



The Department recommends that you contact the Department of Conservation Office closest to where the activity is proposed to discuss the application prior to completing the application forms. Please provide all information requested in as much detail as possible. Applicants will be advised if further information is required before this application can be processed by the Department.

This form is to be used when the proposed activity is the building or use of any private or commercial facility or structure on public conservation land managed by the Department of Conservation. Examples may include lease of land to erect an information centre; authorisation to erect a weather station; or construct or lease a private/commercial campground or lodge. This form is to be completed in conjunction with either Applicant Information Form 1a (longer term concession) or Applicant Information Form 1b (one-off concession) as appropriate.

Please complete this application form, attach Form 1a or Form 1b, and any other applicable forms and information and send to [permissions@doc.govt.nz](mailto:permissions@doc.govt.nz). The Department will process the application and issue a concession if it is satisfied that the application meets all the requirements for granting a concession under the Conservation Act 1987.

If you require extra space for answering please attach and label according to the relevant section.

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## A. Description of Activity

Please describe the proposed activity in detail – where the site is located, please use NZTM GPS coordinates where possible, what you intend to use the building for, whether you intend to make any changes to the infrastructure.

Please include the name and status of the public conservation land, the size of the area for which you are applying and why this area has been chosen.

If necessary, attach further information including a map, a detailed site plan and drawings of proposal and label Attachment 3b:A.

This is an application from Arahura Holding Limited, the operating arm of Te Rūnanga o Ngāti Waewae. The Applicant is applying for a Concession for the footprint of the new Experience Centre and Exhibition Space and associated infrastructure over approximately 0.86ha of public conservation land in Punakaiki on the West Coast. The new complex (including both the Experience Centre and Exhibition space) is known as Punangairi.

Arahura Holding Ltd own Punangairi and its associated infrastructure and require authorisation from the Department of Conservation for the occupation of the public conservation land. The authorisation or Concession will be formed of three concession types, a lease, a licence, and an easement. Please see Attachment 3b:A for the Dolomite Point Concession Plan and Table of Infrastructure separated into the Concession type.

Punangairi is a re-build and expansion of the previous visitor centre over a different form and footprint; however, most of the supporting infrastructure is in the same space. The purpose of the re-build was to develop a fit for purpose visitor centre to be owned and managed by Te Rūnanga o Ngāti Waewae. The development was a DOC-led, government-funded project known as the Dolomite Point Redevelopment Project (DPRP).

Punangairi is made up of two parts, an Experience Centre; and an Exhibition Space (the two are joined by a closed-in pedestrian link 'bridge'). The Experience Centre provides a visitor safety and information service focussed on the local area including recreational activities, natural heritage, and history. This service is provided by DOC under a tenancy agreement. The Experience Centre will also accommodate a retail area (Ngāti Waewae and DOC) incorporating community art vendors, a bookable meeting/conference/events facility, dwell space for visitors, and a food and beverage outlet. The Exhibition Space offers a unique multi-media exhibition (to be known as the 'Paparoa Experience') that presents and celebrates the cultural, social, natural, and conservation/environmental stories of the area. Included in Punangairi is a public toilet block encompassing five unisex toilets, one accessible toilet, one family toilet, and a male urinal facility (featuring 3 urinals). The toilet block can be accessed by the public at any time however some toilets may be locked during times of lesser demand.

Punangairi and its associated infrastructure are located within the Conservation Area – Punakaiki – Coast Road (Appellation Pt Lot 3 Deposited Plan 1633), a Stewardship Area administered under Section 25 of the Conservation Act. The activity is centred on or near NZTM E1461962 N5335999. Please see Attachment 3b:A for a Map of the activity location.

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## B. Alternative sites considered

If your application is to **build, extend or add** to any permanent or temporary structures or facilities on public conservation land, please provide the following details:

- Could this structure or facility be reasonably located outside public conservation land? Provide details of other sites/areas considered.
- Could any potential adverse effects be significantly less (and/or different) in another conservation area or another part of the conservation area to which the application relates? Give details/reasons

The Dolomite Point Redevelopment Project (DPRP) is a DOC-led, government-funded project and the Department has been involved throughout the planning, development, and delivery. The location and form of the buildings and structures have been independently explored and tested as part of the DPRP's management and governance processes.

Punakaiki is an internationally recognised location and is considered the gateway to the Paparoa's. The Paparoa National Park Visitor Centre has been located at Punakaiki for the last 20 years. The new Experience Centre and Exhibition Space (together, Punangairi) are located in close proximity to (adjacent to) the original Visitor Centre (the original Visitor Centre has since been removed to make way for the redevelopment). The Pancake Rocks and Blowholes Walkway opposite Punangairi attracted 500,000 visitors a year pre-Covid. The Visitor Centre service that provides natural, historic and cultural information to the public is well placed, being able to leverage its location in an internationally-recognised location and in close proximity to high foot traffic.

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## C. Larger area

Is the size of the area you are applying for **larger** than the structure/facility **YES / NO**

If **yes**, please detail the size difference in the box below, and answer the following 3 questions, if **no** please go on to the next section:

Please see Attachment 3b:A for the Dolomite Point Concession Plan and Table of Infrastructure .

Is this necessary for safety or security purposes? **YES / NO**

Is this necessary as an integral part of the activity? **YES / NO**

Is this essential to carrying on the activity? **YES / NO**

If the answer to any of the above is yes, please provide details and attach supporting evidence if necessary and label Attachment 3b:C.

The area is required for curtilage as it contains the building services necessary to operate Punangairi such as water, wastewater, water treatment, electrical supply, fire-fighting etc.



## F. Term

Please detail the length of the term sought (i.e. number of years or months) and why.

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*Note: An application for a concession for a period over 10 years must be publicly notified, an application for a concession up to 10 years will not be publicly notified unless the adverse effects of the activity are such that it is required, or if an exclusive interest in the land is required.*

We seek a term of 30 years in accordance with the long-term nature and design life of the facilities at the Site.

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## G. Bulk fuel storage

Under the Hazardous Substances and New Organisms Act 1996 (HSNO Act) 'Bulk fuel storage' is considered to be any single container, stationary or mobile, used or unused, that has a capacity in excess of 250 litres of Class 3 fuel types. This includes petrol, diesel, aviation gasoline, kerosene and Jet A1. For more information on Hazardous Substances, go to:

<http://www.business.govt.nz/worksafe/information-guidance/legal-framework/hsno-act-1996>

Do you intend to store fuel in bulk on the land as part of the activity?

~~YES~~ / NO

If you have answered yes, then please provide full details of how and where you intend to store the fuel, and label any attachments including plans, maps and/or photographs as Attachment 3b:G. If your Concession application is approved, you will be required to provide a copy of your HSNO compliance certification to the Department before you begin the activity.

No bulk storage of fuel is proposed as part of the activity.

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## H. Environmental Impact Assessment

This section is one of the most important factors that will determine the Department's decision on the application. Please answer in detail.

In column 1 please list all the locations of your proposal, please use NZTM GPS coordinates where possible. In column 2 list any special features of the environment or the recreation values of that area. Then in column 3 list any effects (positive or adverse) that your activity may have on the values or features in column 2. In column 4 list the ways you intend to mitigate, remedy or avoid any adverse effects noted in column 3. Please add extra information or supporting evidence as necessary and label Attachment 3b:H.

Refer to Steps 1 and 2 in your Guide to Environmental Impact Assessment to help you fill in this section.

Issue	Special feature or value	Potential effects of your activity on the feature or value (positive or adverse)	Methods to remedy, mitigate or avoid any adverse effects identified
Cultural connection to the whenua	Cultural values	Enhance the cultural connections	Punangairi allows Ngāti Waewae to express kaitiakitanga. A facet of this is represented in the environmentally conscious approach to facilities construction and management and in the storytelling and sharing of their rich history in a way which represents their cultural and heritage aspirations.
Visitor anti-social behaviour	Recreational amenity and ecological values	Adverse effects on the natural environment and recreation experience	Interpretive signage assisting visitors with direction to minimise off trail use and anti-social behaviour such as toileting or dropping waste in inappropriate locations. Public toilets that match the capacity of current and anticipated future visitors. Rubbish bins situated in a central location are of sufficient capacity and covered to prevent items blowing into the surrounding environment. Maintenance of the grounds/ facilities, and this includes collection of blown rubbish from the site.
Building design and site cohesion	Natural values	Adverse effect of a building on the natural setting and ecological character	Punangairi has been carefully designed and constructed to blend in with the natural environment. Complementary methods are a green/living roof system, vegetation screening at the front of the building, hardwood timber (NZ Beech) board and batten cladding, matt finishings with coarse seals to reduce reflectivity and plantings which are

			locally sourced indigenous species landscaped amongst the facilities to tie various elements together.
Lighting glare	Recreational amenity and ecological values	Wildlife vulnerability to disorientation from lighting, particularly Westland petrel.	Lighting both inside and outside the buildings has been carefully designed to minimise adverse effects on the public and wildlife. Outdoor lighting will be limited and low-level and shrouded to minimise light spill. Lighting uses amber LEDs so that no blue wavelengths are emitted as they have adverse effects on migrating seabirds. Lighting will also be turned off when not required by using a combination of time schedules and sensors.
Stormwater run-off from the hard surfaces	Ecological values	Habitat alteration and loss and erosion of the surrounding environment	<p>Stormwater from Punangairi will be captured and treated through a green roof before being discharged via downpipes directly to ground or into the Fire Reserve Tanks. The water discharged to ground will essentially follow existing pre-development flow patterns into the adjacent dolines and will percolate into the subsoil as occurs at present. The water will be clean, and the discharge points will be armoured with natural local hard rock to prevent any scour or sedimentation evolving from erosion.</p> <p>Stormwater from the existing pedestrian routes, gardens, and berms along the front of the existing buildings, also currently drains to the adjacent dolines.</p> <p>The site is also subject to the conditions under the West Coast Regional Council Resource consent and holds a West Coast Regional Council Certificate of Compliance (for stormwater).</p>
Wastewater contamination	Ecological values	Contamination of the land	A system exists with sufficient capacity to accommodate growth over the coming years. The system contains a treatment plant and dispersal area. The system is maintained and monitored as per resource consent conditions.

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## I. Other

Is there any further information you wish to supply in support of your application? Please attach if necessary and label Attachment 3a:l.

There is a significant body of work, underlying imperatives, and related drivers and initiatives behind the re- establishment of a cultural footprint and mana for Ngāti Waewae at Dolomite Point, Punakaiki. These include Te Tiriti o Waitangi considerations; Paparoa National Park co-management principles and undertakings; and government investment decisions via the Dolomite Point Redevelopment Project that specifically sought to support opportunities for Māori and involved the ownership and operation of the building assets being delivered by this project.



**Attachment 3b:A**

**Figure 1: Map showing the location of the activity depicted by red star**



Figure 2: Dolomite Point Concession Plan [DOC-7583315](#)

