



Document Information

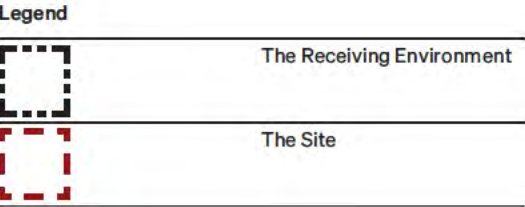
Project
Punakaiki Wild, Site Masterplan and Landscape and Visual Effects Assessment
Address
4663 State Highway 6, Te Miko, Punakaiki
Client
ACG Properties Limited
Document
Graphic Attachment to Landscape Assessment Report
Status
For Resource Consent
Revision
1 For Resource Consent 29.04.2025
Prepared By
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Project Number: 24110
Author: Sophie Harrison
Peer Reviewed: Nikki Smetham

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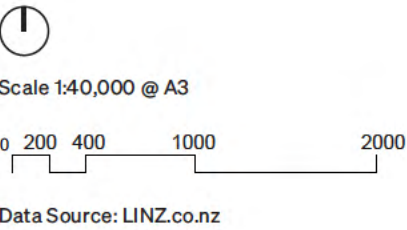
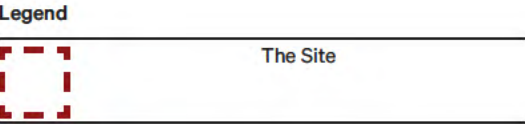
The Receiving Environment Plan




Scale: Grid Squares: 1 × 1 km
Data Source: topomap.co.nz









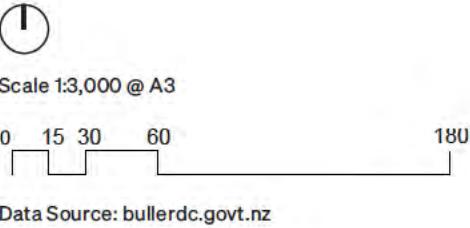
Local Context Plan







Buller Operative District Plan

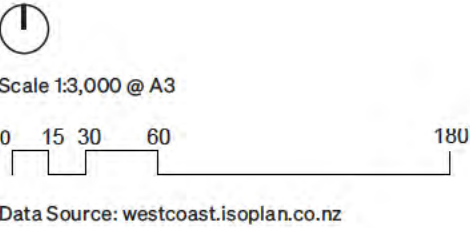
Legend

	The Site (Surveyed)
	LINZ Property Boundary
	Paparoa Character Area
	Natural Environment Area
	Historic Places
	State Highway







Te Tai o Poutini Proposed District Plan Zoning

Legend	
	The Site
	General Rural Zone
	Open Space Zone
	Natural Open Space Zone



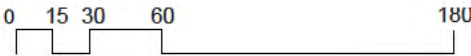
Te Tai o Poutini Proposed District Plan

Natural Environmental Values

Legend	
	The Site
	High Coastal Natural Character (HCNC-NC4)
	Outstanding Coastal Natural Character (OCNC-NCA 40)
	Outstanding Natural Landscape (ONL 45)






Scale 1:3,000 @ A3

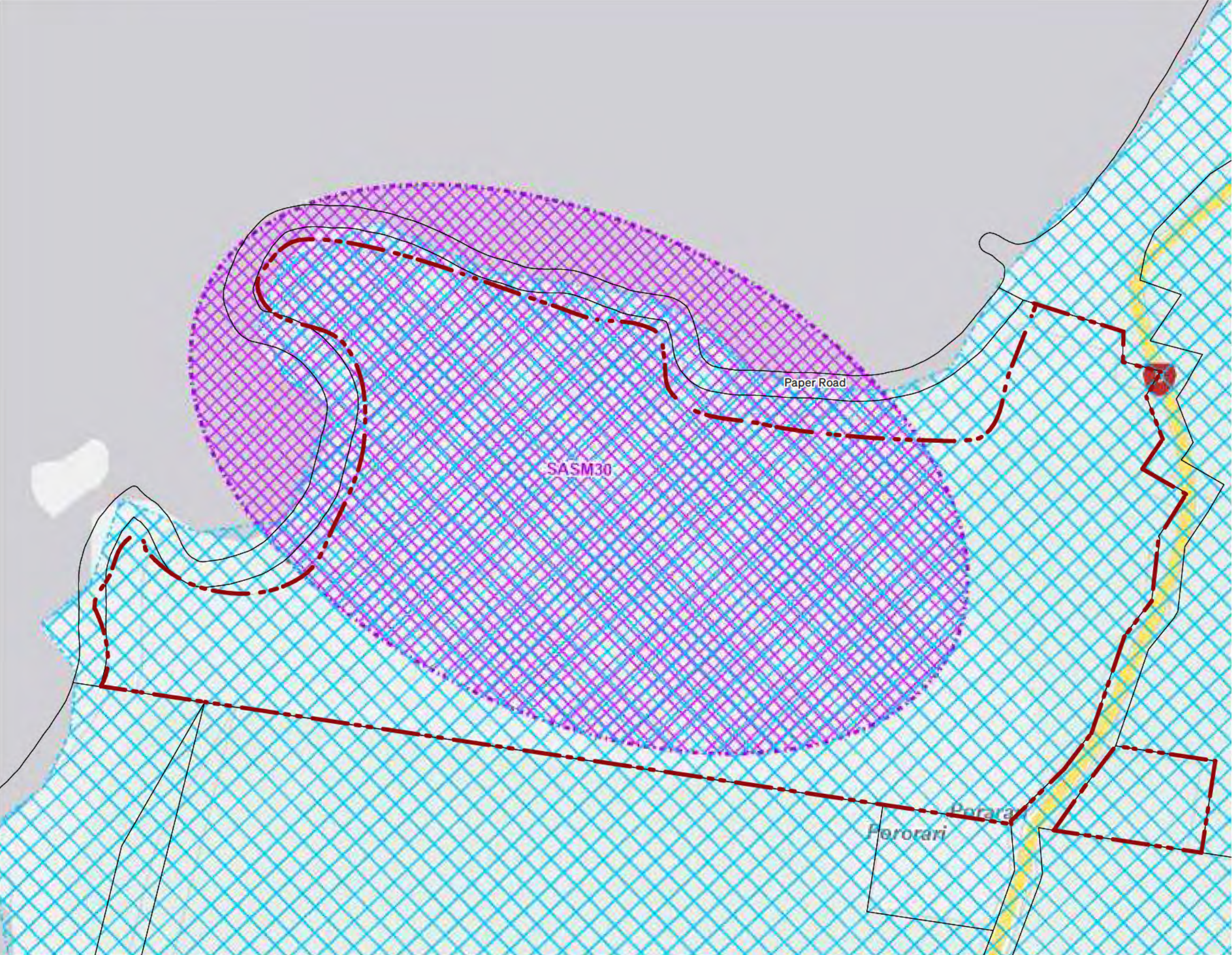


Data Source: westcoast.isoplan.co.nz

Te Tai o Poutini Proposed District Plan

Historical and Cultural Values

Legend	
	The Site
	Sites and Areas of Significance to Māori (SASM30)
	Pounamu Management Areas

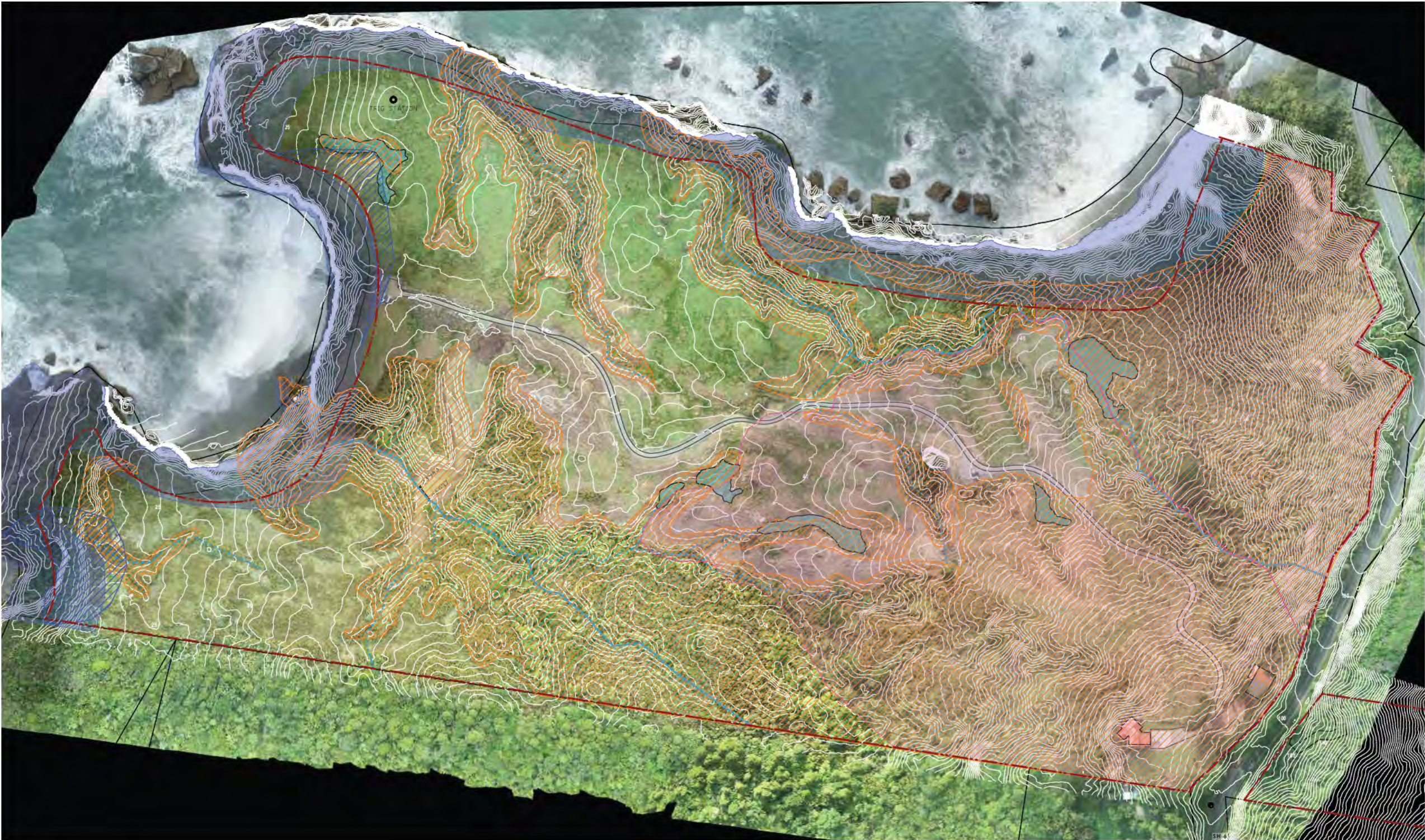


Scale 1:3,000 @ A3

0 15 30 60 180

Data Source: westcoast.isoplan.co.nz

Geological Hazards Site Plan Tonkin & Taylor



Scale 1:2500 @A3
1m Contour Interval

- Undermined Cliff Hazard Area
- Gully Hazard Area
- Falling Debris Hazard Area
- Cliff Erosion Hazard Area

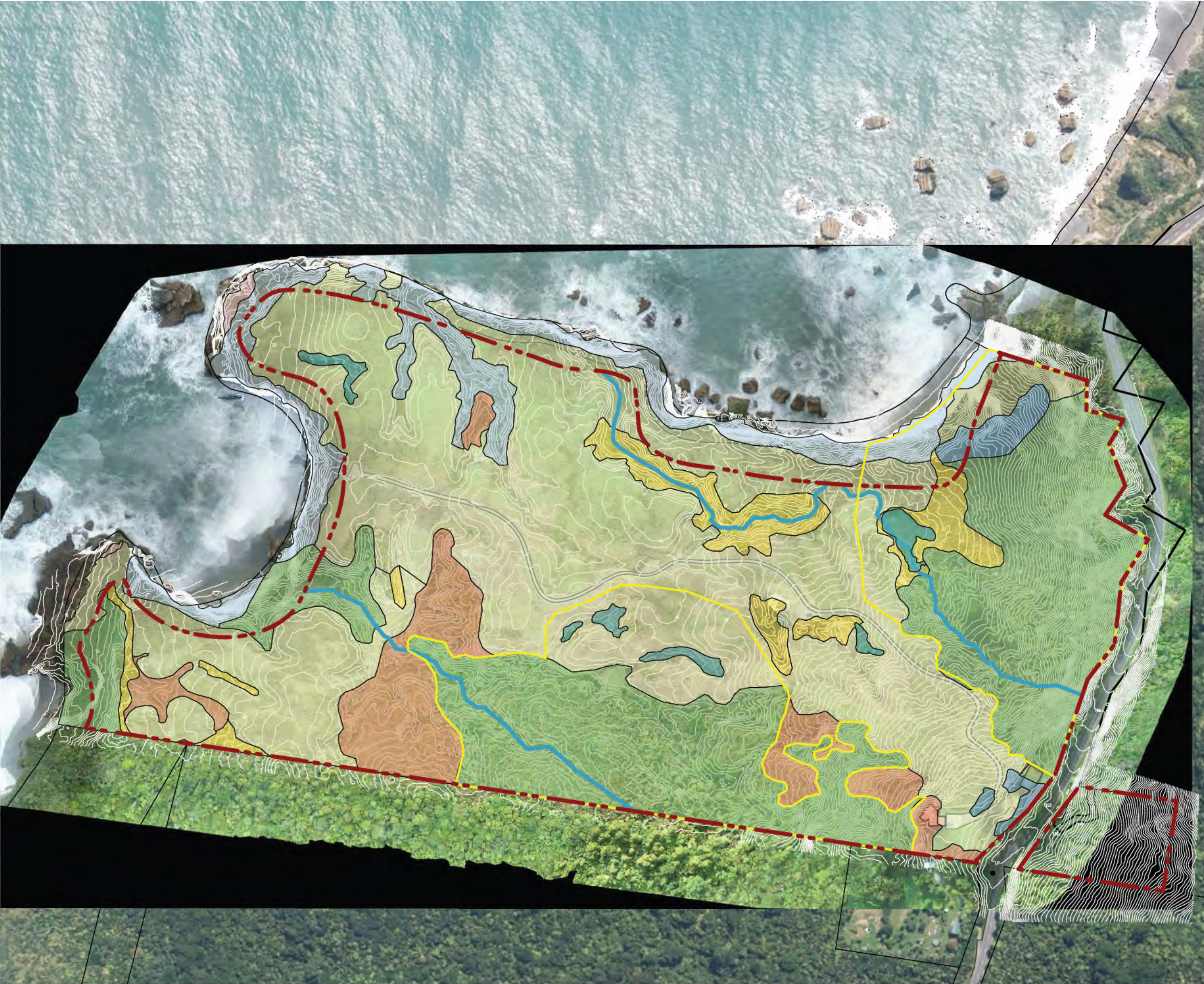
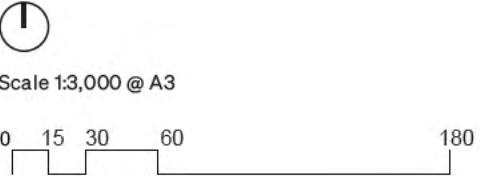
- Site Surveyed Boundary
- Parcel boundraies from LINZ
- Waterways
- Ephemeral Waterways

Note: The site is located within the Te Tai o Poutini PDP areas of :

- Outstanding Natural charachter
- Outstanding Natural Landscapes
- General Rural Zone
- Pounamu Managment Areas
- Coastal Environment
- SASM30 is located on the site.

Existing Site Plan

Legend	
	The Site
	Existing House & Shed
	Existing Access & Farm Roads
	Exotic Forest
	Exotic Shrub
	Grassland and Bare Ground
	Mixed Scrub
	Native Coastal Forest
	Native Shrubland
	Regenerating Mixed Coastal Shrubland
	Saline Grassland
	Wetland
	Significant Indigenous Vegetation
	Waterway
	Contours (1m)



Site Photographs



Photo 1 - 60 Sea Caves



Photo 2 - Feature Rock



Photo 3 - Kast Feature Rocks



Photo 4 - Site - Flax



Photo 5 - Northern Cliff Edge of Site



Photo 6 - Saline Grassland



Photo 7 - Cliff Access Wires



Photo 8 - Western Coastal Edge of Site

Site Photographs



Photo 10 - Site Slopes Looking East



Photo 10 - Existing Access



Photo 11 - Site Landcover



Photo 12 - Farm Debris



Photo 13 - Site - Farmstead Fencing

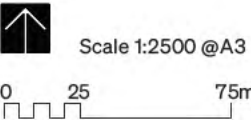


Photo 13 - Site Headland Gorse

Proposal - Masterplan (MP)

VEGETATION LEGEND

- Coastal Forest (CF)
- Coastal Shrubland (CS)
- Riparian Shrubland (RS)
- Wetland (W 1-8)
- Open Grassland (OG)
- Amenity Planting (AP)
- Stream (S 1/3)
- Ephemeral Stream (S 2/4)



L LODGE
- Total Floor Area = 621.2sqm
Finished Floor Level= 33.8m

FC- Family Cabin
Total Floor Area = 100 sqm
Approx

SC- Single Cabin
Total Floor Area = 44 sqm
Approx

WA Workers Accommodation
Total Floor Area = 251sqm
Finished Floor Level= ___m

Setback From Site Boundary

LS - Lodge Support
Total Floor Area = 150sqm
Finished Floor Level= 36m

CP - 22 Carparks for Lodge
Total Area = 745sqm
Finished Level= 35.6- 36.2m

OCP - Informal Overflow
Carpark. Grassed Area

Proposed Access Road (4m)

Proposed Cabin Accessways (2.8m)

Proposed Walkways (1.4m)

Proposed Buildings Platforms

Proposed Water Tanks

Site Surveyed Boundary

Parcel boundaries from LINZ

Existing Access (4m)

Existing Culvert

Site Features

Note: The site is located within the Te Tai o Poutini PDP areas of :

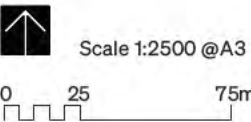
- Outstanding Natural character
- Outstanding Natural Landscapes
- General Rural Zone
- Pouanamu Management Areas
- Coastal Environment
- SASM30 is located on the site.

PUNAKAIKI WILD
MASTERPLAN
22 April 2025 Revision 7
RMM

ROBIN MILNE MITCHELL
LANDSCAPE ARCHITECTS

Proposal - Vegetation Management Plan (VMP)

- VEGETATION LEGEND
- Passive Regeneration (PR)
 - Active Revegetation (AR)
 - Coastal Forest (CF)
 - Coastal Shrubland (CS)
 - Riparian Shrubland (RS)
 - Wetland (W 1-8)
 - Open Grassland (OG)
 - Amenity Planting (AP)
 - Stream (S 1/3)
 - Ephemeral Stream (S 2/4)
- Refer Ecological Plant List



- Proposed Buildings
- Existing Buildings
- Existing and Proposed Access Road (4m)
- Proposed Cabin Accessways (2.8m)
- Proposed Water Tanks
- Existing Culvert
- Site Surveyed Boundary

Note: The site is located within the Te Tai o Poutini PDP areas of:

- Outstanding Natural character
- Outstanding Natural Landscapes
- General Rural Zone
- Pouanamu Management Areas
- Coastal Environment
- SASM30 is located on the site.

PUNAKAIKI WILD
VEGETATION MANAGEMENT PLAN
22 April 2025 Revision 3
RMM

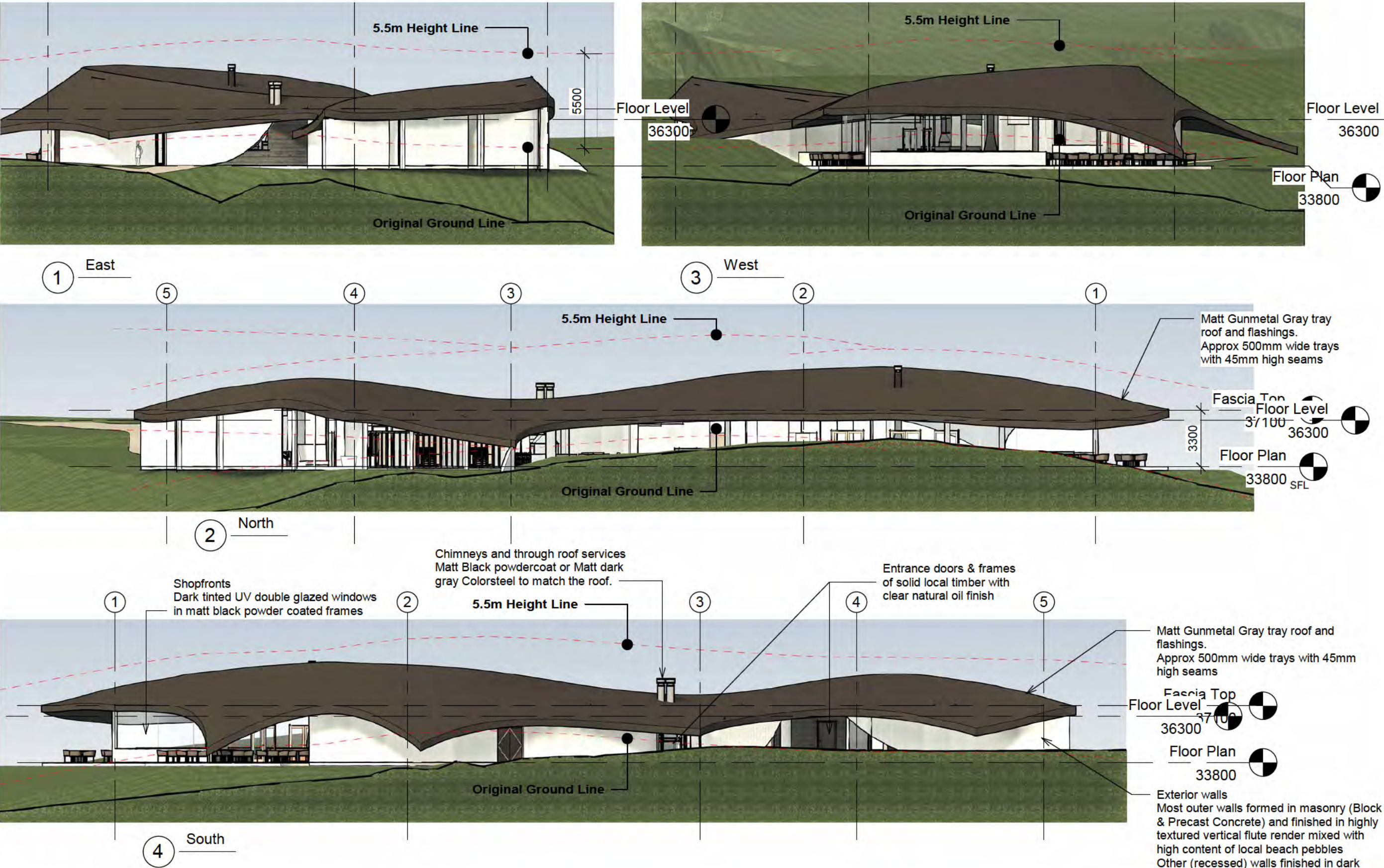
Ecological Plant List

Ecological Zone	Botanical name	Common name	max. usual growth height	Purpose	Notes
Coastal Forest (CF)	Aristotelia serrata	Makomako/wineberry	10m	Restoration planting Amenity planting	
	Carpodetus serratus	Marble leaf	10m	Fauna habitat enrichment Coastal forest	Provides habitat for weta, puriri moth.
	Cordyline australis	Ti kouka, cabbage tree	20m	Restoration planting Fauna habitat enrichment	Provides food for native bird species.
	Fuchsia excorticata	Tree fuchsia	12m	Fauna habitat enrichment Coastal forest	Provides food for native bird species.
	Hedycarya arborea	Pigeonwood	15m	Fauna habitat enrichment Coastal forest	Provides food for native bird species.
	Metrosideros robusta	Rata	25m	Coastal forest Amenity planting	
	Pennantia corymbosa	Kaikomako	10m	Fauna habitat enrichment Coastal forest	Provides food and habitat refuge to native lizard species.
	Pittosporum eugenoides	Tarata/lemonwood	12m	Restoration planting Amenity planting	
	Pittosporum tenuifolium	Kōhūhū	10m	Restoration planting Amenity planting	
	Pterophylla racemosa	Kaimahi	28m	Fauna habitat enrichment Coastal forest	Provides food for native bird species.
	Rhopalostylis sapida	Nikau palm	15m	Coastal forest Fauna habitat enrichment Amenity planting	Provides food for native bird species.
	Sphaeropteris medullaris	Black tree fern	20m	Coastal forest Amenity planting	
	Sophora microphylla	Kowhai	8m	Fauna habitat enrichment Coastal forest	Provides food for native bird species.
Coastal Shrubland (CS)	Chionochloa rubra	Red Tussock	1.5m	Fauna habitat enrichment Coastal shrubland Amenity planting	Habitat for native forest ringlet butterfly.
	Coprosma grandifolia	Kanono/large-leaved co-prosma	6m	Restoration planting Coastal & riparian shrubland	
	Coprosma lucida	Shining karamū	6m	Restoration planting Coastal & riparian shrubland	
	Coprosma propinqua	Mingimingi	4m	Restoration planting Fauna habitat enrichment Coastal & riparian shrubland Amenity planting	Provides food and habitat refuge to native lizard species.
	Coprosma repens	Taupata	1m	Restoration planting Coastal & riparian shrubland	
	Gahnia rigida	Gahnia	2.2m	Fauna habitat enrichment Coastal shrubland	Habitat for native forest ringlet butterfly.
	Phormium tenax	Harakeke	2 - 2.5m	Wetland margin Coastal & riparian shrubland Amenity planting	

Ecological Plant List

Ecological Zone	Botanical name	Common name	max. usual growth height	Purpose	Notes
Riparian Shrubland (RS)	Coprosma grandifolia	Kanono/large-leaved co-prosma	6m	Restoration planting Coastal & riparian shrubland	
	Coprosma lucida	Shining karamū	6m	Restoration planting Coastal & riparian shrubland	
	Coprosma propinqua	Mingimingi	4m	Restoration planting Fauna habitat enrichment Coastal & riparian shrubland Amenity planting	Provides food and habitat refuge to native lizard species.
	Coprosma repens	Taupata	1m	Restoration planting Coastal & riparian shrubland	
	Griselinia lucida	Puka	5m	Riparian shrubland Amenity planting	Usually epiphytic - can be terrestrial on cliffs.
	Muehlenbeckia complexa	Muehlenbeckia	2m	Riparian shrubland Fauna habitat enrichment Amenity planting	Provides food and habitat refuge to native lizard species.
	Phormium tenax	Harakeke	2 - 2.5m	Wetland margin Coastal & riparian shrubland Amenity planting	
Wetland (W 1-6)	Carex secta	Purei	1.5m	Wetland enrichment	
	Carex virgata	Pukio	1m	Wetland enrichment	
	Cyperus ustulatus	Giant umbrella sedge	1.5m	Wetland margin	Habitat enhancement for fernbird area.
	Melicytus ramiflorus	Mahoe	10m	Restoration planting Wetland margin	
	Parablechnum minus	Swamp kiokio	1m	Wetland enrichment	
	Phormium tenax	Harakeke	2 - 2.5m	Wetland margin Coastal & riparian shrubland Amenity planting	
Amenity Planting (AP)	Aristotelia serrata	Makomako/wineberry	10m	Restoration planting Amenity planting	
	Chionochloa rubra	Red Tussock	1.5m	Fauna habitat enrichment Coastal shrubland Amenity planting	
	Coprosma propinqua	Mingimingi	4m	Restoration planting Fauna habitat enrichment Coastal & riparian shrubland Amenity planting	
	Griselinia lucida	Puka	5m	Riparian shrubland Amenity planting	
	Muehlenbeckia complexa	Muehlenbeckia	2m	Riparian shrubland Fauna habitat enrichment Amenity planting	
	Phormium tenax	Harakeke	2 - 2.5m	Wetland margin Coastal & riparian shrubland Amenity planting	
	Pittosporum eugenoides	Tarata/lemonwood	12m	Restoration planting Amenity planting	
	Pittosporum tenuifolium	Kōhūhū	10m	Restoration planting Amenity planting	
	Rhopalostylis sapida	Nikau palm	15m	Coastal forest Fauna habitat enrichment Amenity planting	
	Sphaeropteris medullaris	Black tree fern	20m	Coastal forest Amenity planting	

Proposed Main Lodge Elevations



GROUND
P
STUDIO

021 0277 3186
tony@groundupstudio.co.nz

PROJECT **Punakaki Wild**
Main Lodge + Spa

AGC Properties Ltd
4663 Coast Road,
Te Miko, Puanakaiki

SHEET NAME
Elevations

PROJECT # **2403** SHEET No **B103** SCALE **1 : 200**
Rev. **1 RC Application 20 10 2024**
Printed 22/12/2024 10:12:38 am
© 2024 GROUNDUP - Punakaki Wild - RC Lodge 2024 - Punakaki Reception - R001.rvt

Architectural floor plan of a building with various rooms and outdoor areas. The plan includes a restaurant, lounge bar, kitchen, spa, and ablutions. It also shows exterior walls, shopfronts, and a large outdoor seating area. A table on the right lists the floor area for each room.

Rooms and Areas:

- 1 Restaurant
- 2 Lounge Bar
- 3 Kitchen
- 4 Ablutions
- 5 Spa
- 6 Reception
- 7 Waiting
- 8 Consultation
- 9 Private Consultation
- 10 Couples Massage
- 11 Couples Aromatherapy
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Exterior walls: Most outer walls formed in masonry (Block & Precast Concrete) and finished in highly textured vertical flute render mixed with high content of local beach pebbles. Other (recessed) walls finished in dark gray to match the roofing.

Shopfronts: Dark tinted UV double glazed windows in matt black powder coated frames.

Entrance doors & frames: of solid local timber with clear natural oil finish.

Rooms and Areas (continued):

- 1 Restaurant
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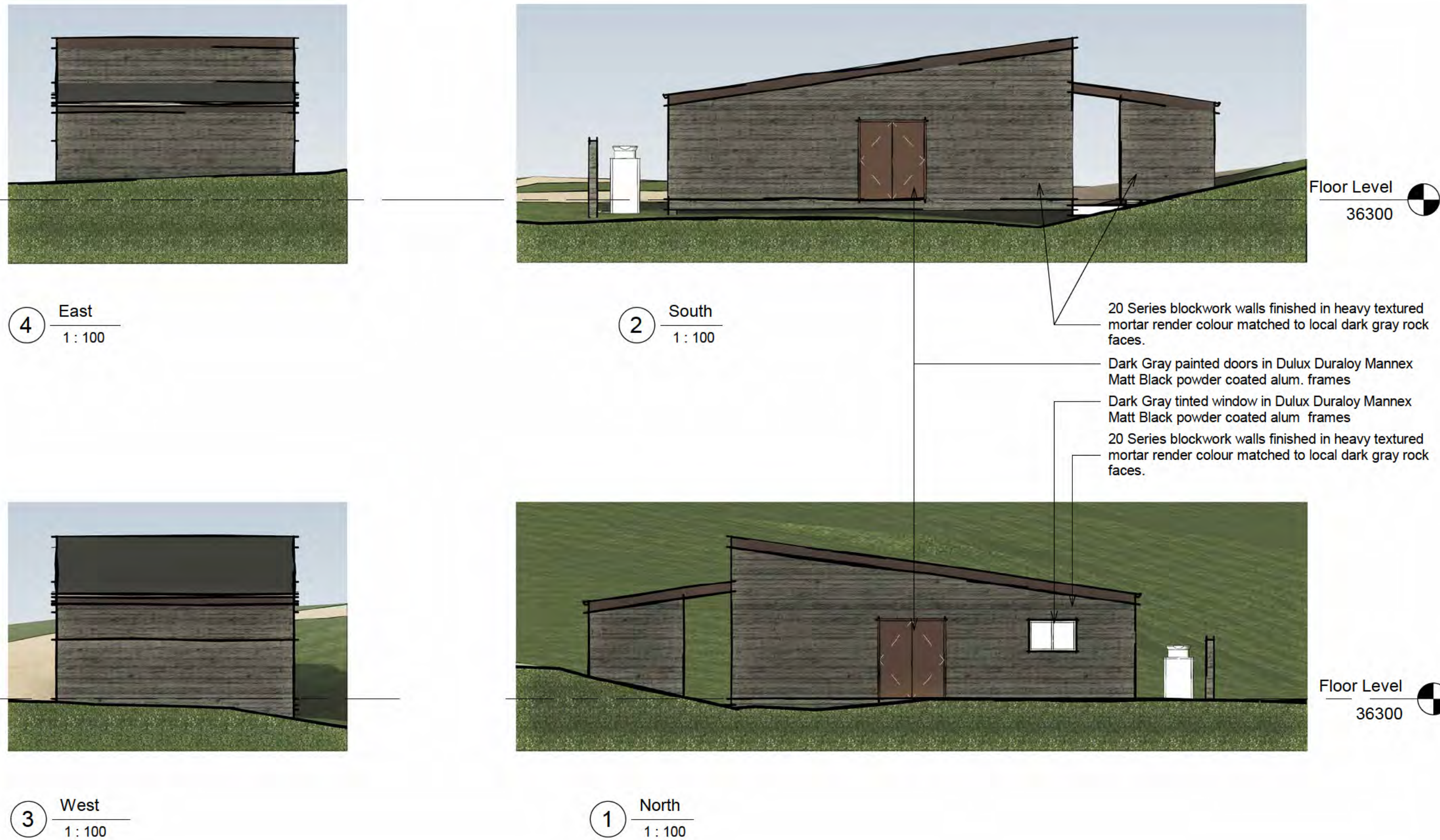
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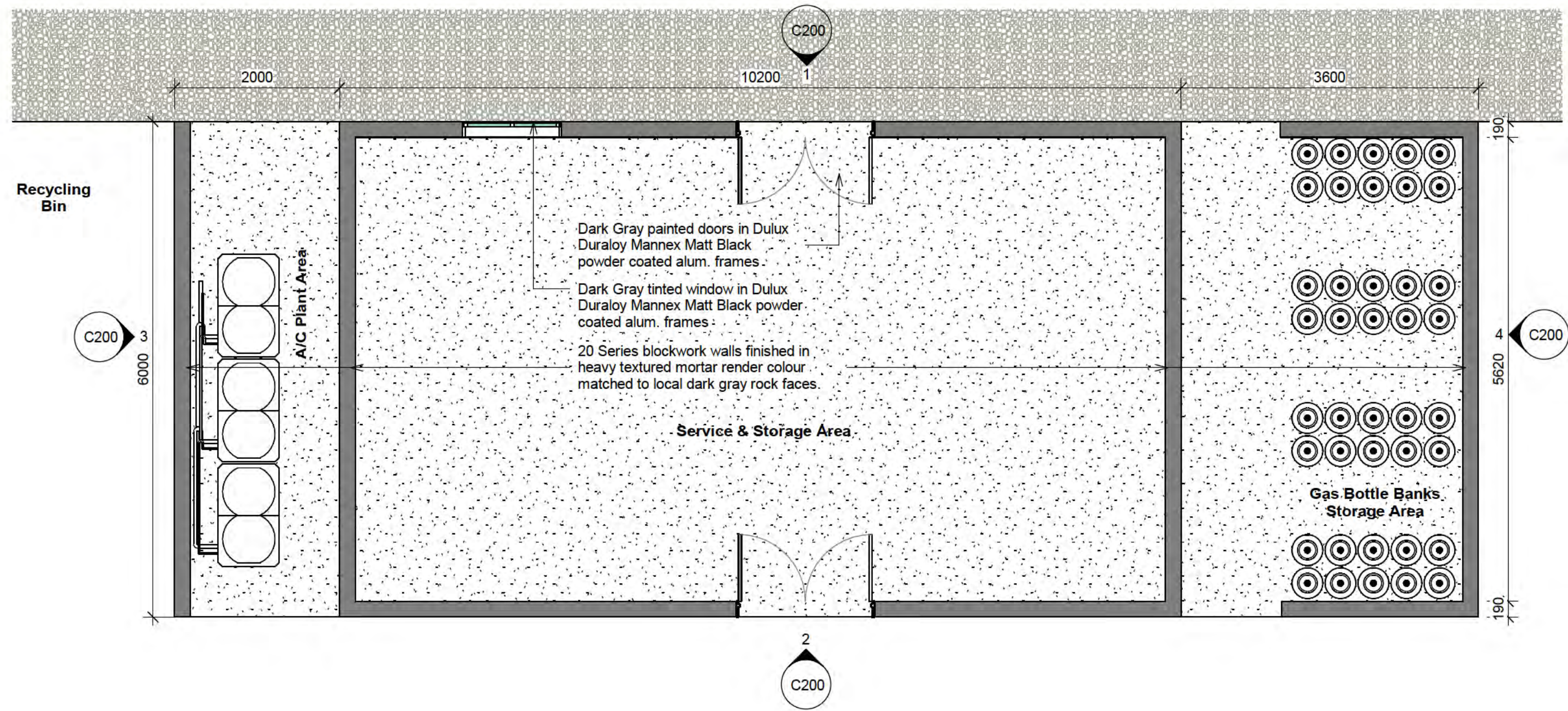
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- 75 Couples Massage
- 76 Couples Massage
- 77 Couples Massage
- 78 Couples Massage
- 79 Couples Massage
- 80 Couples Massage

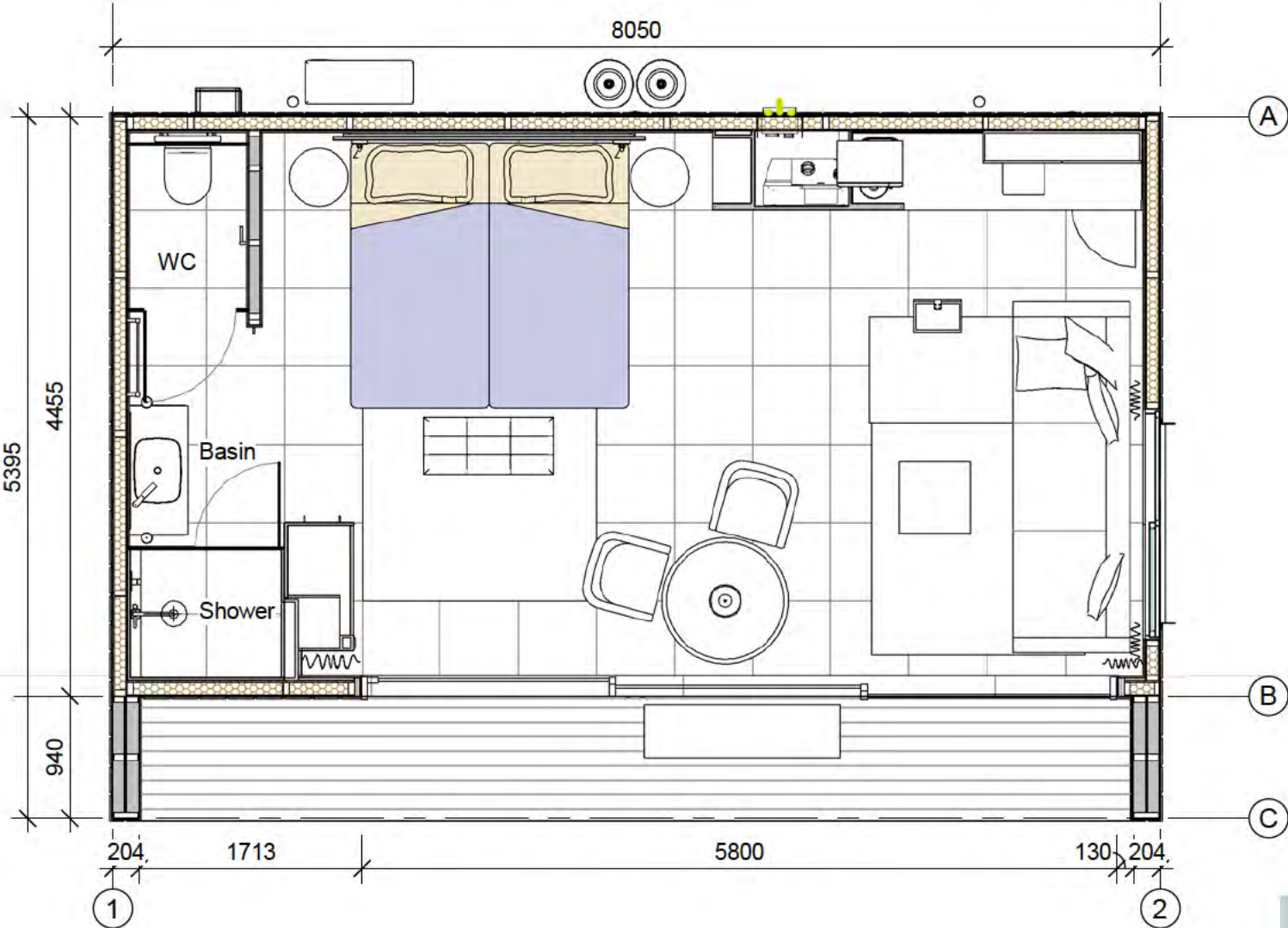
Proposed Lodge Support Building Elevations



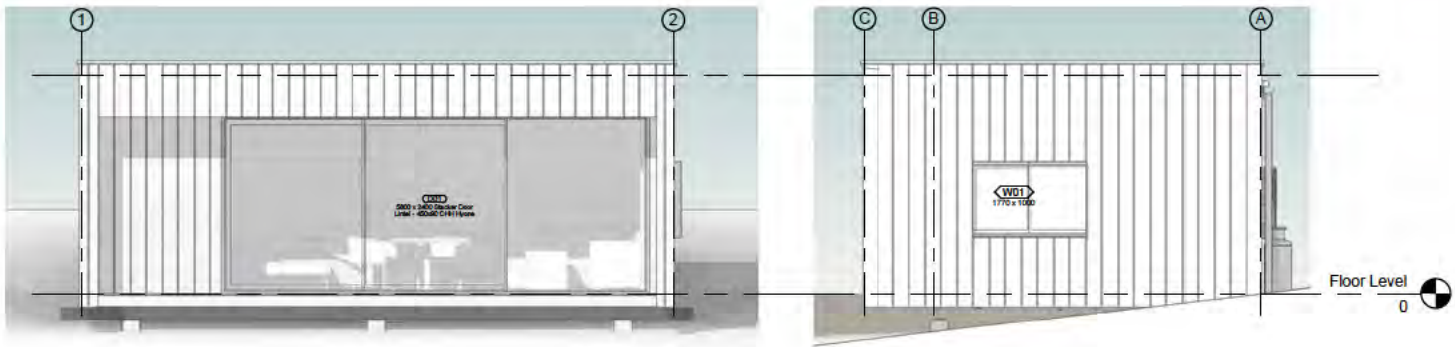
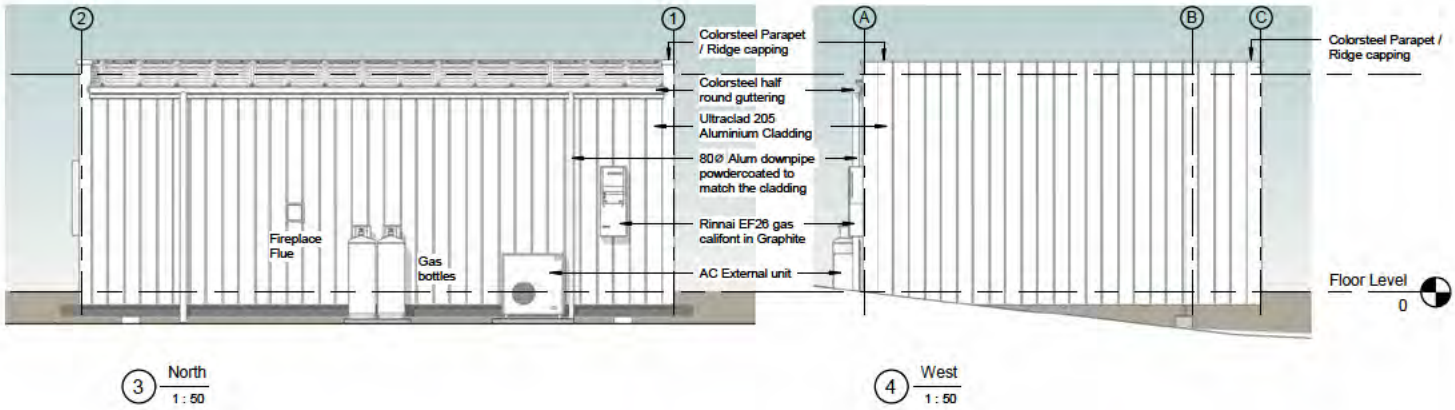
Proposed Lodge Support Building Floor Plan



Proposed Single Cabins Floor Plan and Elevations



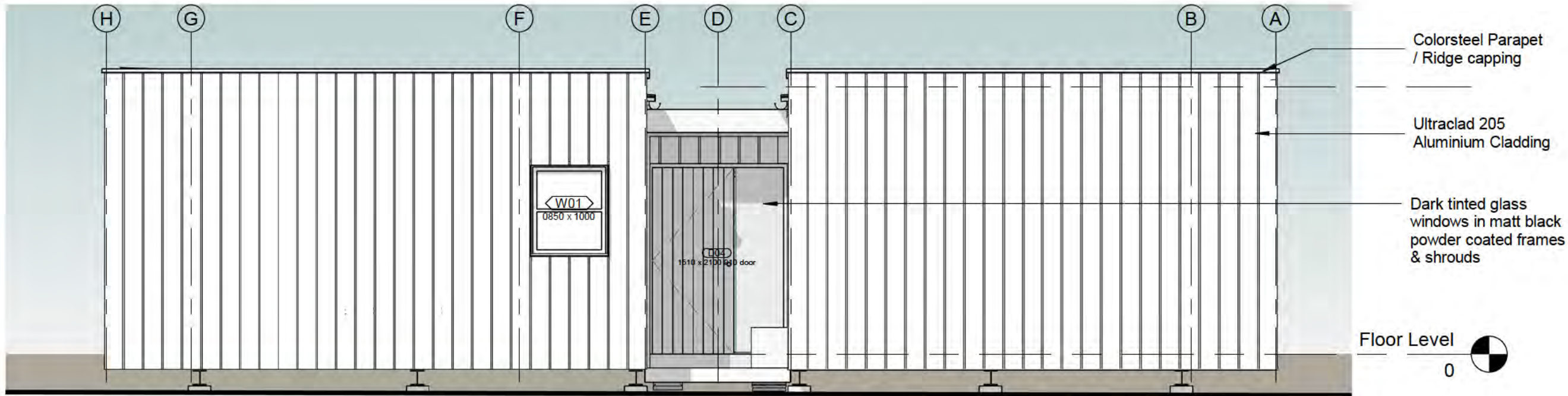
Not to Scale



Proposed Family Cabins Elevations



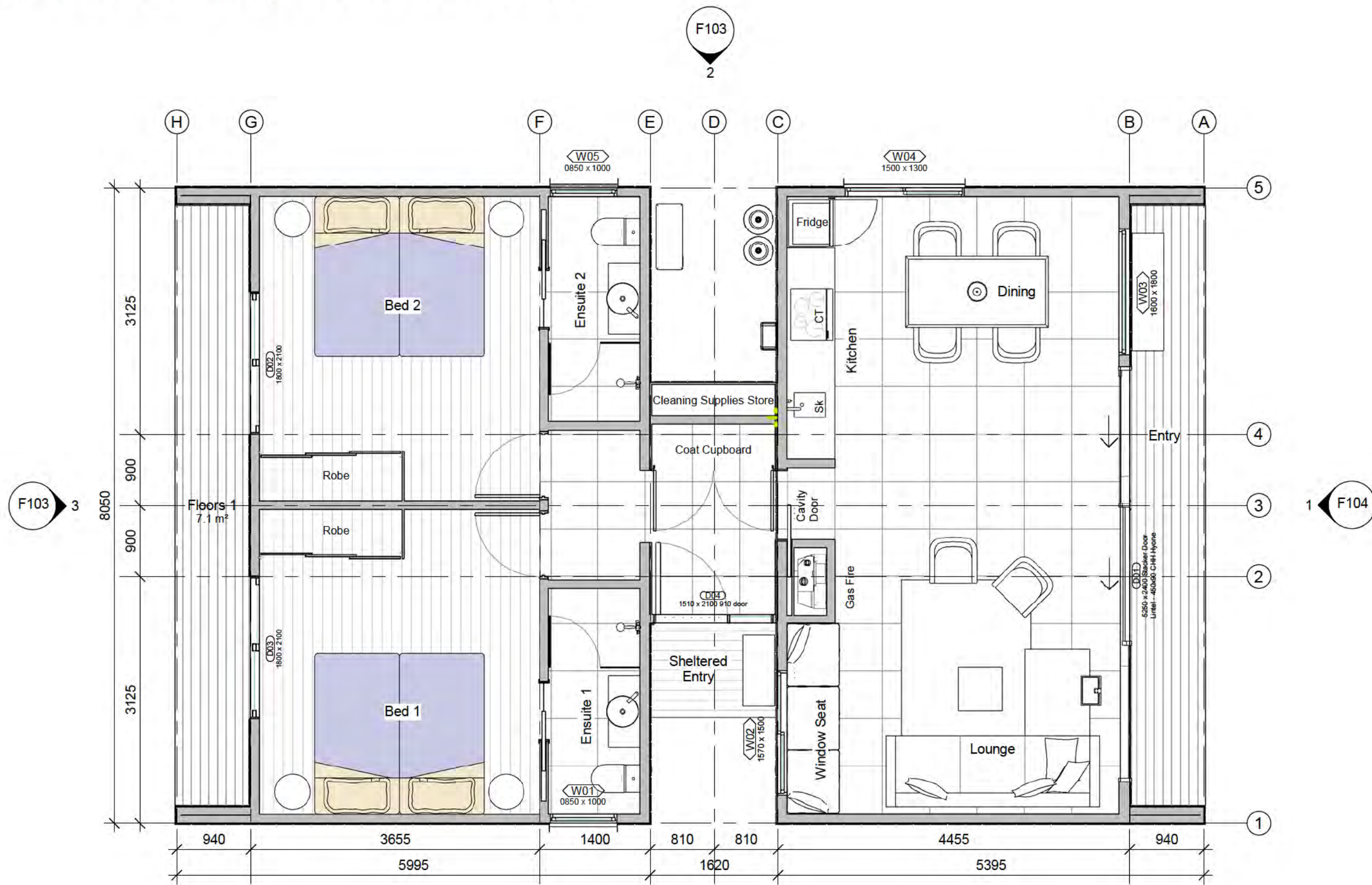
1 South
1 : 50



2 West
1 : 50

<div>GROUND P STUDIO</div>	<div>021 0277 3186 tony@groundupstudio.co.nz</div>	<div>PROJECT Punakaiki Wild Cabin - Family</div>	<div>ACG Properties Ltd</div>	<div>4556 Coast Road Te Miko, Punakaiki</div>	<div>SHEET NAME Elevations</div>	<div>PROJECT # 2402</div>	<div>SHEET No F104</div>	<div>SCALE 1 : 50</div>
						<div>Rev. 1 Resource Consent Application 21 12 2024</div>		
						<div>Printed 22/12/2024 10:26:23 am</div>		

Proposed Family Cabins Floor Plan



GROUNDP
STUDIO

021 0277 3186
tony@groundupstudio.co.nz

PROJECT **Punakaiki Wild Cabin - Family**

ACG Properties Ltd
4556 Coast Road
Te Miko, Punakaiki

SHEET NAME
Floor Plan

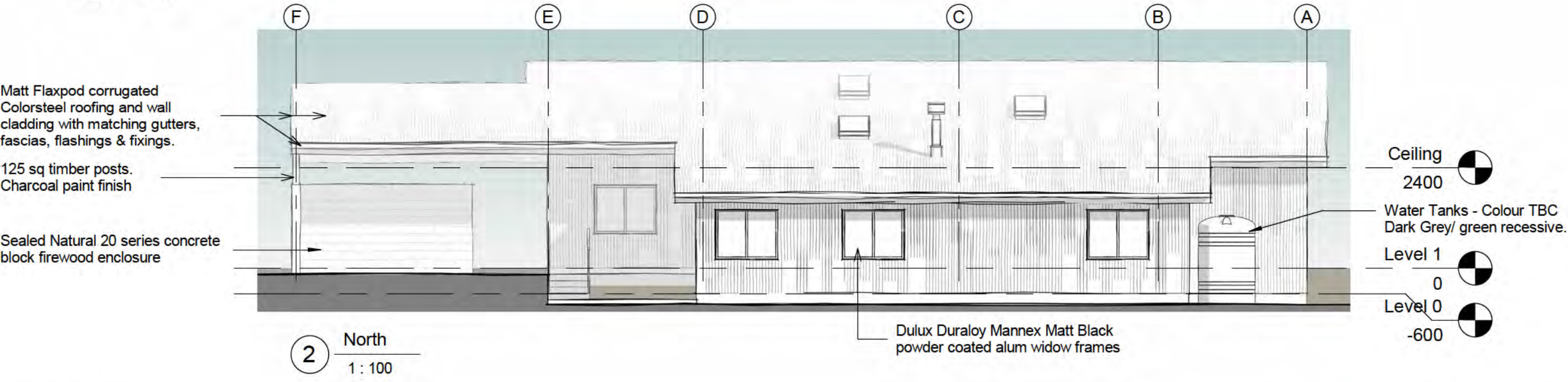
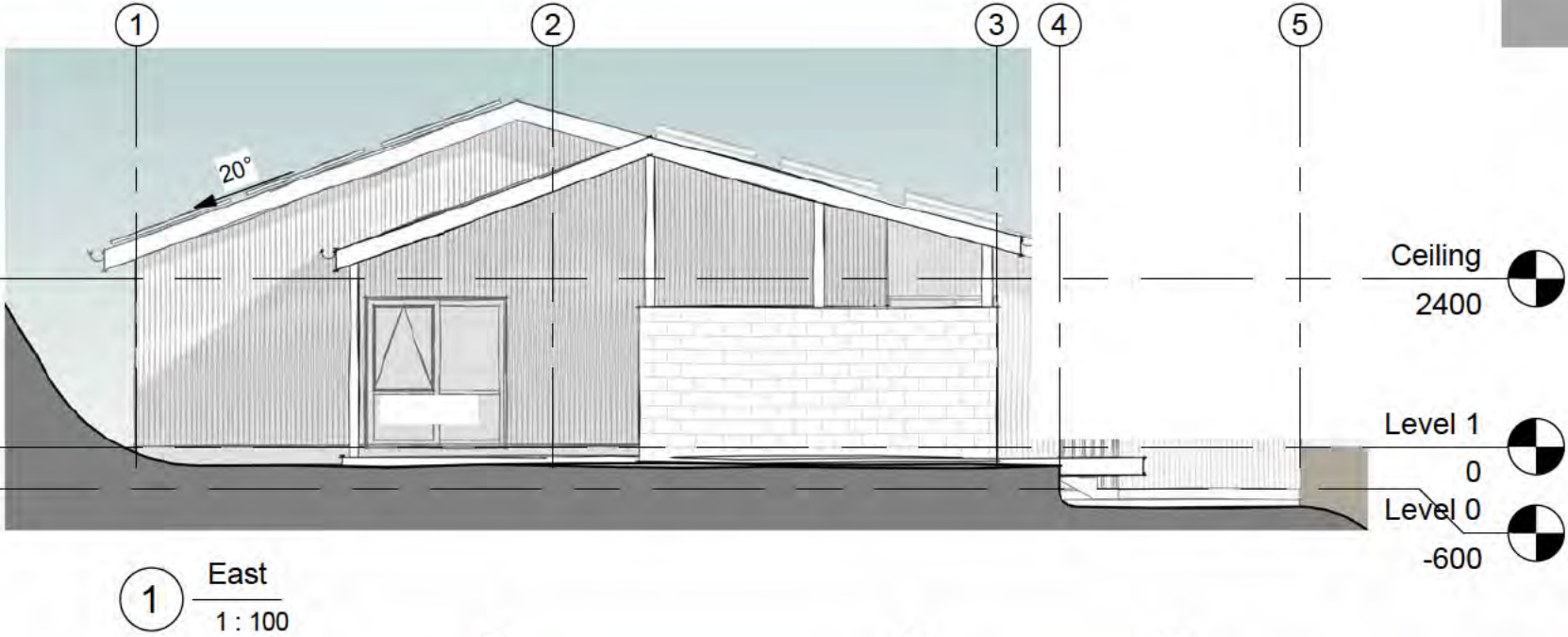
PROJECT # **2402** SHEET No **F101** SCALE **1:50**
Rev. **2 Resource Consent Application 21 12 2024**

Printed 22/12/2024 10:26:15 am
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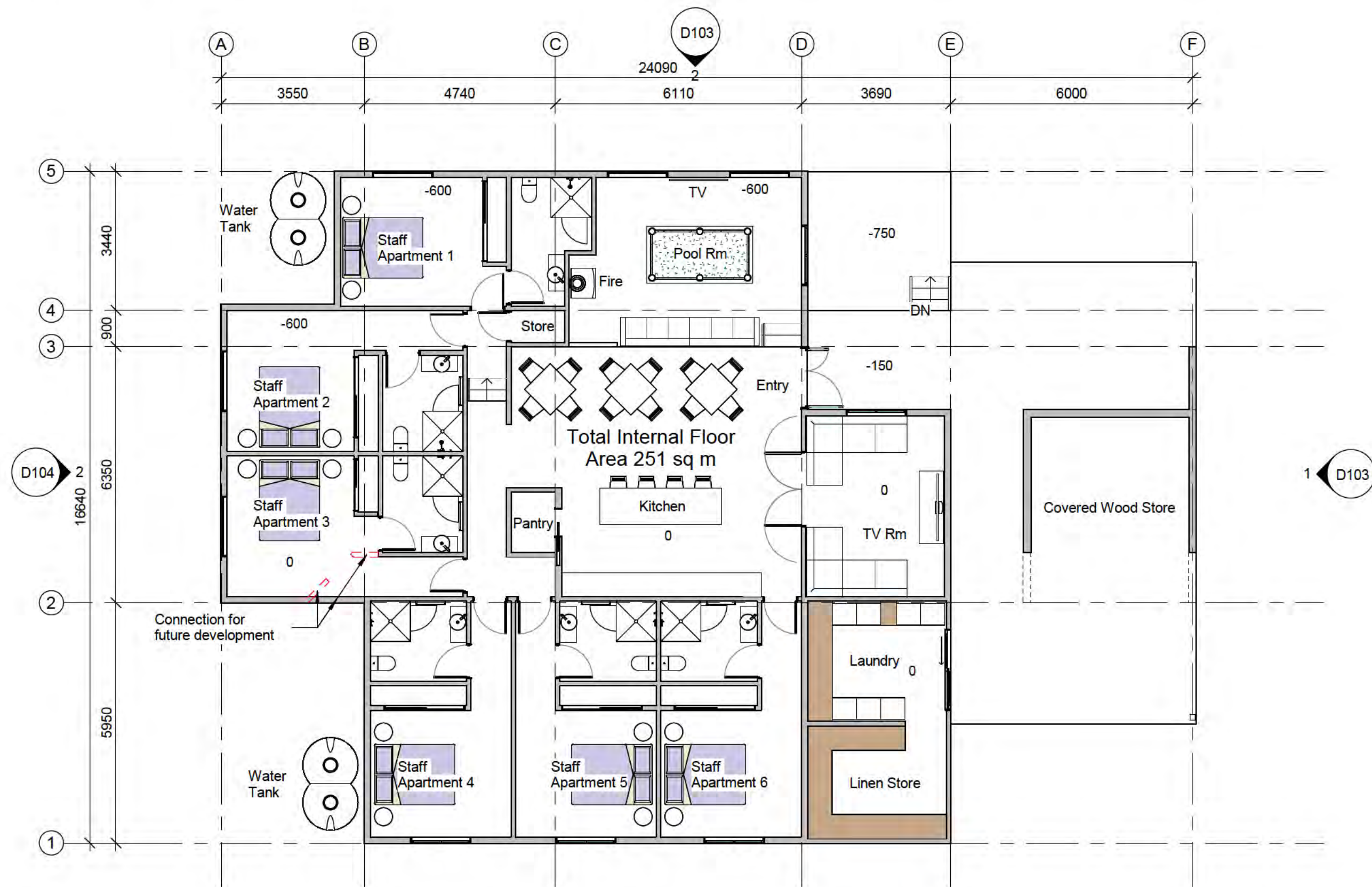
Proposed Staff Accommodation Elevations



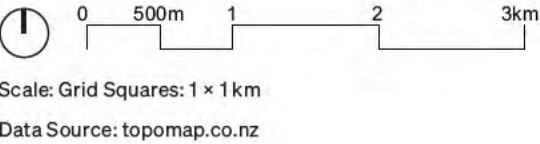
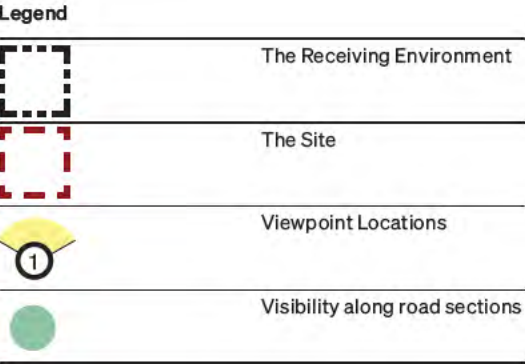
3 3D View 1



Proposed Staff Accommodation Floor Plan



Viewpoint Location Map



Viewpoint Panoramas



Viewpoint 1: Located on Kaipakati Point Road between Lot 45B's southern and northern parts, looking south west towards the site at a distance of approximately 5.5km.



Viewpoint 2: Located at the vehicle pullover area on SH6/ Coast Road opposite the Kaipataki Point road intersection, looking south west towards the site at a distance of approximately 5.2km.

Viewpoint Panoramas



Viewpoint 3: Located at the Limestone Creek/ Pahautane Beach vehicle pullover area on SH6/ Coast Road, looking south west towards the site at a distance of approximately 3.68km.



Viewpoint 4: Located at the Irimahuwhero Lookout area on SH6/ Coast Road, looking south west towards the site at a distance of approximately 1.44km.

Viewpoint 4 - Existing



Located at the Irimahuhero Lookout area on SH6/ Coast Road, looking south west towards the site at a distance of approximately 1.44km.

Viewpoint 4 - Proposed Visual Render



Located at the Irimahuhero Lookout area on SH6/ Coast Road, looking south west towards the site at a distance of approximately 1.44km. Vegetation modeled at year 10.

Viewpoint Panoramas



Viewpoint 5: Located at the Coghlan's Lookout and picnic spot vehicle pullover area on SH6/ Coast Road, looking north west towards the site at a distance of approximately 430 m.

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