

Form 13 – Submission on application concerning resource consent or esplanade strip that is subject to public notification or limited notification by consent authority



Form 13: Resource Management (Forms, Fees, and Procedure) Regulations 2003
Sections 41D, 95A, 95B, 95C, and 96, 127(3), 136(4), 137(5)(c), and 234(4), Resource Management Act 1991

Email to: planning@bdc.govt.nz
Deliver to: Planning Department, Buller District Council, 6-8 Brougham Street, Westport
Post to: Planning Department, Buller District Council, PO Box 21, Westport 7866

To: Buller District Council

Full Name of Submitter:

CAROLYN E. HEWLETT

Contact person [name and designation if applicable]:

Postal Address for service of person making submission:

Contact details:

Landline: [redacted] Mobile: [redacted]

Email: [redacted]

This is a submission on the resource consent application as noted below: (Enter application details)

Resource Consent Number: RC 240079

Name of Applicant: ACG PROPERTIES LTD PUNAKAIKI WILD

Site/Location: PERPENDICULAR POINT. 4663 Highway 6

Proposed Activity: Luxury Lodge and Visitor Accommodation development

The application is for a resource consent for: (briefly describe the type, proposed activity, and location)

To establish and operate a luxury lodge and visitor accommodation including a restaurant, a public bar and a spa facility, as well as 15 Cabins and a workers house and lodge support.

I am I am not (tick one) a trade competitor for the purposes of section 308B of the Resource Management Act 1991.

If you are a trade competitor, your submission must:

- (a) relate to adverse effects on the environment; and
- (b) not relate to trade competition or the effects of trade competition.

The specific parts of the application that my submission relates to are: (give details)

- ① Access off the Highway to the site. Number of vehicles. Speed
- ② Location of the Lodge restaurant/bar/spa on the point.
- ③ Location of some of the cabins.
- ④ The proposed activity is all within the Paparoa Character area. Is it appropriate?
- ⑤ Visual Effects. View Points
- ⑥ Sustainable eco-tourism?

My submission is: (tick one)

I support

I am neutral

I oppose

the application or specific parts of it: (Provide details as appropriate)

the application - the number of buildings and the locations of these buildings and the effects of it.

The reasons for making my submission are: - (please attach additional paper to your submission, if required)

I am the immediate neighbour and consider my property and myself to be seriously impacted by this development.

I have questions (doubts) about the appropriateness of this proposal within the High Character Area and The Paparoa Character Zone (Especially a Public Bar)

I seek the following decision from the consent authority: (give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought)

I want the Council to decline this consent as it is presented. Redesign and Reassess EVERYTHING to be truly eco and sustainable.

Yes No I wish to be heard in support of my submission (tick one)

Yes No If others make a similar submission, I will consider presenting a joint case with them at the hearing (tick one)

Signature/s of submitter/s (or person authorised to sign on behalf of submitter)

Signature: [Redacted] Date: 9/6/25.

Name of person signing: Carolyn E. Hewlett

Signature: [Redacted] Date: [Redacted]

Name of person signing: [Redacted]

Signature: [Redacted] Date: [Redacted]

Name of person signing: [Redacted]

NOTES TO SUBMITTER

- Council must receive your submission before the closing date and time for submissions on this application. Your submission can be forwarded to the Buller District Council at planning@bdc.govt.nz
- You must serve a copy of your submission on the applicant as soon as reasonably practicable, at the applicant's address for service, after you have served your submission on the Council. Contact details are on the covering letter.
- Please note that your submission (or part of your submission) may be struck out if the Council is satisfied that at least one of the following applies to the submission (or part of the submission):
 - It is frivolous or vexatious;
 - It discloses no reasonable or relevant case;
 - It would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
 - It contains offensive language;
 - It is supported only by material that purports to be independent expert evidence but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.
- The closing date for serving submissions on the Council is the 20th working day after notification. This date is recorded in the public notice or on the letter you received. Please ensure you comply with this date as late submissions may not be accepted.
- If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991.
- Pursuant to section 100A of the Resource Management Act 1991, you can request that the Council delegates their functions, powers, and duties required to hear and decide the application to one or more hearings commissioners who are not members of the local authority. If you make a request under section 100A of the Resource Management Act 1991, you must do so in writing no later than five working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commission or commissioner.

① Traffic Assessment.

6.3.2 ^{1.} I think this down plays the speed that ^{some} vehicles are using when passing this area. Especially when going uphill. I believe that, (going by the sounds of the engines,) they would be going much faster than 70 kph.

So then, when the vehicle numbers coming and going from this proposed lodge and etc, begin to increase, so also the accident hazard/possibility increases.

8.2.3 Makes reference to my driveway as "another access located around 40m. south" and that it is considered "unlikely that any driver confusion would arise" because there is no evidence of it having occurred in the past. However: there has never before been the amount of vehicles coming & going (from the property) as is now proposed.

I would say "driver confusion" could be very likely. Especially if someone exits at speed from their property, to go south. Or - someone arriving from the south and slowing to locate the entrance to Punakaiki Wild.

There is significant numbers of truck movements on this highway and they definitely max the speed limit.

There is not sufficient visibility in either direction of the exit unless a lot of roadside scrub is cleared, As it was in 1980. on the west side of the road.

Can they really, slice off the corner on the east side of the road? Will it destabilise the slope?

Traffic (continued)

Rush Hour etc.

For what it's worth to know - there is a rush hour in the morning and evening weekdays.

I can mark the time of day by this traffic.

4 am - 5 am

• Very fast moving sound like Utes.

Just a few. Going north.

5 am - 6 am

Milk Tanker Time!

Usually 5:15 - 5:45 am.

Several. 6-10 of them. one after the other. Going North!

7 am - 8 am

Business & Service workers

Going north. Many cars.

I guess they all work in Westport. ~~Go~~

5:30 P.M. → Tanker Time again. Going North.

The Milk Tankers trickle back south day and night depending on how far north or up the Buller they have had to journey.

And all the others that went north in the morning are heading back south.

Mixed into all this vehicle movement there are some trucks - either with way large, loud, sometimes very very loud.

Truck and trailers often. Large & heavy.

I can hear them all very clearly.

NOW - we put into the mix up to 99 vehicles per day arriving or departing this proposal site.

Apart from the obvious road safety issues I will be adversely affected by all this coming and going - by the noise. When slowing down and accelerating away (especially the latter).

②

Locations of the Lodge/Bar and Cabins.

Not much mention is made, in this application, of the Karst layers beneath the proposed locations.

I want to express my concern re some of this, as having lived in this location and on top of the karst/collapsed karst for 45 years, I wonder if they are aware of some of the surprises that could await them.

- ① Unexpected:- holes, grikes, cracks.
- huge limestone rocks

Is the north west point of the Perpendicular really a safe spot to place a public house?

Ah yes. - the views. Fantastic!

- ① BUT - on a point of collapsing limestone? Deceptively strong but actually soft and eroding. Cracks in the cliffs below them, visible from the ledges which we used to be able to access via the ladder - now gone.
- ② What could happen in the A.F. 8? We don't know for sure that it won't come apart and some of it fall into the sea.

And the same concern can be expressed for the location of several cabins along that north facing edge.

Especially the 3^{cabins} that could be, look like they are sited over the cave below.

Are they safe?

③

VISUAL EFFECTS.

6.1.2. Page 75.

"Will have limited visual impact" beyond the immediate area.

Of course, as the applicant admits, it will be, ^{while} in the stages of development very visual, initially. The assurance that this is lessened by contours is not so believable.

Also I wonder about the placement/location of several of the cabins.

5 of them, on the very northern edge of Perpendicular Point, and 3 on the edge or rather, around the edge of the little bay: in an effort to maintain a view, will they not be always visible from afar?

The Lodge/Bar/Spa out on the point has a great design but it will still be distinctly visible.

Reflection of the sun from windows, ^{and roofs} is a visual factor/effect.

Buildings northwards have this effect at some points of the day and the season.

"The views from nearby dwellings are either significantly obstructed or non-existent"

This is patently incorrect. I have views from my property and dwelling over nearly all of the proposal site area.

I believe my "dark sky" experience is to be significantly impacted negatively despite all assurance of low level lighting etc.

Even vehicle lights moving up and down the hill will have effect.

People wandering two and four with torches/flashlights, taking selfies at

All the lights along their roads! night!

4

A Big Question

The proposal is sited within a High and Outstanding Natural Character Area and the Paparoa character zone.

I recognize, know that ACG Properties believe they have good intentions. However, we need to ask "is this proposal appropriate for the site?" when considering the above.

Do we just believe them, that the visual effects are minimal? Maybe, eventually it will blend.

But, as I look at the plan, of the lodge/restaurant poked out on the point, and at the scattering of cabins, the workers house and the roads - I also think of all the stuff that gets hidden in the ground. All the wires for power. Pipes for plumbing. The sewage tanks. Little lights all the way down the roads and along the paths. More and more "stuff"

What have we done to the 'Wild' when it all gets obl and crapped out? What have we left behind? More rubbish! Wires and plastic pipes and tanks and cans ...

Sure, the bush grows up and around it and the wooden structure will dissolve but what of the objects and structures that are not natural, organic materials?

Ugly in the ground and undergrowth. Outstanding Character not really natural, No longer natural?

Do we really need more of this?

De-Wilding Punakaiki

West Coast Regional Policy

P. 104 Section 4.

"an ecotourism offering"

Is it really?

How is ecotourism defined?

I see a cluster of cliched cabins and a pub on the point. What's eco about it?

"the proposal represents a sustainable use" - -

again - that word sustainable. Tell me please ^{trucked} how is this sustainable when so much is pulled in to make it work and so much will have to be trucked out? as rubbish/waste.

National Policy for Indigenous Biodiversity

Policy 10. P. 103.

"The proposed activity seeks to establish an ecotourism offering that seeks to stimulate social, economic and cultural well being of both tourists and the local community.

? How much seeking have they done?

? What are they really offering - culturally?
- socially?
- economically?