the town.	?