



A. Permission Application Number and Name of Applicant

78666-OTH, Buller District Council

B. Name of Proposed Activity and Location(s)

Lease/licence for a Community Facility in the Punakaiki Coast Road Conservation Area

C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission.

Printed name of submitter or person authorised on behalf of submitter	Grant Parrett
Organisation	
Date	21/11/2019

D. Statement of Support, Neutrality or Opposition

- I **Support** this Application (I am making a submission)
- I am **Neutral** on this Application (I am making a submission).
- I **Oppose** this Application (I am making an objection).

E. Hearing Request

- I **Do Not** wish to be heard in support of this objection or submission at a hearing.
- I **Do** wish to be heard in support of this objection or submission at a hearing

F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

Location of the proposed community facility

My reasons for my objection or submission are:

- The northern car park is the wrong place for a community centre as the structure would compromise national park aesthetics. In addition this space could be required for infrastructure relating to the new experience centre i.e car parking. Any community centre events during the daytime in summer would contribute to the huge demands already being made on the existing car parking.
- I would like to think that given the scale of the new experience centre project (15 million of taxpayers money) that limited space could be made available to the community suitable for meetings and civil defence capability. I appreciate this space would not meet all the community's aspirations but believe it would provide a fantastic cost effective solution and cover an important community need. I also feel it is vital with the scale of the development that both Maori and the local Punakaiki community feel included in the project as it is the people living and working in the village that are impacted the most by this development. Including this space in the new experience centre would limit the impact on the National Park including the amount of space taken up by structures.
- In terms of the wider community aspirations Tony Williams "sawmill site" is the obvious place for a larger community centre. Development of this site (hopefully mixed residential and commercial) would contribute to the demand for a larger community facility and the development contribution from the subdivision could also provide funding.
- We are fully supportive of community facilities such as a community centre . Our concerns are about location, how it is funded, impact on rates (already over 10K a year)
- Lack of communication and consultation on the issue despite being a direct neighbour.
- Punakaiki village residents not adequately consulted with.
- It will take away from the Barrytown Community Facility

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

- In terms of the wider community aspirations Tony Williams "sawmill site" is the obvious place for a larger community centre. Development of this site (hopefully mixed residential and commercial) would contribute to the demand for a larger community facility and the development contribution from the subdivision could also provide funding.



G. Attachments

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment
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How do I submit my objection or submission?

Complete this form and email to chtaylor@doc.govt.nz You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Private Bag 701, Hokitika 7810, Attention Chari Taylor

25 November 2019



Lou Sanson
Director General
Department of Conservation.

- chtaylor@doc.govt.nz

*"Wilderness is a resource which can shrink but not grow."
Aldo Leopold*

Dear Lou,

**Lease/licence for a community facility in the Punakaiki Coast Road
Conservation Area (78666-OTH, Buller District Council)**

Introduction

Federated Mountain Clubs was formed in 1931 and advocates for outdoor recreation and preservation of the natural environment that we recreate within on behalf of 22,000 members in 90 clubs, including the New Zealand Speleological Society. We also advocate indirectly for 300,000 other New Zealanders recreating annually in Aotearoa's hills.

Thank you for the opportunity to submit. In our view, a community centre that is well-designed and much-used for a range of purposes energises and integrates a community and FMC whole heartedly support the prospect of the Punakaiki community having such a centre at its heart. **However FMC does not support the site chosen at Dolomite Point and as such opposes this application.** We do not wish to be heard in support of this submission at a hearing.

Statutory Issue

There are several aspects to our stance. Firstly, however, is the matter that fundamental considerations relating to land classifications and their purposes have not been understood or addressed properly. While reviewing the Buller District Council application we noted inconsistencies in the attached documents. The application is for a site stated as within conservation area Punakaiki (Stewardship Land) at GR1462001E, 5336182N. But the supporting document – *Location Options Report* - shows the site in a different location within the Punakaiki Scenic Reserve.

Also, oddly, the document labelled '*Consistency with West Coast CMS*' mistakenly assumes the development footprint is within the Paparoa National Park.

These serious issues amount to a fatal flaw in FMC's view. They mean that the application is inherently misdirected, and are cause for doubting the quality of the entire application. We are of the firm view that, as far as this iteration of the application goes, the writers should go back to the drawing board.

Regardless of the above fundamental matter, we would like to give feedback on certain other aspects of the application's present iteration in order to positively shape any future version.

Landscape

The area in question is forested. It may have been cleared at some point in the past but is now covered in mature forest. The bush is stunted because of the prevailing westerly winds. The area of forest creates an important buffer between the highway and Paparoa National Park.

The Assessment of Environmental Effects provided as part of this application includes a comprehensive assessment of the ecology but does not consider the geology, which is karst, a comparatively rare landform in New Zealand.

In *Karst in Stone. Karst Landscapes in New Zealand: A case for protection*, Kenny et al say, "With only 3% of New Zealand composed of karst rocks, we cannot afford to lose much of the intriguing terrain developed on them, because karst is under-represented here compared to the international average of about 14% of the continental area." Of the small amount of karst within New Zealand's landscapes 60% - 70% has been heavily modified.

Before this submission was put forward for public comment the AEE or an alternative document should have measured the effect of the proposal against the relevant karst-related landscape values. The Department of Conservation has recently produced a comprehensive document for just this purpose: the *Western South Island Cave and Karst Operational Plan 2018*. Yet nowhere in the AEE or supporting documents is this plan considered.

When undergoing construction in karst landscapes, work completed affects not just the land's surface but the cave system below. It should be remembered that karst is a rare landform, and that the majority of New Zealand's karst is already modified. Therefore, largely unmodified karst landscapes such as the site identified in the application should be regarded as having high conservation value.

On the grounds of karst protection alone, FMC can only conclude that an alternative site where negative effects on karst would be precluded should be found.

Alternatives

The Conservation Act 1987 sets a high bar for concessions. This includes that the applicant must prove that there is no alternative for the activity outside of public conservation land or on conservation land with lower conservation values:

Section 17U(4) Matters to be considered by the Minister

The Minister shall not grant any application for a concession to build a structure or facility, or to extend or add to an existing structure or facility, where he or she is satisfied that the activity—

(a)

could reasonably be undertaken in another location that—

(i)

is outside the conservation area to which the application relates; or

(ii)

is in another conservation area or in another part of the conservation area to which the application relates, where the potential adverse effects would be significantly less; or

(b)

could reasonably use an existing structure or facility or the existing structure or facility without the addition."

The document included with the application titled *Punakaiki Community Facility – Location Options Report* (Glenn Irving) considers some alternatives, but has a narrow focus. There are, in fact, a number of suitable alternative sites that are given scant or no consideration.

Alternative one

With especial reference to s17U(4)(b), our view is that with careful planning and design all the needs of the community can be met – and indeed, that community integration can be enhanced – by construction of a shared Ngati Waewae visitor and community centre. In addition to establishing an important place for all locals to connect, this approach will significantly decrease the combined footprint of the two discrete planned facilities (we note that the motivation for most visits to Punakaiki is the chance to experience untamed natural wilderness, yet the collective footprint of the new larger visitor centre, proposed community centre, new carparks and tracks would, perversely, leave very little native vegetation).

As the plans have not been finalised for the visitor centre this is an excellent time for the relevant parties to adapt their projects in this way. We believe that, designed well, a project that is far greater than the sum of its parts could be delivered.

Alternative two

If agreement with Ngati Waewae cannot be reached, private land parcels should be sought. There is a 7,580 square metre area of private land directly south of the proposed site. Only a tiny fraction of this has been built on. Every effort should be made to secure part of this land for the community centre including putting forward a competitively priced offer to purchase and subdivide part of this land. It would be unfortunate for conservation and the public if the primary reason this land has not been considered is that public conservation land is seen as a cheaper option.

Alternative three

There is a considerable amount of private but undeveloped land further south of Punakaiki; parcels are sold periodically. Again, it would be sub-optimal for conservation and for the public if the primary reason this land has not been considered is that the public conservation land the application relates to is seen as a cheaper alternative.

Note that, with respect to alternatives two and three, if the proposal is allowed to proceed regardless of the fundamental flaw we identified above, and if our alternative proposal of a combined Ngati Waewae visitor centre and community centre is unsuccessful, then the council should be able to prove that no private land could be purchased as an alternative. No information provided as part of the application shows that the council has indeed considered purchasing private land for the project.

Alternative four

There is an already-developed segment of the Punakaki Coast Road Conservation Area just to the south (marked on attached image) of the area relevant to the application that does not appear to have been considered as an alternative. This is already deforested and large enough to easily house the planned centre. While construction on this parcel would be preferable to construction on the site proposed in the application, it is our least-favoured of the alternatives here because it would still cause harm to public conservation values and could be seen as exploitation of those values on the basis of financial savings to the applicant.

Purpose for which the land is held

In the end, the purpose for which the land is held must be the primary reference point. We refer again to the Conservation Act:

Section 17U(3) Matters to be considered by the Minister

The Minister shall not grant an application for a concession if the proposed activity is contrary to the provisions of this Act or the purposes for which the land concerned is held;

and

Section 25 Management of stewardship areas

Every stewardship area shall so be managed that its natural and historic resources are protected.

The application, if successful, would involve deforestation of a significant area and the loss of part of a karst landscape. The land's natural values would not be protected, in contravention of the Act.

The only way the loss may be able to be offset would be by the acquisition for conservation purposes of a similarly sized land parcel with similar natural values.

Reclassification

In her 2013 report *Investigating the future of conservation: The case of stewardship land*, the Parliamentary Commissioner for the Environment said: "Compared with other categories of conservation land, the legal protection of stewardship land is weak. This quite naturally signals to the private sector that it is 'open for business'... But much of it will have high conservation value and should be reclassified accordingly."

As the stewardship land that makes up all of the project's footprint is karst it would be a worthy addition to Papatūānui National Park, which was gazetted with a view to protecting karst and the caves that lie beneath. If the proposed centre is built and natural values degraded, this area would, contrarily, be unlikely to meet the reclassification criteria.

In addition to the caveats and cautions we propose above, we ask that assessment of the Punakaiki Coast Road Conservation Area's conservation values and its potential for inclusion in Papatūānui National Park be undertaken prior to any development being seriously considered.

Conclusion

Federated Mountain Clubs can see real benefit in establishment of a community centre at Punakaiki. However, the present proposal has significant downsides, including those relating to the writers' confusion about the relevant land's status; it also fails to account for several of the land's values and hasn't considered better ways of achieving the project's ends.

Our conclusion is that, given the small local population and almost certain project-related high conservation losses especially related to karst, a community centre should be bedded into the government-funded Ngati Waewae visitor centre. The documents provided with the application provide no significant reason this should not happen. In our view, a multiuse centre would be better than two separate facilities even if they were optimally sited; it would preserve notable conservation values and strengthen community bonds. However, if for any significant reason not discernible in the present documentation, our recommendation is proven untenable, there are a number of other options listed above that the Buller District Council could explore.

To return to the demands of the statute, even if our alternative favoured concept is deemed unfeasible after thorough consideration, the application as it stands is inappropriate because it is not in accordance with the relevant legislation as we have pointed out. It falls short of the high bar it needs to cross. The lease/licence for a Community Facility in the Punakaiki Coast Road Conservation Area should be declined.

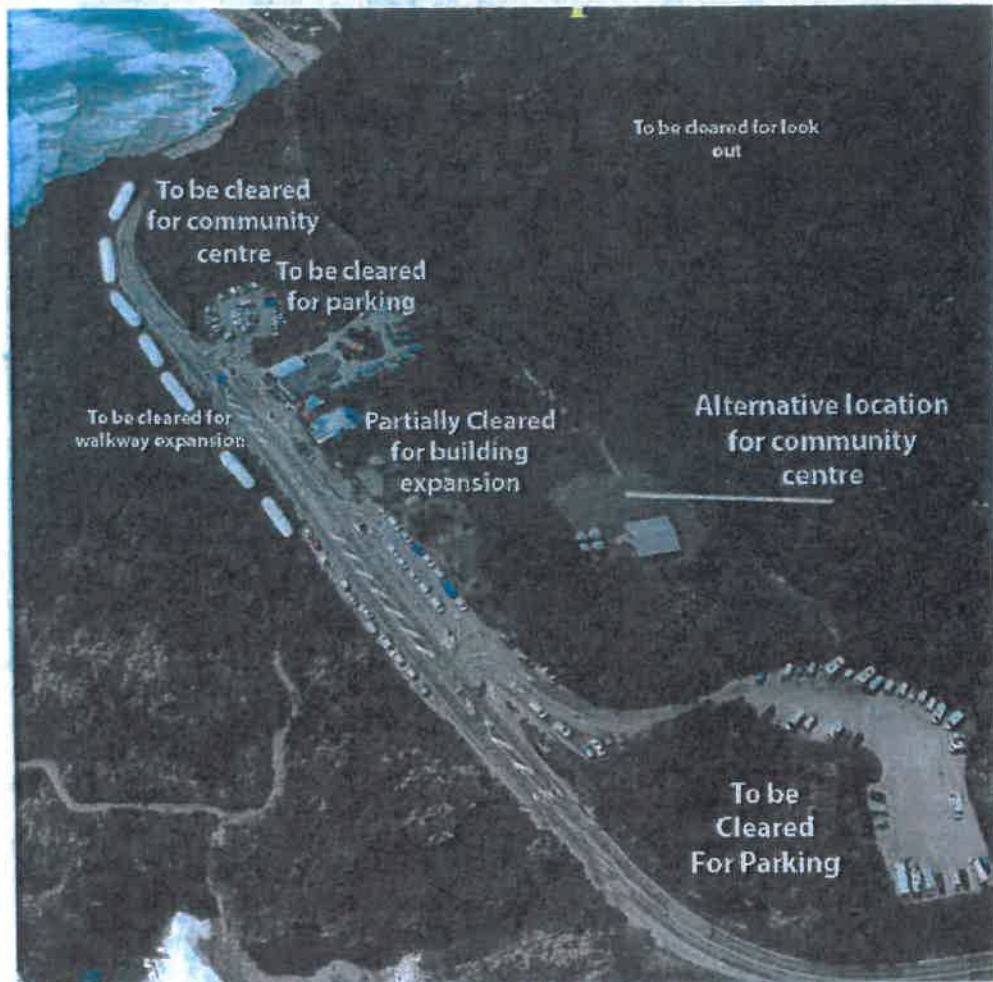
FMC stands behind Coasters. Public conservation land is the greatest asset the Coast has and it should not be allowed to be degraded. Natural wilderness brings recreationists and tourists alike to this comparatively remote region; to remove much of the vegetation at Dolomite Point through various developments would at the same time remove much of the area's drawcard.



I look forward to your response on this matter.

Nāku noa, na,

Jan Finlayson.





A. Permission Application Number and Name of Applicant

78666-OTH, Buller District Council

B. Name of Proposed Activity and Location(s)

Lease/licence for a Community Facility In the Punakaiki Coast Road Conservation Area

C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission.

Printed name of submitter or person authorised on behalf of submitter	Martina Utz
Organisation	
Date	22 November 2019

D. Statement of Support, Neutrality or Opposition

- I Support this Application (I am making a submission)
- I am Neutral on this Application (I am making a submission).
- I Oppose this Application (I am making an objection).

E. Hearing Request

- I Do Not wish to be heard in support of this objection or submission at a hearing.
- I Do wish to be heard in support of this objection or submission at a hearing

3

F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

I am supporting the establishment of a Community Facility as there is none in Punakaiki. It would be good to have this facility for community members to engage with a variety of activities, meetings and other functions.

My reasons for my objection or submission are:

The outcomes that need to be addressed by this application are:
Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

G. Attachments

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How do I submit my objection or submission?

Complete this form and email to chtaylor@doc.govt.nz You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Private Bag 701, Hokitika 7810, Attention Chari Taylor



A. Permission Application Number and Name of Applicant

78666-OTH, Buller District Council

B. Name of Proposed Activity and Location(s)

Lease/licence for a Community Facility in the Punakaiki Coast Road Conservation Area

C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission.

Printed name of submitter or person authorised on behalf of submitter	Lee Harris
Organisation	-
Date	3 December 2019

D. Statement of Support, Neutrality or Opposition

- I **Support** this Application (I am making a submission)
- I am **Neutral** on this Application (I am making a submission).
- I **Oppose** this Application (I am making an objection).

E. Hearing Request

- I **Do Not** wish to be heard in support of this objection or submission at a hearing.
- I **Do** wish to be heard in support of this objection or submission at a hearing

4

F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

The siting of a community facility on stewardship/DOC land at Dolomite Point

My reasons for my objection or submission are:

I support a community facility in the Punakaiki Dolomite Point area.

Other locations have been considered but rejected for a number of reasons.

The site selected north of the northern car park at Dolomite Point will not be visible from the car park, road or anywhere at ground level.

Any plants that have to be removed to build a facility will be offset by other plantings by community members in support of the facility. My understanding is that current foliage includes gorse, which won't be replanted.

Any facility design will be sympathetic to the landscape as part of the brief, and will be built in a sustainable and ecologically sound manner, using the latest techniques to minimise impacts. External lighting effects will be minimalised, so as not to intrude on the pristine landscapes, or confuse local birds. The plan will include composting toilets. The facility would be best managed through a local trust, who would be tasked with ensuring we meet any requirements or restrictions, and would of course report back to the relevant DOC managers.

It's important that any use of land that has been set aside is balanced against community need. The local community (from White Horse Hill, Woodpecker Bay to the north through to Canoe Creek north of Barrytown in the south) has largely supported the provision of Buller District Council funding for such a facility for more than a decade. Some opponents seem to be suggesting that business interests of one neighbouring landowner (who does not reside permanently on the Coast) should override overwhelming community support.

Coast residents are all too aware of the natural disasters that could occur at any time – the Alpine Fault rupturing; tsumanis; cyclones etc, let alone the longer term effects that climate change will inflict on low-lying areas. We must have the ability to manage localities in an emergency and this land provides a suitably safe and central point for civil defence purposes.

There are myriad other uses for such a community facility (an indoor meeting space; workshop space; space for exercise groups; space for small functions; clubs and groups space etc). While Punakaiki is largely a tourism-support area, it is hugely important that locals are able to partake in normal Kiwi activities, and to gather together in numbers bigger than is possible in local private residences. These are the same locals who are involved in initiatives to trap predators; to fundraise for providing the best environment for our local bird heroes – the Tāiko; these locals include people who work at the Department of Conservation's Punakaiki information centre; who walk and keep an eye on local tracks; who rescue stranded tourists, walkers, climbers, flora and fauna; who are careful with what they take in terms of kai moana; who respect and share the history of tangata whenua in the area.

The community facility is supported by local iwi Ngati Waewae. An earlier feasibility study quoted around 93% local support. The community accepts responsibility for looking after its area, which is one of the top visitor attractions in the country. We would like the country to reciprocate, and look after the local community by supporting the use of the land for a community facility.

The outcomes that need to be addressed by this application are:



Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

I request that DOC approves the use of a parcel of land north of the northern Dolomite Point car park for a community facility.

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A. Permission Application Number and Name of Applicant

78666-OTH, Buller District Council

B. Name of Proposed Activity and Location(s)

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C.2 Your name

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Printed name of submitter or person authorised on behalf of submitter	Andrew Beaumont
Organisation	
Date	04/12/2019

D. Statement of Support, Neutrality or Opposition

Yes I Support this Application (I am making a submission)

I am **Neutral** on this Application (I am making a submission).

I **Oppose** this Application (I am making an objection).

E. Hearing Request

I **Do Not** wish to be heard in support of this objection or submission at a hearing.

Yes I Do wish to be heard in support of this objection or submission at a hearing

F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

Lease/license for community facility
Releasing of Stewardship land for above

My reasons for my objection or submission are:

I am submitting in support
For decades there has been discussion around the need of a community facility in Punakaiki.
There have been community meetings and surveys all of which have been a majority in support of such facility.
As the numbers of people in the area increase and the numbers of tourist travellers increase it becomes more important for the community to have an independent space for meetings, gatherings, classes, and for many other learning opportunities.
With our improved awareness of AF8 we also have the need for an above flood, sea inundation and tsunami area to house rescue efforts.

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

The challenge always here is land space as it is pretty much all reserve or stewardship land so we need to reclassify the small proposed space.
As per the community facility plan there will be minimal fauna clearance on a documented low risk area of stewardship land.
I understand there is already a precedent here with the current carpark and sewage dispersal field being from the same land classification

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5

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OBJECTION OR SUBMISSION



Department of
Conservation
To Papa Atarau
New Zealand Government

6

A. Permission Application Number and Name of Applicant

78886-OTH, Buller District Council

B. Name of Proposed Activity and Location(s)

Lease/licence for a Community Facility in the Punakaiki Coast Road Conservation Area

C.2 Your name

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Printed name of submitter or person authorised on behalf of submitter

SHARYN DUNCAN

Organisation

Date

21 NOV 2019

D. Statement of Support, Neutrality or Opposition

- I Support this Application (I am making a submission)
- I am Neutral on this Application (I am making a submission).
- I Oppose this Application (I am making an objection).

E. Hearing Request

- I Do Not wish to be heard in support of this objection or submission at a hearing.
- I Do wish to be heard in support of this objection or submission at a hearing

F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

LOCATION AND SITE OF
PROPOSED "COMMUNITY CENTRE"

My reasons for my objection or submission are:

- *NO COMMUNITY CONSULTATION WITH PUNAKAIKI RESIDENTS OR PUNAKAIKI RIVER VILLAGE
- TRAFFIC CONGESTION
- COMMUNITY FACILITY SHOULD BE IN THE COMMUNITY - NOT COMMERCIAL AREA

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

SITE, KARST SYSTEM,
COMMUNITY CENTRE IN COMMERCIAL
AREA.

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②

OBJECTION OR SUBMISSION



Department of
Conservation
Te Papa Ataturu

New Zealand Government

7

A. Permission Application Number and Name of Applicant

78666-OTH, Buller District Council

B. Name of Proposed Activity and Location(s)

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C.2 Your name

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Printed name of submitter or person authorised on behalf of submitter

TANE HAURAKI

Organisation

++ "

Date

29 Nov. 2019

D. Statement of Support, Neutrality or Opposition

- I Support this Application (I am making a submission)
- I am Neutral on this Application (I am making a submission).
- I Oppose this Application (I am making an objection).

E. Hearing Request

- I Do Not wish to be heard in support of this objection or submission at a hearing.
- I Do wish to be heard in support of this objection or submission at a hearing

F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

LOCATION IN COMMERCIAL DISTRICT

My reasons for my objection or submission are:

- THERE ARE ALTERNATIVE SITES BUT AS THERE HASNT BEEN WIDESPREAD COMMUNITY CONSULTATION THESE HAVENT BEEN EXPLORED.
- TRAFFIC IS APPALLING

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

- LOCATION

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Printed name of submitter or person authorised on behalf of submitter	Hamish Johnston
Organisation	
Date	04/12/2019

D. Statement of Support, Neutrality or Opposition

- I **Support** this Application (I am making a submission)
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E. Hearing Request

- I **Do Not** wish to be heard in support of this objection or submission at a hearing.
- I **Do** wish to be heard in support of this objection or submission at a hearing

F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

The purpose and location of the proposed community centre.

My reasons for my objection or submission are:

- There is not unity in this proposal, there definitely must be more consultation with residents before this continues.
- Small community with small local population growth. Small ratepayer base, high rates without further costs to run and maintain this facility.
- Good existing facilities to cater for the community; a tavern, a hotel complex, a café – seats up to 50, the canoe hire – venue has hosted weddings, the rata view – seats up to 150, a spacious lodge.
- In addition; the proposed visitor centre development can be designed to cater for further community needs.
- Staying visitors are well-catered for with existing facilities, BUT, necessary toilets and showers have not been installed for the great walk by the Pororari River track.
- Other important community requirements with priority ahead of this facility includes infrastructure starting with fibre network, water and erosion issues.

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

- That the facility be self-funding.
- That funding for the facility would not compromise funds from other stronger needs for the community.

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(A)

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Printed name of submitter or person authorised on behalf of submitter	Teresa Wyndham-Smith
Organisation	
Date	4 December 2019

D. Statement of Support, Neutrality or Opposition

- I **Support** this Application (I am making a submission)
- I am **Neutral** on this Application (I am making a submission).
- I **Oppose** this Application (I am making an objection).

E. Hearing Request

- I **Do Not** wish to be heard in support of this objection or submission at a hearing.
- I **Do** wish to be heard in support of this objection or submission at a hearing

F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

Siting a community facility on Department of Conservation stewardship land at Dolomite Point.

My reasons for my objection or submission are:

I wholeheartedly support Buller District Council's application for land for a community facility at Dolomite Point. Punakaiki needs such a facility to help build community and resilience.

This need has been clear for a long time, as evidenced by the BDC questionnaire in 2016 in which respondents identified the multifarious uses for such a facility. Other smaller communities in the district have some type of facility they can use as a focal point e.g. the Charleston Hall. Those of us living south of Charleston have no public physical shared space where we can organise and collaborate.

We need a purpose built facility which we can use for community consultations, children's activities, educational meetings, celebrations and all the other shared events that community engenders. Such a building is also vital for civil defence to enable the community to play the role that will be needed for locals and tourists in the event of any natural disaster.

The building will not be a burden on ratepayers and residents, income would be generated by hiring it out. There are many Coast organisations with staff members in both Westport and Greymouth, for example, that are need of a meeting place halfway between the two centres. It will not compete with Barrytown Hall in Grey District, the two will be complementary.

It will be unobtrusive and screened from view and will be in an area of secondary growth rather than virgin forest. Everything possible will be done to minimise the cutting down of vegetation, including moving smaller trees and replanting.

Dolomite Point has been proven to be the most logical site – safe from flooding and tsunami, away from a residential area, central and where parking infrastructure can be shared.

The facility would not work as part of the new visitor centre and Ngati Waewae have indicated that is not something which they would want either. They have said, however, that they could be interested in using the community facility at times for their activities.

The Department of Conservation is the most important employer in the Punakaiki area and DOC employees are part of the local community. The facility would be a public good for all current and future members of the community and has no commercial imperative.

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

I request that the Department of Conservation approve the use of a parcel of land north of the northern Dolomite Point car park for a community facility.



G. Attachments

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment

How do I submit my objection or submission?

Complete this form and email to chtaylor@doc.govt.nz You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Private Bag 701, Hokitika 7810, Attention Chari Taylor

A. Permission Application Number and Name of Applicant

78666-OTH, Buller District Council

B. Name of Proposed Activity and Location(s)

Lease/licence for a Community Facility in the Punakaiki Coast Road Conservation Area

C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission.

Printed name of submitter or person authorised on behalf of submitter	Peter Fricker
Organisation	
Date	8 December 2019

D. Statement of Support, Neutrality or Opposition

- I Support this Application (I am making a submission)
- I am Neutral on this Application (I am making a submission).
- I Oppose this Application (I am making an objection).

E. Hearing Request

- I Do Not wish to be heard in support of this objection or submission at a hearing.
- I Do wish to be heard in support of this objection or submission at a hearing



F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

The siting of a community facility on stewardship/DOC land at Dolomite Point.

[Redacted area]

My reasons for my objection or submission are:

Punakaiki needs a community facility, this site is the sensible location.

[Redacted area]

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

I am asking that the Department of Conservation approves the use of a parcel of land, north of the Dolomite Point carpark, for a community facility.

[Redacted area]

G. Attachments

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

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A. Permission Application Number and Name of Applicant

78666-OTH, Buller District Council

B. Name of Proposed Activity and Location(s)

Lease/licence for a Community Facility in the Punakaiki Coast Road Conservation Area

C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission.

Printed name of submitter or person authorised on behalf of submitter

Carolyn Hewlett

Organisation

Date

8/12/2019

D. Statement of Support, Neutrality or Opposition

I Support this Application (I am making a submission)

E. Hearing Request

I Do wish to be heard in support of this objection or submission at a hearing.



F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

The siting of a community facility on stewardship/DOC land at Dolomite Point

[Redacted area]

My reasons for my objection or submission are:

We need a stand-alone facility for cultural social and educational purposes.

I support all that has been stated in the document from Marie Elder which outlines the needs and purposes and the requests from the Punakaiki residents.

[Redacted area]

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

I request that DOC approves the use of a parcel of land north of the northern Dolomite Point car park for a community facility.

[Redacted area]

G. Attachments

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment

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A. Permission Application Number and Name of Applicant

78668-OTH, Buller District Council

B. Name of Proposed Activity and Location(s)

Lease/licence for a Community Facility in the Punakaiki Coast Road Conservation Area

C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission.

Printed name of submitter or person authorised on behalf of submitter	Jon Bartrop
Organisation	
Date	8 December 19

D. Statement of Support, Neutrality or Opposition

- I **Support** this Application (I am making a submission)
- I am **Neutral** on this Application (I am making a submission).
- I **Oppose** this Application (I am making an objection).

E. Hearing Request

- I **Do Not** wish to be heard in support of this objection or submission at a hearing.
- I **Do** wish to be heard in support of this objection or submission at a hearing

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F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

The siting of a community facility on stewardship / DOC land at Dolomite Point

My reasons for my objection or submission are:

I am a West Coaster by birth, and have lived in the Punakaiki area for 24 years.
The need for a community facility in this area is long overdue. We are isolated with no gathering place apart from a commercial property. We dont have schools, RSA's, halls of any description in our vicinity. We are a unique situation in that we are stretched along a single highway for a distance of approximately 40kms. Rather than being in a town cluster style community, with a central park and gathering area. The only gathering area here is based all around the tourist industry and offers no support or value to the community that lives here. Many meetings which are held in Greymouth and Westport, and require huge amounts of travel, could in fact be held in a facility like this. It also offers a half way point for meetings of teams spread across the district. I want to see our community unite and enjoy a space that belongs to us. That we can live and care for and others in the wider community and the wider world can have the benefit of enjoying and using too.

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

I request that DOC approves the use of a parcel of land north of the northern Dolomite Point car park for a community facility.

G. Attachments

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment
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How do I submit my objection or submission?

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15



A. Permission Application Number and Name of Applicant

78666-OTH, Buller District Council

B. Name of Proposed Activity and Location(s)

Lease/licence for a Community Facility in the Punakaiki Coast Road Conservation Area

C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission.

Printed name of submitter or person authorised on behalf of submitter

Organisation

Date

D. Statement of Support, Neutrality or Opposition

- I Support this Application (I am making a submission)
- I am Neutral on this Application (I am making a submission).
- I oppose this Application (I am making an objection).

E. Hearing Request

- I Do Not wish to be heard in support of this objection or submission at a hearing.
- I Do wish to be heard in support of this objection or submission at a hearing

F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

1. Community consultation
2. Location
3. A stand alone facility
4. Civil defence.

My reasons for my objection or submission are:

1. The self appointed COMMUNITY GROUP formed in January 2019 did not inform, involve or consult residents and/or ratepayers or businesses in the Punakaiki and Pororari settlements and further south to Barrytown.

This is not a proper or democratic process.

The result of this lack of communication with all, rather than just some of the community has caused rumours and resentment and significant rifts within the community.

As a resident and ratepayer in Punakaiki for nearly 40 years, I cannot support this submission for a community facility when I have not been included or informed.

2. Dolomite Point is too congested and crowded for a community facility in my view
Parking is a real problem there, which would makes it difficult to visit.

I do not agree with a community facility in a commercial area.

I do not agree with markets and stalls being at Dolomite Point. They belong at Fox River.

Gigs and bands should stay at Barrytown hall.

There has always been a strong drive (particularly from those involved in the self appointed group) to access the tourist traffic at Dolomite Point for personal commercial gain.

I think the site has been proposed for reasons not related to community benefits.

3. I consider a shared space within the new information centre would be perfectly adequate for our small community.

There is no need for anything more than a small simple meeting place.

I am concerned about being charged on my rates for the maintenance of such a building that has been proposed.

I am already paying enough for the rock wall protection.

4. Regarding civil defense - even living only 1km north of the proposed site I wonder if it would be accessible to me as there is a rockfall hazard zone to pass under.

It's unlikely that it would be accessible for local people with bridges and slips and rockfalls.

Dolomite Point is deserted for about 12 hours a day and the proposed facility would be locked and unattended.

The tavern is more accessible and already holds the defibrillator and there is a person on site 24/7

The geology of Dolomite Point is known to be honeycombed and is vulnerable to quakes.

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

1. Should this application be approved I would like to see a supporting group from the community that is democratically elected and is a true representation of this community.

Transparency and robust processes must be followed.

I think the process should start again and include all the community.

2. Other options for a location should be considered. Tsunamis and sea inundation are emphasised too much in this submission.

The DOC workshop is empty and should be considered.

Waikori Road should be reconsidered and also using our existing places more effectively – the Barrytown Hall and Barrytown Pub, Punakaiki Tavern and local homes.

3. I am not committed to or supportive of a stand alone facility.

Something simpler and cheaper or shared should be considered.

4. There is no need for a civil defence post at Dolomite Point.

Most residents have an idea where they would go in their area and there is already a satellite network linking the coast road from Greymouth to Westport.

Use existing businesses and locations more effectively.



G. Attachments

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A. Permission Application Number and Name of Applicant

78668-OTH, Buller District Council

B. Name of Proposed Activity and Location(s)

Lease/licence for a Community Facility in the Punakaki Coast Road Conservation Area

C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission.

Printed name of submitter or person authorised on behalf of submitter	Andrzej Suchanski
Organisation	Private Person
Date	13 12 2019

D. Statement of Support, Neutrality or Opposition

- Yes **YES I Support** this Application (I am making a submission)
 I am **Neutral** on this Application (I am making a submission).
 I **Oppose** this Application (I am making an objection).

E. Hearing Request

- No **NO** I **Do Not** wish to be heard in support of this objection or submission at a hearing.
 I **Do** wish to be heard in support of this objection or submission at a hearing

71

F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

My submission is in support of all parts of the application.

My reasons for my objection or submission are:

My submission is in support for the application because:

- As a member of community for the last 24 years I see the lack of a community hall in this area as a major drawback for the community as a whole to function on a more cooperative and interactive level.
- The new facility in this location would provide this long sought by us means of better functioning as a community.
- The proposed location is central and neutral.
- The new hall should not only provide a place for gatherings, functions and any other similar events but as well as a shelter in case of emergency.
- The new hall will provide facility for the betterment of the community as a whole and better interaction and cooperation among its members and provision for services not available to our community at the present.
- The hall should be run by a committee elected from the members of our community as per yet to be written and agreed on constitution of the hall.

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

- The hall should be run by a committee elected from the members of our community as per yet to be written and agreed on constitution of the hall.

G. Attachments

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.



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A. Permission Application Number and Name of Applicant

78666-OTH, Buller District Council

B. Name of Proposed Activity and Location(s)

Lease/licence for a Community Facility in the Punakaiki Coast Road Conservation Area

C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission.

Printed name of submitter or person authorised
on behalf of submitter

Lorraine Ryder

Organisation

Date

08/12/2019

D. Statement of Support, Neutrality or Opposition

- I Support this Application (I am making a submission)
- I am Neutral on this Application (I am making a submission).
- X I Oppose this Application (I am making an objection).

E. Hearing Request

- X I Do Not wish to be heard in support of this objection or submission at a hearing.
- I Do wish to be heard in support of this objection or submission at a hearing



F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

- Due proces not followed.
- No consultation with the punakaiki village, Punakaiki River residences or any of the bussinesses.
- Committee was self appointed and operated in complete secrecy for over a year.
- They have never had permition or a mandate to represent the residences of Punakaiki.
- Location.
- No need for a community facility on prime land.
- The report commissiond by council for the community facility and compiled by R. Arlidge was completely floored, one sided and had no community consoltation.
- No requirement for a Civil defence in this area. This is a backdoor way of getting finance assistance for This facility.

My reasons for my objection or submission are:

- There is no use for a new public facility in the area when we already have other options available.
- I feel some people in the wider community see this as an opportunity to have a free facility to use for commercial purposes without any financial commitment from themselves.
- For DOC even to concider this as an option is disgraceful When on the coast and other parts of NZ they are making people pull down baches and other buildings on DOC land.
- Civil defence, we already have this in place, Westport, Greymouth and satellite phones along the coast road.
- Punakaiki residences have a big enough financial burden with the rates and the sea wall to even concider this proposition of supporting a community facility.
- I feel the Buller Council has let us down badly by listening to a small group of self appointed people with hidden agendas and no mandate from the wider community.

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

- An independent survey must be done to see if a facility is required.
- Grounds and building Not to be used as a commersial facility.
- No additional ongoing costs to the people of Punakaiki.
- I will not committ to supporting this facility.
- If a building goes ahead the footprint must be as small as possible to minimise the devistating effects of such a pristine area. Native bush etc.

G. Attachments

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.





A. Permission Application Number and Name of Applicant

78666-OTH, Buller District Council

B. Name of Proposed Activity and Location(s)

Lease/licence for a Community Facility in the Punakaiki Coast Road Conservation Area

C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission.

Printed name of submitter or person authorised on behalf of submitter	Andrzej Suchanski
Organisation	Private Person
Date	13 12 2019

D. Statement of Support, Neutrality or Opposition

- Yes **YES** I Support this Application (I am making a submission)
 I am **Neutral** on this Application (I am making a submission).
 I **Oppose** this Application (I am making an objection).

E. Hearing Request

- No **NO** I Do Not wish to be heard in support of this objection or submission at a hearing.
 I Do wish to be heard in support of this objection or submission at a hearing

16

F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

My submission is in support of all parts of the application.

My reasons for my objection or submission are:

My submission is in support for the application because:

- As a member of community for the last 24 years I see the lack of a community hall in this area as a major drawback for the community as a whole to function on a more cooperative and interactive level.
- The new facility in this location would provide this long sought by us means of better functioning as a community.
- The proposed location is central and neutral.
- The new hall should not only provide a place for gatherings, functions and any other similar events but as well as a shelter in case of emergency.
- The new hall will provide facility for the betterment of the community as a whole and better interaction and cooperation among its members and provision for services not available to our community at the present.
- The hall should be run by a committee elected from the members of our community as per yet to be written and agreed on constitution of the hall.

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

- The hall should be run by a committee elected from the members of our community as per yet to be written and agreed on constitution of the hall.

G. Attachments

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How do I submit my objection or submission?

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17

A. Permission Application Number and Name of Applicant

78666-OTH, Buller District Council

B. Name of Proposed Activity and Location(s)

Lease/licence for a Community Facility in the Punakaikd Coast Road Conservation Area

C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission.

Printed name of submitter or person authorised on behalf of submitter	Kirsten Rabe
Organisation	
Date	9 December 2019

D. Statement of Support, Neutrality or Opposition

- I Support this Application (I am making a submission)
- I am Neutral on this Application (I am making a submission).
- I Oppose this Application (I am making an objection).

E. Hearing Request

- I Do Not wish to be heard in support of this objection or submission at a hearing.
- I Do wish to be heard in support of this objection or submission at a hearing

71

F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

I support the BDC concession application for land for a Punakaiki facility

My reasons for my objection or submission are:

It would be an asset for the community going forward. There is no neutral place currently for gathering, ie children’s play groups, meetings, lectures, classes, yoga etc. The other reason, is when the earthquake happens, this place could open it’s doors to shelter the tourists and locals who need help.

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

G. Attachments

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this ‘objection or submission form’.

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment
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(71)

OBJECTION OR SUBMISSION



Department of Conservation
Te Papa Atawhai

New Zealand Government

A. Permission Application Number and Name of Applicant

78666-OTH, Buller District Council

B. Name of Proposed Activity and Location(s)

Lease/licence for a Community Facility in the Punakaiki Coast Road Conservation Area

C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission.

Printed name of submitter or person authorised on behalf of submitter	Robin Reid
Organisation	Local community
Date	8.12.2019

D. Statement of Support, Neutrality or Opposition

YES I Support this Application (I am making a submission)

I am Neutral on this Application (I am making a submission).

I Oppose this Application (I am making an objection).

E. Hearing Request

I Do Not wish to be heard in support of this objection or submission at a hearing.

YES I Do wish to be heard in support of this objection or submission at a hearing

18

F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

Provision of a location for a community meeting place/hall on Doc stewardship land at Dolomite Point, Punakaiki.

My reasons for my objection or submission are:

In the forty plus years I have lived here there has been an unmet need for a community meeting place/hall. This opportunity to establish such a place this time cannot be missed.

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

That Doc grants the use of a small area of land adjacent to the northern Dolomite Point carpark for a community meeting place/hall.

G. Attachments

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

Document title	Document format (e.g. Word, PDF, Excel, Jpg etc.)	Description of attachment

How do I submit my objection or submission?

Complete this form and email to chtaylor@doc.govt.nz You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Private Bag 701, Hokitika 7810, Attention Chari Taylor



Diana Clendon

From: Graeme A Clements
Sent: Saturday, 7 December 2019 3:44 p.m.
To: Chari Taylor
Subject: community facility. Punakaiki

I wish to support the proposed community facility at Punakaiki ,this would be a sound asset for the greater community , for many reasons, the main one is a meeting point that is not a financial business, one aspect of this is the recent weather events ,in fact one happening at the time of writing though further to the south, such a facility would be very useful for civil defense coordination ,yours G A Clement , Tiropahi west coast



OBJECTION OR SUBMISSION



Department of
Conservation
Te Papa Atahua

New Zealand Government



A. Permission Application Number and Name of Applicant

78666-OTH, Buller District Council

B. Name of Proposed Activity and Location(s)

Lease/licence for a Community Facility in the Punakaiki Coast Road Conservation Area

C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission.

Printed name of submitter or person authorised on behalf of submitter	Fiona McDonald
Organisation	Private
Date	8 December 19

D. Statement of Support, Neutrality or Opposition

- I **Support** this Application (I am making a submission)
- I am **Neutral** on this Application (I am making a submission).
- I **Oppose** this Application (I am making an objection).

E. Hearing Request

- I **Do Not** wish to be heard in support of this objection or submission at a hearing.
- I **Do** wish to be heard in support of this objection or submission at a hearing



F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

The siting of a community facility on sewardship/DOC land at Dolomite point

My reasons for my objection or submission are:

Please see attached document

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

I request that DOC approves the use of a parcel of land north of the northern Dolomite Point car park for a community facility.

G. Attachments

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment
Fiona McDonald Submission Punakaiki	PDF	Personal submission in support of land for a community facility

How do I submit my objection or submission?

Complete this form and email to chtaylor@doc.govt.nz You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Private Bag 701, Hokitika 7810, Attention Chari Taylor

I have lived in Punakaiki for 27 years, and for the duration of that residency I have touted for the need for a community facility for our people

We are a small community living in a very isolated location, on a single stretch of road with no visible centre or hub, other than that of the "tourist attraction" of the Pancake Rocks.

The following reasons are why I see the securing of this parcel of land for our community as vital for a healthy community into the future at a time when things are feeling more vulnerable weather wise etc.

Ageing Community

Currently the Punakaiki community is an ageing one. We struggle in attracting young new families to choose this area as their home, and I strongly believe that a big part of the reason for this is a lack of a hub. Young families need access to playgrounds, community centres, meeting places and community support. I for one have considered leaving on many occasions due to the difficulty in living out here with a young child. As an ageing community, there are few full time residents available to be part of the permanent workforce, and people may be forced to relocate as it simply can become untenable to run your business in an isolated location without any workers.

Community support

As a community we support the Tourism industry in more ways than one. We are constantly finding ourselves in the position of helping tourists out, whether it be driving someone to town as they have a flat tyre, giving directions, picking up the pieces-literally, from the numerous car crashes that we come across in this area of the coast, providing support and shelter for people in times of weather incidents and need and the list goes on. I for one have been first on the scene on a car crash on numerous occasions over the past years. As we provide such a high level of support to the visitors, I believe it is imperative that we can feel supported as a community ourselves. The fight for a centre feels like it has gone on way too long already, for something I see as a basic human right, for us to secure a place we can call our hub. A place we can gather, come together, help one another, learn, teach, be with our children and be with our neighbours and invite others to learn about this fabulous place.

Civil Defence and isolation

We all are aware of the forecasts for potential major earthquakes along the Alpine fault, and that we can have large numbers of visitors here at any one time. We need to know we can cater for the needs of these people and of displaced locals in the event of a large earthquake or extreme weather event. The distance from Punakaiki to Barrytown or to Charleston is much too great in the event of a major earthquake. Just look at the recent weather events and the amount of people trapped around the glacier area. How do we cope with that with people trapped at the Dolomite point area?

Meetings/workshops

Currently we have to drive huge distances, to attend workshops and learning classes of most descriptions in a weather proof environment.

We would use a space like this for meetings, book groups, yoga classes, playgroups, wet weather cover for school groups doing outings, University field trips (which are frequent), and generally any type of learning workshops be it art/cultural/ language/ discussion/ anything really. Again, this comes back to a basic human right to have a meeting place for our community within our community.

Spread the visitors numbers over the year



Having a space like this has the potential to spread some of the visitor numbers to the district over a greater number of days of the year. There are many places for accomodation here, and if the space is here to do weekend workshops or have weather cover for school visits, we are more likely to receive a more fluid year round balance of visitors as workshops are booked and people start to view this as an attractive location to hold these types of weekends or days. This should bring more business to the cafe, as workshops attendees may wish to dine out for lunch.

Self sustaining

If the facility were to be used for workshops etc, it is more likely that a committee would be able to steer the centre to funding itself, and perhaps even funding employment for a cleaner and maintenance. If it were to be hired out through the year for various occasions, the money coming in along with other fund-raising will help to cover the costs.

Autonomy

Currently the only viable place to hold meetings for a stretch of 50kms are commercial premises, which are really not appropriate premises to hold autonomous and private meetings. We have been meeting in the cafe and in the backpackers etc for way too long. Every community deserves the right to have a meeting place of their own.

Mental Health

Along with isolation can come problems with mental health. When people are too isolated, can not afford to drive to town very often, do not feel they can access the support in the community or the information to help them live in this community, then they are more likely to suffer from issues with mental health. Add this to the increased forecast for inclement weather and there is possibly a growing number of issues around mental health in this isolated area. The ability to hold local support groups of any kind, weekly meditation, yoga, AA meetings, or anything which may improve the mental health of this community can only be a good thing. None of these types of meetings/workshops can be held in the spaces we currently use. All of us need to drive vast distances to attend these types of things. We need to raise morale in the world we are now living in, provide support and make it easier for people to reach, not more difficult.

The objections

I personally do not understand the objections to this application going ahead, and can only think, that it is for reasons of misguided information that people would object to this. If those that do not want this to go ahead choose not to use it, then they could stand by and allow us as the community that wants to work together the opportunity to do so. Especially those whom have their own centre close by to them, but seem to find some fault with us wanting a centre for our community.

We in no way wish to compete with the awesome and famous Barrytown hall in the type of events that it puts on, we see that as fulfilling an entirely different and hugely important role, but not one that we wish to take. Not only that but the distance between the northern area (Fox River) and Barrytown hall, is just too great to be travelling to attending weekly classes, I have done this on previous occasions and it is unsustainable.

Finally and most importantly

Our Hub Our Heart Our Community

Our community needs a hub. It is a basic human right for us to have a place to come together, to celebrate, to mourn, to discuss and just to be together.

Other towns have churches, schools, libraries, halls, none of which we have here.

For me it is about a heart. A feeling of unity for a place that is physically spread out in a ribbon. It is about making this place somewhere that our children may want to stay or return to by making it a complete town rather than just a place for tourists. In a way this would complete our town and give it what every town needs which is a heart.





OBJECTION OR SUBMISSION



Department of Conservation
To Papa, Te Tauihu

New Zealand Government

A. Permission Application Number and Name of Applicant

78666-OTH, Buller District Council

B. Name of Proposed Activity and Location(s)

Lease/licence for a Community Facility in the Punakaiki Coast Road Conservation Area

C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission.

Printed name of submitter or person authorised on behalf of submitter	Gabriele von Kanel Fyfe
Organisation	Resident
Date	9.12.2019

D. Statement of Support, Neutrality or Opposition

- I Support this Application (I am making a submission)
- I am Neutral on this Application (I am making a submission).
- I Oppose this Application (I am making an objection).

E. Hearing Request

- I Do Not wish to be heard in support of this objection or submission at a hearing.
- I Do wish to be heard in support of this objection or submission at a hearing

F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

The development and siting of a community facility on stewardship / DOC land at Dolomite Point

My reasons for my objection or submission are:

I request that DOC approves the use of a parcel land north of the northern Dolomite Point car park for a community facility.

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

A growing community that needs a community hall and space independent to the DOC facilities. A need for a separate community facility has been identified over the past 25 years.
No matter how small a community is, a community building that serves its purpose for the community for events, meetings, possibly as a civil defence facility, for cultural events, workshops, celebrations, consultations etc.
Punakaki has an identity and is thriving and a community building at Dolomite Point will enhance the coastal community networks.
The location of such a facility at Dolomite Point is ideal as it is elevated and away from potential natural disaster zones. Has a central location. Not in the middle of a residential zone, thus not disturbing to residents.

G. Attachments

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Complete this form and email to chtaylor@doc.govt.nz You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Private Bag 701, Hokitika 7810, Attention Chari Taylor



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OBJECTION OR SUBMISSION



Department of Conservation
Te Papa Kaitiaki

New Zealand Government

A. Permission Application Number and Name of Applicant

76666-OTH, Buller District Council

B. Name of Proposed Activity and Location(s)

Lease/licence for a Community Facility in the Punakaiki Coast Road Conservation Area

C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission.

Printed name of submitter or person authorised on behalf of submitter	Neville Fyfe
Organisation	Resident
Date	9/12/2019

D. Statement of Support, Neutrality or Opposition

- I Support this Application (I am making a submission)
- I am Neutral on this Application (I am making a submission).
- I Oppose this Application (I am making an objection).

E. Hearing Request

- I Do Not wish to be heard in support of this objection or submission at a hearing.
- I Do wish to be heard in support of this objection or submission at a hearing

F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

The development and siting of a community facility on stewardship / DOC land at Dolomite Point.

My reasons for my objection or **submission** are:

I request that DOC approves the use of a parcel land north of the northern Dolomite Point car park for a community facility.

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

A growing community that needs a community hall and space independent to the DOC facilities. A need for a separate community facility has been identified over the past 25 years.

No matter how small a community is, a community building that serves its purpose for the community for events, meetings, possibly as civil defence facility, for cultural events, workshops, celebrations, consultations etc.

Punakaiki has an identity and is thriving and a community building at Dolomite Point will enhance the coastal community networks.

The location of such a facility at Dolomite Point is ideal as it is elevated and away from potential natural disaster zones. Has a central location. Not in the middle of a residential zone, thus not disturbing to residents.

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A. Permission Application Number and Name of Applicant

78666-OTH, Buller District Council

B. Name of Proposed Activity and Location(s)

Lease/licence for a Community Facility in the Punakaiki Coast Road Conservation Area

C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission.

Printed name of submitter or person authorised on behalf of submitter	Patrick Volk
Organisation	
Date	06/12/2019

D. Statement of Support, Neutrality or Opposition

- I Support this Application (I am making a submission)
 - I am Neutral on this Application (I am making a submission).
 - I Oppose this Application (I am making an objection).
-

E. Hearing Request

- I Do Not wish to be heard in support of this objection or submission at a hearing.
- I Do wish to be heard in support of this objection or submission at a hearing



F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

- Location of the proposed community facility
- community catering facility up to 150 people
- No proper process
- cost for ratepayers
- commercial use

My reasons for my objection or submission are:

Location:

- The place for a community centre at the proposed site will create more demand on car parking which is very limited.
- other options for example :
- Mamaku Lodge at Hartmout place
- new experience centre project (15 million of taxpayers money) should allow to the community in this development a room up to 45 people for CD and meetings as well community needs such as yoga ect , book lounges ect...

community catering facility

- too expensive. The council has only 90.000 dollar left for a community facility what is proposed for 500000 plus
- for such a small community fundraising , rates and commitment are not given
- I see the need of a community facility and find the most cost effective solution for ratepayers would be a shared room at the new visitor experience center. It is also a perfect location for the needs of civil defence as the visitor center in an event would be the first place to contact

No proper process

- BDC has applied for Land for this facility without consulting Stakeholder neighbour of the proposed land , business operator at Dolomite Point and business operator and ratepayers in Punakaiki. Only selected community members have been involved and "hand picked" .

Cost for ratepayers

- Punakaiki village faces high rates residence here have to pay for there floodwall by themselves (Punakaiki villiage) there are rates up to 7000 dollar a year and can't afford more rates for such a facility for this small community

Commercial use

- the commercial use will compete with the Barrytown hall
- the size and demand on such a big community facility with commercial use up to 150 people for events, gatterings, functions and fundraising events it not enough demand to get this financed. I run a function facility 20 km south of the proposed site and know there is no demand. The proposed facility is far from Greymouth or Westport to come to Punakaiki for such a function.

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

- a new independent assessment for the needs of a community facility as the needs have changed after the great walk and the investment on dolomite point
- consideration of other sites as mentioned above what is more costefective
- a consultation of all ratepayers , business operator, stakeholder and the Punakaiki village

G. Attachments

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11

OBJECTION OR SUBMISSION



Department of Conservation
Te Papa Atua

New Zealand Government

A. Permission Application Number and Name of Applicant

78666-OTH, Buller District Council

B. Name of Proposed Activity and Location(s)

Lease/licence for a Community Facility in the Punakaiki Coast Road Conservation Area

C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission.

Printed name of submitter or person authorised on behalf of submitter

David Morris

Organisation

Date

4th December 2019

D. Statement of Support, Neutrality or Opposition

I **Oppose** this Application (I am making an objection).

E. Hearing Request

No, I **Do Not** wish to be heard in support of this objection or submission at a hearing.

F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

The process that has been taken to produce the application, and the inaccuracies within it.
 The need for such a large Community Facility.
 The need for a Civil Defence building when there is already adequate provisions in place.
 The ongoing disruption to wild life and clearing of regenerating bush that such a project will create.
 The likelihood of the building being used for private commercial enterprise.
 The lack of time and communication for people to find out about the reports and submission process.

My reasons for my objection or submission are:

1) The initial report undertaken by Mr Richard Arlidge gauging community support for a community facility in Punakaiki can in no way be taken as an independent review. Mr Arlidge was payed \$10,000.00 to compile the report and as a leading member of the committee to establish the facility this is a gross conflict of interest.

2) Mr Arlidge's survey of residents was incomplete at best. Most people in the survey catchment were either not surveyed or had their comments ignored, myself included. It did not help that one survey was buried in the Punakaiki Redevelopment Plan. There is considerable anger in the community about this.

3) The so called 'Residents Committee' who are pushing this proposal are a self elected group who were meeting in secret from at least January 2019 to September 2019 and only became public when their agenda was revealed accidentally, *after* the report was tabled at the Buller District Council (BDC).
 At this poin, in September 2019, Mr Garry Howard, Mayor of Westport sent an email to some residents. This was the first time the community was made aware of the Committee and their agenda.

4) When approached regarding information about the facility both Marie Elder and Glen Irving were defensive and evasive about releasing Mr Arlidge's now public report that had already been tabled at the BDC.
 In these conversations with both Marie Elder and Glen Irving, both said that they had nothing to report to the public although we know now that plans for the facility were being drawn up and land had already been earmarked by BDC and DOC for the submission process. This information has only just been made available as part of the *submission process* as of November 2019 so there has been no time for people to find out or digest this information. We believe this has been purposely done.
 Glen Irving has failed in his job to communicate fully with the community. There has been NO public meetings about the proposed facility, despite the Residents Committee and Glenn Irving meeting for some eleven months. BDC and Phil Rossiter denied the opportunity to raise the issue of the Community Facility at the recent public Punakaiki Redevelopment meeting.
 It is also a conflict of interest for Marie Elder to be the community Liaison Officer for the Punakaiki Redevelopment and also a leading member of the Residents Committee because she is meant to be consulting with the community, not deliberately working in secret.



- 5) Both the Residents Committee and Mr Irving have used false information about the Barrytown Hall to further their cause for the Punakaiki Facility.

a) Condition of the Barrytown Hall;

The Hall has been serving the community for almost 100 years and is in remarkably good condition.

The photos used by the Residents Committee show the hall being prepped for painting some two years ago and show it in the worst possible light.

(Work completed in the last five years includes reroofing, repainting, bathroom and kitchen modernizing and extensive soundproofing. The building has also been re-piled.)

b) Size of the Hall;

The Hall is much larger than stated in the Residents Committee report. The actual size of the Hall is around 25 meters by 10 meters.

c) Suitability for Civil Defense;

The Hall is recognized and funded as an operational Civil Defense post by the Grey District Council. (It is not owned, -as stated in the report- by the Grey District Council). It has long range radio and antenna equipment, defibrillator, emergency and first aid kits.

It is well elevated on the apex of a steady rise to the hills behind, and is over 1 km from the beach. At approximately 53 meters elevation, (GPS reading). It is not a tsunami risk. (Worst case scenario for national risk is 35 meters.)

- 6) Punakaiki has a very low number of permanent residents, (approx 40). There are plenty of existing places to meet and hold events, and use in the case of emergency. For example, Rocks Hotel conference rooms, Te Hui House, Rataview Function Center, DOC workshops to name a few. There has also been an offer of a dedicated space in the new redevelopment plan I believe this was rejected due to the votes of only two people.

- 7) The number of musical happenings and market days are already impinging on each other as the patronage is split. More events of this nature nearby will divide the patronage further.

8) Environmental impact;

The proposed site is covered by significant regenerating native bush. Such a large building and associated infrastructure such as additional parking, waste water/sewage etc will necessitate removal of a lot of this bush. (parking in the area is already inadequate at peak times and adding another building will create even more congestion)

With light sensitivity the endangered Westland Petrel is already suffering from fall out. Having a large building hosting loud musical and community events often at night with associated lighting and car movements is not in keeping with DOCs environmental policies for this special.

- 9) There are strong concerns about this proposed Facility to be used for commercial and private gain. This is alluded to in Mr Arlidge's report, ie shop frontage for local crafts people and an industrial kitchen which is unnecessary for this facility. This amounts to a council subsidy of private enterprise.

In summary I believe the process to survey and establish the Community Facility has been quite simply a rort.

There are far too many conflict of interests, particularly financial and administrative where members of this small group are likely to gain unfair and significant advantage.

The information gathered by Mr Arlidge and the Residents Committee is not robust enough to survive scrutiny.

Any survey report has been cherry picked to support their agenda. The way the Residents Committee and Glenn Irving have behaved throughout this process has been secretive, and evasive.

They have deliberately subverted the process to further this agenda.

I propose that DOC refuse to grant the land on all of these grounds.

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

The land should not be given under this proposal.

A proper and INDEPENDANT survey needs to be taken for a start. Comprehensive public consultation needs to take place before the land is earmarked for the development.

If the application is succesfull the proposed building area should not exceed 50square meters, so as not to impinge on the natural environment of the area.

I would like to see the conflicts of interest addressed regarding the people driving this development and possibly benefiting finacialy from it.

The same people driving it should not be allowed to assess it's viability.

G. Attachments

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3 Submission

A. Permission Application Number and Name of Applicant

78666-OTH, Buller District Council

B. Name of Proposed Activity and Location(s)

Lease/licence for a Community Facility in the Punakaiki Coast Road Conservation Area

C.2 Your name In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission. Printed name of submitter or person authorised on behalf of submitter

Brendan Kearns

Date 09-12-2019

D. I Support this Application (I am making a submission)

E. Hearing Request I Do Not wish to be heard in support of this objection or submission at a hearing.

SUBMISSION

Permissions Application Number 78666-OTH F. Objection or submission The specific parts of the application that this objection or submission relates to are:

New community Facility at Punakaiki

My reasons for my submission are:

Communal space to bring the community together

Creative, cultural and holistic opportunities in this space.

Educational opportunities for young and old

Historical opportunities

Whanau

Alcohol free.

The outcomes that need to be addressed by this application are: Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

Communal space to bring the community together

Creative, cultural and holistic opportunities in this space.

Educational opportunities

Historical opportunities

Whanau

Alcohol/Drug free

G. Attachments If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

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Description of attachment



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A. Permission Application Number and Name of Applicant

78666-OTH, Buller District Council

B. Name of Proposed Activity and Location(s)

Lease/licence for a Community Facility in the Punakaiki Coast Road Conservation Area

C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission.

Nicholas Hall	
10 th December 2019	

D. Statement of Support, Neutrality or Opposition

I Support this Application (I am making a submission)

I am Neutral on this Application (I am making a submission).

I Oppose this Application (I am making an objection).

E. Hearing Request

I Do Not wish to be heard in support of this objection or submission at a hearing.

I Do wish to be heard in support of this objection or submission at a hearing

F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

[Redacted area]

My reasons for my objection or submission are:

[Redacted area]

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

[Redacted area]

G. Attachments

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How do I submit my objection or submission?

28

26

26

Complete this form and email to chtaylor@doc.govt.nz You may also mail your objection and submission to
Director-General, c/o Department of Conservation, Private Bag 701, Hokitika 7810, Attention Chari Taylor

Sent from [Mail](#) for Windows 10

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27



Director General
Department of Conservation
Private Bag 701
Hokitika 7810

9 December 2019

Attention: Permissions Team, Hokitika

To whom it may concern,

Firefighting provisions - Proposed Punakaiki community facility

On behalf of Fire and Emergency New Zealand (FENZ), I have reviewed the concession application by Buller District Council to secure land for the development of a community facility at the Punakaiki Coast Road Conservation Area (78666-OTH). Based on this review, FENZ have the following comments regarding the provision of firefighting water supply and access for firefighting appliances at the proposed site.

1.1 Firefighting water supply

The application documents state that the site will be used to develop a community facility. In this application, it is also noted that "the details of the facility have not yet been determined" as no site has been confirmed to date. Consequently, the application has not provided any information regarding proposed water supply for firefighting onsite.

FENZ requires certainty that a development will be serviced with an appropriate water supply for firefighting onsite. This is particularly important given the sensitive nature of the surrounding conservation land to fire, and its high ecological value. Failure to provide a suitable firefighting water supply onsite poses a significant risk to the surrounding environment in the event of an emergency.

For the proposed community facility, several assumptions have been made. These are:

- The site will be serviced by tank water (i.e. will not be connected to the reticulated water supply network)
- The community facility will cater to groups of less than 100 people, and will be used primarily as a community hall

Based on the above assumptions, the proposed facility is likely to be classed as a 'fire hazard category 1' building, with a 'fire water supply classification' of FW3 as set out in the *New Zealand Fire Service Firefighting Water Supplies Code of Practice 4509:2008 (Code of Practice)*. An FW3 water supply is required to have 180m³ of designated firefighting water storage onsite, within 90m of the building.

1.2 Site access for firefighting appliances

In addition to a reliable onsite water supply, FENZ requires certainty over the availability of a suitable access to the site of the community facility. At a minimum, firefighting appliances require an access to the site measuring 4.0m in width, with 4.0m in vertical clearance.



Additional requirements relating to fire appliance hardstands, to be located adjacent to the onsite water supply, are outlined in the Code of Practice.

1.3 Recommendations

To minimise risk to people, property and the surrounding environment in the event of an emergency, FENZ seeks that the Department of Conservation (DOC) consider the provision of onsite firefighting water supply and access when assessing this application.

Should DOC grant the concession application 78666-OTH, FENZ also request that DOC consider imposing as a special condition of concession, that the site be serviced by suitable firefighting water supply and access provisions in accordance with the *New Zealand Fire Service Firefighting Water Supplies Code of Practice 4509:2008*.

FENZ welcomes the opportunity to speak with DOC and the applicant about further methods for minimising onsite fire risk, and methods for complying with the provisions set out in the Code of Practice.

Should you have any questions, please be in touch.

Yours sincerely

Alicia Todd
Planner

on behalf of
Beca Limited

A. Permission Application Number and Name of Applicant

78686-OTH, Buller District Council

B. Name of Proposed Activity and Location(s)

Lease/licence for a Community Facility in the Punakaiki Coast Road Conservation Area

C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission.

Printed name of submitter or person authorised on behalf of submitter

Ian Ryder

Organisation

Punakaiki Tavern

Date

8th December 2019

D. Statement of Support, Neutrality or Opposition

- I Support this Application (I am making a submission)
- I am Neutral on this Application (I am making a submission).
- I Oppose this Application (I am making an objection).

E. Hearing Request

- I Do Not wish to be heard in support of this objection or submission at a hearing.
- I Do wish to be heard in support of this objection or submission at a hearing

F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

- 1/ The so called committee or whatever they call themselves from the area were self-appointed and never had any mandate or permission to represent the people from the Punakaiki village or the Punakaiki river settlement. The businesses in Punakaiki were never consulted at any time.
- These 7 people worked in secret for over a year and were instructed not to talk with anybody that they felt was against what they were planning to do with the help of Glen Irving from the Buller District Council.
- 2/ There is no need for a community facility in such a tourist hot spot which already gets congested enough at the height of the season when there are other options available.
- 3/ There is no need for a civil defence outlet in the area.
- 4/ The report commissioned by the Buller district council and written by Richard Arlidge is incorrect, misleading, badly flawed, one-sided and with hidden agendas. No consultation took place with anybody south of Hartmount place in the writing of this report and a copy of this report has only just been circulated after several attempts to obtain a copy from council failed.
- 5/ The failure of the Buller District Council to make sure an independent survey was carried out by a professional firm into the need of such a facility and its location has led to this situation.

My reasons for my objection or submission are:

- 1/ The fact that seven self-appointed people and prompted by Glen Irving from the BDC could operate without a mandate from all of the residences is disgusting and for council to allow and encourage this to happen is disappointing and disturbing.
- When my wife and I spoke with the former mayor Garry Howard 3 weeks before the local body elections expressing our concerns he said he "knew nothing about it" and assured us that after we had gone he would get Glen Irving into his office for a please explain. This was just prior to the application going in.
- 2/ a facility should not even be considered at the top of the hill when other options are available and more suited to the local's requirements i.e.: the vacant doc workshops. The camp ground. A local house etc.
- 3/ The need for another civil defence centre is not required as with Westport and Greymouth having headquarters there and a satellite phone network operating up the coast road is all that is required.
- 4/ The 7 self-appointed people will be taken to task by the Punakaiki community at a public meeting at a later date.
- 5/ I firmly believe that there are people with hidden agendas that want a facility at the top of the hill so it can be used solely for commercial purposes and see this as a way they can get in the back door by using this to get a building to operate out of that someone else is paying for at no financial risk to themselves. Instead of putting their money where their mouth is.
- 6/ to try and use the building for a civil defence centre is just another way for them to try and get govt funds.
- 7/ I think too much emphasis has been put on the earthquake risk and the tsunami risk. If we all thought that then no one would be living on the coast.
- 8/ the Rata view, the Barrytown hall the Punakaiki resort hotel the pancake rocks café the Punakaiki canoes and the tavern have all been used for weddings and meetings etc.
- 9/ The locals in the Punakaiki village have enough costs with our rates and the rock wall which we wouldn't be putting into if we thought we would be washed away but in saying that I can see that the pro group will say let us turn the facility into a business to make it self-funding but this is just another back door entrance for them.

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

1/ This application by the Buller District Council to DOC for land should be thrown out and given back to the Buller District Council. They should have had an independent business carry out the survey as to the wants and needs of the Punakaiki community. They should have made sure that the people they were dealing with were given a mandate by the locals to speak and act on their behalf.

To have seven people acting for the community and not telling them what they were doing is disgusting and disturbing and that the council staffer in charge of this and knew about it puts them in the same category.

This is a form of fascism where you get seven people working in secret making decisions for the masses.

2/ myself and the tavern will not support or commit to this project in its present format.

3/ if DOC approve this application then it must be on the condition that no commercial activity be carried out in the facility or grounds that could adversely affect or compete with any of the businesses in the wider area and including between Barrytown and Foxriver.

G. Attachments

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment
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How do I submit my objection or submission?

Complete this form and email to chtaylor@doc.govt.nz You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Private Bag 701, Hokitika 7810, Attention Chari Taylor



A. Permission Application Number and Name of Applicant

78666-OTH, Buller District Council

B. Name of Proposed Activity and Location(s)

Lease/licence for a Community Facility in the Punakaiki Coast Road Conservation Area

C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission.

Printed name of submitter or person authorised on behalf of submitter

Jed Fihallay

Organisation

Date

10/12/19

D. Statement of Support, Neutrality or Opposition

- I Support this Application (I am making a submission)
- I am Neutral on this Application (I am making a submission).
- I Oppose this Application (I am making an objection).

E. Hearing Request

- I Do Not wish to be heard in support of this objection or submission at a hearing.
- I Do wish to be heard in support of this objection or submission at a hearing

F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

I submit that I support the proposed community center site at dolomite point.

My reasons for my objection or submission are:

It's the best place for it, easy car parking.

The outcomes that need to be addressed by this application are:
Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

N/A

G. Attachments

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

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07

30

OBJECTION OR SUBMISSION



Department of Conservation
Te Papa Ataturangi

New Zealand Government

A. Permission Application Number and Name of Applicant

78666-OTH, Buller District Council

B. Name of Proposed Activity and Location(s)

Lease/licence for a Community Facility in the Punakaiki Coast Road Conservation Area

C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission.

Printed name of submitter or person authorised on behalf of submitter	Kate Findlay
Organisation	
Date	

D. Statement of Support, Neutrality or Opposition

- I Support this Application (I am making a submission)
- I am Neutral on this Application (I am making a submission).
- I Oppose this Application (I am making an objection).

E. Hearing Request

- I Do Not wish to be heard in support of this objection or submission at a hearing.
- I Do wish to be heard in support of this objection or submission at a hearing

30

F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

I submit my support the proposed community centre site at Wolomite point.

My reasons for my objection or submission are:

Best place for it.
- easy car parking

The outcomes that need to be addressed by this application are:
Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

G. Attachments

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

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30

OBJECTION OR SUBMISSION



Department of Conservation
Te Papa Ataturahi

New Zealand Government

31

A. Permission Application Number, and Name of Applicant

78666-OTH, Buller District Council

B. Name of Proposed Activity and Location(s)

Lease/licence for a Community Facility in the Punakaiki Coast Road Conservation Area

C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission.

Printed name of submitter or person authorised on behalf of submitter

Organisation

Date

D. Statement of Support, Neutrality or Opposition

- I Support this Application (I am making a submission)
- I am Neutral on this Application (I am making a submission).
- I Oppose this Application (I am making an objection)

E. Hearing Request

- I Do Not wish to be heard in support of this objection or submission at a hearing.
- I Do wish to be heard in support of this objection or submission at a hearing

F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

A good central area for a community centre, we would all be able to get there in case of emergency.

My reasons for my objection or submission are:

[Redacted area]

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

[Redacted area]

G. Attachments

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OBJECTION OR SUBMISSION



Department of Conservation
Te Papa Ataturangi

New Zealand Government

A. Permission Application Number and Name of Applicant

78666-OTH, Buller District Council

B. Name of Proposed Activity and Location(s)

Lease/licence for a Community Facility in the Punakaiki Coast Road Conservation Area

C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission.

Printed name of submitter or person authorised on behalf of submitter

Jeet Findlay

Organisation

Paparoa Track Services Ltd

Date

18/12/19

D. Statement of Support, Neutrality or Opposition

- I Support this Application (I am making a submission)
- I am Neutral on this Application (I am making a submission).
- I Oppose this Application (I am making an objection).

E. Hearing Request

- I Do Not wish to be heard in support of this objection or submission at a hearing.
- I Do wish to be heard in support of this objection or submission at a hearing

F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

Land being used @ dotokite point.

My reasons for my objection or submission are:

With Punakaiki becoming a very busy place with the opening of the new track locals need a place to meet. The location being sought is perfect!

The outcomes that need to be addressed by this application are:
Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

G. Attachments

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OBJECTION OR SUBMISSION



Department of Conservation
Te Papa Atāwhiri

New Zealand Government

A. Permission Application Number and Name of Applicant

78666-OTH, Buller District Council

B. Name of Proposed Activity and Location(s)

Lease/licence for a Community Facility in the Punakaki Coast Road Conservation Area

C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission.

Printed name of submitter or person authorised on behalf of submitter

Johanna Tonnon

Organisation

N/A

Date

10-12-2019

D. Statement of Support, Neutrality or Opposition

- I Support this Application (I am making a submission)
- I am Neutral on this Application (I am making a submission).
- I Oppose this Application (I am making an objection).

E. Hearing Request

- I Do Not wish to be heard in support of this objection or submission at a hearing.
- I Do wish to be heard in support of this objection or submission at a hearing

F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

Getting a community hall/facility for Punakaiki at Delamite Point

My reasons for my objection or submission are:

There are fantastic community activities happening in other parts of the West coast - it would be great to see this enabled in Punakaiki as well via a community facility. As all the towns and settlements in the West coast are interconnected this would undoubtedly benefit all of the West coast, not just Punakaiki. Although people regularly travel between Punakaiki and Greymouth its quite a commute and would be good to see some opportunities for local gatherings also. A community facility would enable great cultural, environmental & recreational ideas to come to life - an increase in valuable initiatives on the coast would benefit every one.

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

N/A

G. Attachments

N/A

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

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A. Permission Application Number and Name of Applicant

78666-OTH, Buller District Council

B. Name of Proposed Activity and Location(s)

Lease/licence for a Community Facility in the Punakaiki Coast Road Conservation Area

C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission.

Printed name of submitter or person authorised on behalf of submitter Hilary Peal

Organisation

Date 9/12/2019

D. Statement of Support, Neutrality or Opposition

- I **Support** this Application (I am making a submission)
- I am **Neutral** on this Application (I am making a submission).
- I **Oppose** this Application (I am making an objection).

E. Hearing Request

- I **Do Not** wish to be heard in support of this objection or submission at a hearing.
- I **Do** wish to be heard in support of this objection or submission at a hearing

F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

The siting of a community facility on stewardship / DOC land at Dolomite Point

My reasons for my objection or submission are:

It is clear to me that the residents of Punakaiki would benefit greatly from a purpose built community space in the area requested at Dolomite Point. Therefore I support the BDC concession application for land for a Punakaiki community facility.

For many years there have been expressions of interest for a community facility in Punakaiki. Throughout New Zealand most smaller settlements have some kind of facility and I have seen how important they are and how they are used in many ways to benefit smaller communities, Barrytown and Charleston are some examples. Punakaiki has no stand-alone building and there is a need for one.

A community facility in Punakaiki has been identified as a need for a long time, since 1993 in fact. In 2016 a BDC questionnaire returned by 161 people indicated that 150 supported the concept by listing uses they would have for a facility. There is a definite need for a space in the Punakaiki community to host workshops, playgroups, community events, such as yoga classes, consultations, celebrations and meetings. Members of the community still hold some of these but they have to be in the cafe, or DOC workshop or somewhere else not designed for the purpose. Having a community facility not only provides a space for events but also an opportunity for entrepreneurs to have a go and help grow the community which in turn will support the tourism industry in the area. The space would also of course be useful as a Civil Defence refuge – with the growing numbers of visitors/tourists to the area there is increasing sense of urgency – so we can shelter and cater for the hundreds of tourists who may be trapped up at DP by a major event.

True it's Stewardship Land but this new facility would be used for the common good, for the local community – a community that supports the Department of Conservation in many ways. The space could be used for continued organisation and education around predator control. The facility would be for the community's benefit but not in a commercial sense. Rather, cultural, social and educational, like other community halls that have been an integral part of small settlements for many years.

I think that the community would benefit from a stand-alone building that is independent from the tourism sector of Punakaiki. Ngāti Waewae have indicated sharing their space with the community could prevent them from meeting their own aspirations for the new Experience Centre. The application documentation also includes a letter from Ngāti Waewae supporting a stand-alone facility as a potential space for them to use. In the new Visitor Centre, visitors will have priority – and rightly so – community could only expect to use the space once visitor needs were met. 40sqm was suggested in 2018 – too small for several of Punakaiki's needs. Space in the new VC wouldn't be big enough, or private enough, or oriented to the north enough to meet our identified needs including CD. Tenure may not be secure: VC management may in future need to repurpose the space. Other than in an emergency, it would be just for us rather than for tourists – screened from tourist view by an 8-10m band of indigenous vegetation – so not

suitable for markets etc Income could be generated by hiring out - no-one wants to create a taxpayer burden , and- would be given straight back into a fund for maintenance, rates etc. It is intended to complement the wonderful Barrytown Hall, not compete with it

And this particular Dolomite Point site seems ideal -

high and dry – away from floods, tsunami, coastal erosion, rising sea levels

- away from residential areas [which can cause conflict]
- a central location
- where visitors may need it in an emergency
- the only site where we can share existing parking infrastructure

- private – screened from tourist car-park
- north-facing
- regenerating bush not mature notable trees
- hope to retain the few mature nikau in landscaping plantings re-located from building site
- some is gorse and weeds which need to be cleared anyway
- adjoining tourist car park – minimal clearance; no trees to be felled for car-parking
- would enhance existing businesses: people attending facility stroll over for coffee etc

facing north
sheltered

Some possibilities for the building...

- High seismic standards
- Environmentally friendly materials
- Oriented to the sun; passively warmed
- Solar-powered
- Recycled grey water
- Composting toilets
- Education space
- A design with minimal impact on the environment

I am in favour of the addition of a community facility to the community of Punakaiki. Punakaiki needs a stand alone community facility as stated clearly in this letter. The community of Punakaiki would benefit greatly from the addition of an independent community facility at Dolomite Point.



The outcomes that need to be addressed by this application are:
Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

I request that DOC approves the use of a parcel of land north of the northern Dolomite Point car park for a community facility.

G. Attachments

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A. Permission Application Number and Name of Applicant

78666-OTH, Buller District Council

B. Name of Proposed Activity and Location(s)

Lease/licence for a Community Facility in the Punakaiki Coast Road Conservation Area

C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission.

Printed name of submitter or person authorised on behalf of submitter	Maureen Reid
Organisation	Local community
Date	8.12.2019

D. Statement of Support, Neutrality or Opposition

- YES** I Support this Application (I am making a submission)
- I am Neutral on this Application (I am making a submission).
- I Oppose this Application (I am making an objection).

E. Hearing Request

- I Do Not wish to be heard in support of this objection or submission at a hearing.
- YES** I Do wish to be heard in support of this objection or submission at a hearing

F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

Providing a pocket of land for a community facility on DoC land at Dolomite Point, Punakaiki.

My reasons for my objection or submission are:

I have lived in the Punakaiki area since 1979, my children have grown up here. There has always been a need for a community facility in the area since i have been living here and so to finally have the opportunity to have such should not be missed.

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

That an area of land is provided by DOC for the establishment of a community building.

To me the selected area is the ideal place ie; central location, high and dry, able to use existing car parking lot.

G. Attachments

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78666-OTH, Buller District Council

B. Name of Proposed Activity and Location(s)

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C.2 Your name

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Printed name of submitter or person authorised on behalf of submitter	
Organisation	
Date	

D. Statement of Support, Neutrality or Opposition

- I Support this Application (I am making a submission)
- I am Neutral on this Application (I am making a submission).
- I Oppose this Application (I am making an objection).

E. Hearing Request

- I Do Not wish to be heard in support of this objection or submission at a hearing.
- I Do wish to be heard in support of this objection or submission at a hearing

F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

CC=Community centre

The siting of this stand-alone facility
 Impacts on environment
 Lack of parking at Dolomite Point
 Cost of building and continued upkeep of this proposed community centre: I cannot afford any increase in rates
 Unsuited as a civil defence centre.
 Lack of consultation with all residents

My reasons for my objection or submission are:

I am concerned about the destruction of bush in the area proposed for this CC: this attractive area contains a wide range of semi-mature native plants. This is a unique and precious environment: I think this CC (if built) should be sited in a less vulnerable location

The proposed site (building, barq/market.sport area) is too large. it should not be planned as a commercial/market site/tourist overspill area, but needs to be simply a modestly sized room for the community

Parking is already an issue at Dolomite Point. I understand that, because of this, the CC probably couldn't be used during the summer period, which surely defeats its objective

An alternate site for a CC at Waikora Road (also a proposed site) would be preferable: it would destroy less bush, could be used year round and has more room for parking. Alternately, the 40m2 area offered within the new Information Centre could be used as a CC: its cost to the community would be minimal and it would be more secure (as it would be within the Information Centre building).

As a civil defence centre, in an emergency, it is highly likely to be inaccessible to anyone north or south (high risk of rock falls, damage to bridges, flooding, etc.), This will also prevent civil defence personnel reaching the CC in an emergency.

The apparent lack of consultation with all residents is undemocratic: this submission was not based on consultation/meetings with all residents. Thus, BDC should not make this submission until open, general meetings have taken place, with full discussions.

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

I think a community centre in this area would be great, and think most residents would agree.

However, I also think this BDC submission needs to be restarted so that all members of the community are able to contribute their ideas and thoughts to this project. To achieve this, an open, general meeting needs to be convened where all residents can discuss the plan and its related issues. A group of committee members can then be appropriately appointed.



G. Attachments

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Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment
none		

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A. Permission Application Number and Name of Applicant

78666-OTH, Buller District Council

B. Name of Proposed Activity and Location(s)

Lease/licence for a Community Facility in the Punakaiki Coast Road Conservation Area

C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission.

Printed name of submitter or person authorised on behalf of submitter	Robbie Barrow
Organisation	Barrytown Settlers Hall
Date	05/12/19

D. Statement of Support, Neutrality or Opposition

- I Support this Application (I am making a submission)
- I am Neutral on this Application (I am making a submission).
- * **I Oppose this Application (I am making an objection).**

E. Hearing Request

- I Do Not wish to be heard in support of this objection or submission at a hearing.
- * **I Do wish to be heard in support of this objection or submission at a hearing**

F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

- A. The size of the proposed facility.
- B. Destruction of native forest

My reasons for my objection or submission are:

1. We, the Barrytown Settlers Hall Committee object to the proposed size of the facility as set out in the document prepared by Richard Arlidge in 2018. Mr Arlidge's proposal was for a community facility of 150sq.metres. The purpose of this facility was to cater for community events ie.meetings,entertainment etc.

We believe a building of 50 sq.metres would be entirely adequate for meetings and for civil defence purposes. A building of 100+ sq.metres and catering for entertainment and cultural events would be in direct competition with a community facility only 10 minutes away, which already caters for these activities – the Barrytown Hall. We object to any building exceeding 50 sq.metres in size

2. We object to the creation of a community facility that is in direct competition with our facility that already exists in the same catchment area and competes for patronage from the same demographic(from Rapahoe to Fox River).

The Barrytown Hall would have difficulty surviving economically on the lesser patronage that would result from the direct competition of such a purpose-built facility.

The community resources that we have at the hall include: A Radio Telephone aerial on the roof of the Hall and a network that connects persons at 9 Mile, 12 Mile, 17 Mile, the Barrytown Hall, Mahers Creek,Razorback and Punakaiki.

We hold Civil Defense emergency equipment within the Hall, and an instant access cage on the outside of the building which holds a defibrillator, radio telephone, oxygen and masks, first aid equipment, a fire extinguisher and an axe (all beneath a street lamp).

We have a 30.000 litre water supply with a further 20,000 litres adjacent, all with completely renovated plumbing within the hall building.

The Hall is in great shape, well maintained with new roof, new piles and a modernised kitchen. In an emergency the building is capable of housing 300 people and is situated well above any tsunami danger.

3. Ourv third objection is that the proposed development involves the destruction of regenerated native forest at Punakaiki. This would flout the Reserves Act.

The Conservation Act allows the use of natural resources, as long as that use is not inconsistent with their conservation.

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

The outcome that we wish to see is a facility no larger than 50sq.metres which would be adequate for meetings and civil defense equipment. If the application is approved we would ask for a condition limiting the size of the facility to no more than 50sq.metres

G. Attachments

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A. Permission Application Number and Name of Applicant

78666-OTH, Builer District Council

B. Name of Proposed Activity and Location(s)

Lease/licence for a Community Facility in the Punakaiki Coast Road Conservation Area

C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission.

Printed name of submitter or person authorised on behalf of submitter	Mark robert walton
Organisation	
Date	12/11 2019

D. Statement of Support, Neutrality or Opposition

- I **Support** this Application (I am making a submission)
- I am **Neutral** on this Application (I am making a submission).
- I **Oppose** this Application (I am making an objection).

E. Hearing Request

- I Do Not wish to be heard in support of this objection or submission at a hearing.
- I Do wish to be heard in support of this objection or submission at a hearing



F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

I support this application, The community needs this facility .It could also come in handy for civil defence matters.
The support box above could not be ticked and i do wish to be heard at a hearing.

My reasons for my objection or submission are:

The outcomes that need to be addressed by this application are:
Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

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OBJECTION OR SUBMISSION



Department of Conservation
Te Papa Atarua

New Zealand Government



A. Permission Application Number and Name of Applicant

78666-OTH, Buller District Council

B. Name of Proposed Activity and Location(s)

Lease/licence for a Community Facility in the Punakaiki Coast Road Conservation Area

C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission.

Printed name of submitter or person authorised on behalf of submitter	marcia wordsworth
Organisation	
Date	11 december 2019

D. Statement of Support, Neutrality or Opposition

- I Support this Application (I am making a submission)
- I am Neutral on this Application (I am making a submission).
- I Oppose this Application (I am making an objection).

E. Hearing Request

- I Do Not wish to be heard in support of this objection or submission at a hearing.
- I Do wish to be heard in support of this objection or submission at a hearing

F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

the siting of a community facility on stewardship/doc land at dolomite point

My reasons for my objection or submission are:

the community of punakaiki have been wanting a community centre for a long time. a lot of smaller settlements along the coast road have such a facility and punakaiki does not. it would be used for community events, celebrations, playgroups, etc, and as a place for a civil defence refuge.

PLEASE NOTE I WAS NOT ABLE TO TICK THE 'I SUPPORT THIS SUBMISSION' BOX FOR SOME REASON. I ALSO TICK THE 'I WISH TO BE HEARD' BOX .

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

i request that DOC approves the use of a parcel of land north of the dolomite point car park for a common facility

G. Attachments

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment

How do I submit my objection or submission?

Complete this form and email to chtaylor@doc.govt.nz You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Private Bag 701, Hokitika 7810, Attention Chari Taylor

F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

The siting of a community facility on Stewardship/DOC land at Dolomite Point

My reasons for my objection or submission are:

I support the BDC concession application for land for a Punakouki facility because an identified need in a 2016 questionnaire (BDC) 150 people supported the concept. Most smaller settlements along the Coast Rd have some kind of facility for cultural identity. we need a stand-alone building for workshops, playgroups, community events, Civil Defense, etc. the site at Dolomite Point is away from floods, etc. away from residential areas, is central & existing carpark can be shared.

The outcomes that need to be addressed by this application are:

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

I request that DOC approves the use of a parcel of land north of the northern Dolomite Point carpark for a community facility

G. Attachments

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

Document title	Document format (e.g., Word, PDF, Excel, jpg etc.)	Description of attachment
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8

OBJECTION OR SUBMISSION



Department of Conservation
Te Papa Atahuri

New Zealand Government

A. Permission Application Number and Name of Applicant

78686-OTH, Buller District Council

B. Name of Proposed Activity and Location(s)

Lease/licence for a Community Facility in the Punakaiki Coast Road Conservation Area

C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission.

Printed name of submitter or person authorised on behalf of submitter

MURIEL DONALD

Organisation

Date

10 Dec 2019

D. Statement of Support, Neutrality or Opposition

- I Support this Application (I am making a submission)
- I am Neutral on this Application (I am making a submission).
- I Oppose this Application (I am making an objection).

E. Hearing Request

- I Do Not wish to be heard in support of this objection or submission at a hearing.
- I Do wish to be heard in support of this objection or submission at a hearing

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