

# GREATER PUNAKAIKI COMMUNITY MASTER PLAN


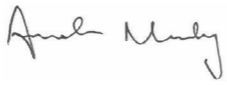

Prepared for Buller District Council  
by Boffa Miskell Ltd

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Boffa Miskell 

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# Contents

1	Executive Summary
2	Overview and Project Scope
6	Background Context
13	Site Issues and Challenges
19	Vision, Design Principles & Option Development
24	Preferred Master Plan
30	Appendix

## EXECUTIVE SUMMARY

Punakaiki is a small coastal community located midway between Westport and Greymouth and nestled between the Paparoa National Park to the west and the unique limestone features of the coastline to the east. Punakaiki is a key national and regional tourism centre with the famous 'Pancake Rocks' of Dolomite Point at its heart and with a rich history. In recent years there has been significant growth in tourists visiting the area and this has put considerable pressure on existing infrastructure with capacity strained during peak times of the year. The current development of the new Paparoa Track (Great Walk) in the Paparoa National Park is expected to add to this pressure in the next few years. Additionally, sections of the community and highway occupy low-lying areas and are vulnerable to storm surge, coastal inundation and rockfall.

The Punakaiki community needs a future focussed plan to set itself up for the long term and allow it to embrace a positive future. Its vision is important to both the West Coast region and to New Zealand, as it significantly contributes to GDP through the large numbers of tourists who visit each year and the State Highway which runs through the township is critical to industry and South Island tourist routes.

The development of an aligned Business Case and Master Plan for the greater Punakaiki area provides a framework to meet existing demands and provide for future growth. It will enable key stakeholders to make well-informed decisions, develop long term plans and secure funding for future development. An overarching vision for Punakaiki has been a key driver in developing both the Business Case and Master Plan and includes: "Delivering a sustainable, resilient Punakaiki community and a world class visitor experience".

The Business Case and Master Plan contains high-level, desk-based analysis of the current needs and aspirations of the community, the current context - from a landscape, built form and planning perspective - and forecasts future demands. It integrates, and is informed by, the separate Dolomite Point Redevelopment project being led by DOC which has been approved for funding by Central Government through the Provincial Growth Fund. It includes evaluation of future infrastructure requirements for "Greater Punakaiki", including consideration of a new water supply, wastewater treatment, refuse disposal, resilient access, traffic management, telecommunications upgrades and growth scenarios factoring in sea level rise and coastal inundation. The Business Case also includes indicative costs for the concept and recommendations for next steps.

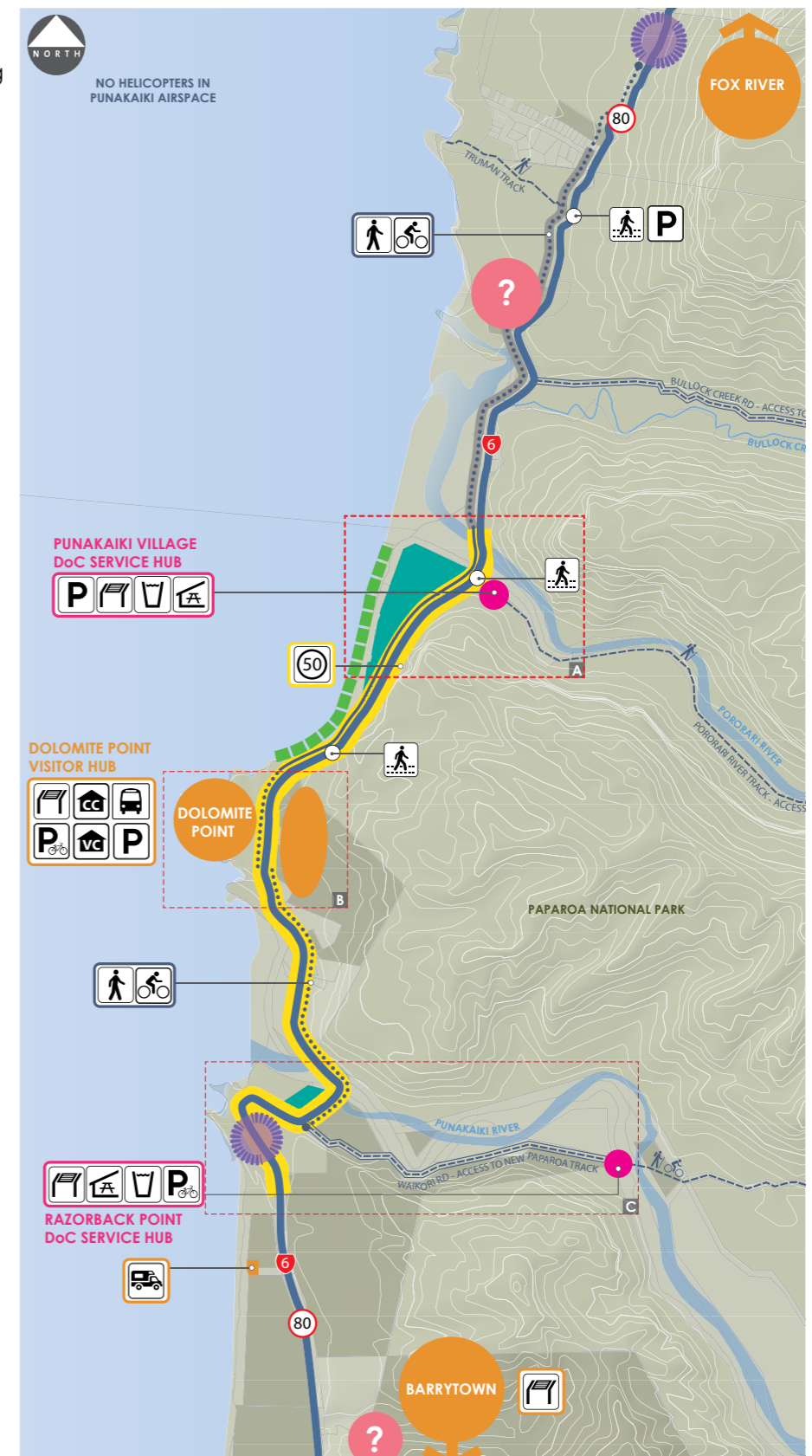
As the Master Plan will shape the future of the town and have major benefits for the region, public and stakeholder

engagement has been key to the project. It has been vital to draw on the ideas, expertise and opinions of the key stakeholders and the community to inform the future planning of Punakaiki. As such, opportunities were provided for key stakeholders to participate in a series of workshops and members of the community have been invited to a series of drop-in sessions, thus ensuring that Punakaiki's strong sense of place is retained.

The Master Plan considers the future spatial needs of the community to ensure it can grow sustainably and embrace new opportunities as they come to life and in seeking to deliver the project vision. A number of key moves (listed below) and associated interventions focus on improving environmental outcomes, strengthening community, addressing resilience and enhancing the visitor experience. The detailed interventions are grouped by movement, land use and character and further consideration is given to those interventions within the Punakaiki Village, Dolomite Point and Razorback Point areas. The detailed interventions include enhancements to, and the introduction of new pedestrian and cycle connections, changes to the character and functionality of the road corridor and undertaking long term planning around retreat from low-lying areas and future urban growth. Enhancing the amenity of key visitor and service hubs is also key, along with providing a framework for managing the impacts of freedom camping. Key principles are identified which seek to retain and enhance the distinctiveness of the natural landscape and ensure new built form is sympathetic to this dynamic environment.

Key moves:

- Improvements to the road corridor (SH6), including speed limit reductions and pedestrian /cycle safety measures.
- Gradual retreat of residents from current low-lying areas such as Punakaiki Village and around the Punakaiki River to areas on higher ground (areas to be determined as part of a separate study).
- Enhancing pedestrian /cycle linkages by providing an off-road track linking communities and key activities.
- Ongoing protection of private property and infrastructure in low-lying areas from coastal erosion (until such time as retreat occurs).
- Enhancing Dolomite Point as a 'Visitor Hub' through upgrades to the Visitor Centre and experience (as part of Dolomite Point Redevelopment project), the potential for a new Community Centre and additional services & amenities.



PREFERRED MASTER PLAN  
SCALE: NTS

# OVERVIEW AND PROJECT SCOPE



## OVERVIEW AND PROJECT SCOPE

This report captures the key deliverables of the “Greater Punakaiki” Community Master Plan project. The report is prepared by Boffa Miskell Ltd on behalf of Buller District Council (BDC) with specialist engineering and infrastructure input from Stantec. The report details the various master planning phases of the project from establishment and analysis, to community engagement, production of Master Plan options, and development of a preferred Master Plan. In parallel with, and conjunction to, the master planning deliverables, a separate Business Case report has been prepared by Stantec.

The scope of the Master Plan comprises the preparation of a high-level concept study to understand the future needs of the Punakaiki community and the development of a Master Plan to ensure it can grow sustainably and embrace new opportunities as they come to life.

The key graphical outputs captured in this report as a result of the aforementioned phases are as follows:

- Site and Context Analysis and Identification of Problems
  - Site and context analysis covers landscape and built character, land ownership and recreation, and tourism activities.
  - Problems and issues identified by the community are represented in graphic format. The long list of issues the community face were arranged into key themes: Environmental / Infrastructure and Services / Community and Growth / Accessibility and Experience.
- Option Development
  - Three programmes, or option scenarios, were developed. These were informed by long list options. The options included key moves and three different levels of intervention: Do Maximum / Enhancements and Do Minimum.
- Proposed Master Plan
  - Following the engagement process a preferred Master Plan was developed. This includes a series of key moves to inform potential interventions in relation to movement, land use, and character for the Greater Punakaiki area in the future.

The study area for the project covers the ‘Greater Punakaiki’ area, as defined by Buller District Council, and stretches from Fox River in the north to the Conservation Volunteers facility in the south (as illustrated in the diagram opposite). This is the area experiencing the most pressure on facilities and infrastructure as a result of tourism activity.

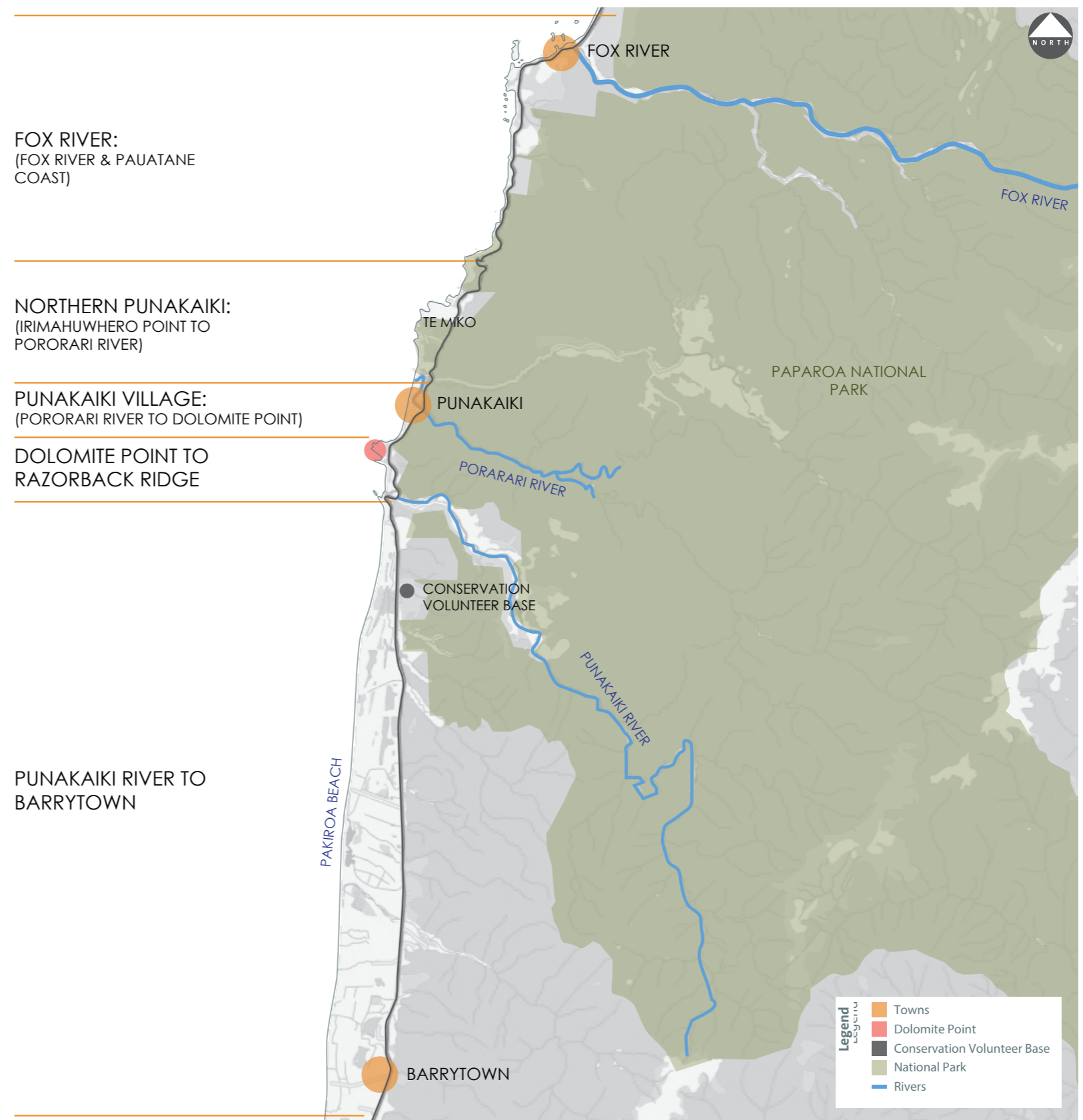


MASTER PLAN SCOPE ('GREATER PUNAKAIKI' STUDY AREA)  
SCALE: NTS

The extent of the 'Greater Punakaiki' community is not limited to those located only within the study area, rather it captures residents and stakeholders located between Fox River in the north through to Barrytown in the south (as illustrated in the diagram opposite). This comprises the scope for engagement on the Master Plan.



Looking North from Irimahuwhero Lookout Point



EXTENT OF COMMUNITY ENGAGEMENT  
SCALE: NTS

## ENGAGEMENT STRATEGY

The Greater Punakaiki Master Plan will shape the future of the town. It will have major benefits for the region, but as with all projects, there are potential impacts that need to be considered, understood and addressed. Public and stakeholder engagement has been an essential component of this project. It has been vital to draw on the ideas, expertise and opinions of the community and stakeholders to inform the future planning of the Punakaiki area.

The stakeholder Engagement Plan prepared by Boffa Miskell, sets out the process associated with the preparation of the Business Case and Master Plan for the Greater Punakaiki community and is attached as an appendix to the Business Case Report. It outlines how the project team have engaged with a range of stakeholders and the community to maximise participation, an overall understanding of the issues and enabled shared problem solving throughout the various stages of the project.

In order to be effective, the engagement took place over a period of time – providing information to stakeholders about the project as it developed, listening to their feedback and responding to it. This process happened in a timely manner – coinciding with key stages of the project's development where the feedback was used to shape its final form. Drop-in sessions and three workshops with key stakeholders were facilitated by Buller District Council, Boffa Miskell and Stantec.

The overall purpose of the engagement strategy for the project was to:

- Maximise participation and input from the local community;
- Achieve a good level of understanding of the issues that face the community;
- Draw on the ideas, expertise and opinions of the community and stakeholders to inform future planning; and
- Enable shared problem solving.

## GROUPS ENGAGED

Stakeholders were individuals or groups who will be directly or indirectly affected by the future of Punakaiki, as well as those who have an interest in the project, or the ability to influence its outcomes.

Workshop sessions were attended by key stakeholders who live, own land and businesses or work in the area as well as special interest groups. Stakeholders also included local and central

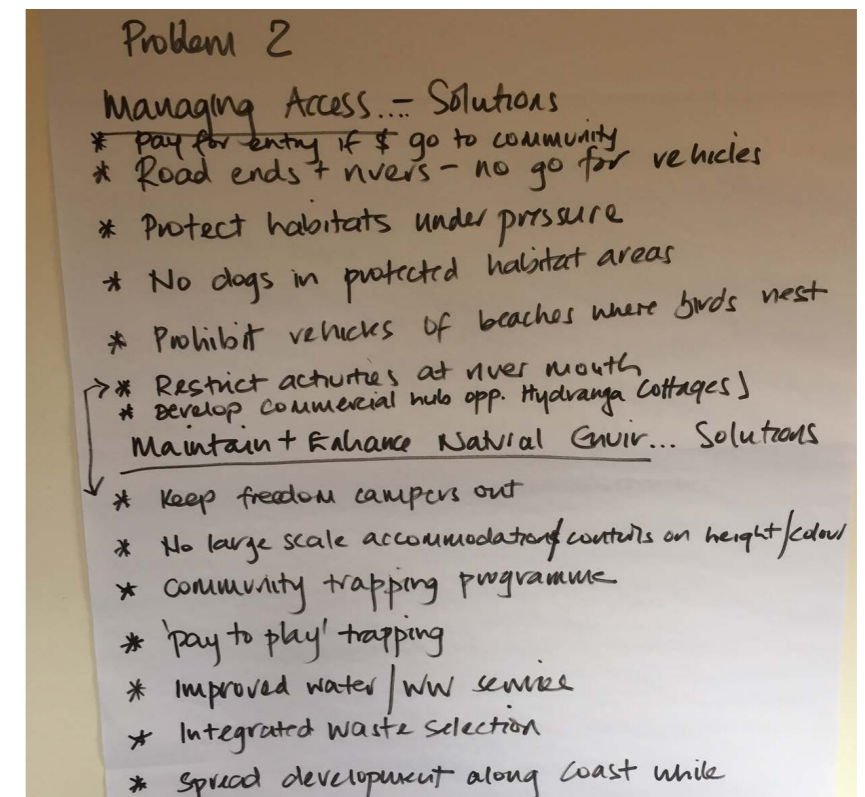
government decision-makers and project delivery partners with a greater technical focus at the initial Problem Definition Workshop.

The attendees at the Stakeholder workshops included:

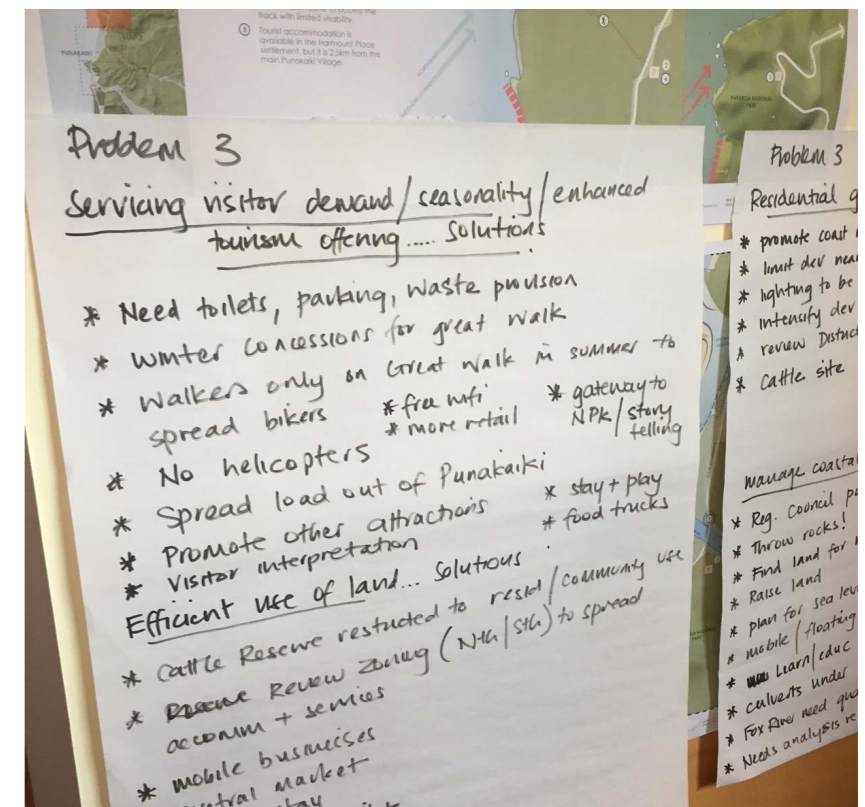
- Buller District Council (BDC)
- Grey District Council (GDC)
- West Coast Regional Council (WCRC)
- NZ Transport Authority (NZTA)
- Department of Conservation (DOC) / Tai Poutini Conservation Board
- Iwi
- Development West Coast (DWC)
- The Punakaiki Promotions Group
- Residents representatives, comprising the following:
  - Fox River Community
  - Irimahuwhero Point down to Pororari River
  - Punakaiki Village
  - Punakaiki River to Barrytown



Workshop Two - Option Development



Workshop Two - Problem 2 Development



Workshop Two - Problem 3 Development



# BACKGROUND CONTEXT



## LANDSCAPE CHARACTER

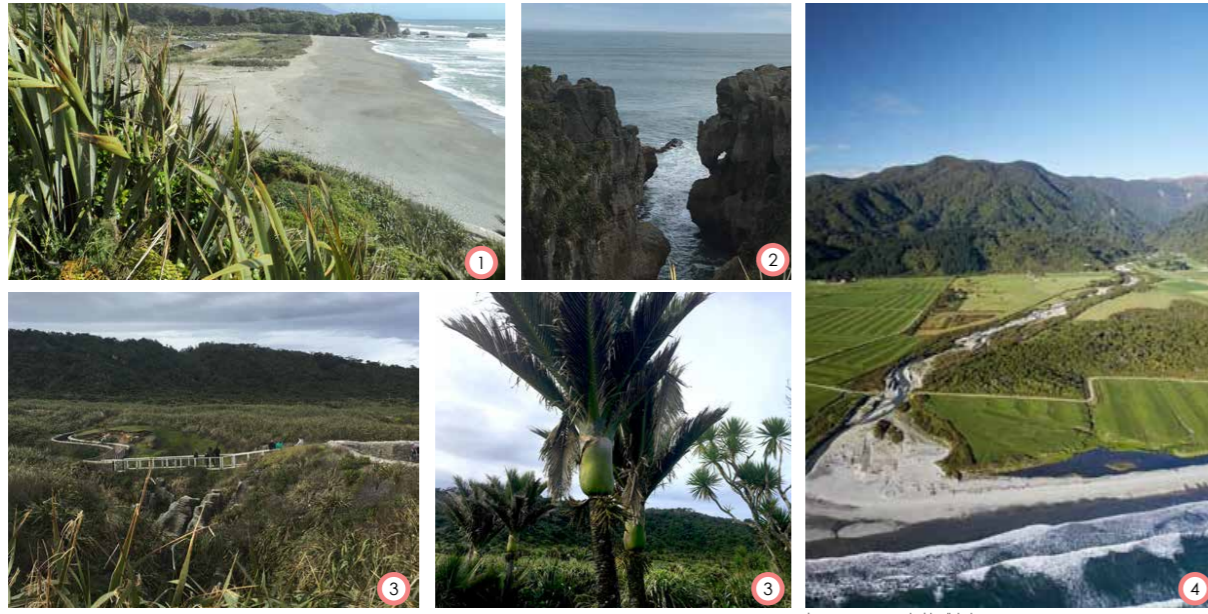


## BUILT FORM CHARACTER



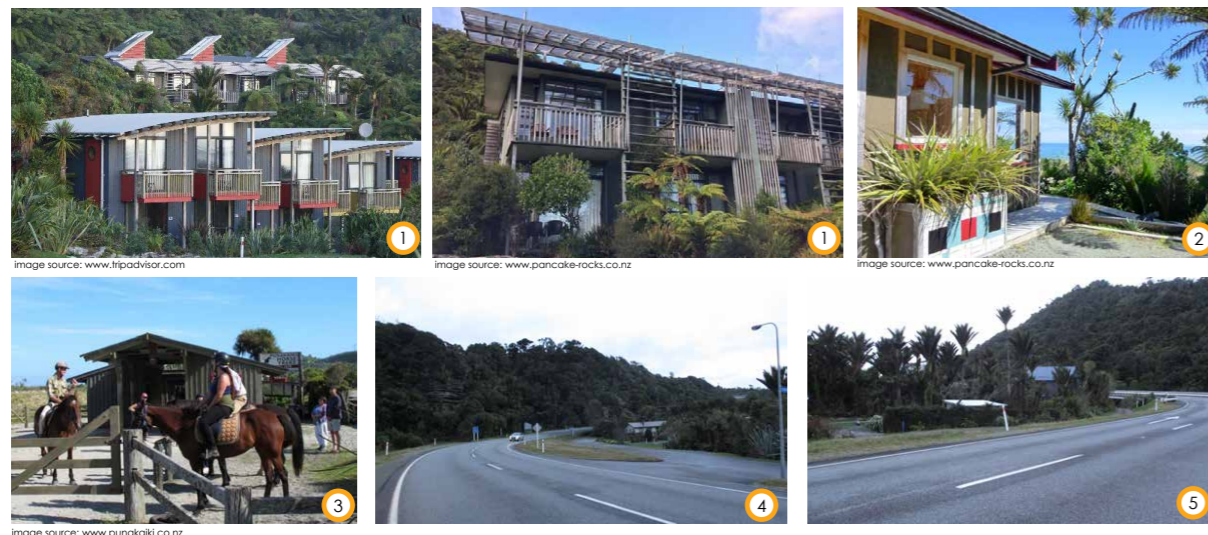
LANDSCAPE AND BUILT FORM CHARACTER - NORTHERN EXTENT  
SCALE: NTS

## LANDSCAPE CHARACTER



- Paparoa National Park comprising of the granite and gneiss (high grade metamorphic rock) summits of the Paparoa Range to the layered limestone formations of Punakaiki.
- A wide variety of plants grow within the coastal temperate rain forest of the National Park. Broadleaf trees such as Southern Rata (*Metrosideros umbellata*) and Nikau Palm (*Rhopalostylis sapida*) can be found near the coast, while podocarp trees such as Red Beech (*Fuscopora fusca*), Silver Beech (*Lophozonia menziesii*) and Rimu (*Dacrydium cupressinum*) grow inland.
- The unique environment includes coastal cliffs, deep river canyons, caves, Pancake Rocks and blowholes at high tide.
- Punakaiki Marine Reserve beach area features grasses, flax and coastal herbs.

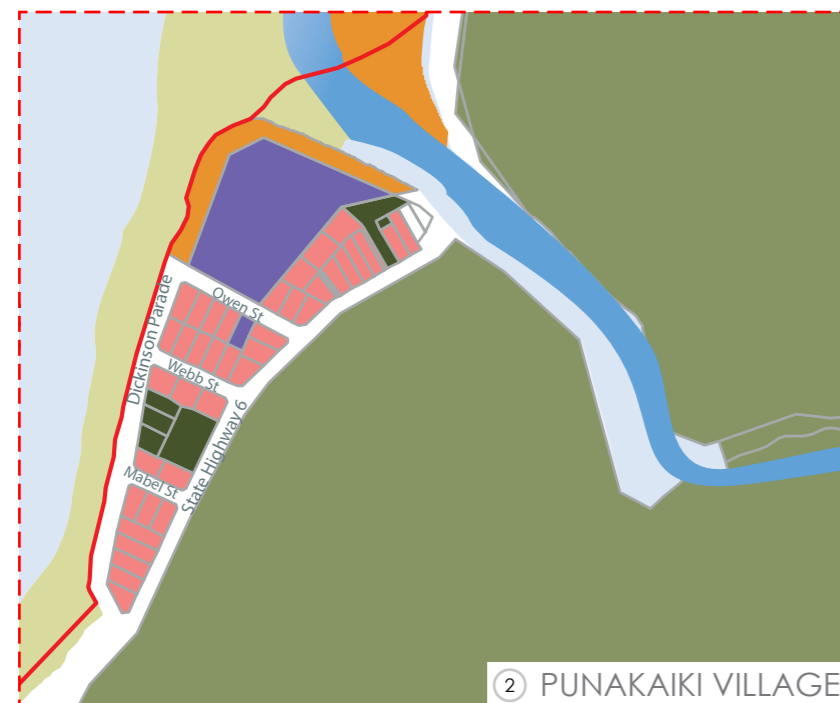
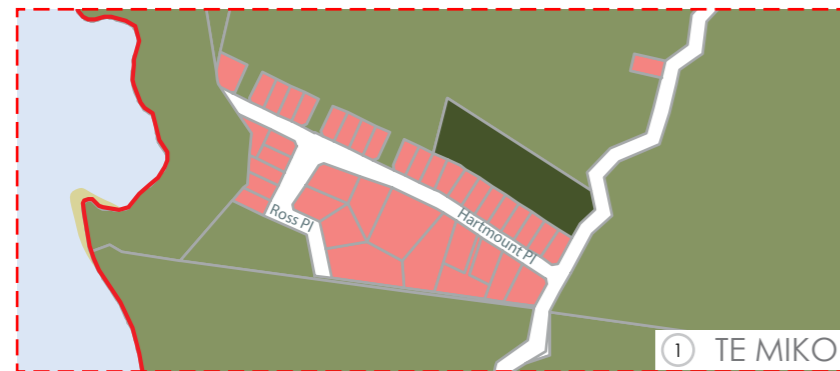
## BUILT FORM CHARACTER



LANDSCAPE AND BUILT FORM CHARACTER - SOUTHERN EXTENT  
SCALE: NTS

## LAND OWNERSHIP

Punakaiki is situated at the foot of the Paparoa National Park in the Buller District. The project area extends from Fox River down to the Conservation Volunteers facility in the south. There are a number of different landowners comprising the Crown, Local Government, LINZ, Paparoa National Park, Department of Conservation stewardship land, including some sections with Reserve status, along with land owned by Development West Coast and a number of private landowners. The following plans outline the ownership arrangements across the full extent of the study area.



LAND OWNERSHIP - NORTHERN EXTENT  
SCALE: NTS