

Daniel Thorne | Town Planning Group

From: Daniel Thorne | Town Planning Group
Sent: Saturday, 22 March 2025 1:05 pm
To: infosouthern@heritage.org.nz
Subject: Punakaiki Wild / Perpendicular Point - Project Discussion / Briefing
Attachments: Punakaiki Wild - Site Master Plan.pdf; Punakaiki Wild - NZAA Records_Optimized.pdf

I'm reaching out on behalf of my client, ACG Properties Limited, the new landowner of the 20ha block of land at Perpendicular Point, Punakaiki. The address is 4663 State Highway 6, Te Miko, Punakaiki (Valuation Ref: 18860/28400). The property is directly to the north of reserve land associated with Paparoa National Park and the Truman Track, and has had a long history of stock grazing, scrub clearance and hobby farming.

My client is seeking to create a new brand of luxury, low density, eco friendly cabins and lodges, and thus far has acquired two rural properties in New Zealand. The Punakaiki project (referred to as the present time as 'Punakaiki Wild') is the first cab off the rank, with the project involving a luxury lodge (comprising a restaurant, bar and spa facility), 15 self-contained accommodation cabins, a worker accommodation building, a lodge support / utility building, along with associated access, parking, infrastructure and earthworks, and significant ecological restoration planting throughout the site. The design and project concept are for a luxury accommodation offering set within a location that offers rugged natural character and beauty, with the architectural approach inspired by the natural landscape.

We have recently lodged a resource consent application with Buller DC, with this currently in process, and still very much early days. As part of the preparation of the application we reviewed relevant archaeological records held by NZAA, with no records of note identified across the site, however there is an identified site along the coast (K30/7), which relates to a cave / rock shelter – see documents **attached** FYI. We understand from our investigations that the steep cliff edges prevented much in the way of passage across the site, however there is an old sketch from Charles Heaphy identifying Thomas Brunner ascending the cliff edge in 1846 by a flax rope / ladder (with his dog no less). We have volunteered within the application an Accidental Discovery Protocol.

The proposal will not involve significant earthworks across the site given the lightweight cabin designs, low density outcome proposed, and utilisation of the existing farm tracks. We're not looking to open up access to the coast, with the topography / cliff edges making access fairly challenging and risky to say the least (with the lodge and cabins also well setback from the coastal edges). We also understand from the previous landowner (Graeme Smith) that the site has a long history of grazing / scrub clearance, both by him but also the previous landowners (The Fischers). Given that, we don't anticipate any issues of concerns from a heritage / archaeological perspective, and that there is no cause to suspect that the works would impact on any suspected archaeological site (such that no archaeological authority would be required), but keen for your feedback. I have attached the Site Master Plan to provide some context on the works, but equally happy to share further details on the project if that would assist,

Look forward to hearing from you,

Cheers



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