

SUMMARY OF AREA FINDINGS

SPECIAL CHARACTER AREAS: RESIDENTIAL

Area details

Name	Pūhoi
SCA Overlay	General: Pūhoi
Survey Area Number(s)	Area 74
NPS-UD priority	All other areas
AUP (OIP) Zone(s)	Residential - Rural and Coastal Settlement Zone Business - Neighbourhood Centre Zone
Area Description	The Pūhoi survey area is identified as its own special character overlay in Schedule 15 of the AUP. The analysis of this area uses the same boundary as this Special Character Overlay. The area includes a range of building types including civic, residential and commercial buildings. Bohemian immigrants arrived at Pūhoi in 1863, settling there under the terms of the <i>Auckland Waste Lands Act 1858</i>. The settlement includes a number of scheduled historic heritage places located along Pūhoi Road, including early residences, the Pūhoi Museum, Church of St Peter and St Paul, the Centennial Hall, Pūhoi Library, Pūhoi General Store, and the Pūhoi Hotel and stables. The earliest of these date from the 1880s. The Pūhoi area is generally characterised by ribbon development along the main roads. The area has a rural village character with buildings located in varied positions and orientations, generally facing the main road. The pattern of subdivision along Pūhoi Road and Ahuroa Road is varied, with a mix of section widths and sizes. The position of houses and other buildings along Pūhoi Road also varies, with some buildings located close to the road edge such as the library, general store and the church, while others are set back. The Pūhoi River is adjacent to the east side of Pūhoi Road near the intersection with Krippner Road, and northwards along to the bend in Ahuroa Road. The settlement is located in a valley with hills to the east of the river and to the west. Pūhoi Road has the character of a rural road, typically with no footpaths and grassed edges without a kerb and channel. There are limited sections where footpaths and paved parking areas are provided near the Church of St Peter and St Paul and extending past the intersection with Saleyards Road.



Key survey data

Survey date(s)	November 2021		
Level of survey	Field survey	NA	
	Desk top survey	100%	
Number of properties	24		
Individual property scores	Score	Number of properties	Percentage ¹
	6	8	50%
	5	1	6%
	4	1	6%
	3	5	31%
	2	1	6%
	1	0	0%
	0	0	0%
	Rear/vacant	8	NA

¹ Rear and vacant properties are excluded from the percentage calculations. Percentages are rounded to the nearest whole number.



Overall findings

The Pūhoi Special Character Area - Residential **is not of high-quality special character value**. An area of high quality is determined to be one that has 75% or more individual properties scoring either 5 or 6. This area has 56% of individual properties scoring either 5 or 6.

Recommendation

The Pūhoi survey data shows that there are sub-areas of high-quality special character or potential areas of historic heritage value.

Further work will be undertaken to confirm the values of the areas that are identified in the table below.

Sub-areas of high-quality Special Character	Flag: Potential Historic Heritage Area ²
NA	Pūhoi area

² At this stage, only flags for potential historic heritage areas are being considered.
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Historic Heritage and High-Quality Special Character

Number of places currently scheduled	7 properties (3 historic heritage places) (marked ★ on maps)
Number of places included in the HNZPT List/ Rārangī Kōrero	2 (marked ★ on maps)
Flag: Potential Historic Heritage Area	1 (current area of Pūhoi SCA) (outline marked in green below)
Sub-area high-quality Special Character	NA



Report dated: 17 January 2022

Appendix 1: Index map



Figure 1: The red line shows the Puhoi SCA area.