



PUKENUI-HOUHORA
COMMUNITY DEVELOPMENT PLAN
SUMMARY

INTRODUCTION

The Local Government Act 2002 says that the purpose of local government is “...to enable democratic local decision-making and action by, and on behalf of, communities and to promote the social, economic, environmental and cultural well-being of communities, in the present and for the future.”

In February 2007 a meeting of the Pukenui Ratepayers’ Association set up a working party at the suggestion of the Far North District Council to look at how the community of Pukenui-Houhora wants the area to develop in the long-term, say over fifteen to twenty years.

The working party asked the views of the community by means of focus groups, a mailed flier, posters outside the store, a newspaper article, presentations at RatePayers’ Association meetings, by personal contact and by circulating over 350 copies of a draft discussion document similar to the tables that follow. It spent many hours in meetings and when it received views, it tried to build them into the report that follows.

The working party took the community of Pukenui-Houhora to extend from the southern end of Kimberley Road down to but not including Waiharara. At the stage when comments on the discussion document began to arrive, it became clear that many residents of the Henderson Bay area wished their settlement also to be included in the plan and so their views have been taken into account.

We received a great deal of help from the Far North District Council, to whom we are grateful and to all those others who took time to give us their views and guidance.

The plan is in the form of vision statements that are then expanded as tables. A fuller, more formal document is attached as an appendix . It gives a much better sense of the community’s wishes than can be had by reading only the tables; and we urge readers to give the appendix their attention too.

VISION STATEMENTS

GENERAL

Pukenui-Houhora is a safe place where friendly people of diverse backgrounds value the special attributes and opportunities provided by their unique climate and environment.

1) ZONING AND DEVELOPMENT

Zoning and permitted development in the village and its hinterland occurs in a sensitive and controlled manner, so as to conserve the atmosphere of a seaside village and its surrounding countryside. All development recognises and balances environmental, social and cultural values of the community.

2) HARBOUR AND ENVIRONMENT

We preserve and enhance the unique character of the harbour and its catchment, while balancing commercial and recreational interests in an ecologically sustainable way.

3) TRANSPORT AND INFRASTRUCTURE

Planning takes account of present and foreseeable increases in demand on infrastructure that threaten conservation of the special attributes of the area, in particular in the areas of roading, water supply and waste disposal.

4) ECONOMIC AND COMMERCIAL

We recognise the ever-increasing opportunities for employment in primary industries, adding value to local produce; and in boutique industries and tourism.

5 HEALTH AND RECREATION

We encourage the creation and maintenance of a clean, healthy environment in which there are abundant opportunities for leisure and recreation. We ensure that people of all ages and abilities have access to facilities that promote personal development and good health.

1: ZONING AND DEVELOPMENT

Zoning and permitted development in the village and its hinterland occurs in a sensitive and controlled manner, so as to conserve the atmosphere of a seaside village and its surrounding countryside. All development recognises and balances environmental, social and cultural values of the community.

Goals	Action	Key partners	Priority	Milestones
1.2 Conserve village atmosphere	<ol style="list-style-type: none"> 1) Require architecture to be in keeping with seaside village atmosphere. 2) Absolute height restriction of 10 metres for new buildings. 3) Establish Commercial(residential) zone to north of village and inland from State Highway. 4) Establish Commercial(non-residential) zones inland from present residential zones. 5) Notify <i>all</i> proposed zoning changes in area as matter of policy. 6) Roofed area of new residential buildings not to exceed 40% of section area 7) Conserve mature trees 	FNDC DoC Forestry interests	<ol style="list-style-type: none"> 1) High 2) High. 3) Medium 4) Medium 5) High 6) Medium 7) High 	Local zoning restrictions in place for Pukenui-Houhora as Special Area.
1.2 Restrict further coastal ribbon development.	<ol style="list-style-type: none"> 1) Maintain present Coastal Residential and Coastal Living zoning.. 2) Establish “No go” and “Restrictive” zones along coastline(see Appendix). 3) Further residential zoning to be inland from present nodes. 	FNDC	<ol style="list-style-type: none"> 1) High 2)High 3) Low 	Agreement to zoning maintenance and rezoning established.
1.3 Conserve skyline as seen from land and sea	Where site does not allow building below skyline, restrict height, building of neutral tones and tree planting required.	FNDC	High	Local building restriction in place for Pukenui-Houhora.
1.4 Establish industrial zone	1) Seek and zone area to minimise visual, acoustic and environmental	<ol style="list-style-type: none"> 1)FNDC 2) FNDC Transit 	<ol style="list-style-type: none"> 1) Medium 	1) Industrial zone established.

	impact. 2) Plan for feeder roads to link to State Highway 3) Promote occupation and expansion within zone	NZ 3) FNDC Local business interests	2) Low 3) Low	2) Feeder roads constructed 3) Zone occupied and expanding.
1.5 Zone for by-pass road	see Transport and Infrastructure, above			
1.6 Plan for marina site	Long-term planning for site that minimises visual and ecological impact and pressure for surrounding residential development.	FNDC, NRC DoC, Marina development interests	Low	Interested parties meet. Site settled and zoning established. Partnerships established
1.7 Green belts and other buffers planned when forming new zones.		FNDC DoC	Medium	
1.8 Account taken of potential for fire spread in and out of forests when planning residential, commercial and industrial zones		FNDC, NRC, Fire service, Jukken NZ, Transit NZ	Medium	Relevant parties consulted as part of zoning and re-zoning process.

2: HARBOUR AND ENVIRONMENT

We preserve and enhance the unique character of the harbour and its catchment, while balancing community, commercial and recreational interests in an ecologically sustainable way.

Goals	Actions	Key partners	Priority	Milestones
2.1 Facilities at wharves expanded and modified to reduce conflicts of different users.	1) Provide separate jetties for fuel and water. 2) Improve boat ramp facilities. 3) Provide sick bay for boat repairs 4) Provide floating pontoons. 5) Improve loading and unloading facilities.	Far North Holdings, FNDC, NRC, Rate Payers Association, Boat owners	1) High 2) Medium 3) High 4) High-medium	1) Separate jetties constructed and in use. 2) Easy-to-use ramp constructed and in use. 3) Sick bay constructed and in

	<p>6) Improve dinghy ramp and stowage.</p> <p>7) Construct erosion protection and reclamation from Commercial wharf to Lamb's Creek for dinghy, boat ramp and coastal board walk.</p> <p>8) Provide for safe fishing from shoreline between two wharves.</p>		<p>6) Medium</p> <p>7) Medium</p> <p>8) Low</p>	<p>use.</p> <p>4) Floating pontoon constructed and in use.</p> <p>6) Ramp and dinghy stowage refurbished</p> <p>7) Planning group formed. Engineers' reports made. Construction completed.</p>
2.2 Foreshore environment threats managed	<p>1) Remedy inadequate stormwater systems that pollute or erode.(See also Transport and Infrastructure)</p> <p>2) Identify and reduce other sources of pollution and siltation.</p> <p>3) Beautification of appropriate foreshore areas.</p>	<p>1), 2) Transit NZ, FNDC, NRC, Ratepayers' Association</p> <p>3) FNDC, NRC, Ratepayers' Association</p>	<p>1) High</p> <p>2) High</p> <p>3) Medium</p>	<p>1) Silt and pollutant traps installed. Stormwater projected or conducted away from feet of cliffs.</p> <p>2) Sources identified, studied and minimised.</p> <p>3) Further volunteer work given financial and other support.</p>
2.3 Manage Harbour and its eco-systems in a sustainable manner.	<p>1) Harbour reserved for recreational and sustenance fishing.</p> <p>2) Monitoring programs established to identify adverse impacts on harbour environment.</p> <p>3) Aquaculture activities formally studied and monitored to ensure effects are known and ecological sustainability achieved</p>	<p>1) Min. of Fisheries,</p> <p>2) NRC and DoC</p> <p>3) NRC and DoC</p>	<p>1) High</p> <p>2) High</p> <p>3)High</p>	<p>1) Action completed.</p> <p>2) Monitoring programs in place with regular reporting to interested parties.</p> <p>3) FNDC lobbies NRC to cause this to happen..Study program in place. Degree of</p>

	<p>4) As to Further Aquaculture Management Areas, Houhora Harbour designated as an Excluded Area.</p> <p>5) Development or use of the Coastal Marine Area monitored to identify effects on marine environment and ecosystems.</p> <p>6) Formally investigate mangrove encroachment.</p>	<p>4) FNDC, NRC and DoC</p> <p>5)NRC, Marine Transport and boat owners</p> <p>6) NRC, FNDC and DoC</p>	<p>4)High</p> <p>5) High</p> <p>6) High</p>	<p>sustainability established.</p> <p>4) FNDC lobbies for this action. NRC designates area as “Excluded Area.”</p> <p>6) Sources of organic enrichment identified. Management plan in place to reduce organic enrichment. Management plan in place to remove mangroves from key areas.</p>
<p>2.4 Development in catchment and hinterland managed in a sustainable way.</p>	<p>1) Ensure development and management practices of primary and secondary industry reflect best practice.</p> <p>2) Identify areas for moorings to avoid conflicts with other potential users.</p> <p>3) Waingarara preserved as sheltered anchorage. Address conflict with ski lane.asible Marina</p>	<p>NRC,FNDC,DoC and community</p> <p>2) FNDC, NRC and boat owners.</p> <p>3) Marine Transport, NRC.</p>	<p>High</p> <p>2)Medium</p> <p>3) High</p>	<p>1) Local industries follow best practices as in Commissioner for Environment’s report “Growing for Good.”</p> <p>2) Suitable mooring areas identified.</p> <p>3) Conflict resolved.</p>

	sites identified			
2.5 Establish community plan for natural disasters	Adopt Pukenui-Houhora Community Response Plan	FNDC Civil Defence	High	Plan in place. Telephone calling tree organised and tested.

3: TRANSPORT AND INFRASTRUCTURE.

Planning takes account of present and foreseeable increases in demand on infrastructure that threaten conservation of the special attributes of the area, in particular, in the areas of roading, water supply and waste disposal

Goals	Actions	Key partners	Priority	Milestones
3.1 Minimise heavy goods traffic through village by means of by-pass road.	1) Maintain and modify zoning as required 2) Decide threshold for by-pass construction 3) Acquire land 4) Construct when threshold reached	1) and 2) FNDC and Transit NZ. 3) FNDC	1) High 2) Medium 3) Low 4) Low	1) Industrial zone and non-residential buffer zone established alongside projected by-pass. 2) Threshold decided. 3) Land acquired. 4) Construction begun.
3.2 Conserve aquifers (underground water sources)	1) Continue to monitor size and quality. 2) Consider reticulated supply as settlement expands.	1) NRC 2) NRC and FNDC	1) High 2) Low	1) Regular reporting required. 2) FNDC to consider at first signs of stress to aquifer.
3.3 Allow for aging population.	1) Population survey to establish likely present and future requirements. 2) Construct pensioner housing. 3) Encourage small-scale ventures to provide public transport to Kaitaia	1) FNDC 2) FNDC 3) FNDC and tourist ventures	1) Medium 2) Medium 3) Medium.	1) Survey completed and report circulated. 2) Housing ready for occupation. 3) Regular service in place.
3.4 Run-off from highways and roads managed to minimise erosion and contamination of harbour.	1) Project or conduct run-off away from feet of cliffs.	1) FNDC and Transit NZ. 2) Transit NZ	1) High where erosion evident.	1) Run-off away from feet of cliffs in at-risk areas. 2) Traps installed and regular

	2) Survey and install traps for contaminants and silt where needed.		2) Medium	maintenance in place.
3.5 Continue to plan for small-scale integrated sewage treatment systems.		FNDC and DoC	High	
3.6 Underground power lines where visually intrusive.	1) Underground existing lines as part of maintenance process 2) New developments have underground feeders.	1) Top Energy 2) Top Energy	1) Low 2) Medium	1) Power lines underground 2) Power lines underground
3.7 Plan for small scale local power generation e.g. wind and tidal	FNDC liaises with interested bodies.	FNDC, power companies, NRC, DoC	Low	Feasibility reports made public.
3.8 Encourage high value tourism to and exports from area	Project Kaitaia Airport as able to receive international flights	Airport management, CAA, NRC, FNDC, Tourism operators	Medium	Kaitaia receives international flights.
3.9 Expand local Police Force	Lobby for increased staff and facilities	Local MPs, FNDC, NZ Police and community	High	Extra staff and facilities in place

4: ECONOMIC AND COMMERCIAL

We recognise the ever-increasing opportunities for employment in primary industries, adding value to local produce; and in boutique industries and tourism.

Goals	Actions	Key Partners	Priority	Milestones
4.1 Value added to local produce before it leaves the area	Identify potential products and participants. Formulate plan for launching.	FNDC, WINZ, NRC, tourism groups.	Medium	Working groups established. Plans advanced

	Source venture capital.			Capital sourced Industries established.
4.2 Attract workforce that appreciates local values	Vision statements promoted by web site, liaison with tourism groups, iwi representatives and the like.	FNDC, Tourism groups, Education Dept., WINZ, Police, Fire, Ambulance, Iwi representatives	High	Labour requirements of all local industries met and supported.
4.2.5 Annual craft festival established. Craft and Industry training centre established.		NRC, FNDC, Tourism groups, industry ventures themselves	Low	Regular Festival established. Craft and Industry Training Centre in being.
4.3.1 Promote Pukenui as conference centre	Houhora Big Game and Sports Fishing Club, Motels, Hotels and other parties form planning group	HBGSFC, FNDC NRC, interested developers.	Medium	Pukenui established as conference centre.
4.3.3 Eco-tourism flourishes	Promote eco-tourism.	Tourism groups FNDC, NRC, DoC, NZ Tourism Board.	Medium	Pukenui noted as eco-tourism destination.

5: HEALTH AND RECREATION

We encourage the creation and maintenance of a clean, healthy environment in which there are abundant opportunities for leisure and recreation. We ensure that people of all ages and abilities have access to facilities that promote personal development and good health.

Goals	Actions	Key partners	Priority	Future milestones
5.1 Provide a multipurpose building for sports and leisure activities	Establish a committee Raise funds locally	Local support, funding	Medium	Completion of complex. Lease spaces
5.2 Identify needed health-care providers.	1) Determine suitable location. 2) Employ providers	Whakawhiti Ora Pai. Far North Dental	High	Service providers practising.
5.3 Identify and plan for recreational activities for youth and families	1) Design and fund skateboard ramp. 2) Design and fund BMX track. 3) Movies at Raio Hall using appropriate technology. 4) Provide facilities for land-based fishing without conflict with boats.	1) Local youth and FNDC. 2) Local youth and FNDC. 3) Raio Hall Committee and FNDC. 4) FNDC, NRC and boat owners.	High Medium Medium-Low Medium	1) Completion of skateboard ramp. 2) Completion of BMX track. 3) Movies available for viewing. Completion of facilities.
5.4 Offer to establish a multicultural marae and cultural facilities on Council-owned land.	Consult with parties in culturally appropriate way and formalise its purpose.	Local iwi, leaders of other cultures, FNDC, Ratepayers' Association.	Medium	Facilities completed and operational.
5.5 Plan for heated swimming pool	Build pool and associated facilities in next 5 to 10 years	FNDC	Low	Pool open for use
5.6 Walking paths and tracks to connect Pukenui-Houhora to future foreshore walkways.	Build practical paths for enjoyment and safety of residents, children and visitors.	NRC, FNDC and DoC	High	Paths in use.