



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	Marcus Heigenhauser
Organisation	
Date	11.12.2019

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

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F. Objection or submission

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

The Specific part of my submission relates to:

- The Importance to the Punakaiki community and wider area for a new, safe community facility up to earth quake standards between the two rivers.
- Serve and shelter members of the community, members of the public and specially our moneymaking tourists in a state of emergency, to a acceptable level of comfort for a longer period of time.
- All clearing of regenerated Bush in regards to creating space would be done to the lowest damage to the existing sensitive area as needed.

My reasons for my objection or submission are:

My reasons for my submission are:

I am a local member of the public and consider a community centre as standard of a modern everyday life, Independent of commerce, tourism and as a simple demand of any community.

We also live in a permanent natural risk area. A community centre provides space to practice on regular intervals how to handle such events in a professional way. It will save lives. Punakaiki has got approximately 300000 tourists visiting a year.

The potential community centre is a key asset for this township, there is no other in Punakaiki.

People in Punakalki and greater area have got great sense and responsibility for the natural habitat they live in. The area proposed is within a sensible size and distance, I do know that this is not harmful to any threatened species within this area. Rodents and Possum are the real threat.

There is no meddling with commercial interest.

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.

Size of the centre must match the potential shelter seeking locals and tourists in a state of emergency.

Another key issue in the planning would be the size and style of the sanitarian facilities / holding tank(s)

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
N/A		
N/A		

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	Liz Campbell
Organisation	Private individual rate payer in Punakaki
Date	12/12/2019

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

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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 support this because Punakaiki does not currently have a community facility and the desire for this has been identified amongst locals for a very long time. There are numerous activities that this could/would be used for. These include community events, meetings, civil defence, workshops, regular social and exercise groups. Other small communities along Coast Road have such a facility. These enhance the lives of their residents. Dolomite Point is a suitable place for this, with the particular site being especially suitable. It is a central location, high and dry, near to where visitors gather so that if it was needed for a civil defence emergency people could easily access it, yet due to the vegetation screened for everyday tourism, and due to its proximity to the car park, would not require new parking. Such a facility had the ability to enhance the existing businesses as people using it may well access food and drink and other retail nearby.

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	Don Campbell
Organisation	Private individual rate payer in Punakaiki
Date	12/12/2019

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

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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 have a holiday property at Punakaiki that I and my wife stay in for large parts of the year. Punakaiki does not currently have a community facility and the desire for this has been identified amongst locals for many years. Such a facility would enhance the lives of residents and rate payers. Like many permanent residents we know, we would be keen to attend events and activities there. There are numerous activities that this could/would be used for. These include community events, meetings, civil defence, workshops, regular social and exercise groups. Other small communities along Coast Road have such a facility and these enhance their communities.

The proposed site is very suitable for this facility. It is a central location, high and dry, and due to its proximity to the car park, would not require new parking to be developed. As it is regenerating bush it would not involve the removal of mature trees and the gorse and weeds that are there would be removed. It has the ability to enhance existing businesses in the area as people using it may well access food, drink and other retail nearby.

It is near to where visitors gather so that if it was needed for a civil defence emergency people could easily access it, yet due to the vegetation it is screened from everyday tourism,

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 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	Mary Alford Antony Alford
Organisation	
Date	12 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



F. Objection or submission

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

Why a community centre is needed for the Punakaiki Community/Ratepayers
The siting of a community facility on stewardship/DOC land at Dolomite Point

My reasons for my objection or submission are:

The Punakaiki area has a strong community that is underserved by the Buller District Council in terms of facilities provided, and geographically isolated from Charleston to the north, and Barrytown to the south (both with their own community centres). The area sees around half a million tourists pass through each year as it is one of the major focal points for the industry in New Zealand. While the local population welcomes this attention and understands the vital role that tourism has in the economy of New Zealand, we are feeling increasingly marginalised in the government's financial injection into Punakaiki's tourist facilities with no reference to the resident population. Punakaiki needs a genuine community hub that is in the immediate area, and given the proposed expansion of Dolomite Point tourist access, it would seem the ideal time to address this deficit.

Punakaiki's isolation is all the more apparent at times of natural disaster when the road has closed to the north and is impassable to the south. These increasingly frequent occurrences have the potential to leave large numbers of tourists stranded, and a community centre would provide a useful backup emergency accommodation.

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 approve of a parcel of land north of the northern Dolomite Point car park for a community facility

G. Attachments

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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	Chris King
Organisation	Residence of Punakaiki
Date	12 December 2019

D. Statement of Support, Neutrality or Opposition

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.

F. Submission

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

I support the application to have a community facility on DOC land at Dolomite Point at the northern end of the car park.

My reasons for my submission are:

While we are a small community we are spread out on a very long area of State Highway 6, we don't have a focal centre that is of a neutral nature (non business). We don't have a Place to call ours for convening meetings, consultations, gatherings and celebrations. This has been a long term need and now we have a timely opportunity to have a purpose built facility. Giving the weather effects on the West Coast in more recent times, the community of Punakaiki would be in a prime place to support tourist and locals effected by any event. A place to coordinate resources and people power from. The site would be on a high point, not effected by tidal events. Current building codes would ensure this is built to a high, environmental standard with as little impact on the site as possible. The need for this facility has been identified in both the Punakaiki Master Plan and the Dolomite Point upgrade project.

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 outcomes I would like to see is the land stewardship approved, then good planning of the facility to include sensitivity to the environment.

G. Attachments

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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 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

Angie Stenning

Organisation

Date

12/12/19

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:

I totally support the application for a piece of DOC land at Dolomite Point for the purpose of a community centre to be built

My reasons for my objection or submission are:

There has been talk of a facility for the community for many years and with the development at DP the local community needs its own space – a stand alone building away from the visitor centre where we can meet for playgroups, yoga classes, community events and such like.....the building could be utilised for Civil Defence in the event of emergencies and also for private get-togethers etc.....cultural, social and educational ...it would be for the good of the whole local community – a local community that supports DOC with pest control, tourists and much more....a place we can call our own such as the community at Charleston and Barrytown have....we need our own and see that it will compliment the other two community centres mentioned....a purpose built, eco-friendly, solar powered stand alone building, fitting into the environment in a totally non-obtrusive way. We also need an area within the DP development for our Community Mail Boxes and a community centre would be the ideal place.

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 on the northern end of the DP carpark for a community facility

G. Attachments

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OBJECTION OR SUBMISSION



Department of Conservation
To 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

Sophia Allan

Organisation

Date

9th 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:

- 1) The cost and size of the proposed Community Facility:
- 2) The nature in which the Reports and process has been handled:
- 3) The legality of the Residents Committee's appointment and actions:
- 4) The need for the community facility when it has been proved commercially by several businesses that a function centre is nonviable:
- 5) The Survey and Mr Arlidge's Report:
- 6) The short amount of time the reports have been publicly available:
- 7) Back room deals between the BDC, Ngāti Waewae DoC involving the Punakaiki Camp Ground:
- 8) Congestion and environmental factors:

My reasons for my objection or submission are:

1) The cost and size of the proposed Community Facility:
 I object to the amount of public money to be spent on a large building on land that only has a 35 year lease.
 The immediate township area of Punakaiki only has about 40 permanent residents. In no way do they need another building as there are already plenty of vacant buildings at any time, even in peak season. There are several examples of conference facilities, houses and spaces sitting, often empty nearby, such as the Rocks Hotel's and Rataview's Function Center and Barrytown Hall. A number of baches and houses that could be and would be used if the owners were asked, especially in an emergency situation. Also the DOC workshops, Reo Tintin buildings, etc.

In all likelihood Dolomite Point will be cut off from the very community it is supposed to serve in a Civil Defense event, with cliffs to the North and South and the Punakaiki river bridge, the township could well be isolated from its proposed Civil Defense Centre.

It is not the community's financial responsibility to look after tourists stranded in the area. A lot of these people will already have accommodation booked locally, and there will also be empty accommodation. Some people traveling will not be able to reach their accommodation so leaving it vacant for those stuck in the area.

Several suitable places have been offered for free for local meetings in the past, in and around Punakaiki and will still be available into the future.

2) The nature in which the Reports and process has been handled:

The way the information and reports have been kept from the public until the last minute and the PR spin and dishonesty involved is appalling.

A few people got wind that something was happening around early September 2019 after the report was tabled at the BDC. They inquired about getting a copy from Glenn Irving, BDC and Marie Elder and were refused.

A lot has changed with the Redevelopment at Dolomite Point and the original report by Mr Arlidge is out of date.

Since the Residents Committee and parts of their agenda became known to some, there has been a face book page set up as late as the 4th December and very heated angry discussions within the community about the lack of consultation.

3) The legality of the Residents Committee's appointment and actions:

The Residents committee do not represent the community and are a self appointed group.

There have been no public meetings about this proposal or the reports as claimed by the group, in fact the community was told not to bring it up in the Sunday 6 October 2019 Punakaiki Redevelopment meeting.

The handing out of submission forms by the Residents Committee to tourists and their staff, with instruction on how to fill it in and what to say in their favor is a coercive approach.

4) The need for the community facility when it has been proved commercially by several businesses that a function centre is nonviable;

The nearby Rataview wedding & corporate functions venue has found that there was so little demand for functions that they have installed beds and largely use the beautiful big building for accommodation. They have, no more than 8 meetings held there and 1 or 2 weddings a year!!

The Barrytown hall limits the number of musical performances to 2 or 3 a month so as to have an adequate audience participation. The hall also has very limited numbers of community meetings/events, only 6 this year most of which were for the Barrytown School. The Hall has to set up a bar as well as take 10% of door sales to try and be financially independent. It is also subsidized occasionally by GDC. The report on the Barrytown halls condition, size, and tsunami risk is incredibly flawed and biased.

5) The Survey and Mr Arlidge's Report:

Having lived in the nearby area for the last 20 years and in the catchment area since April 2015, well before the survey was supposed to have been sent out to all ratepayers, myself and about 40 others I have asked, did not receive ANY survey. (I asked ratepayers within the survey area, some who are resident and some who are not).

When Glenn Irving was questioned about the delivery of the survey he said that they didn't have everyone's email address and said it was also hard to get postal addresses. Marie Elder said they couldn't send out the survey to everyone because they couldn't use the email list that they had for the Redevelopment plan . However somehow everyone gets their rates bills delivered.... and we are told we were all surveyed.

The Residents committee say they received 161 responses with a 93% support rate! This is a complete fabrication. This would be an extraordinary response rate considering the low number of rate payers in the catchment area.

6) The short amount of time the reports have been publicly available:

The reports have only relatively recently been made public, long after they were tabled at the BDC. However the community was mostly unaware of them.

Considering there have been no public meetings, notifications etc and there are 12 reports that are quite in depth there has been little time for the community to find out, digest and react to the submission process.

Glenn Irving said in a phone call to my partner, 'we don't want too many people knowing about the report because we don't want negative submissions'.

7) Back room deals between the BDC, Ngāti Waewae DoC involving the Punakaiki Camp Ground:

There is an understanding in the community that there are plans for a land swap between BDC, Ngāti Waewae and DoC involving the Punakaiki Camp Ground, and that the Community Facility proposal is tied up in this. Again if this is true the community has not been consulted about any of this at all, and this is wrong.

8) Congestion and environmental factors:

Car parking at the proposed site is already congested, car movements off the highway are extensive and sometimes dangerous at the very busy multiple intersection of this car park, bus park and entrance to the Wild Coast Cafe all in the same place. Adding to the problem is limited visibility around the corner to the North of the intersection. Adding extra traffic and pedestrian movements to this area is unwise.

The proposed site is a healthy established stand of native bush and habitat that will have to be removed in order to gain site access, drainage and other amenities. It is not 'gorse and weeds' as some have said. Clearing an area such as this in a very sensitive area goes against DoC policy.

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.

Before anything is considered regarding the use of the land at Dolomite Point the whole process needs to be started again with transparency and INDEPENDENT reports and survey.

If the land is granted the size of the building should be considerably reduced. There is no need for an industrial kitchen in a non profit community facility.

G. Attachments

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Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment
Marie's email	Odt Word	Email that DID NOT go out 'To all Te Miko residents and ratepayers, and to community reps on the Masterplan'. Just to a select few who they thought would help show support in the name of the community. (I have cut and pasted it to word as I do not know how to make a document out of the original email.)

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 Chari Taylor

OBJECTION OR SUBMISSION



Department of
Conservation
Te Papa Atawhai

New Zealand Government

A. Permission Application Number and Name of Applicant

48

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

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Printed name of submitter or person authorised on behalf of submitter	Dr Christine E Robertson
Organisation	Personal
Date	12/12/19

D. Statement of Support, Neutrality or Opposition

- I **Support** this Application (I am making a submission) **subject to some provisos**
- 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. **Do not want to be heard**
- 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 purposes for which this lease is being considered in terms of the likely facility proposed for the site.

My reasons for my objection or submission are:

As someone who has lived in the area for over 22 years(now in Greymouth) I value the facilities that could be put at risk if the land size is big enough to allow a building greater than the needs of the existing Punakaiki permanent residents estimated to be about 45—ie the Barrytown Hall (not only a venue for visiting entertainers, community events such as my late husband's farewell but also set up to deal with Civil defence and other emergencies)and the Fox River Market. I understand the facility envisaged might be used for commercial purposes and that too could put at risk the current food provider relied on by the 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.

Size of the land to be such as to accommodate a building to meet the needs of the residents—meeting facility, storage of civil defence gear, small community events but not big enough to take over the role of existing facilities. I understand that there are other premises available to provide accommodation for stranded tourists if that situation were to arise.

Any building proposal must be available for public scrutiny.

G. Attachments

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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 Jordan
Organisation	
Date	12/12/2019

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 Location and Purpose of the proposed Community Center

My reasons for my objection or submission are:

I have been a Rate payer for just over two years and only now find out about this proposed Community Center. As this is a Council funded project I expected that All information would be directed to me via Official Buller District Council media releases as a Rate payer. Also I have never been informed by the Council Directly about this so I consider that the BDC has not keeping the wider community informed. I have never been consulted in regards to the Project. So my question to the BDC is how many others in the Community also have NOT been consulted. The community is more than just the rate payer it's all that live in a Community, it appears to me that certain members of the community do NOT consider this so which I find questionable

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.

There appears to be plenty of existing facilities to cater for such a tiny community without burdening it with extreme financial debt.

My question is why are there not New Toilets and Shower Facilities at the end of the soon to be opened Paparoa National Track, the Community board have known this is to be open soon and have nothing in place. One would have thought that this would have been its main focus.

Why is this Not part of any redevelopment of the DOC centre and workshop for civil defence purposes.

My concern is around funding for this project, I have not seen information for the scale of the Proposed Community Center, as such every one is in the dark!!!??.

A similar project was built in Stoke Nelson that had extreme overruns and a burden on a community far greater than the tiny community at Punakaiki.

The Facility must be 100% Self funding and that funding is Not to compromise other strongly needed communities project.

G. Attachments

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C.2 Your name

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Printed name of submitter or person authorised on behalf of submitter

Roswitha Leber

Organisation

Date

12.12.2019

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:

[Redacted area]

My reasons for my objection or submission are:

The proposed facility would offer opprotunities for the wider community and could be used for Civil Defense situations.

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 proposed site seems to be the a suitable location away from natural hazards.

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?

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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

Michael Sharp

Organisation

Date

12.12.19

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 community facility in Punakaiki would be an asset and beneficial to the area.

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.

Due to the limited options in the area this is a suitable site.

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 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	Kay Costley (Secretary)
Organisation	Coast Heritage and Community Trust
Date	11 December 2019

D. Statement of Support, Neutrality or Opposition

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

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

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

E. Hearing Request

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:

We agree to the proposal on the provisos that; the amount of land provided is to accommodate a building footprint on 50 to 60 square metres, that considering the community has a permanent resident population of 40 to 50 people, we consider 50 to 60 metres square to be of an adequate size for the proposed building; to provide a venue for community meetings etc and a Civil Defence Centre for Punakaiki residents.

My reasons for my objection or submission are:

We are in support of a community building commensurate with the size of the community.

We do not support a large venue (in excess of 100 metres square) that would be in direct competition with existing, long standing, well patronised and community fund-raised facilities such as The Barrytown Hall or the Fox River Markets.

We do not support a facility, that will be utilised as a venue to 'piggy-back' on the foot traffic of tourists visiting the Dolomite attractions to sell arts, crafts or food and drink, in direct competition to local businesses that currently provide a year round public/community service.

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 amount of land provided is to accommodate a building footprint on 50 to 60 square metres.

The proposed building use to be restricted to provide a venue for community meetings/ community classes/community gatherings; a Civil Defence Centre for Punakaiki residents (under the CD Act, there are numerous other suitable venues capable of hosting tourists in the event of a CD emergency, that can be appropriated by Civil Defence).

Should the proposed building go forward and be used as a commercial enterprise, it must be subject to the same requirements as other existing commercial enterprises in the area with regard to provision of parking, toilet facilities, lighting restrictions at night (black petrels), noise restrictions.

We do not support any kind of land swap, DoC lease or DoC Land Disposal, unless it was done with the written promise and understanding that there would be full community consultation and engagement with any future building or building use proposal.

G. Attachments

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OBJECTION OR SUBMISSION



Department of
Conservation
Te Papa Ataturu

New Zealand Government

A. Permission Application Number and Name of Applicant

53

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

Maire Perrott

Organisation

Date

12/12/19

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:

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 Punakaiki facility because ...

- There has been an identified need for this facility for this community for many years
- 2016 BDC questionnaire returned by 161 people – 150 listed uses they'd have for a facility i.e. supported the concept
- Most smaller settlements along the Coast Road have some kind of facility as a focal point for cultural identity: eg Charleston, Barrytown
- **But Punakaiki doesn't – We need a stand-alone building:**
 - for workshops, playgroups, community events, consultations, celebrations and meetings etc [we still hold some of these, but they have to be in the café, or DoC workshop or somewhere else not designed for the purpose]
 - as Civil Defence refuge – 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 – if you take into account the series of natural events that have happened on the coast this year Punakaiki needs this resource to look after it's own community as well as any visitors should an event happen here

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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OBJECTION OR SUBMISSION



Department of
Conservation
Te Papa Atawhai

New Zealand Government

54

A. Permission Application Number and Name of Applicant

54

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	Michaela Bodesheim
Organisation	
Date	12/12/2019

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 Specific part of my submission relates to:

- The Importance to the Punakaiki community and wider area for a new, safe community facility up to earth quake standards between the two rivers.
- Serve and shelter members of the community, members of the public and tourists or visitors in a state of emergency, to an acceptable level of comfort for a longer period of time.
- All clearing of regenerated Bush in regards to creating space would be done to the lowest damage to the existing sensitive area as needed.

My reasons for my objection or submission are:

My reasons for my submission are:

I am member of the public and concerned resident who considers a community centre as necessary for the small but geographical important location at Punakaiki. A place to meet, a place to share, to care and to look after people in need is part of a civilized society in modern everyday life. A community centre needs to be in place independent from commercial, touristic or conservational activities in the preferred location at Punakaiki, where public space is only very limited available. It is a simple demand of any community.

We live in a permanent natural risk environment not only in New Zealand but especially on this particular location at the West Coast. A community centre can provide space to practice readiness and risk-preparedness on regular intervals and to learn how to handle such events in a professional way. It will save lives because of the distances and risk of limited transport in an emergency, the Punakaiki community needs to become more resilient and to be enabled to provide support and emergency measures immediately on site when needed. Recent floodings, land slips or rock falls along the coast road demonstrate how sensitive this particular area is and risks may increase with climate change.

Even more. Punakaiki recieves approximately 300.000 tourists visiting a year with numbers increasing. In any situation of emergency, a sizeable number of stranded visitors need to be calculated into disaster-provision. Therefore, it is crucial to have a sizeable shelter facility next to such an important economic and touristic spot. In a serious emergency there might be no other way as to stay there, while roads are blocked, or rivers are flooded. We cannot afford to be criticized from domestic or international visitors on such a prime spot not to be able to provide emergency basics.

The potential community centre can also be key asset for this township, there is no such other space for the community in Punakalki. It can be utilized for public meetings, non-commercial or educational activities and functions. It should not become another market place in order to keep the already existing market in Fox River alive which also contributes to a cultural and touristic rejuvenation and more visitor flow.

People in Punakaiki and greater area have a deep sense and responsibility for the natural habitat they live in. The area proposed is within a sensible size and distance, consulting and working with the local community will provide ideas and solutions how to build it in a most appropriate way that respects the requirements of any building within national park and conservation areas.



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.

Size of the centre must match the potential shelter seeking locals and tourists in a state of emergency.
Another key issue in the planning is the size and style of the sanitarian facilities / holding tank(s)



G. Attachments

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

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OBJECTION OR SUBMISSION



Department of Conservation
Te Papa Atahuri

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	Bryan Stenning
Organisation	private
Date	13-12-19

D. Statement of Support, Neutrality or Opposition

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.

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 submission are:

It will provide a common area for all locals to congregate for meetings, community events celebrations etc
I do not see any downside to this facility.

There is absolutely no threat to any existing business in the area, in fact businesses will benefit from the extra people brought to the venue.

Most importantly the facility will provide a civil defence refuge shelter, when the inevitable happens. The site is high enough to be protected from a tsunami and is also a central location that would provide shelter after an earthquake.

To me it's a no brainer.

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'.

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How do I submit my objection or submission?

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56

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	Matt Charteris
Organisation	Waybacks Ltd
Date	13.12.2019

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

[Empty text box for specific parts of the application]

My reasons for my objection or submission are:

1. Community spirit will be enhanced by this facility by providing suitable neutral ground for discussions and fun
2. When Waybacks Ltd is working with the Punakaki community on wildlife issues (blue penguin; Westland petrel; mammal control; predator management) the presence of this facility will aid meetings and discussion
3. The site chosen for this facility at the moment is ideal – close to the current Punakaiki amenities; on long term climate change safe ground; captures the beauty of the region.

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

[Empty text box for outcomes to be addressed]

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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57

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	Kathryn Cannan
Organisation	
Date	12 Dec 2019

D. Statement of Support, Neutrality or Opposition

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

D. Hearing Request

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

F. submission

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

B Name of Proposed Activity

Changing the current status of a parcel of DoC land (as set out in the application) to allow for it to be used for locating a community facility in the heart of Punakaiki village (Dolomite Point).

My reasons for my submission are:

There is long-standing and widespread support by people living in the Punakaiki area and environs for a community facility of the likes being set out in the application. If you consider the 'community of interests' (or 'tribes' as I like to call them) in this part of the world, there is Charleston, Fox River, Punakaiki and Barrytown. It should be noted that of these, only Punakaiki does not have a space easily identified by the public for civil defence purposes. Even then, it should be noted that Fox River and the Barrytown Hall could be at risk in the event of a tsunami.

Perhaps the most immediate and pressing need for such a facility has to do with the increasing number of civil defence emergencies that could result in 2-3,000 (mainly) tourists being stranded in the area, as per the needs analysis carried out on behalf of the BDC in 2016. And as per the very recent flooding event in South Westland which found as many as 1,000 people stranded.

Because it is likely that the facility will NOT be needed 24/7 for civil defence emergencies, locals have come up with a large range of other uses for the building eg play centre, yoga or other classes/ workshops, events such as wedding receptions. Fees could be charged for some of these uses. All income received would be put into the upkeep of the building and surrounds.

Other options for meeting the needs of the community have been thoroughly explored in the process of compiling this application and are described within it. The reasons for the preferred location (a parcel of stewardship land just north of the car park near the Punakaiki Rocks café) are set out in the application. A compelling one is the support set out in a letter from Treaty partner Ngati Waewae enclosed in the application.

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 gives it approval for a parcel of land outlined in the application to be made available for the construction and subsequent use of community facility.



A. Permission Application Number and Name of Applicant

58

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	Tony Sole
Organisation	n/a
Date	13 December 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. Submission

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

The BDC application 78666-OTH for a concession on a piece of conservation land for a community facility at Punakaiki

My reasons for my submission are:

E rau rangatira ma tēnā koutou

I fully and wholeheartedly support this Buller District Council application for a concession for a piece of Conservation Estate at Dolomite Point on which to build a community facility.

First, I understand that this is the "Last Chance Saloon" for Punakaiki. If we cannot obtain land on this site or in its immediate environs the possibility of ever having a community facility becomes minute, as there is no other viable site, and BDC would understandably have little appetite for repeating this process. That would be a huge loss.

Second, the primary reason why we need a facility is for the inevitable civil defence function. It is not an "if" but a "when" for the Big One. Hopefully not in our lifetimes but conceivably tomorrow (the White Island effect). In that event there is a likelihood that Punakaiki could be isolated for days or even weeks with landslides (see Mt Hercules) and severed bridges, with hundreds of tourists trapped between the Punakaiki and Pororari or Fox Rivers.

Third, there are those who would insist that even clearing one square metre of Conservation Estate is close to a capital crime. I tend to Bentham's Utilitarian view of "the greatest good for the greatest number". In other words the clearing of an absolutely minute fraction of the Conservation Estate for the benefit of the whole community can provide that utilitarian outcome. Critics might claim (tendentiously) that such a move would create a precedent for desolation of conservation land elsewhere. No. This situation is unique, as Punakaiki has almost no land available for this initiative. It is widely acknowledged that land down at the village is not viable.

I am aware that a tiny minority of business interests are attempting to scuttle this proposal; apparently because it might have a "commercial kitchen". If the facility is the primary civil defence location then it would need the capability of feeding many people in the event of an emergency.

It has been made abundantly clear that if the concession is granted BDC will come back to the wider community again to ask what functions we want the facility to accommodate (meetings, workshops, classes etc.) and what form the building would take (size, facilities, kitchen etc.). In other words we would be at Square One with an empty whiteboard. Every member of the community would have the right and opportunity to express their views and wishes. The form and function of any proposed facility is not a "done deal" cemented in the dead of night by a secret cabal.

A number of persons associated with the Barrytown Hall have raised concerns that a Punakaiki facility would "poach" concert performers from them. Barrytown Hall is a highly valued and iconic feature of the wider community and I do not envisage anybody trying to undermine them as the primary concert venue. I for one would certainly oppose such an initiative. In short the Barrytown Hall committee members should not spend sleepless nights over this matter. If a community facility becomes a reality I see no reason why the two committees could not agree to a memorandum of understanding on the concert issue to provide certainty to both parties.

Please note for the record that I am currently employed on a part-time basis by DoC as the Staging Area Manager at the Waikori Road staging area.

Kia ora

Tony Sole
15 Hartmount Place
Punakaiki

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 grant this concession.

G. Attachments

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59

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	MARIE ELDER
Organisation	n/a
Date	13 DECEMBER 2019

D. Statement of Support

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. Submission

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

The application by Buller District Council to the Department of Conservation for a concession on a parcel of land adjacent to the northern Dolomite Point carpark on which to build a community facility.

My reasons for my submission are:

Tēnā koe

My partner Tony Sole and I have owned our land since 1994 and lived here permanently since 2008. I write as a permanent resident of Punakaiki in full support of this application.

Our need for a community facility at Punakaiki

Community is about connections between people, and a resilient community needs to be able to make these connections regularly and readily. The Punakaiki community – like other small communities such as Charleston, Barrytown, Camerons, Rotomanu, Ross - needs a neutral space where we can meet to discuss, consult and be consulted, celebrate, play, and learn. It would be a focal point for our cultural identity, or as a friend puts it: "This will be our marae."

Need for a facility has long been recognised. The 2003 'Punakaiki Development Plan' prepared for Buller District Council [BDC] by Glasson Potts and Fowler recommends BDC and the Punakaiki community pursue a "multi-purpose community centre ... A building of approximately 150-200m2 is considered adequate size [for] small meetings, playgroup meetings, recreational group meetings etc." This is larger than the 100-150sqm we ask for now.

We do manage some events despite the lack of a building. Recent examples are Dolomite Point Redevelopment consultations, election Meet the Candidate evenings, Paparoa Park Management Plan consultations, and Council consultations, but they have had to be in the café, or DoC workshop or somewhere else not designed for the purpose. And other potential events to draw people together haven't been able to happen at all for example the yoga classes a young Westport woman is keen to teach, meditation classes, cooking classes, painting and harakeke-weaving workshops, regular table-tennis evenings, or playgroup events.

With ever-intensifying urgency we need a Civil Defence centre. At Dolomite Point this may well not be for locals. It is more so we can, liaising with the Visitor Centre and café, open the doors to the hundreds of tourists who may be trapped in the Pancake Rocks area. An AF8 event or similar could cause rockfall and/or broken bridges to block the highway north and south, and if this happened around high tide peak season these tourists will need both shelter and food. Erica Andrews, Emergency Management Officer Buller, supports this application but may be unable to write in, being deployed in the Westland emergency. To quote her: "Punakaiki is in need of a community centre that can be activated as a Community Response Centre in times of Civil Defence emergencies".

Community support for the project

BDC has consulted the community extensively, going back years. Of significance is the 2016 questionnaire BDC posted to residents and ratepayers, garnering 161 responses, 150 of which [93%] were positive. This represents huge community support. Since then the 2018 Masterplan process confirmed the need, and it was discussed at Dolomite Point Redevelopment Project community

update meetings throughout 2018 and Council Punakaiki consultation meetings. I attended nearly all those meetings and recall only a couple of dissenting voices – everyone else has been enthusiastically supportive.

During 2019 a working group of volunteers [I was one] has helped Council further the project. While all in the working group have dreams for what might be, this is as far as we have got: an application for a potential site and then a clean slate to work with. A few residents have felt left out of discussions between BDC and the working group Feb - August 2019, but it would be a great pity if something only ever intended to benefit the whole community faltered due to the chagrin of a few.

I imagine a next step to be a series of community workshops, with an outside facilitator, to toss around ideas and reach some agreement before even a single branch is cut.

A vision for the type of building

I envisage a building owned by BDC and managed by a legal entity including locals, with a low carbon footprint, showcasing an eco-friendly design, built to high seismic standards, of environmentally friendly materials, oriented to the sun, with wide decking to north and west, passively warmed, kitchen and lighting on portable gas and solar power, opening towards the light while surrounded by bush, recycled grey water and separate composting toilets linked by a covered walkway.

All this would help keep maintenance within reach of our small community and ensure that in the event of a Civil Defence emergency Punakaiki has a shelter for visitors which is autonomous, not dependent on mains or reticulated electricity and able to function with minimal water.

Why Dolomite Point

Dolomite Point was identified as the preferred site through the 2018 Council-led Masterplan process involving community representatives and two 'open days' to which all were invited. Dolomite Point was then confirmed by the BDC Location Options Report Jan 2019 [Glenn Irving, BE Natural Resources Engineering, MSc Natural Resource Management], which analysed the viability of several possible sites. No other site measured up.

Dolomite Point is the **only site** in Punakaiki which meets all these essential criteria:

- high and dry: safe from coastal erosion, flooding, tsunami
- where Dolomite Point visitors may need Civil Defence refuge and food
- next to public parking - avoiding clearance for parking
- sunny northern aspect
- away from residential areas

And this small parcel of Dolomite Point seems ideal. It affords privacy from tourists yet adjoins the carpark, so we share infrastructure rather than 'paving paradise to put up a parking lot'. I am as reluctant as anybody to see slapdash clearance, but this is a small area of regenerating bush without notable trees and the project is for the greater good of a whole community. We would re-locate smaller plants to thicken the vegetation screen to the south, and there is some gorse and other weeds needing to go.

The new Experience Centre

A few recommend saving money and trouble by sharing space in the new Visitor Experience Centre, funded by the Provincial Growth Fund, however I do not believe most of the community's aspirations could have been met this way. Besides, Ngāti Waewae indicate sharing their space with the community could prevent their meeting their own aspirations for the new Experience Centre, where visitors will have priority and rightly so. The community could only expect to use the space once visitor needs were met. The application documentation includes a letter from Ngāti Waewae to this effect, which also supports a stand-alone facility as a potential space they might use.

Working with our neighbours ...

Existing businesses at and near Dolomite Point

A small minority of operators seem alarmed a facility might threaten the viability of existing businesses. I hope the opposite to be true, especially as, if a site can be secured, the community will be able to work together planning the form and function of a facility which could actually enhance local business. For example:

- people at meetings or functions go for coffee/lunch at the café, or to the pub for a beer
- a two-day function or conference is a boost for local accommodation
- current businesses advertise via links to the facility and vice versa
- local businesses use the space as wet-weather venue for training /promotional sessions

In other words, a rising tide lifts all boats.

I imagine this facility would, except for Civil Defence, be for local rather than visitor use, being screened by 8-10 metres of vegetation and so barely visible from the tourist carpark. This renders it not suitable for market stalls despite this earlier aspiration, nor is it for operating a shop or café, nor can I imagine any other commercial enterprise to compete with existing businesses. An alarm has sounded over a notion of a catering-level kitchen, but I understand from people in the food trade that if we intend to provide for large numbers, as in a Civil Defence centre, we are legally required to have a certificated kitchen. Anyway, that and everything else about the building is a decision for later.

This project is not really about commercial interests however, rather it is for the community – remembering that those with commercial interests are also part of our community.

Our Barrytown Hall neighbours

I have written elsewhere on the potential relationship between the much-loved Barrytown Hall and a potential Punakaiki facility [see my August 2019 '*A case for a stand-alone facility ...*' in application documentation]. I needn't repeat material here except to emphasise the key message: we want to complement the Barrytown Hall, not compete with it.

Our Fox River neighbours

Apparently unfortunate rumours circulate of plans to shift Fox River Market to a Punakaiki facility. This is a nonsense. Punakaiki people would continue to support and enjoy Fox River events, admiring the ever-improving infrastructure, and no one wants to shift them nor would even try: they are quintessentially Fox River. Fortunately, those connected to Fox River just laugh at the very notion.

Funding

No one wants an increase in rates, so we must work out ways to avoid this. There is understandable concern amongst those who pay enormous rates to sustain the Punakaiki seawall and we must ensure building, maintenance and running costs are covered without rates increases. Some say that if BDC has any spare money for Punakaiki it should go towards the seawall, and while I understand their view, the \$100,000 was set aside in 2015 as seed funding for this project to benefit the whole community and I believe it should be used for just that.

The building should be planned carefully so it runs efficiently and is low maintenance, and we have skilled people in the community whose volunteer labour would help off-set ongoing costs.

The working group has begun research into potential funding and had an encouraging response from the Lotteries Commission and DWC. Hiring out of the facility would generate income, and a number of organisations express interest in meeting at Punakaiki, some as a halfway point rather than regularly driving between Greymouth and Westport for meetings.

Adequate funding would need to be assured before starting on any vegetation clearance.

A supportable use for DoC stewardship land

This project is for the common good, for the local community – a community that supports DoC in many ways such as staffing the Visitor Centre and DoC projects; visitor accommodation; voluntary predator control [goats, feral cats, possums, stoats, rats]; voluntary assistance to tourists such as advice on directions, weather, road conditions, towing them out of ditches, and supplying emergency fuel; petrel and penguin rescue; picking up rubbish; reporting events/ damage to DoC tracks and structures; protecting nests; reporting sightings of rare species.

True, we are asking for use of land for our benefit, but it is not for our commercial benefit. Rather, it is for our cultural, social and educational well-being, and to provide emergency shelter to visitors

The application takes note of scenic and conservation values: no trees are to be felled for car-parking other than a bare minimum for service delivery and turnaround, and the building would be of unobtrusive sustainable design screened from view.

Lastly, we are not asking to set a precedent. This would be a much lighter land use than has already occurred around Dolomite Point with its sewage treatment plant and extensive clearance for soakage pits. A community facility as envisaged would create a far lesser disturbance on stewardship land than has already occurred and indeed I believe it would be an asset to Dolomite Point.

Thank you for this opportunity to submit on behalf of a community project which will benefit us all.

Marie Elder: 15 Hartmount Place, Punakaiki

[Please note I have a role on a DoC project: as elected Punakaiki community representative on the Dolomite Point Redevelopment Project Steering Group]

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 in its entirety this application for 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



60

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	Jennifer Anne Hellyer
Organisation	Private landowner, [REDACTED] Jenny Hellyer, Counselling and Supervision Service, Westport
Date	12/09/2019

D. Statement of Support, Neutrality or Opposition

- yes I Support this Application (I am making a submission) yes
- 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- yes

[REDACTED]

[REDACTED]

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 Punakaiki facility for the following reasons

- There has been an identified need for a no non commercial gathering place for over 40 years.
- This space would provide a neutral meeting place where non-commercial community activities can take place, such as workshops, meetings, maybe clubs. Current research demonstrates clearly that community resilience is developed and maintained by having a place where people of all ages can interact and build positive relationships. In Westport there are many well-used recreational clubs and facilities but these are 50 kilometres away from Woodpecker Bay .
- I have been a resident, ratepayer or business owner in the wider Punakaiki area for 45 years. For 25 years a group of us owned and operated the Punakaiki Craft shop. Over these years the venue was often used as a gathering place for locals. When we sold to Development West Coast there was an expectation that the venue would continue to provide some community facility. This has not happened and there has been nothing non commercial to replace this.
- The need is for a small sustainable venue – Barrytown Hall already provides a larger well-used space for a range of music, bands, and large gatherings and is well supported by our local community
- The need for a Civil Defence venue – I have been an active and foundation member of the Woodpecker Bay Civil Defence group . We coordinate the needs of 60 properties in the area between Whitehorse Hill and Meybille Bay , an area where there is no cell-phone coverage. In an emergency we now have radio coverage to the Punakaiki area and see the necessity for a Civil Defence refuge and centre.. Currently we have our meetings in private homes and would prefer to use this facility at Punakaiki.
- Dolomite Point is an ideal site for this facility and I agree with the points presented in the Dolomite point Masterplan regarding the minimal environmental impact.

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 use as 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'.

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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

(61)

OBJECTION OR SUBMISSION



Department of Conservation
Te Papa Ataraua

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	MEGAN WILKINS
Organisation	
Date	13/12/19

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:

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

My reasons for my objection or submission are:

There has been an identified need for a long time for a standalone facility for the community. Civil defence Refuge, community events, meetings Dolomite Point is high & dry away from tsunamis, erosion risks. It's a central location and away from residents. Can make use of existing infrastructure.

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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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

OBJECTION OR SUBMISSION



Department of
Conservation
Te Papa Ataturahi

New Zealand Government

62

A. Permission Application Number and Name of Applicant

62

78666-OTH, Buller District Council

B. Name of Proposed Activity and Location(s)

Lease/licence for a Community Facility in the Punakali 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	Dean van Nierlo
Organisation	Individual Submitter
Date	12/12/19

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
(not available in January)

F. Objection or submission

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

All of it
See Attached

My reasons for my objection or submission are:

See Attached.

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.

See Attached

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
Colonate Pt submission form	PDF	Submission

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

1. My name is Dean van Mierlo. I have lived in Punakaiki for two decades. This submission is made in my personal capacity.
2. I support the application by the Buller District Council for a concession to provide a site for a modest community facility in Punakaiki. (the proposal)
3. My support is subject to robust, enforceable conditions being attached which ensure that the adverse effects of the proposal are avoided, remedied or mitigated. The reasons for my support are as follows;
4. The Punakaiki community is passionate about conservation. Community members are actively engaged in a range of conservation related activities. Indeed, it is unlikely that the Paparoa National Park would have been created in the 1980's without the support of the Punakaiki community at that time.
5. I understand that the Department of Conservation is committed to engaging with communities, and working with communities to achieve its conservation mission.¹ Community engagement in conservation is recognised as central to achieving conservation outcomes in Aotearoa/New Zealand²
6. This proposal is an opportunity for conservation and community to work together for the benefit of both. Conservation and community are not mutually exclusive.
7. The proposal will enable the community to engage more effectively with conservation, and conservation to engage more effectively with the community. It will provide a local venue for activities such as those associated with conservation week, sea week, dawn chorus predator trapping workshops etc. etc.
8. There is also likely to be an opportunity for the facility to operate as a command centre for search and rescue operations, with the likelihood that these will significantly increase in numbers given the opening of the Paparoa Great Walk and the encouragement of inexperienced visitors into the Paparoa alpine environment.
9. Such uses of the proposed community facility are consistent with conservation, and the conservation purpose for which stewardship land is held.
10. The applicant has undertaken an extensive search in the Punakaiki area for a small site at which to locate a modest community facility. The proposed site avoids other potential sites with highly protected land status, such as National Park, or Scenic Reserve.
11. Significantly, the proposal has the endorsement and blessing of mana whenua, who note that activities proposed could disrupt operation by Ngati Waewae of the proposed visitor experience centre if they were to be co-located within that building.

¹ See <https://www.doc.govt.nz/about-us/our-role/our-history/growing-conservation/celebrating-30-years-of-change-in-docs-work-with-communities/>

² See "Valuing community groups contributions to conservation" DOC Science Publications <https://www.doc.govt.nz/globalassets/documents/science-and-technical/sfc299entire.pdf>

12. The ecological report confirms that the proposed site is modified.
13. It will be important for robust conditions to be attached to any concession granted, to ensure that any adverse effects on ecological or natural character values are avoided, remedied or mitigated. The ecological and landscape reports provide proposed conditions which would complement the Department's standard concession conditions.
14. If it is considered that any residual adverse effects on conservation values would remain after the imposition of conditions, further consideration could be given to the imposition of a biodiversity offset requirement, in accordance with the NZ Government's good practice guidance on biodiversity offsetting.³ The application notes the community's active involvement in matters such as predator trapping in the Dolomite Point area, and such initiatives could be formalised as an offset condition if considered necessary.
15. In summary, subject to robust conditions being imposed that avoid, remedy or mitigate adverse effects on ecological and natural character values of the site, I support the grant of a concession to enable the construction and operation of a modest community facility at Dolomite Point, Punakaiki. The facility would enable the community to increase its engagement in conservation, and would be able to serve a number of conservation related purposes.
16. I conclude with a whakatuaki which recognises the interrelatedness of communities, and conservation, which reflects that communities and conservation need to work together, and which is drawn from current draft government policy.⁴

Hutia te rito o te harakeke
Kei hea te kōmako, e kō?
Kī mai ki ahau
He aha te mea nui o te ao?
Māku e kī atu
he tangata, he tangata, he tangata

When the centre of the flax bush is picked
Where will the bellbird sing?
You ask me
What is the greatest thing in the world?
My reply is
It is people, it is people, it is people.

³ See <https://www.doc.govt.nz/Documents/our-work/biodiversity-offsets/the-guidance.pdf>

⁴ See (at pg 7) <https://www.mfe.govt.nz/publications/biodiversity/draft-national-policy-statement-indigenous-biodiversity>

OBJECTION OR SUBMISSION



Department of
Conservation
Te Papa Atawhai

New Zealand Government

A. Permission Application Number and Name of Applicant

(63)

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

Christina van Mierlo

Organisation

Date

12.12.2019

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:

All of it.

My reasons for my objection or submission are:

I support the application because,
- we need a place to identify as a community.
- my 14 year son says: "I would like one, because we don't have one."
- my 11 year old daughter says: "There is no public place in the whole of Pundāhiki to be together"

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 application gets 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

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

OBJECTION OR SUBMISSION



Department of
Conservation
Te Papa Atātahi

New Zealand Government

164

64

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	Suzanne Hills
Organisation	
Date	13/12/19

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~~

T

F. Objection or submission

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

please refer to attachment

My reasons for my objection or submission are:

please refer to attachment

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.

please refer to attachment

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
Punakaiki Community facility	Word	Details of objections

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

Concession application for a community facility in the Punakaiki Conservation Area (Buller District Council)

I recognise the value of community facilities and support the Punakaiki community in their aspirations for such a centre. However, I do not support the proposed location in the Punakaiki Conservation Area. This is due to several considerations which I outline below.

1. Stewardship Land Reclassification

The proposed location is on a 139 hectare parcel of stewardship land and may well be worthy of addition to Paparoa National Park based on its karst landform. It would be prudent to await stewardship reclassification with its full assessment of conservation values before considering this potentially conflicting application. Afterall, this is a significant application for a permanent building with a requested long-term lease of 35 years.

2. Purpose for which the land is held

Part 5, Section 25 of the Conservation Act states:

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

I hold the view that the natural values would not be protected as the application would involve deforestation of 560m2 and building on karst landform.

Further, Part 3B, Section 17U(3) of the Conservation Act states:

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.

The land is not held for the purpose of public utility. This is highlighted by the fact that the proposed site adjoins a 5 hectare Local Purpose (Public Utility) Reserve. Although this Reserve is part of the car parking extension of the Dolomite Point Redevelopment Project, there may be an opportunity for the community facility to be sited here given its relatively small building footprint of 150m2 and areas of vegetation remain in the carpark extension plans.

3. Alternative Locations

Part 3B, Section 17U(4) of the Conservation Act states:

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.

I hold the view that the applicant has not fully explored all alternative locations including: the Local Purpose (Public Utility) Reserve as outlined above, purchase or lease of private land or a shared space in the proposed Experience/Visitor centre of the Dolomite Point Redevelopment Project. Logically the potential adverse effects would be minimised with the shared space option, as well as providing for stronger community links with the Department of Conservation, Ngati Waewae and visitors.

3. Conservation Values

The land has been milled in previous centuries, however, over the decades it has regenerated to form a coastal lowland native forest. The regeneration has been occurring to the degree that second generation species such as miro, toro, rimu and kahikatea have and are emerging. Additionally, the area is karst, a rare land form poorly represented in New Zealand. The parcel of land currently has no development of any kind occurring on it and forms a buffer between the commercial and visitor development of Dolomite Point along State Highway 6 and Paparoa National Park to the east. For all of these reasons I am of the opinion that the land has at least moderate conservation values

4. Cumulative Effects

The application needs to be considered in view of the other developments and activities of Dolomite Point. These include the clearing of vegetation (including dozens and dozens of mature Nikau) from under the powerlines and the Dolomite Point Redevelopment Project with its planned carpark extensions, new tracks, walkway/cycleways, toilets and Experience/Visitor centre. Together these developments will or have already resulted in significant vegetation clearance. The proposed community facility with its site clearance of 560m² adds further to the cumulative effects of an area already under much development pressure.

I also note that the application contains inconsistencies, omissions and errors. These include:

- two separate proposed sites for the community facility - one on the Punakaiki Scenic Reserve (which we understand to be an error) and the other on the Punakaiki Conservation Area,
- an area of land labelled as "commercial sensitive",
- no consideration given to the karst landform in the ecological assessment, and
- although the proposed site is outside of Paparoa National Park, reference is made to the Paparoa National Park sections of the CMS.

In summary, although I do not support the concession application, I trust the Punakaiki Community can secure a suitable alternative location. In particular, I hope for a community centre connected with the Dolomite Point Redevelopment Project as surely this is the best conservation outcome.



(65)

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	Robert Patrick Reedy
Organisation	Private landowner, [REDACTED]
Date	13/09/2019

D. Statement of Support, Neutrality or Opposition

- yes I Support this Application (I am making a submission) yes
- 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- yes

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 Punakaiki facility and would prefer to speak to this submission at a council meeting if possible.
- I have grown up in Westport and been a resident, ratepayer or business owner (Punakaiki Craft Shop) for the past 30 years . Our community needs a small sustainable non-commercial venue where we can hold community activities. Barrytown Hall already provides a larger well-used space for a range of music, bands, and large gatherings
- Dolomite Point is an ideal site for this facility and I strongly support the proposal to release the land the use of the wider community. I request that I speak to this submission rather than write in more detail.
- The need for a Civil Defence venue – I have been an active and foundation member of the Woodpecker Bay Civil Defence group . We coordinate the needs of 60 properties in the area between Whitehorse Hill and Meybile Bay , an area where there is no cell-phone cover. Now in an emergency we now have radio coverage to the Punakaiki area and see the necessity for a Civil Defence refuge and centre. Currently we have our meetings in private homes and would prefer to use this facility at Punakaiki

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 use as 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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OBJECTION OR SUBMISSION



Department of
Conservation
To Papa Atarua

New Zealand Government

A. Permission Application Number and Name of Applicant

66

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	Annabel Gosset
Organisation	
Date	13.12.19

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:

as an active member of the Charleston community and organiser of events, we value our community hall and use it
It is noticeably lacking at Punakaiki, whic has an ever increasing population.
These small hamlets are often populated over large geographical areas, with small modified baches amking up a la
As the population will expand due to tourism growth, areas for the community to congregate become harder to find
The community facility will bring unity and collaboration to a community which could at any time be cut off by roads
It ties in with the civil defence objectives for the coast road communities

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

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 Charl Taylor



67

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	Michael Weston
Organisation	n/a
Date	13 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

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 Punakaiki community facility because as a community we have sought a such a space for several decades now. The Barrytown Hall, which is the nearest community space, is 15km south of the population base at Punakaiki, and due to its large size and stark atmosphere is not suitable for smaller events such as group meetings and playgroups (especially in winter when warmth is an issue). The local café has been used for some events such as formal meetings, but clearly is too public for much else.

I myself am particularly interested in seeing a community centre at Punakaiki because I facilitate a small meditation group in the area which has been meeting regularly for almost two years now. In that time we have been meeting at various members' private homes, but this has been problematic especially with regard to disturbance from other parts of the house. Also, if the member is unavailable on the day the meeting has to be relocated, or more often cancelled. A public space would also provide more opportunity for non-members to attend our meetings.

The site at Dolomite Point presents an ideal location for such a facility because of its central location and secluded setting. It is accessible to locals and visitors alike. Also, as has been stated by others, due to its location the facility would be invaluable as a Civil Defence refuge, should that ever be required.

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
----------------	---	---------------------------

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

OBJECTION OR SUBMISSION



A. Permission Application Number and Name of Applicant

78886-071, Sular District Courts

B. Name of Proposed Activity and Location(s)

Location: Allowance for a Community Facility at the Purisima Court Road Corporation Area

C. Your name

In preparing your name and organization below, you acknowledge that you are the person or authorized person submitting this objection or submission.
Print the name of submitter or person authorized on behalf of submitter

Organization

Date

SHIRAZ PIRAHANI

12-12-19

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).

Hearing Request

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

Friday, 13 December 2019 3:26 p.m.
Chari Taylor
Objection or Submission Application forms

Part 1 of Application Number 76606-0114

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

I have no objection to the Railways Facility
Facing the land used for this
Facility will be on a green space for the
purpose of a building. No longer than to double ground
My reasons for my objection or submission are:

The Railway's Railways Facility Summary was correct
there for a building, no longer than 50 to 60 meters.
would be fine to accommodate meetings & storage of
fuel and for civil defence equipment. Given the size of
future records of equipment in the area which could
be used for civil defence purposes in the event of such
emergencies.

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

size of land to be more appropriate should be
minimal
building size no longer than 50 meters
to be used for commercial purpose
for community activity in meetings & or
emergencies, fuel and storage & civil defence

Attachments

Submission to DoC re Dolomite Point .

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.1 Submitter Information-

Richard Arlidge - Punakaiki resident and ratepayer.

Email [REDACTED]

Alternate contact for all DoC communication

Phone/Mobile: [REDACTED]

Postal Address: [REDACTED]

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 Name: Richard Arlidge Date: 11 December 2019

D. Yes I fully support this Application

E. YES I do wish to be heard in support of this submission at a hearing

SUBMISSION

I fully support the proposed lease of land for a community facility at Punakaiki.

I have co-owned a property at Punakaiki since 1981.

I am the Punakaiki Civil Defence Community Coordinator.

COMMUNITY FACILITY VISION

The Punakaiki and Coast Road community want to develop a modern community facility at Dolomite Point that will be a community meeting and learning space - a light, warm and well insulated building that is comfortable to meet in, whatever the weather. The building will also be capable of being a Civil Defence Emergency Response Centre that is capable of being operated self-sufficiently and constructed to IL4 standard.

BACKGROUND TO THIS PROPOSAL

There has been ongoing discussion over many years regarding a possible community facility at the Punakaiki Recreation Reserve [PRR] land that is occupied by the Punakaiki Beach Camp [PBC]. After running the PBC at a loss for a number of years the BDC leased the PBC to Craig and Sue Findlay in 2013 for a period of 21 years.

The initial assumptions had been that the PRR / PBC land would be an option to site a community facility as the land belongs to the Crown / public (administered by the BDC) and there are precedents of Recreation Reserves being used for community facilities.

The lease between the BDC and the current operators allows for the development of a community facility on this land. But due to the expanding visitor economy there is not adequate room for a community facility on the Beach Camp site. There is also the ongoing issue of climate change and rising sea levels that make the Beach Camp land highly vulnerable to future flooding and inundation.

The *Community Needs Questionnaire* undertaken by the BDC in 2016 generated responses from 161 people. 150 responses were positive and 11 were negative. A large majority of people identified the need for a community facility at Punakaiki. (Note the writer undertook the Community Needs Assessment for the BDC).

The purpose receiving the highest level of positive support was for a Civil Defence Community Welfare Centre (138), followed by an exhibitions, events and community activity space (133) and a community meeting space (128). See appendix 1.

THE COAST ROAD COMMUNITY OF INTEREST

The community of interest for a community facility reaches from White Horse Hill, Fox River, Hartmount Place, Punakaiki Village, Punakaiki River settlement to the Barrytown Flats as far south as Canoe Creek. Punakaiki to Whitehorse Hill is 18km and Punakaiki to Canoe Creek is 11.5km. The total permanent population in this area is circa 200 plus people and this number greatly increases in the summer season. The Woodpecker Bay Civil Defence Group estimate the off and on season population is 65 and 500 respectively.



THE EXISTING COAST ROAD COMMUNITY FACILITIES

The nearest public/community spaces are the Barrytown Hall (16 km south) and the Charleston Hall (29 km north). Both these halls are 10m wide by 16m long being designed for an indoor badminton court, with meeting room, kitchen and toilets. These facilities are circa 250sqm in size.



Image above – Barrytown Hall



Image above: Charleston Hall

The Relationship with Barrytown Hall and Charleston Hall

Some members of the Punakaiki community myself included support the Barrytown Hall events and Charleston Hall activities and I expect we will continue to do so. However, a need has been identified for a gathering point central to the Punakaiki community, complementary to the Barrytown and Charleston facilities.

Punakaiki is also a separate community with identified needs, and one of these is for a stand-alone facility. Community centres is at the heart of our Aotearoa-New Zealand culture, from the whareniui to the rural community hall.



CIVIL DEFENCE

Along with Erica Andrews – Emergency Management Officer, Buller District we have been discussing and developing a Community Response Plan with options for sheltering, feeding and accommodating people in Punakaiki in a major civil defence emergency. If an AF8 event generates a tsunami then it would be critical for resources to be located well away from sea level.

The Civil Defence Emergency Management Group supports the construction of a community facility at Dolomite Point that could fill the role of a Community Emergency Response Centre.

A solar-powered, passively warmed community facility constructed to IL4 (Importance Level Four) with composting toilets and gas cooktops would be the base for civil defence emergency response centre.

At the peak of the visitor season there are up to 1000 people in or around Punakaiki at any point in time. During the daytime high tide peak there are large numbers of people visiting Dolomite Point. Overnight there could be up to 1000 people in visitor accommodation, freedom camping sites and in homes and baches.

The Barrytown Hall and Barrytown School [if they are still standing after an AF8 event] may be needed by its surrounding community. Barrytown is too great a distance to send Punakaiki visitors or Punakaiki residents for help or for refuge, and the road and bridges between Punakaiki and Barrytown may well be rendered impassable.

A PUNAKAIKI MEETING PLACE

In the last few years the Punakaiki community and various organisations have needed to meet for many events, such as:

- BDC consultation meetings [Long Term Plan, Annual Plan, water supply issues, Beach Camp consultation etc]
- Meet the Candidate meetings for local and national government elections
- Dolomite Point Redevelopment Project updates
- Paparoa Great Walk DoC consultation
- A book launch
- BDC CEO Meet and Greet
- Spanish language classes
- Greater Punakaiki Master Plan workshops and community consultation
- Punakaiki Marine Reserve launch/announcement
- Dolomite Point PGF announcement
- Regional Council Freshwater consultation
- Civil Defence planning meetings

The above events were held variously in Takutai [a private house], Punakaiki Resort, Punakaiki Canoe Hire, Pancake Rocks Café, the Craft Shop, the Beach Camp dining room, Te Hui house, the DoC manager's office and the DoC workshop. While some of these venues added a certain ambience, each event meant organisers needed to prevail on private people or businesses for use of their space for a purpose for which it was not designed. And at times it has been awkward, for example a public meeting held while tourists dined in the same room, or people sitting knee to knee balancing papers with no central table.

A purpose-designed building would invite other organisations to meet at Punakaiki, providing an additional option for them and generating rental income for the operation of the facility. Ngāti Waewae have already identified it as a useful adjunct to their proposed interpretation / experience centre. And the facility's location halfway between Westport and Greymouth would mean that organisations [including DoC] with branches in Westport and Greymouth, and/or Karamea and Hokitika, could hire the facility and meet halfway.

Some events for which we need a community facility – especially educational / leisure activity workshops – would be open to visitors to join in if they wish, enhancing the visitor experience while in Punakaiki and so complementing the purposes of the new Interpretation / Experience Centre.

Consideration of a Shared Space in the New Experience Centre

We have explored the possibility of a shared space within the proposed Interpretation / Experience Centre at Punakaiki, to be owned and managed by Ngāti Waewae.

Many Punakaiki people have identified the need for a facility that is primarily for us, and our aspirations for the venue would not be met in a space established primarily to cater for visitors. It would not be possible to create a sense of privacy, and any outside area would likely be in view of visitors. In addition, site restraints would make it difficult to design the purpose built, low-impact, self-sustaining, passively heated space, oriented to the north and north-western sun, which is envisaged.

THE SITE AND BUILDING

The proposed site is an area of 400 sqm of regenerating native bush on the north side of the northern car park at Dolomite Point.

Key points to note about the site and access to it:

- Access will be linked to the expanded northern car park
- Limited parking – loading and unloading zone
- Limited vegetation removal but enough to feed sunlight into the building in winter and shade in the summer

- 10 metre screen of indigenous vegetation left as a buffer between facility and public car-park
- The facility will not be available for casual use by visitors to Dolomite Point
- The facility will be able to be hired for private meetings and events
- The facility will be designed to become a Civil Defence Emergency Response Centre when required

Assumptions regarding the design of the building:

- 150 sqm of indoor space with good natural light
- Stack doors to create indoor-outdoor space on the northern and western side of the building
- Sheltered from southerly winds
- Access from the south eastern side
- Non corrosive low maintenance exterior cladding – in a sea spray zone
- 100 sqm of outdoor space that could have a marquee added to create a larger all-weather area for a function such as an event, wedding, funeral etc
- A catering standard kitchen
- Two toilets, both with full disabled access and showers.
- Solar hot water with wood burner plus gas boosters
- Solar power and also connected to the grid/mains supply & wifi access
- Functions as a meeting space and learning space with educational resources
- A high level of insulation
- Wet area under cover on outside of building for workshops etc
- A public building requiring a building WOF

STEWARDSHIP LAND AND THIS APPLICATION

Stewardship land came in to being with the creation of DOC in 1987. Stewardship land is held under the Conservation Act. (Parliamentary Commissioner for the Environment, Jan Wright Report – August 2013). It is land that will be designated after assessment at a later date.

- areas can be swapped for areas of private land (but the courts have over-ruled some decisions).
- it need only be managed so that its “natural and historic resources are protected”, whereas other categories of conservation land have more specific management criteria.

Some areas have been re-classified but especially on the West Coast assessments have not yet been done. Following the Conservation General Policy guidelines for reclassification. The guidelines require DoC to ensure that classification of land:

- gives appropriate protection and preservation



- enables integrated conservation management
- provides for access and enjoyment by the public
- reflects the values of public conservation lands that are present
- enables specified places to achieve conservation outcomes in the future.

Conservation Act

Section 62: Stewardship Land is held for conservation purposes that have not been classified.

Part 3B – is the activity consistent with the activity for which the purpose that the land has been held?

Therefore we must look at the context of the whole redevelopment of the Dolomite Point site. The adjacent Stewardship land at Dolomite Point currently has public toilets, Visitor Centre and Souvenir shop and a sewage treatment system sited on it.

The s23 – Local Purpose (Public Utility) Reserve which forms part of the northern car park at Dolomite Point. This was the site of the original school at Punakaiki. Under current DPRP planning the majority of this reserve area is to be converted to car parks.

The allocation of a parcel of land for a community facility is in keeping with the overall planning for the Dolomite Point Redevelopment Project.

Appendix 1

COMMUNITY NEEDS ASSESSMENT

A community needs assessment and questionnaire was undertaken in 2016.

1.	A Civil Defence Emergency Response Centre	138	1 st
2.	Exhibitions and events	133	2 ⁼
3.	Community events e.g. table tennis, music etc	133	2 ⁼
4.	Public meeting space e.g. BDC consultations	127	4 th
5.	Small scale indoor performances	123	5 th
6.	Group gatherings for private functions, reunions etc	118	6 th
7.	Exercise groups / Yoga – a learning space	117	7 th
8.	An educational / wet weather resource	114	8 th
9.	Wet weather option for weddings, funerals & events	113	9 th
10.	Private meeting space	106	10 ⁼
11.	Community Radio Station (88.2 FM since 1998)	106	10 ⁼
12.	Playgroup	88	12 th

Table 1: Community Needs Assessment results from 161 submissions



Appendix 2

A History of the Punakaiki Recreation Reserve - Punakaiki Beach Camp

- 1860** – The West Coast region is purchased for the Crown from the West Coast Ngāi Tahu Chiefs by the Government agent James Mackay. Known as the Arahura Purchase. Punakaiki becomes Crown Land and is part of the Nelson Province.
- 1924** - The land was gazetted as a cattle resting place.
- 1926** – Area enlarged and description changed to a travelling stock reserve.
- 1929** – Land declared a Recreation Reserve.
- 1930** – Domain Board established.
- 1950** – The Minister of Lands grants consent for 2 acres and 1 rood and 27 purchases to be set aside for camping ground purposes.
- 1968** – The Domain Board is absorbed into the Punakaiki Scenic Reserves Board.
- 1968** – The Domain is declared a Recreation Reserve.
- 1980** – The land is classified as a reserve for recreation purposes pursuant to the Reserves Act 1977. "...an area for recreation and sporting and the physical welfare and enjoyment of the public. ..."
- 1981** – West Coast Conservation Boards are replaced by a single National Park and Reserves Board.
- 1987** – DoC established & Paparoa National Park gazetted and opened.
- 1993** – West Coast Conservation Board discusses (in committee) recreation and open space in Punakaiki. Minutes released under the official information act read *"Land purchase negotiations were under way with a view ...to obtain land suitable for public open space recreation..."*
- 1993** – Punakaiki Tennis Club offered land at the Punakaiki River (a new recreation reserve) for a double court or a single court at the camping ground.
- 1993** – A single grass tennis court re-established in the PRR/camping ground.
- 1994** – Government Report on Serviced Camping grounds reports that Kati Waewae have expressed an interest in the land and wish to establish a learning centre on it.
- 1995** – Minister of Conservation Denis Marshall confirms the Government will hold a public meeting before leasing (33 years) the camping ground.
- 1998** – DoC requests BDC consider accepting transference of the plant building and assets of camping ground.
- 1999** – Assets transferred to BDC.
- 2011** – BDC receives an offer to lease. A Report to BDC in May 2012 is received in Committee and parts of this report remain confidential.
- 2011** – BDC seeks public submissions on the future of the camp. BDC staff say camp has accumulated \$100,000 in losses but refuses to release the accounts claiming they are commercially sensitive. Meeting in Punakaiki Resort leads to the establishment of a Working Group.

Community Use

The former Punakaiki hall that was at the current entrance to the Camp was demolished in the early 1970's and the adjacent tennis courts removed. In the 1980's government work schemes (TEP, PEP) were used to enhance the camping ground with plantings of native vegetation. Three cabins were constructed in c1980. In the late 1980's 7 former NZ Forestry Service huts from Hari Hari were relocated to the campground site.

Community gatherings such as the Miners' annual picnic were held at the Reserve in the 1950s. In the 1960's Church picnics and community sports days were regularly held. A tennis court was in regular use until the 1970's. Forums and public meetings with ratepayers & residents to discuss water supply options were held in the old workshop on the Domain. Throughout the 1980's and 1990's the central area of the campground was regularly used by the community as a soccer, rugby, cricket and softball field. Barrytown School had a rugby league team (the Barrytown Bullets) in the early 1990's and many of these children used the PRR. Note the open arena in the centre has now been planted out. In the early 1980's the Punakaiki Playgroup used the old workshop as their base and met weekly on this site. In the 1990's fundraising for a permanent tennis court/basketball court and skate board park was undertaken by the community (these funds remain in place).

Proposal to Lease/Sell the Recreation Reserve in 1990's

The National Government in c1992/93 proposed the long term lease/sale of the Punakaiki Recreation Reserve. When members of the community objected the Department of Conservation sought to create an alternative recreation reserve on the northern side of the Punakaiki River mouth. It later became apparent that the public access to this site was through private property.

Appendix 3

Punakaiki Community Facility – consultation process (Updated October 2019)

1. A 2003 'Punakaiki Development Plan' prepared for BDC by Glasson Potts and Fowler recommends BDC and the Punakaiki community pursue a *"small multi-purpose community centre ... A building of approximately 150-200m² is considered adequate size to accommodate small meetings, playgroup meetings, recreational group meetings etc."*
2. In May 2015, in response to calls from the community over several years, BDC presented their 2015-2025 Draft Long Term Plan at a public meeting in Punakaiki and sought public feedback on their proposal to allocate \$100,000 of capital funding towards a Punakaiki community facility [Draft LTP p.113]. After receiving only positive submissions BDC approved this \$100,000 in its 2015-2025 Long Term Plan.
3. At a BDC - led community meeting on 29 March 2016 [at the Pancake Rocks Café] those present agreed to spend up to \$10,000 of the \$100,000 on a Community Needs Assessment and consultation, that could lead to a pre-feasibility study, project plan and business plan for the proposed community facility. This decision was confirmed by the Council meeting 27 April 2016.
4. In July 2016, BDC posted a questionnaire to Punakaiki and Coast Road residents and ratepayers in Buller. Copies were emailed or letterbox-delivered to Grey residents and ratepayers from the Punakaiki River to Canoe Creek. Of the 161 responses to the questionnaire all but 11 were positive, representing 93% support.
5. Starting in June 2018 the Punakaiki Master Plan [PMP] engaged the community with workshops held at Punakaiki. A facility was further identified as a community need by this process, and the question of a site emerged as an issue, the Beach Camp recognised as unsuitable due to the risk of sea encroachment. The wider community was invited to two 'open days' to provide input: one at Te Hui House and one at the Pancake Rocks Café.



6. A community facility has also been discussed at Dolomite Point Redevelopment Plan [DPRP] community updates in Punakaiki [at the Pancake Rocks Café] throughout 2018 and 2019.

7. Council investigated several site options and its Locations Options Report [copy available from BDC] identified Dolomite Point as the best site because it is central; safe from sea inundation, flood and tsunami; away from residential areas; already has parking nearby so involves minimal clearance; and is where Pancake Rock visitors may need a Civil Defence welfare centre in an emergency.

8. In 2019 BDC contracted Glenn Irving to manage negotiations with DoC for a possible site for a Council-owned building on Crown Land. The current possibility is to the north of the northern car park at Dolomite Point, screened by 8-10m of vegetation.

* * * * *

In January 2019 seven people took the initiative and formed a working group in response to Council's need for a local group to communicate with.

71

Diana Clendon

Subject:

FW: 71 FW: Submission in support of BDC application for land at Dolomite Point

From: trevor hayes

Sent: Friday, 13 December 2019 3:37:03 PM (UTC+12:00) Auckland, Wellington

To: Chari Taylor

Subject: Submission in support of BDC application for land at Dolomite Point

A – 78666-OTH, Buller District Council

B – Lease/ Liscence for a community facility in the Punakaiki Coast Road Conservation area

C1 – Trevor Hayes

71

D – I support this application

E – I do wish to be heard in support of this submission at a hearing

F – Punakaiki desperately needs a community facility and most people here support it.

The proposed site is perfect for the purpose.

There will be multiple uses for such a facility.

Sent from [Mail](#) for Windows 10

[Redacted signature area]

Diana Clendon

Subject: FW: Submission in support of BDC application for land at Dolomite Point

From: Laura Garber
Sent: Friday, 13 December 2019 3:46:18 PM (UTC+12:00) Auckland, Wellington
To: Chari Taylor
Subject: Submission in support of BDC application for land at Dolomite Point

A – 78666-OTH, Buller District Council

B – Lease/ Liscence for a community facility in the Punakaiki Coast Road Conservation area



D – I support this application

E –

F – Punakaiki desperately needs a community facility and most people here support it.

The proposed site is perfect for the purpose

There will be multiple uses for such a facility

Diana Clendon

From: Permissions Hokitika
Sent: Friday, 13 December 2019 4:22 p.m.
To: Diana Clendon
Subject: 73FW: Location of proposed activity: Punakaiki Coast Road Conservation Area. Approximately 1462001E, 5336182N Summary of proposal: To secure land for the development by community representatives for a community facility.
Attachments: Scan 1.jpeg; Scan.jpeg

Rebecca Beaumont
Team Lead – Permissions | Kaiārahi Tūtohu
Hokitika Shared Service Centre | Wahanga Ratonga Pokapū o Hokitika
Department of Conservation | Te Papa Atawhai

From: Chari Taylor <chtaylor@doc.govt.nz>
Sent: Friday, 13 December 2019 3:51 p.m.
To: Permissions Hokitika <permissionshokitika@doc.govt.nz>
Subject: FW: Location of proposed activity: Punakaiki Coast Road Conservation Area. Approximately 1462001E, 5336182N Summary of proposal: To secure land for the development by community representatives for a community facility.

From: Jeanette Goode
Sent: Friday, 13 December 2019 4:05:31 PM (UTC+12:00) Auckland, Wellington
To: Chari Taylor
Subject: Location of proposed activity: Punakaiki Coast Road Conservation Area. Approximately 1462001E, 5336182N Summary of proposal: To secure land for the development by community representatives for a community facility.

Kia ora,
As co-chair of the Charleston Waitakere Community Group and as an individual Coast Road resident I would like to support the proposal to secure land in Punakaiki for a Community facility. In view of increasing tourist activity in the area it is of the utmost importance that the residents of the Coast Road have an opportunity to secure land for community purpose.
Location of proposed activity: Punakaiki Coast Road Conservation Area. Approximately 1462001E, 5336182N
Summary of proposal: To secure land for the development by community representatives for a community facility.

--
Jeanette Goode

Charleston Waitakere Community Group Inc.
Mobile:

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 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

Jeanette Goodie

Organisation

Charleston Waitakere Community Group Inc

Date

13/12/2019

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



79

A. Permission Application Number and Name of Applicant

78666-OTH, Bulter 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

Anne Chapman

Organisation

Family Batch holders Punakaiki

Date 13/12/2019

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:

- 1. Location
- 2. Civil Defence
- 3. Parking Urgency
- 4. Need for Civil Defence facility
- 5. The facility

My reasons for my objection or submission are:

I found about this application for a Stand Alone Hall as another cost on the very small rate payers in our Punakaiki District.

A month ago we had a Dolomite Point report from the management team chairman and the expressions of concern about car parks was the major concern to all. I have bush bashed into the area and to my amazement found the hall site outlined in a roped off area. Since this I have checked out the north car park each time I have been to Punakaiki and find that this car park is full or almost full. There is certainly no extra car parks for occupants of up to 50 in this facility another piece of land MUST be found, the congestion it will cause would be enormous.

Civil Defence does not need any accommodation I have been involved with Civil defence for 25 years and know that registration allows for Civil Defence can take over anything they wish when an emergency is announced so that will take care of its self.

Parking is at a premium on the hill and another restriction of up to 40 more vehicles will just make it worse. Please find another space as there is really no indication to the need for this space apart from a learning facility and somewhere to do Yoga – civil defence is sorted.

This new facility proposal outlines Punakaiki as a meeting place outlines meeting that have taken place and I have attended many of these that were held in other places and well attended. At the meet the candidates meeting the DoC staff indicated that their workshop facility was available for all sorts of meetings, both hotels and the café on the hill can do with some extra income why not share this around for the benefit of the businesses that pay commercial rates and employ staff for the whole year. I do not believe this facility is needed at this time.

No one has indicated who will pay for the upkeep of this facility, will the maintenance be added to Buller District rates?. This proposal need a lot more discussion by the WHOLE 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.

Position of the facility if it is deemed necessary.

Whole community given the opportunity to participate in the discussion.

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

13 December 2019

Director-General
Department of Conservation
Private Bag 701
Hokitika 7810

Attention: Chari Taylor

Submission re Application by Buller District Council for a concession to secure land at Dolomite Point, Punakaki, for the purpose of developing a community facility

I oppose the application

The reasons I oppose the application are:

1. The application is inconsistent with the Conservation Act 1987, notably section 25, Management of stewardship areas, which states;

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

The status of the land that the application concerns is Stewardship land. The application will destroy a minimum of 560 m² of significant natural values on the stewardship land, which consists of low stature native forest, typical of the Dolomite Point area, and habitat for various native, or endemic, flora and fauna. The stewardship land is a continuation of the Dolomite Point karst landscape and is likely to retain karst features connected to the wider karst landscape of Dolomite Point. The degradation of this karst landscape and its forest cover would be unacceptable.

The application area retains significant aesthetic value in an area where the natural environment is a major feature, notably the adjacent Paparoa National Park and Dolomite Point/Pancake Rocks tourist destination.

2. The application is inconsistent with the Conservation Act 1987, section 26(2), Disposal of stewardship areas, where it states that;

The Minister shall not dispose of any land or any interest in any land adjacent to—

(a) any conservation area that is not a stewardship area; or

(b) land administered by the Department under some enactment other than this Act,—

This section applies in that the stewardship land concerned is adjacent to land that is not stewardship land, ie Paparoa National Park, which is administered under the National Parks Act 1980. If the concession is granted the effect will essentially be the disposal of the

stewardship land in that its natural features will be destroyed and the proposed community facility will be permanent.

3. Conservation Act 1987, section 17U Matters to be considered by Minister

Subsection 2(b) - By the complete destruction of the natural values of the Stewardship land, it is not possible for the concession application to avoid, remedy or mitigate the adverse effects of the proposed development.

Subsection 3 - Whilst the stewardship land concerned has obvious value in retaining its natural features, the purpose for which it is being held has not yet been specified (S17U(3)). Stewardship land is held by the Department of Conservation and is intended to be retained in its natural state until such time that its natural values have been scientifically assessed. Only then can its status be determined.

Subsection 4(a) – The proposed development can reasonably be undertaken at another location. The existing community domain, which is presently occupied by the Punakaiki Motor Camp, is a possible site. Suitable freehold sites along the Barrytown Flats regularly become available for purchase. The applicants have made no reasonable efforts at determining what other sites may be available.

Subsection 4(b) - The existing Barrytown Hall has long served the Coast Road community as a community centre and has recently been upgraded to continue doing so for the foreseeable future. The establishment of another community centre at Dolomite Point would likely create difficulties for the continued viability of the Barrytown Hall.

The applicants contention that a community facility at Dolomite Point is necessary as a civil defence centre has no merit. Whilst the Coast Road community extends from 9 Mile to White Horse Hill, a community centre at Dolomite Point would only cater for a small section of this community.

4. 17W Relationship between concessions and conservation management strategies and plans

The concession application is inconsistent with the West Coast Conservation Management Strategy that emphasises the value of an intact natural vegetation sequence from the mountains to the sea.

At 4.2.3.4 the Strategy supports indigenous biodiversity of “...the coastal and lowland forests and wetlands; karst and freshwater ecosystems...” of Western Paparoa and that Policy 4.2(a) ensures that “...natural heritage values are maintained and, where practicable, protected and enhanced” and that elsewhere in Paparoa Place “... natural heritage values are maintained to at least the same condition they were in as at 2010.”

5. The concession application fails to provide clear indication as to what the community facility development will consist of.

At A – Description of Activity the applicant states;

The details of this facility have not yet been determined as there is currently no approved site to design for, however the attached documents summarise the design features they wish to include in it and their commitment to delivering on this project.

I wish to be heard in support of this submission.

Bruce Stuart-Menteath

Diana Clendon

From: Permissions Hokitika
Sent: Monday, 16 December 2019 8:44 a.m.
To: Diana Clendon
Subject: FW: re submission frm Denise Howard Concession application 78666-OTH, Buller District Council

From: Chari Taylor <chtaylor@doc.govt.nz>
Sent: Friday, 13 December 2019 4:47 p.m.
To: Permissions Hokitika <permissionshokitika@doc.govt.nz>
Subject: FW: re submission frm Denise Howard Concession application 78666-OTH, Buller District Council

From:
Sent: Friday, 13 December 2019 4:46:22 PM (UTC+12:00) Auckland, Wellington
To: Chari Taylor
Subject: re submission frm Denise Howard Concession application 78666-OTH, Buller District Council

Tena koe

I have just noticed that I requested not to be heard at the hearing. Would you please amend this to:

I do wish to be heard.

Would you confirm that this has been noted.

Many thanks

Denise Howard

OBJECTION OR SUBMISSION



Department of
Conservation
Te Papa Ataturangi

New Zealand Government

A. Permission Application Number and Name of Applicant

76

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	Denise Howard
Organisation	
Date 13.12.2019	

D. Statement of Support, Neutrality or Opposition

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.

F. Objection

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

1. Concession application is contrary to the Conservation Act 1987:

-Part 3B Concessions

Section 17U: Matters to be considered by Minister

(3) 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.

- The land is not held for the purpose of a public utility

(4) 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.

- Supporting documentation for the application (3B.16 - A case for a stand-alone Community Facility at Dolomite Point - Marie Elder) over states the impact of the distance required to travel to the community facilities presently available at Barrytown and Charleston. All Coast Road residents regularly travel to either Westport or Greymouth for personal requirements (medical attention, supplies, social interaction). It is misleading to state that the distances to the already established community facilities is not acceptable for the activities proposed in the concession application and therefore a new facility is required in the Punakaiki area.

Section 17 Z: Term of concession

(1) A lease or a licence may be granted for a term (which term shall include all renewals of the lease or licence) not exceeding 30 years or, where the Minister is satisfied that there are exceptional circumstances, for a term not exceeding 60 years.

- The application is for a period of 35 years and gives no 'exceptional circumstances' for an extension of this time frame as required by the Act.

- Part 5 Stewardship areas

Section 25: Management of stewardship areas

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

- This application does not protect the lands natural resources but requires the deforestation of 560m² and the building on karst landform.

2 Excellent facilities capable of providing the same services/amenities as those being applied for in the application are available at Barrytown and Charleston.

Supporting documentation for the application (Document: 3B.16 - A case for a stand-alone Community Facility at Dolomite Point - Marie Elder) over states the impact of the distance required to travel to the community facilities presently available at Barrytown and Charleston. All Coast Road residents regularly travel to either Westport or Greymouth for personal requirements (medical attention, supplies, social interaction). It is misleading to state that the distances to the already established community facilities is not acceptable for the activities proposed in the concession application and therefore a new facility is required in the Punakaiki area.

Many communities throughout New Zealand do not have a community hall within "walking/cycling distance" for all community members.

3 It is not a community responsibility to provide Civil Defence facilities

The application states that the issue most relevant to the community was the provision of a Civil Defence facility - see Concession application – Other ‘... Their main driver for wanting to advance this project is to provide a safe space that is removed from natural hazards where people can gather in times of civil emergency...’

Supporting documentation for the application (Document 4BC - PUNAKAIKI COMMUNITY FACILITY - LOCATION OPTIONS REPORT Prepared by: Glenn Irving (Project Manager for the Greater Punakaiki Master Plan) Date: January 2019) also acknowledges the community desire for civil defence facilities.

)*5 :Discussion: ...The suitability assessment indicates that two sites have potential for a community facility, while two are clearly not suitable. The suitable sites are Dolomite Point and Waikori Road.

Through both the Aridge report and the workshops associated with the GPMP, the desire for this facility to also serve as a Civil Defence centre has been very strongly expressed by the community. Given the volatile nature of the environment around Punakaiki it is therefore highly desirable for the facility to be located away from the sea, rivers and rockfall areas so that it can serve this purpose through most foreseeable natural events. This is the primary reason for Dolomite Point scoring higher than Waikori Road as the overall preferred site.”

There is no evidence that a new building is required at Dolomite Point when excellent alternative facilities are available at Barrytown and Charleston.

My reasons for my objection or submission are:

- The Concession application is contrary to the Conservation Act 1987
- Excellent facilities capable of providing the same services/amenities as those being applied for in the application are available at Barrytown and Charleston
- It is not a community responsibility to provide Civil Defence facilities

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.

- 4 Decline application in its entirety

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

OBJECTION OR SUBMISSION



Department of Conservation
Te Papa Atawhai

New Zealand Government

77

A. Permission Application Number and Name of Applicant

7822 A/C - The Girl Guides Association New Zealand Incorporated

78666-0711, BULLER DISTRICT COUNCIL

B. Name of Proposed Activity and Location(s)

The Girl Guides Association New Zealand Incorporated operate an outdoor recreation facility for young people up to and including secondary school level on part of the Vihivakao Bay Recreation Reserve. The existing lease has expired. The lease is for the area that includes the buildings and the licence is by the access from Mapara Road to the lease area.

LEASE/LICENSE FOR COMMUNAL FACILITIES IN THE PUNAKAHELE 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

DIAN FINDLAY

Organisation

LOCAL ENERGY

Date

DEC/13/2019.

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:

A COMMUNITY BUILDING & AREA ALLOWANCE @ DELOMERE POINT, PUNAHAKUKE.

My reasons for my objection or submission are:

TO ENHANCE COMMUNITY RESILIENCE, COMMUNICATION, OPERATIONAL TEAMWORK & SECURE THE FOUNDATIONS FOR FUTURE GROWTH. FOR A STRETCH OF COASTLINE OF THIS NATURE A COMMON SPACE IS NEEDED @ BOTH ENDS OF SCALE - TO CREATE COMMUNITY & TO SUSTAIN DOMESTIC & INTERNATIONAL HUMANS IN THE LIKELY EVENT OF NATURAL DISASTERS.

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 INDIVIDUAL BUILDING/AREA ALLOCATED ~~SOON~~ FOR COMMUNITY
- WHICH CHARACTER IS ALLOWED TO BE CREATED
- A SPACE, THAT IN A NATURAL DISASTER, IS READY SET UP FOR AS A OPERATION STATION, TO SUSTAIN PEOPLE THAT WOULD OTHERWISE HAVE NO WHERE TO GO (ROAD CLOSURES ETC.)
- FUNDRAISING ABILITIES FOR COMMUNITY FACILITY @ DELOMERE

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 permissionshamilton@doc.govt.nz You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Private Bag 3072, Hamilton, 3240.

Submission from Jane Brayshaw

WRITING A SUBMISSION FOR THE COMMUNITY FACILITY AT DOI.OMITE POINT a helpsheet

78

Please use whatever is useful for you here, and bin the rest ...

REMEMBER – it doesn't have to be an essay – two paragraphs is enough, saying why you think Punakaiki needs a community facility and why Dolomite Point is the best place for it. And it's always a good idea to tick 'Yes, I'd like to be heard': it keeps options open, it shows you mean what you write, and you can always decline later.

HOW DO I WRITE IT?

You can print off a submission form and write on that, though they prefer it typed.

OR

You can type it up as a separate document and email that in. Make sure to include all the heading details they ask for. Some are repeated. Best to just give the details twice – there must be a reason

OR

You can type your submission as a document then cut and paste the paragraphs into the online form

OR

You can download the online form, save it to your computer as a document and work on it at your leisure i.e. it doesn't have to all be done at once while you've got the website open.

WHERE DO I FIND THE SUBMISSION FORM?

Go to www.doc.govt.nz.

Then, click on 'Get involved' [at the very top, above the tūi photo]

Then click on 'Have your say' and then 'Consultations open for your comment'

Scroll down to 'Application by Buller District Council' and click on that

OR use this link - <https://www.doc.govt.nz/get-involved/have-your-say/all-consultations/2019/buller-district-council/>

Now click on one of the blue Submission form links

Start writing by clicking in the grey boxes.

SAVE IT AS A DOCUMENT TO YOUR COMPUTER. Then you can come back to it and continue writing at any time. You don't have to write it all in one sitting.

There are two instructions you might find tricky. Here they are with suggested responses:

F. 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

AND 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.

8 DEC 19

NZPS

~~LASTLY, save it again~~

~~HOW DO I SEND IT?~~

~~You can write it on your computer then attach it to an email to chtaylor@doc.govt.nz~~

OR post a paper copy to:

Director-General
Department of Conservation
Private Bag 701
Hokitika 7810

Attention: Chari Taylor [keep a copy for reference if doing it this way]

to arrive by 5pm Friday 13 December

~~ONE! You've had your say. Good work. Now you can have a cuppa and a wee lie down.~~



COMMUNITY FACILITY SUBMISSION IDEAS

You are welcome to use this sheet for ideas – pick out the bits that resonate with you

Putting ideas in your own words is always best if you can

And don't be limited by what's here – you may well have lots of other good ideas

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

- An identified need for a long time - early written report 1993 – anecdotally the desire for a facility pre-dates this *like the last 30 years!*
- 2016 BDC questionnaire returned by 161 people – 150 listed uses they'd have for a facility i.e. supported the concept

- Most smaller settlements along the Coast Road have some kind of facility as a focal point for cultural identity: eg Charleston, Barrytown, Potikahua (Fox River)

- **But Punakaiki doesn't** – We need a stand-alone building: *to encourage formation of special interest groups/clubs etc* for workshops, playgroups, community events, consultations, celebrations and meetings etc [we still hold some of these, but they have to be in the café, or DoC workshop or somewhere else not designed for the purpose]

- as Civil Defence refuge – 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

Possibilities for the building ...

- high seismic standards
- environmentally friendly materials
- oriented to the sun; passively warmed
- solar-powered
- recycled grey water
- composting toilets

community venues build stronger communities.
the national grid is, per capita, the least environmentally negative.

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 generated by hiring out - no-one wants to create a taxpayer burden - would be ploughed straight back in to a fund for maintenance, rates etc.

And it's intended to complement the wonderful Barrytown Hall, not compete with it

Why at Dolomite Point?

During 2018 Masterplan discussions Dolomite Point emerged as the only sensible location:

- 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

*to see this one come round again
good luck Jane Brayshaw¹*

OBJECTION OR SUBMISSION



Department of Conservation
Te Papa Ataturangi

New Zealand Government

A. Permission Application Number and Name of Applicant

76668-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

Ross W. Smith

Organisation

Date

04.12.09

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 understand this is an application by the Buller District Council (B.D.C) for the release of a small piece of Dept. of Conservation (Doc) stewardship land adjacent to the northern car park at the Punakaiki Village (upper) for a community facility. I am fully in support of the application and I believe the location is excellent.

My reasons for my objection or submission are:

- We live in N.Z/Aotearoa in a healthy participatory democracy.
- As such we need public spaces with appropriate facilities for meetings to take place to discuss local or national issues.
- Local groups need meeting places on 'neutral' territory to organise their affairs and business.
- The space proposed is important for civil defence purposes.

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 main outcome that needs to be addressed is the current lack of a meeting space central to the Fox River - Punakaiki - Barrytown area. Currently, no suitable all-weather facility for the purposes outlined above exist.

G. Attachments

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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 chari.taylor@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

OBJECTION OR SUBMISSION



Department of
Conservation
Te Papa Ataturu

New Zealand Government

A. Permission Application Number and Name of Applicant

80

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

Bruce Williams

-

9 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

F. Objection or submission

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

Lack of communication with the affected wider community

My reasons for my objection or submission are:

The size of the proposed centre for such a small rate payer base, ie two Community Halls - 10min's 20min away in both directions

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.

To provide a meeting's community space in the proposed redevelopment of the Doc Centre

G. Attachments

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How do I submit my objection or submission?

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OBJECTION OR SUBMISSION



Department of Conservation
Te Papa Atahua

New Zealand Government

A. Permission Application Number and Name of Applicant

81

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

Roger Ewer

Organisation

Date

11 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

F. Objection or submission

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

The size of the proposed facility

My reasons for my objection or submission are:

The reason for the facility was to have a meeting place for locals. 60 square metres would more than suffice for that purpose as there are only 45 permanent residents. It could also house the Civil Defence equipment.

The size and potential purposes as specified in the report commissioned by the Buller District Council done by Richard Aridge in 2018 are for an event centre that would compete with the Barrytown Hall. I am a long time supporter of our Hall and am horrified at the likely damage and possible demise of such a valuable institution. These Halls would be 8 minutes drive apart competing for the same audience.

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 should be that enough land is released for a building of only 60 square metres being built.

G. Attachments

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

How do I submit my objection or 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

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

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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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****Submitter's name**

Evelyn Hewlett - Punakaiki resident and ratepayer

Contact Email [REDACTED]**Phone/Mobile** [REDACTED]**Postal Address and Post Code** [REDACTED]

Yes I wish to keep my contact details confidential Note: Your contact details will be not made public. DOC will send you all submitter communications.

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 submission. Printed name of submitter.

Evelyn Hewlett

Organisation**Date** 11 December 2019**D. Statement of Support** YES I Support this Application (I am making a submission)**E. Hearing Request** YES I Do wish to be heard in support of this submission at a hearing

SUBMISSION

Permission Application Number and Name of Applicant

78666-OTH, Buller District Council Lease/licence for a Community Facility in the Punakaiki Coast Road Conservation Area

Evelyn Hewlett - Punakaiki resident and ratepayer

SUBMISSION

I am a permanent resident and ratepayer of Punakaiki and support the Buller District Council's application to lease land at Punakaiki for a community facility building at Dolomite Point.

I have family history here dating back to the 1930's, and for 4-5 generations now, Punakaiki has been a get together place for our whanau. I will try to bring some relevant human history to my supportive submission.

My personal interests in having a community building in Punakaiki are multiple;

As I'm transitioning from being a school teacher to working at home as a painter I am concerned that I shall miss the hurly burly of being involved regularly with a large group of people. As much as I look forward to not travelling to work and the tiredness of a demanding job I want to ensure I have a regular schedule of human contact while living in our little village.

We are told that social interaction is the best way to keep good mental health and the brain active.

I wholeheartedly support the initiative to have a community building here as I want to participate in weekly social activities such as singing, yoga and other physical exercise, mah-jong, book club, writers group, language learning, board games, and perhaps a rag-rug group.

Other residents may wish to use the building for table tennis, bridge, cards, darts, music, learning a craft, discussing politics, hosting electoral candidates, a playgroup/crèche, planning trap lines, forming a support group, hosting guest speakers with presentations on fascinating topics.

I also welcome the notion that if the building were located at Dolomite Point visitors may participate in some of these activities. Those of us who are not engaged in hospitality are interested in the people who visit our domain and we care what experience they have here.

We local residents give friendly directions to confused travellers, tow them off beaches, direct them to good swimming spots, warn them of dangers, give rides to hitchhikers, run predator traps, hunt goats, clean rubbish off beaches, rescue Taiko (black petrels) and attempt to protect the biodiversity; We are supporters of DOC and proud of our national park.

As I write this the horror of the Whakaari volcano eruption is unfolding and in South Westland 900 visitors have recently been stranded through road washout. Should we have a civil defence emergency here it is critical that we are able to cater for the large number of people that could be trapped here. We are a small population of permanent residents and are a low priority area for a national civil defence operation. I am proud of the way the small pockets of residents between here and Westport have been developing CD plans and organising themselves.

In the event of a CDE the care of the visitors will be our responsibility and a facility at Dolomite Point to provide shelter, catering and coordination will be a huge asset. Residents have identified Dolomite

Point as the best site for a community facility; to have this built with the fore mentioned scenarios in mind, surely aligns with our national long term planning and is the point of this submission.

Some points of very recent human history.

Growing up here in the 1960's I played in the mountains of sawdust at Dolomite Point that accumulated around the saw mill from the logging of local timber. I rejoice that vegetation has now regenerated back to the beginnings of a forest.

I witnessed in the 1960's the Hill Brothers (Jack and Henry) arduously clear felling and burning the coastal forest south of Razorback that is now being restored, courtesy of a departed mining company.

I have lived beneath Hinekakai cliff for nearly 40 years, in one of many dwellings that are now 'in the bush'. This area was almost completely logged in the 1900's to 1940s and now has substantial rimu, kahikatea, miro, kamahi trees.

In the 1960's Jim Truman, a member of the Scenic Board, cut the Truman track through Scenic Reserve in order to get to the less accessible beaches. As a child I remember the joy of discovering the sea cavern at the end of the track. This September we lost that ancient cavern, due to the inherent conundrum of our human presence attempting to manage more human presence.

My point is that in our beautiful PNP destructive things have happened, wilfully or as an indirect consequence of us. Attitudes change, we see resources differently.

We are in fact not in the hands of the Department of Conservation, or the Conservation Board but accelerating Climatic Change. The effect of cyclone Ita devastated the beech forests and cyclone Fehi destroyed the nikau grove next to Pororari river. Shocking and alarming changes within PNP and throughout the West coast, that no direct legislation could protect.

But PNP was initiated not by the Department of Conservation, the Buller District Council or the Conservation Board but by people whose hearts valued ecology and motivated activism. The dense, mysterious forest that is viewed from Coglans lookout was gifted to PNP by Madeline Buchanan and Owen Wilkes, an international anti-nuclear activist.

My mother and her siblings played tennis at the Punakaiki domain courts, (now the camping ground). Like many west coasters I attended school picnics in the open field that was the domain. During the era of Lands and Survey our local community held a playgroup centre in the domain, storing equipment in a shed and sheltering in there if it rained. As a local resident I applaud the way in which the camping ground is now run and love the innovation and energy the Findlay family have brought to the community and Beach Camp. The annual Taiko festival is a great example of business and conservation working together.

The caving club that explored the limestone karst system up Bullock Creek used the 'town Hall' in the domain as their meeting place in the 70's. The 'town hall' building was in fact the relocated Punakaiki school that had been built at Dolomite Point before 1920 by the Nelson Education Board.

The original site of the Punakaiki school was at the northern end of Dolomite Point and it is here that our community request approval of a small parcel to site a community centre for the future. With the backing and support of the Buller District Council this is an opportunity we should not miss.

Thank you

Evelyn Hewlett



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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	Kirsty Henderson
Organisation	
Date	13 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

F. Objection or submission

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

- 3BA1 – States number of local residents including children
- 3B16 – States necessity for stand-alone facility
- 3BA2 – Group competent to manage facility

My reasons for my objection or submission are:

Whilst a Community Space is a lovely thing to have on a wish-list I don't believe it is warranted due to the small number of residents and the burdon this would add financially on current rate-payers. It is also in the wrong location, adding to an already highly congested area in summer with insufficient car parking.

3BA1 – As per this document I do not believe that 150 residents is sufficient to warrant the costs involved in the purpose-build of a new facility. There is no ability to fund ongoing costs such as Insurance, electricity, gas, maintenance, rates etc with this few ratepayers and it is unfair to load more onto the small number of commercial and resident ratepayers, for something that is nice to have but far from essential. Whilst all parents would love to have a facility for activities for 15 school children and 5 pre-schoolers (as at 2016), the reality is that you need a community of thousands to sustain such a luxury. The belief that it can be self-funding is inaccurate and would involve commercial activity which contradicts the needs of a community space.

3B16 – Again a lovely idea to be stand-alone but there must be able to be a meeting room in the new facility, and there has to be some fiscal responsibility. This location is already extremely busy.

3BA2 – The Community Facility Working Group seem to have been core to the decision making, however the process has not included others and in particular current commercial operators and neighbours who have been left-out. This group was self-elected and the views included in their reports are not necessarily representative of the whole community. I am unwilling to subsidize access to Dolomite Point in the form of rates/tax.

There just aren't enough people in Punakaiki to warrant this luxury and those who currently pay the majority of the rates already will be left to fund it. There are sufficient local spaces, cafes, hotels, Barrytown Hall etc to cater for a Civil Defence Emergency, as well as the new Experience Centre. Other uses cited, are infrequent and can be catered elsewhere, as per currently.

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.

No stand-alone facility but instead have space in the new Experience Centre for meetings etc.

If approved then ongoing costs would have to be met by non-commercial activity at the facility and not by rate-payer funding.

If approved the location should be in a lower traffic area where there is sufficient parking.

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	Hannah Green
Organisation	
Date	13/12/19

D. Statement of Support, Neutrality or Opposition

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.

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, Punakaiki

My reasons for my objection or submission are:

'I support the BDC concession application for land for a Punakaiki facility because this would be a wonderful asset for our community and has been longed for by many people for a long time.

I own Kawatiri Yoga Collective. I have been teaching a yoga class every Friday in the Charleston Community Hall for 2 years now. People who live in Punakaiki are always requesting for a yoga class of similar nature in Punakaiki but the trouble is there has never been a dry, warm, covered in space for the community to use without it being full with tourist. The classes in Charleston are a perfect example of bringing the community together, providing health and wellness to all levels of Te Whare Tapa Wha.

Community halls are needed in such a heavy tourist destination. The hall will provide as Civil Defence refuge – 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

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.

During 2018 Masterplan discussions Dolomite Point emerged as the only sensible location:

- o high and dry – away from floods, tsunami, coastal erosion, rising sea levels
- o away from residential areas [which can cause conflict]
- o a central location
- o where visitors may need it in an emergency
- o the only site where we can share existing parking infrastructure

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C.2 Your name

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Printed name of submitter or person authorised on behalf of submitter	James Costello
Organisation	
Date	13-12-2019.

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).
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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 siting of a community facility on stewardship / DoC land at Dolomite Point in the area of the old Punakaiki School. The proposed area is very close to the original site of the Punakaiki School and it would seem to me to be an excellent use of this area for another community asset.

My reasons for my objection or submission are:

My memories of the last community hall in Punakaiki are all good. It was sited near the entrance to the Punakaiki Domain (Now the Camping Ground) and I believe it was originally the Punakaiki School building before being moved down the hill. It was used for community gatherings/meetings etc and was available for indoor games like table tennis, bowls and badminton. I believe it was removed/destroyed in the late 1970's by the Lands and Survey Dept when they upgraded the Domain to a fully-fledged camping ground. The proposed site for the new facility is safe, central and unobtrusive. It would also be an excellent site for emergency services in the event of fire, flooding, cyclone, landslide, earthquake or tsunami etc. All are potential risks in our part of the world. The advent of the new Great Walk over the Paparoas will be a great boost for all but also involves risk and a modern building would be a great help as a base for Search and Rescue when required or Civil Defence teams in case of a disaster in the central Coast Road area. If not already catered for space should be set aside in the Dolomite Point area for a safe helicopter landing pad.

I have seen the benefits that accrue for small spread out communities like Fox Glacier, Whataroa and Hari Hari when a small facility is available for gatherings and I support this lease or license for a parcel of land in the Dolomite Point area in Punakaiki.

Thank you for the opportunity to comment. May God bless you all and especially this Christmas and in the New Year.

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 requesting that DoC approves the use of a piece/parcel of land north of the northern Dolomite Point car park for a community facility.

G. Attachments

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