

Daniel Thorne | Town Planning Group

From: Daniel Thorne | Town Planning Group
Sent: Tuesday, 8 April 2025 9:31 am
To: Carmen Greenland
Subject: RE: Punakaiki Wild - Project Discussion / Briefing

Hi Carmen,

No worries, and apologies for the delay in coming back to you!

We're working through a further information request from Buller DC at the moment, and waiting on some further details from the team which might result in some minor changes / additions and updates to the information / details submitted (i.e. things are still subject to some change). That said, all the resource consent documentation that has been lodged with Buller DC can be accessed in the sharepoint link below:

 [PUNAKAIKI WILD - AEE AND SUPPORTING DOCUMENTS TO BDC](#)

I'm conscious there is a fair bit of information in the mix, so feel free to drop me a line if you're keen for a quick run through. Ideally if you have any feedback we could look to consider the same and include in our further information response, but irrespective, happy to receive any feedback at any time.

Cheers



Daniel Thorne – Director

Cell: +64 27 465 8099 | Email: daniel@townplanning.co.nz
Town Planning Group | www.townplanning.co.nz
Offices in Tāhuna & Ōtautahi

From: Carmen Greenland <cgreenland@doc.govt.nz>
Sent: Monday, 31 March 2025 9:04 am
To: Daniel Thorne | Town Planning Group <daniel@townplanning.co.nz>
Subject: RE: Punakaiki Wild - Project Discussion / Briefing

Sorry for the slow reply, Daniel - things have been busy!

Pete has now retired, so I'll be working with you on this. First off wow sounds like an awesome plan!

Could you please send through the resource consent documentation and any relevant plans or reports you think would be helpful? We'll take a look and provide some feedback.

Thanks, and have a great day!

Carmen

Carmen Greenland

Ranger | Community - Kaitiaki, Āo Hāpori
DOC - Te Papa Atawhai
0272168335
Kawatiri Westport District Office

From: Daniel Thorne | Town Planning Group <daniel@townplanning.co.nz>
Sent: Saturday, 22 March 2025 12:21 pm
To: Pete Graham (Westport) <pegraham@doc.govt.nz>
Cc: Paparoa National Park VC <PUNAKAIKIVC@doc.govt.nz>; Carmen Greenland <cgreenland@doc.govt.nz>
Subject: FW: Punakaiki Wild - Project Discussion / Briefing

Hi Pete,

Just reaching out again on the Punakaiki Wild project, now we have some further project information to share.

By way of project update, we have lodged the resource consent application with Buller District Council, with this currently in process. The project involves 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 application is supported by a draft 'Vegetation Management Plan' (see **attached**) that details the extent of both passive regeneration and active revegetation proposed, however we are advancing a consent condition that requires the preparation of an Ecological Enhancement Management Plan (prior to earthworks commencing), the objectives of which are:

- a. to detail the proposed vegetation management and planting outcomes across the site (i.e. active and passive regeneration areas, with this to be detailed in a vegetation management plan);*
- b. to manage the effects of construction on indigenous vegetation; and*
- c. to outline the details of the ecological enhancement works across the site, including plant management, pest management and staging outcomes.*

The application is supported by a number of expert reports, notably a detailed ecological report and landscape assessment, with these documents including some detail around the proposed ecological plant list. We are also in the process of preparing a lighting design / management report, with this intended to minimise light spill and avoid adverse effects on wildlife (noting we're taking direction from some of the work undertaken for the Dolomite Point visitor centre).

Whilst the application has been lodged, we're keen for any feedback you (or the wider DOC team) may have so we can consider the same moving forward, noting we're still in the early days of the resource consent process. I'm happy to have a chat over the details, or forward through the resource consent documentation (or specific plans / reports?) for you to review and provide feedback on. Let me know.

Look forward to hearing from you,

Cheers



Daniel Thorne – Director

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Offices in Tāhuna & Ōtautahi

From: Daniel Thorne | Town Planning Group
Sent: Thursday, 5 December 2024 3:04 pm
To: 'Pete Graham (Westport)' <pegraham@doc.govt.nz>

Cc: Paparoa National Park VC <PUNAKAIKIVC@doc.govt.nz>; Carmen Greenland <cgreenland@doc.govt.nz>

Subject: RE: Punakaiki Wild - Project Discussion / Briefing

Hi Pete,

Hope all is well.

Apologies for the radio silence, but have been busy progressing the plans and application for the Punakaiki site. We have a pre-lodgement meeting with Buller DC lined up for next Monday (9th December), and was wondering whether there was an opportunity to catch up with yourself to run over the proposal / plans etc? I am particularly interested in your feedback on the proposed ecological management plan / revegetation plan. I understand the DOC office is just round the corner from BDC? Our meeting with Buller DC is scheduled for 2pm, so ideally if you're available, a meeting following or prior would work well. Let me know,

Look forward to hearing from you,

Cheers



Daniel Thorne – Director

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Offices in Tāhuna & Ōtautahi

From: Pete Graham (Westport) <pegraham@doc.govt.nz>

Sent: Thursday, 7 November 2024 10:54 am

To: Daniel Thorne | Town Planning Group <daniel@townplanning.co.nz>

Cc: Paparoa National Park VC <PUNAKAIKIVC@doc.govt.nz>; Carmen Greenland <cgreenland@doc.govt.nz>

Subject: RE: Punakaiki Wild - Project Discussion / Briefing

Morena Daniel –

That is a great piece of land and an interesting project. Happy to meet and find out more if you are available during your time on the Coast. Get in touch when in Westport and we will see if a time aligns. I am likely in the office most of both days at this stage.

Regards

Pete Graham

Senior Ranger | Community - Kaitiaki, Āo Hāpori
Kawatiri

From: Sean Judd <sjudd@doc.govt.nz>

Sent: Thursday, 31 October 2024 1:28 pm

To: Daniel Thorne <daniel@townplanning.co.nz>; Pete Graham (Westport) <pegraham@doc.govt.nz>

Cc: Paparoa National Park VC <PUNAKAIKIVC@doc.govt.nz>; Carmen Greenland <cgreenland@doc.govt.nz>

Subject: RE: Punakaiki Wild - Project Discussion / Briefing

Hi Daniel

Thanks for your email, I have referred it to the relevant team who are based in the Westport Office.

Pete Graeme is the Senior Ranger who is best placed to assist.

Cheers
Sean

Sean Judd
Supervisor Biodiversity & Community
Department of Conservation – *Te Papa Atawhai*
Kawatiri/Westport Office
Email: sjudd@doc.govt.nz | PH: 027 364 9775

From: Daniel Thorne <daniel@townplanning.co.nz>
Sent: Wednesday, 30 October 2024 12:07 pm
To: Sean Judd <sjudd@doc.govt.nz>
Cc: Paparoa National Park VC <PUNAKAIKIVC@doc.govt.nz>
Subject: Punakaiki Wild - Project Discussion / Briefing

Hi Sean,

Hope you're well.

Dan Benny from Buller DC passed on your details (before he left), so hopefully you're the right person within DOC to speak to regarding a development proposal we're looking at north of Punakaiki (have copied in the local office email just in case). My client has recently purchased the 20ha block of land at Perpendicular Point - the address is 4663 State Highway 6, Te Miko, Punakaiki (Valuation Ref: 18860/28400), and was previously owned by Graeme Smith. 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 has thus far acquired two rural properties in New Zealand, with the intention of partnering with an experienced luxury tourism operator to create a new brand of luxury, low density, eco friendly cabins and lodges. The particular concept for the 'Punakaiki Wild' site is to establish a luxury accommodation development comprising a restaurant and spa facility, along with approximately 20 small scale accommodation cabins (each around 36m², self contained with solar). The concept is inspired by the natural landscape, with a key project component involving a significant ecological restoration element to create a 'wild' experience for guests and visitors. We've commissioned survey, geotechnical / coastal hazard, ecological, landscape and transportation advice, and are firming up the details of the project. At this stage (and subject to confirming travel logistics) we're looking at getting over to Westport 11 and 12 November, and thought it might be worthwhile to catch up and take you through the project – we should have a plan by then that details the restoration areas and details which we can share for your feedback. Let me know if this is of interest, and we can try and pin down a meeting date / time.

Feel free to drop me a line if you're keen to have a chat over, or come back to me regarding a meeting.

Cheers



Daniel Thorne – Director

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