

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:

Development West Coast

Contact person [name and designation if applicable]:

Fiona Hill - Economic Development Manager

Postal Address for service of person making submission:

[Redacted]

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: RC240079

Name of Applicant: ACG Properties Limited

Site/Location: 4663 State Highway 6, Punakaikī

Proposed Activity: Establish and operate a luxury lodge and visitor accommodation

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

Development and operation of a luxury lodge (comprising a restaurant, bar and spa facility), 15 self-contained accommodation cabins, worker accommodation, utility building, associated access, parking, infrastructure, earthworks and vegetation clearance at 4663 State Highway 6, Te Miko, Punakaikī.

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)

Non-complying activity for the establishment and operation of a commercial activity

My submission is: (tick one)

I support I am neutral I oppose

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

DWC supports the proposed land use activity seeking resource consent to establish and operate a luxury lodge and visitor accommodation

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

see additional paper.

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)

Subject to: DWC supports the resource consent being approved provided that all relevant affected parties - including iwi and Department of Conservation - have been appropriately consulted and any environmental considerations have been fully addressed.

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: 10th June 2025

Name of person signing: Fiona Hill - Economic Development Manager, Development West Coast

Signature: Date:

Name of person signing:

Signature: Date:

Name of person signing:

NOTES TO SUBMITTER

1. 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
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.

BULLER DISTRICT COUNCIL RESOURCE CONSENT – RC240079 – ACG Properties Ltd
DEVELOPMENT WEST COAST SUBMISSION

As a regional economic development agency, we are pleased to support the consent application for the establishment of a luxury lodge and visitor accommodation at Punakaiki.

We believe that this development presents a significant opportunity to strengthen and diversify our visitor economy. Accommodation of this calibre will:

- Enhance visibility of our region as a destination of choice, amplifying awareness of the unique experiences on offer on the West Coast.
- Demonstrate that the West Coast is a viable and attractive place for private investment, with strong potential for return.
- Contribute to population growth by attracting people who may choose to live and work here because of their visit.
- Fill a well-acknowledged gap in the market by catering to the high-end visitor segment, which is currently underserved in the region.

As the Regional Tourism Organisation, we regularly receive feedback from inbound tourism operators and travel trade representatives that the lack of luxury accommodation is a key barrier to promoting and including the West Coast in premium travel itineraries. This development directly addresses that gap and supports broader tourism and economic goals.

Development of luxury lodge accommodation of this size directly supports the objectives of the New Zealand-Aotearoa Government Tourism Strategy, which aims to grow tourism's contribution to the economy through high-value visitation.