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# Application for Funding

**About this form**

This form enables you to make an application for funding under any of the three investment tiers for the Provincial Growth Fund:

- Regional Projects and Capability: Under \$1 million;
- Sector Investments: Between \$1 - \$20 million; and
- Enabling infrastructure projects: Over \$20 million.

The information you provide will help us to assess and evaluate eligible projects and investment opportunities.

**Next steps**

We will review your application to further test suitability and risk and to make a decision on suitability for funding. We will be in contact where further information is required and we may provide you advice and support (i.e. from regional advisors) where necessary throughout this next stage of the process.

**Instructions**

Please complete the 'Application Form' section below, which is compulsory. In addition, please complete the parts of this application form that are relevant to your proposal. If the answer box is not big enough, please attach a document that provides the answer/s when you submit the form.

Please provide as much detail as you are able to, as appropriate to the size and complexity of your proposal. If compulsory or relevant information is missing, this may slow down the application process as we will need to contact you.

You can find the terms and conditions of applying for Provincial Growth Fund investment in **Appendix 1**. You must agree to those terms and conditions as part of submitting this application. We also attach a copy of the Eligibility and Assessment criteria in **Appendix 2** to provide further context.

**Submitting your application**

Please email your completed form to [PGF@mbie.govt.nz](mailto:PGF@mbie.govt.nz).

**A. Application Form (Compulsory section)****1. Proposal Name:**

Dolomite Point Redevelopment Project (DPRP), Punakaiki, West Coast

**2. Please provide the name of applicant organisation/entity:**

Department of Conservation (DOC)

**3. What is the physical address of the applicant's organisation?**

10 Sewell Street, HOKITIKA

**4. Please provide the contact details for the applicant's organisation (including a specific person as a point of contact):**

Project Manager: Phil Rossiter, Department of Conservation, Westport

Phone: Privacy of natural persons

Email: Privacy of natural persons

**5. Please describe the principal role or activity of the applicant organisation.**

The Department of Conservation (DOC) is the applicant for this project given its key statutory role and responsibility for visitor facilities, infrastructure and public conservation land management at Dolomite Point, Punakaiki.

DOC's wider purpose is to ensure New Zealanders gain environmental, social and economic benefits from healthy functioning ecosystems, recreational opportunities and through living our history. It is also charged with working with others to increase the value of conservation for New Zealand.

DOC's Outcome Statement is: New Zealanders gain environmental, social and economic benefits from healthy functioning ecosystems, from recreation opportunities, and from living our history.

DOC's Intermediate Outcomes are:

- The diversity of our natural heritage is maintained and restored.
- Our history is brought to life and protected.
- New Zealanders and our visitors are enriched by outdoor experiences.
- New Zealanders connect and contribute to conservation.

**6. Please provide a brief summary description of the project, including its location, purpose and history.*****Location and description***

The 'Dolomite Point Redevelopment Project' (DPRP) involves a significant uplift and modernisation of key visitor facilities/infrastructure and enrichment of visitor experience elements at Dolomite Point, Punakaiki on the South Island's West Coast. The site is a key anchor for West Coast tourism and has become an iconic short-stop tourist destination on the back of the 'Pancake Rocks' and associated blowholes, with 500,000 visitors experiencing the 'Pancake Rocks' walkway annually.

The growth of tourism at Punakaiki – essentially doubling in the last decade - has placed enormous and unsustainable pressures on the existing dated and unfit facilities. Infrastructure improvements and investment have not kept pace with visitor demands and needs, and many aspects of the infrastructure, site design and layout are not able to cope with current pressures, let alone projected future demand. In its current state, the site and its facilities require intensive and reactive management to mitigate current pressures and urgent investment is required in the facilities and infrastructure supporting the

‘Pancake Rocks’ to secure the integrity of the site and visitor experience.

### **Purpose**

The stated purpose of the DPRP is to create, via meaningful collaboration, an outstanding and enduring visitor experience at Dolomite Point. In doing so, and by incorporating particular aspects in the redevelopment design, a number of key benefits will accrue. The primary benefits include:

- Securing and future-proofing the visitor experience of one of the West Coast’s ‘anchor’ tourist sites and the consequential economic benefits that flow from a strong and sustainable tourism sector;
- Creating opportunity and a compelling cultural footprint for Māori via the establishment of a new visitor experience centre and its associated offerings;
- Environmental protection via proactive management of visitor impacts; and
- Strengthening social/community outcomes and connectivity via integration with the Greater Punakaiki Master Plan (GPMP) process, community aspirations and by creation of pedestrian/cycle lanes that link key Punakaiki features.

### **Project history**

There have been multiple attempts over the last decade to address some of the challenges at Dolomite Point, and greater Punakaiki community. Due to these efforts, there is a mounting degree of stakeholder expectation and hope that action will materialise. Some of the work undertaken to address issues and realise opportunities at the site has included:

- Punakaiki Issues and Options Report, Lincoln University, 2007;
- Punakaiki Destination Management Plan, Development West Coast, 2009;
- Paparoa National Park Visitor Centre Redevelopment Conceptual Design Report, DOC, 2010; and
- Dolomite Point Development Opportunity Study, DOC, 2017.

Due to a number of issues including, but not limited to, financial constraints, government priorities and the timing of historical work, previous efforts did not gain traction. Notwithstanding this, the DPRP has built on these historical efforts and has considered aspects of previous work that remain relevant. It is important to note that the DPRP is not a recent conception, rather a long-standing and thoroughly considered project that keenly awaits execution.

#### **7. Please describe (or re-affirm) which industry or sector/s the proposal is relevant to.**

The project is most relevant to the tourism sector.

#### **8. In what location/region/s is the proposal to be based? What is the name of the relevant District as detailed on the Local Government New Zealand website: <http://www.lgnz.co.nz/nzs-local-government/new-zealands-councils/>**

The project is in the West Coast region, a ‘surge’ region under the Provincial Growth Fund framework. The key local authority is the Buller District Council. Note however that the local territorial authority boundary between the Buller district and the Grey district is the Punakaiki River, with Punakaiki residents residing south of the Punakaiki River being ratepayers in the Grey district. This project therefore has relevance and benefits for the Grey district as well, as evidenced by the letter of support from the Grey District Mayor in **Appendix 3**. **Appendix withheld - Commercial Information**

9. Please provide full names of the project's leadership team, including your chief executive, directors and trustees (as appropriate).

The project's 'sponsor' is [redacted] Privacy of natural persons

The DPRP has a Steering Group who provide core leadership and governance. Steering Group members include:

- [redacted] Privacy of natural persons
- [redacted]
- [redacted]
- [redacted]
- [redacted]
- [redacted]
- [redacted]
- [redacted]
- [redacted]
- [redacted]

The Chief Executive role for DOC is held by Lou Sanson (in the role of Director General). Two ex-officio and West-Coast based roles support the project Steering Group [redacted] Privacy of natural persons

10. If different from the applicant, who would be the 'contracting party' with the Crown under any successful contract?

If successful, the Department of Conservation would be the contracting party with the Crown.

11. Are there any other Partners within this project? (i.e. construction, design or other significant partners). If so, please provide their names.

A hallmark of the project is its collaborative approach. Beyond the applicant's organisation and Steering Group representation and input, key partnerships in the project include:

- Ngati Waewae – collaboration in relation to creation and delivery of a new visitor experience and implementation of Paparoa National Park Management Plan and Treaty principles;
- Development West Coast – agreement to make a central land parcel available to enable realisation of the most compelling and integrated spatial redevelopment concept;
- New Zealand Transport Agency – collaboration in relation to creation of pedestrian/cycle linkages, State Highway pedestrian underpass;
- Buller District Council – close collaboration in relation to integration of the Greater Punakaiki Master Plan (GPMP) and DPRP and community objectives; and
- Commercial Information – collaboration in relation to sharing of water supply and water treatment assets for mutual environmental gain and cost-reduction.

12. Is the applicant or the contracting entity insolvent or subject to any insolvency action, administration or other legal proceedings?

No, the applicant is not subject to any of the above matters.

13. Is any individual involved in the application, the proposed contracting entity or the project an undischarged bankrupt?

Privacy of natural persons

14. Is any individual under investigation for, or has any individual been convicted of, any offence that has a bearing on the operation of the project?

Privacy of natural persons

15. Conflicts of Interest: Please detail any actual, potential or perceived conflict of interest that the applicant(s) or any of the key personnel have in relation to this project.

Privacy of natural persons

## B. Strategic Case and Regional Alignment

### 1. How does the project propose to act as a catalyst to lift the productivity potential of the region where the project is based?

There is a very strong strategic case for the DPRP with clear regional alignment. Dolomite Point (via the Pancake Rocks and associated blowholes) has been instituted as one of six visitor 'icons' in the West Coast tourism strategy. Tourism West Coast has developed this strategy which is based on leveraging key sites to drive sustainable tourism growth, regional dispersal and economic impact. Dolomite Point is of further strategic importance in that it forms a key pillar for attracting visitors to the northern West Coast and encouraging northward dispersal. The project has strong regional support and alignment and features high in the West Coast's Economic Development Action Plan. Letters of support and statements to this effect are included in **Appendix 3**. Appendix withheld - Commercial Information

The DPRP will act as a catalyst to lift the productivity potential of the West Coast via several key mechanisms, namely:

- Proposed infrastructure improvements (i.e. toilets, carparks, pedestrian connections etc) will secure the integrity of a regionally, if not nationally-significant visitor experience and ensure current and future visitor demand can be effectively managed, creating positive feedback and sustaining future visitation;
- Proposed new aspects of the visitor experience (e.g. a new experience centre showcasing cultural, environmental and conservation elements; safer and superior pedestrian connectivity; improved landscaping; and an additional short walk) will deepen visitor immersion, understanding and satisfaction and enhance the region's competitiveness in tourism. Notably, enriching the visitor experience is expected to retain visitor interest for longer, increasing the length and value of stay, yield for local businesses and economic impact;
- Proposed new elements of the visitor experience (i.e. a new experience centre) will provide significant opportunity for Maori (Ngati Waewae) to tell their story and offer products and services that not only increase the financial yield from visitors but create local employment opportunities; and
- The DPRP supports the pending completion of New Zealand's next *Great Walk* (the Papatara Track) and provides an opportunity to better service track visitors and extract more value from users, irrespective of which direction track users travel.

### 2. How does the project align with the objectives of the Provincial Growth Fund:

- More permanent jobs;
- Benefits to the community and different groups in the community;
- Increased use and returns for Māori from their asset base (where applicable).

The DPRP has excellent alignment with core PGF principles, as discussed below.

#### ***More permanent jobs***

The DPRP is primarily focused on significantly improving, securing and future-proofing the visitor experience at Punakaiki. All of the existing businesses at Punakaiki rely heavily on visitors, with just 70 ratepayers' resident in Punakaiki (i.e. insufficient population to sustain any significant services and employment-generating enterprise).

Given that facilities and infrastructure have not kept pace with visitor growth, the quality and integrity of the visitor experience at Punakaiki is under significant pressure and threat and as a consequence, the sustainability of existing enterprise and employment is also threatened.

The initiatives included in the DPRP will not only serve to secure existing employment but will enable

sustainable growth and new employment opportunities. A new experience centre is expected to initially create between [redacted] new jobs for Ngati Waewae and the deepening of the visitor experience and offering is expected to result in longer stays, higher yields, and support further investment and employment opportunities. The DPRP is aware of various private investments that are being progressed at present on this basis.

### ***Social impacts***

Community issues at Punakaiki have been very well explored and defined through the current GPMP and DPRP processes and both have been collaborating for maximum community impact. The DPRP will deliver positive community impacts by:

- Protecting the integrity and environmental quality of the site through a considered and thoughtful redevelopment concept – sound environmental management is a high priority for the community;
- Providing space (coordination room) for emergency response in the proposed new experience centre;
- Allowing for a community shared-space (i.e. meeting location) within the new proposed experience centre, subject to on-going consultation and deliberations with the community to finalise their needs;
- Providing essential infrastructure and services for users of the soon-to-be-completed Paparoa Track Great Walk and ensuring that expected growth from this quarter does not place further strain on the community;
- Connecting the Punakaiki village from south (Punakaiki River) to north (Hartmount Place/Truman Track) with a pedestrian/cycle lane that will afford slow-paced and safe access and enjoyment of local attractions and direct social and health benefits;
- Affording opportunity for local artists to display and retail their wares – this was another aspiration identified by the community and three potential opportunities to achieve this will be created by the DPRP; and
- Instilling a sense of pride and ownership in the local community by virtue of providing a modern, future-proof, sustainable and outstanding visitor experience.

### ***Increased use and returns for Māori***

The DPRP aligns very strongly with this PGF objective. As stated in Ngati Waewae's letter of support in **Appendix 3**, the DPRP presents a very significant opportunity for local iwi to realise their aspirations and become a focal point for enhanced story-telling and interpretation for the benefit of the visitor experience and for consequential economic and social benefits. The visitor experience centre proposed in the DPRP concept will provide a platform and physical space for Ngati Waewae to stage number of proprietary ventures [redacted] Commercial Information [redacted].

**Appendix 3 withheld - Commercial Information**

Working collaboratively with Ngati Waewae will strengthen and contribute to Treaty principles and give effect to Paparoa National Park partnership aspirations.

### **3. Please provide a detailed description of the project, including the objectives and business need.**

#### ***Purpose and objective***

The purpose of the DPRP is to create an outstanding and enduring visitor experience at Dolomite Point, Punakaiki. Three key objectives underpin the project, namely:

1. Secure and future-proof the infrastructure and visitor facilities in accordance with best-practice;
2. Deepen natural heritage visitor immersion and consider and celebrate the natural setting in all redevelopment plans; and
3. Create and establish a compelling cultural footprint and story-telling platform.

### ***Business need***

The need for the project was first identified in 2002 with community-led efforts to enrich the visitor experience and offering. This was followed by detailed work between 2007 and 2010 by Lincoln University, Development West Coast and the Department of Conservation. Since this time (2008), visitor numbers at Dolomite Point have almost doubled (212,934 in 2008: 508,289 in 2017) and associated challenges have only become more acute.

Based on recent survey data, the average duration of stay at Dolomite Point is little over 1 hour. A contributing factor to this metric is that the number, range, quality and connection with locally-based experiences and visitor offerings is below what is expected from such a high-profile visitor location. The only built-attraction – the current DOC visitor centre in a small and nearly 40-year old building - is capable of retaining visitor interest for just a short time. It follows that the overall length of stay and therefore level of expenditure is well below the average for visitors to New Zealand because it does not provide many services that generate the greatest expenditure. On this basis, Punakaiki bears the brunt of visitor impacts, yet gains relatively little benefit.

Furthermore, small rural areas are increasingly finding it difficult to cope with increased visitor demands. The ability of a small community like Punakaiki to provide services for its own population is challenging, but when it has to provide services for more than its population, it can be costly and/or unattainable for ratepayers. This largely explains the situation Punakaiki finds itself in and underpins the need for central government support. On an average visitor-season day, the number of visitors is an order of magnitude greater than the number of residents in Punakaiki and on a busy day, the number of visitors outstrips local residents by several orders of magnitude.

Despite this situation, Punakaiki fulfils a very important role and forms a strategic pillar for a sustainable tourism economy on the West Coast. Without Punakaiki, there is little to draw tourists to the northern West Coast. The West Coast tourism strategy not only has Punakaiki as a key locality capable of mobilizing and attracting domestic and international visitors, but it leverages Punakaiki by drawing visitors north along the West Coast from popular sites further south (i.e. the glaciers), supporting northward dispersal and much-needed economic opportunity for the northern West Coast.

### **Detailed description of the project**

The Concept Plan for the DPRP has been based on identified needs and opportunities developed through a combination of stakeholder and community engagement, observations and feedback from industry personnel at Dolomite Point, and visitor survey work. A range of potential solutions to address the identified issues and opportunities were then evaluated in detail, with selected solutions comprising the building blocks of the developed Concept Plan. Central to the evaluation process was how closely each option aligned with the established project objectives (this included the sensitive nature of the site), consideration of risks, benefits and costs, stakeholder support, and importantly, the ability to financially sustain any redeveloped assets.

The 'Options Analysis and Selection' process led to the following key elements being chosen for the DPRP Concept Design:

- An iconic and inspiring pedestrian underpass beneath State Highway 6 ensuring visitor-highway traffic interactions are eliminated and to enable visitors to move seamlessly from the eastern side of State Highway 6 with all its appurtenant visitor facilities and infrastructure, to the western



side of the State Highway 6 and into the Paparoa National Park and the 'Pancake Rocks' walkway. Traffic calming measures and median treatment and lighting would also be improved on the short section of State Highway at the site. Responsibility and maintenance of these assets would sit with the NZTA;

- Pedestrian/promenade treatment and landscaping along the entire length of the Dolomite Point visitor precinct to create function and amenity and provide screening and softening, to the extent possible, of the adjacent State Highway. Responsibility and maintenance of these assets would sit with the Buller District Council;
- A new centrally-located and 24-hour accessible toilet facility to replace the existing and significantly under-capacity toilet facility;
- Reconfiguration and upgrade of the existing carparking facilities and modest redevelopment to meet all but peak parking demands. Peak parking demands and future growth will be accommodated by an off-site 'overflow' carpark south of Dolomite Point and linked by a pedestrian/cycle path and a proposed local park and ride solution connecting back to Dolomite Point (as future demand dictates);
- A central and redeveloped visitor centre providing strong cultural, natural and conservation interpretation and opportunities. The centre would embody smart and sustainable design and construction principles, would be in keeping with the special nature of the site, and would be redeveloped on the footprint of two existing buildings, one of which is the existing 40-year old DOC visitor centre. DOC would continue its core visitor centre function from within the new building, however ownership and visitor experiences would be provided by Ngati Waewae;
- Retention and landscaping of existing open greenspace to provide natural and family-friendly amenity;
- Pedestrian linkages (designed to accommodate the access-impaired) involving sections of boardwalk and pathway with intermittent shelters with interpretive content introducing and showcasing a sense of place and providing occasional muster points and weather-protection, particularly for elderly, young and/or access impaired. The pedestrian connections would all centrally converge on a small courtyard setting at the rear of the proposed new experience centre;
- A short nature-walk from the rear of the visitor precinct to the nearby lookout point, providing a unique perspective and overview of Dolomite Point and the adjacent coastline and blowholes;
- Burial (for safety and amenity purposes) of a section of overhead high voltage wires that currently cut across the rear of the visitor precinct; and
- Linkage of all key visitor localities immediately south and north of Dolomite Point with a pedestrian and cycle lane to ensure safe and slow-paced enjoyment, access and connection the length of the Punakaiki. Design would ensure that users could avoid crossing the State Highway by connecting with the existing and proposed underpasses. Responsibility and maintenance of these assets would sit with the NZTA.

Visual representation of the DPRP Concept Plan (and supporting imagery) is included in **Appendix 4**.

The rationale for the developed Concept Plan stems from problems and challenges identified during previous studies and assessments and stakeholder consultation. The table over-page provides 'line-of-sight' from the identified needs/issues to the chosen solution(s).

ISSUE/NEED	SELECTED OPTION(S)
Insufficient, fragmented and confusing parking	Redesign (improved capacity and layout)
Dated visitor centre and interpretation delivering a limited/narrow visitor experience	New experience centre and interpretation
Tired/uninspiring landscaping and outdoor space	Redesign and landscape
Insufficient toilet capacity and/or type	New toilet block (>300% capacity increase)
Inadequate pedestrian-vehicle separation within visitor precinct	Redesign and separation
No pedestrian-vehicle separation across State Highway	Pedestrian underpass and traffic calming
Poor/uninspiring connectivity and flow between visitor precinct facilities	Pedestrian and cycle connections
No covered space/walkways (to protect against inclement weather)	Intermittent shelters (with interpretation)
Limited additional attractions (other than the 'blowholes') to spread visitors out and increase their stay and yield	Short walk to lookout (at rear) and new pedestrian/cycle connections
Limited physical connections with wider and existing community attractions to spread visitors out and increase their stay and yield	Continuous pedestrian/cycle connection from Punakaiki River to Hartmount Place
Limited retail/hospitality offerings for visitors	Considered approach within new centre
Local services central to visitor management outdated, reached capacity or non-existing (e.g. water, wastewater, waste management, telecommunications etc)	Work with GPMP process and establish services where necessary

4. Please provide a description of how the project aligns to the Government's additionality objective under the Provincial Growth Fund (including infrastructure, Māori assets/development, sustainability, investment tiers and regional development plans).

The DPRP strongly supports the Government's additionality objective by various means, including:

- The project is not already underway and does not replicate any other initiative;
- The project is limited to capital funding, with key agencies and entities assuming responsibility for maintenance and operation of built infrastructure;
- The project provides a significant platform and asset for Māori (Ngati Waewae) to realise their aspirations, develop opportunities for their people and simultaneously enrich the visitor experience;
- The detail and extent of the DPRP Concept Plan has been specifically shaped by sustainability and life-cycle cost considerations. Sustainability considerations have influenced the selection of redevelopment options and ownership arrangements to ensure redeveloped assets will thrive. A fundamental tenet of the DPRP is to future-proof the visitor facilities and experience at Dolomite Point to ensure sustainability;
- The DPRP represents a Sector Investment (tourism sector) – tourism being a key pillar in the

West Coast Economic Development Action Plan and Punakaiki being an icon and anchor visitor destination in the West Coast's tourism strategy;

- The DPRP has featured strongly in formal regional development plans over the last few years (statements to this effect are included in **Appendix 3**); and **Appendix withheld - Commercial Information**
- The DPRP has considered the pending completion of the Paparoa Track *Great Walk* and has incorporated various matters in the Concept Design (i.e. overflow carpark for Dolomite Point located at the Punakaiki River that will also serve Paparoa Track users; and pedestrian/cycle connections linking the Paparoa Track ends with the Punakaiki village).

#### 5. What benefits will the region get from the Crown's investment?

The site is one of only a handful of regional visitor icons with an established profile amongst domestic and international visitors and industry representatives (i.e. travel agents). Tourism was the second largest contributor to regional GDP in 2017 and the DPRP in its proposed form will directly deliver on a number of the core strategies in the Tai Poutini West Coast Economic Development Action Plan. These include:

- Creating added-value opportunities to future-proof existing business;
- Continued investment in tourism to support new economy;
- Infrastructure investment to support growth and resilience; and
- Maximise the Māori economy.

The central and northern West Coast (i.e. Greymouth to Westport) stand to benefit the most given enhanced Punakaiki infrastructure and facilities will improve the visitor experience, increasing dispersal and yield where it is needed the most. Without a visitor icon north of Kumara Junction (the junction between SH6 along the West Coast and SH73 between Christchurch and the West Coast), there is a heightened risk that visitors will bypass the central and northern West Coast. Securing the integrity and future of the Punakaiki experience is fundamental to delivering on the regional tourism strategy.

The benefits that will accrue from the DPRP were touched on in section B.2., but primarily include:

- Economic benefits associated with a sustainable tourism industry (both direct and indirect benefits of visitor spend and industry employment);
- Cultural benefits associated with enhanced story-telling and interpretive material in a new visitor experience centre;
- Social/community benefits associated with improved infrastructure, opportunities and enhanced connectivity (in the form of pedestrian/cycle linkages); and
- Enhanced identity, sense of pride and regional and local custodianship via an iconic, world-class and resilient visitor experience.

#### 6. Please describe the current state of the proposal, and why the project has not been done before.

The DPRP proposal is scoped to Concept Design stage with the associated cost-estimate including contingency to reflect this. Significant stakeholder consultation has occurred and if successful, the project would move quickly into the Detailed Design phase, ahead of project implementation.

As previously mentioned, there have been numerous previous efforts over more than a decade to address the issues at Dolomite Point. For various reasons, but mainly due to lack of available funding, no significant action has materialised. By 2017, support galvanised across the community, local government and central government relating to the site's potential and the DPRP is seen as an excellent opportunity to model solutions to visitor-demand issues whilst retaining strong landscape and

conservation outcomes.

Notwithstanding mounting alignment and support, there is an understandable degree of ‘fatigue’ in the local community because of the number of failed historical efforts. A significant opportunity exists to deliver for the Punakaiki community and indeed wider region.

7. Please provide a description, and evidence where applicable, of any local support for the project either through existing regional development mechanisms, or another relevant body, such as a council, iwi or other representative group (or reason for any lack of support).

Strong and broad support exists from regional and local stakeholders for the DPRP. For brevity, this support will not be restated here but is demonstrated in the numerous letters of support included in **Appendix 3. Appendix withheld - Commercial Information**

8. Please provide a description of any consultation required.

Consultation outcomes from historical efforts are reflected in the DPRP and consultation and engagement has been on-going throughout 2017 and 2018 with regional and local stakeholders and with the Punakaiki community. The shape and flavour of the DPRP is an amalgam of all consultation that has been undertaken and is a stronger proposal because of this.

The DPRP sees consultation at its core and on this basis, consultation is a constant and on-going accountability for project personnel and consultation will continue so long as a viable project exists. Further consultation and engagement - particularly at a community level - will be required to ensure community aspirations are reflected in the Concept Plan to the extent possible and appropriate.

9. Please demonstrate how this project will fit in with wider assets or infrastructure, projects and benefits in the region.

Considerable effort has been made to work with wider West Coast initiatives to ensure the DPRP integrates with maximum effect and benefit.

As previously stated, the project is central to the regional tourism strategy that leverages ‘icon’ sites and drives visitor dispersal.

This DPRP has close integration on a community-scale with the Greater Punakaiki Master Plan (GPMP) led by the Buller District Council and there are key interdependencies between the projects.

The DPRP has taken account of the pending completion of New Zealand’s next *Great Walk* – the Paparoa Track – and has considered visitor needs that will stem from this. Consequently, pedestrian and cycle connections proposed under the DPRP will complement Paparoa Track users and an overflow carpark proposed under the DPRP will also serve an integrated purpose.

The DPRP fits and aligns with NZTA’s State Highway management considerations in that a solution to pedestrian safety has been proposed (pedestrian underpass) that provides physical separation between pedestrians and State Highway traffic whilst maintaining State Highway traffic flow and continuity.

The DPRP has worked with an adjoining landowner (Commercial Information) to explore collaborative water supply and treatment arrangements. Under the arrangement, Commercial Information would provide potable water to the DPRP (via a new water supply treatment system they propose to build) and the DPRP would reciprocate with wastewater treatment via an existing facility with spare capacity. This arrangement would provide superior cost and environmental outcomes for all parties and provides a cost-reduction to the DPRP.

The DPRP has also taken into consideration the local business and community aspirations as part of the consultation process. Work is on-going to define how some of these aspirations may be best realised.

10. Has the project been discussed with a regional economic development governance group? If so, what was the outcome of the discussion?

The DPRP has consistently featured in regional economic discussions and has been an established and key priority since 2017. The letter of support from Andrew Robb, Chairman of the recently-disestablished Regional (West Coast) Growth Programme and current Chair of the West Coast Regional Council and included in **Appendix 3**, confirms this point. *Appendix withheld - Commercial Information*

11. Please provide evidence of Iwi consultation.

Ngati Waewae has not only been consulted as part of the DPRP but has had active representation on the Project Steering Group and is set to play a central role in the DPRP. In keeping with the partnership provisions of the Paparoa National Park Management Plan, Ngati Waewae will assume the lead presence in the proposed new experience centre, giving voice to their story and staging natural heritage, conservation and recreational elements from the site. This is seen as a significant opportunity for Ngati Waewae and a chance for iwi to achieve their aspirations and provide sustainable economic opportunities for their people.

12. Please provide evidence of compliance with international obligations (where relevant).

There are no known applicable or relevant international obligations associated with the DPRP.

## C. Project costs, economics and benefits

### 1. Please provide details of the wider benefits, over and above those described in the above Strategic Case and Regional Alignment section.

The DPRP is a key component and pillar of a Buller tourism package expected to go before Cabinet for consideration in November 2018. The package comprises three other initiatives aimed at attracting visitors north and into the Buller district (northern West Coast), encouraging them to stay longer and spend more. By virtue of its design, the DPRP will increase the attractiveness of the West Coast to potential visitors, encouraging the establishment of new businesses and expansion of existing businesses, particularly in Punakaiki and its environs.

Ngati Waewae's lead role in the proposed new experience centre, enabling them to 'give voice to their story' has strong synergies with the emerging Tai Poutini (West Coast) Maori Tourism Strategy.

There is also considered to be broad benefit associated with the precedent and goodwill that relates to a range of agencies, organisations and community working together for improved outcomes. The extent to which the proposed Concept Plan for the DPRP reflects a wide range of stakeholder aspirations is a key feature of the project. Solutions to the challenges faced at the site have not previously been possible, and a key opportunity and benefit of the DPRP is to model collaboration and demonstrate how a multi-agency/stakeholder approach can lead to more integrated, holistic and successful outcomes.

In a less tangible but nonetheless important sense, the DPRP, if approved, would provide the Buller district and wider West Coast with a sense of renewal and would undoubtedly inspire a greater degree of confidence in the region's future.

### 2. Please provide a detailed breakdown of the benefits that will be enabled by the delivery of this project and the timeframes in which those benefits will be achieved/realised.

A provisional timeline for project implementation and realisation of benefits is provided in the table below. Detailed design and project staging/scheduling would further inform and confirm the project timeline, but tangible benefits would occur with the onset of redeveloped infrastructure, facilities and services – expected to be from <sup>Commercial Information</sup> onwards. Intangible benefits may well accrue earlier if this application is successful and stakeholders and community can look forward with certainty to a more complete, resilient and sustainable visitor experience and industry.

ASPECT	TIMEFRAME
If successful (with capital funding via PGF), commence detailed design	Commercial Information
Design iterations and stakeholder consultation	Commercial Information
Detailed designs completed	Commercial Information
Assessment of Environmental Effects and approvals developed and secured	Commercial Information
Construction tenders developed and awarded	Commercial Information
Project construction	Commercial Information
Benefits realisation	Commercial Information

3. Please provide a cost breakdown covering the following:

- Total project cost breakdown (including contingency);

An elemental cost estimate has been developed for the DPRP by estimating/quantity-surveying specialists, Rawlinsons.

The total estimated cost of the DPRP, including contingency, provisional and general allowances, escalation and contractor margin allowances is \$25.6M. A summarised cost-estimate is provided below and a full itemised cost-estimate is included in **Appendix 5**. *Appendix withheld - Commercial Information*

ASPECT	COST ESTIMATE
Experience centre and fit-out	\$ <i>Commercial Information</i>
State Highway pedestrian underpass and median treatment	\$ <i>Commercial Information</i>
Pathways, shelters, lookout, boardwalks, paving, courtyard, steps, decking, balustrades, cantilevered section	\$ <i>Commercial Information</i>
Pedestrian and cycle pathways	\$ <i>Commercial Information</i>
Demolition, burial of overhead powerlines, staging, earthworks, landscaping, gardens and lighting	\$ <i>Commercial Information</i>
Roading, kerbing, carparks, ramps, overflow carpark, technology, signage, street furniture	\$ <i>Commercial Information</i>
Land acquisition	\$ <i>Commercial Information</i>
Water connection and stormwater drainage	\$ <i>Commercial Information</i>
Toilet facility	\$ <i>Commercial Information</i>
<b>Sub-total Cost-Estimate</b>	\$ <i>Commercial Information</i>
<i>Provisional and general allowance, escalation allowance, contractor's margin, contingency (Comm %)</i>	\$ <i>Commercial Information</i>
<b>Total Cost-Estimate</b>	<b>\$25,611,298 (\$25.6M rounded)</b>

- Total funding sought from the Provincial Growth Fund;

The total funding sought from the PGF is up to \$25.6M.

- Type of funding sought (i.e. grant, loan or other);

The type of funding sought for the DPRP is a grant.

- Description and breakdown of funding sought from elsewhere (approached/approved/declined) and what funding has been committed;

*Commercial Information*



- Details of ongoing costs and financial viability;

Consideration of on-going costs and financial viability has been central to the DPRP. The scope of the project and the ownership and maintenance of the various infrastructure has been optimised to maximise benefits yet contain on-going costs and ensure financial sustainability.

Key on-going costs associated with the infrastructure proposed in the DPRP Concept Plan include capital charges, depreciation and routine operating and maintenance expenses. The DOC is resourced to meet the day-to-day operating and maintenance of infrastructure and facilities via business-as-usual mechanisms. In some cases, redeveloped infrastructure is expected to reduce operating and maintenance costs. Examples include resources retained to manage under-capacity in toilets and carparking, whereby redeveloped infrastructure and smart technology would reduce the need for the degree of reactive management.

- Required timing of costs;

The DOC is resourced with operating expenditure (via an internal Budget '17 Tourism bid) to drive the DPRP forward through detailed design and implementation stages, should this application be successful.

Based on the current project timeline, the first capital funding is expected to be required <sup>Commercial Information</sup> as capital works commence, with staged drawdown occurring through to project completion. Allowing for seasonality, staging and the need to maintain a functioning high-visitor destination throughout, project completion is currently estimated to be <sup>Commercial Information</sup>. These dates (<sup>Commercial Information</sup>) represent the current view of required timing of funding.

- Maintenance costs and funding sources

The infrastructure proposed in the DPRP would be variously maintained by the entities below:

- The DOC (i.e. toilets; carparks, walkways, shelters);
- Ngati Waewae (experience centre); and
- NZTA (underpass and pedestrian paths along the State Highway).

The above entities have the capability and capacity to fulfil this responsibility. As part of deepening the visitor offering and providing opportunities for Māori, Ngati Waewae would stage appropriate commercial enterprise from the experience centre, directly off-setting the maintenance and operating costs associated with this infrastructure and providing subsequent benefits.

4. Please provide a demonstration of the impact the project will have on the applicant's balance sheet.

Responsibility for the proposed infrastructure has been accepted by the entities listed above, with no significant impact on the applicants' balance sheet.

Commercial Information

5. Please provide a demonstration of how you will ensure that your project represents good value for money.

If this application is successful and the DPRP progresses, a procurement plan will be developed with the



assistance of DOC's National Procurement Team. The Plan will include robust processes to test the market and to help select cost-effective and capable designers and contractors for this project in accordance with DOC's standard and accepted practices.

6. If applicable, is there a financial model, financial forecasts, or a Cost Benefit Analysis which can be provided? *(If so, please attach to this application.)*

A multi-criteria analysis was undertaken to establish the relative costs and benefits of the redevelopment options included in the DPRP Concept Plan. This analysis included, amongst other things, capital and operational cost considerations. In turn, these informed the selected solutions. Option analyses demonstrating these considerations are included in **Appendix 6**. *Appendix withheld - Commercial Information*

## D. Project Plan

### 1. Please provide a project management plan covering the following:

#### Delivery methodology

- Roles and responsibilities (including who will be managing/delivering the project and key contractors)
- Timeline
- Procurement
- Constraints and dependencies
- Risks associated with project
- Risk management methodology
- Governance arrangements (including using existing credible local and community input, funding, commercial and non-commercial partners)
- Project delivery gates
- Exit gates and stop/go points.

A plan (known as a 'Project Initiation Document' under the DOC Project Management Framework) is included in **Appendix 7** that sets out all of the matters detailed above. The Plan has been formally adopted for the Project Steering Group. Appendix withheld - Commercial Information

### 2. Please provide any feasibility assessment which has been conducted for the project.

A number of feasibility studies and investigations have been undertaken for the DPRP and have informed and are reflected in the Concept Plan. The most comprehensive of these was the *Dolomite Point Development Opportunity Study* (Boffa Miskell, May 2017 and September 2017).

A number of more recent and specific site investigations exploring feasibility issues have also been undertaken. Commercial Information

### 3. Please provide details of the key risks associated with the project, as well as how they will be managed.

The DPRP Steering Group staged a specific workshop to identify project risks and controls. A risk register was developed and is tabled and reviewed at each Steering Group meeting. Risk identification and control is a dynamic process and the register will be further reviewed and developed if this application is successful and the DPRP advances to subsequent stages. A copy of the DPRP risk register is included in **Appendix 8**. Appendix withheld - Commercial Information

### 4. Please provide detail of any alternative project delivery options which have been considered and ruled out.

Commercial Information

### 5. Has the project plan been independently tested, or developed with assistance of a project management professional? If so, by whom?

The project plan (PID) was developed with the support of project management professionals in

accordance with the Department of Conservation's rigorous Project Management Framework (PMF). An independent resource is retained by the project for occasional and intermittent governance and management support (as outlined in the PID). The PID is reviewed at key milestones and/or scope changes and would be reviewed again if this funding application was successful and the project entered subsequent phases.

## E. Commercial Viability

### 1. Please provide an overview of the applicant's track record in delivering projects of this nature.

The Department of Conservation has a track record of delivering large-scale projects and has strong and robust project management processes. Its ability to successfully deliver this project hinges on capacity and capability considerations and resources are available that have the capacity, skills, desire, familiarity with the project, and established relationships with stakeholders and community to deliver the project successfully.

The Department's procurement processes will ensure quality designers and contractors are engaged to undertake this work so that quality, cost and timeliness outcomes are achieved following robust project and contract management disciplines.

### 2. Please provide any demand analysis (customers and growth/utilisation forecasts) which has been conducted.

A range of site-specific data are collected that demonstrate increasing visitor numbers. These data include 'track-count' data from the 'Pancake Rocks' walkway, count data from the Punakaiki (DOC) Visitor Centre, regional and district visitor-spend data, and State Highway 6 traffic counts north and south of Punakaiki. These various data have been used to calibrate demand analyses detailed in MBIE's *New Zealand Tourism Forecasts – 2017 to 2023* (May, 2017). The regional/local metrics demonstrate that visitor demand is growing at least in line with forecasts (i.e. circa 4-5% per annum) and in some cases, is outstripping annual growth forecasts. This reinforces the importance of making infrastructure improvements so that visitor impacts are effectively managed, expected growth is sustainable, and so that a focus on value, rather than volume, can be instituted via influencing visitor patterns, length of stay and yield.

### 3. Please describe how the market has been, or will be, tested and engaged (if required) to assist in the delivery of this project.

As previously mentioned, procurement processes would actively engage and test the market to ensure an optimal capability and cost-balance would be achieved for detailed design and construction phases.

Resources have been tagged (via the DOC) for the upcoming visitor high season to undertake visitor survey/insight work that would be used to inform detailed design considerations in relation to interpretive content and visitor experience elements.

### 4. Please describe what will happen upon delivery of the project, including the maintenance plan and plan for ownership of the asset.

If the DPRP was able to be implemented, three key parties would assume active roles in the day-to-day maintenance and delivery of infrastructure, services and visitor experience.

The DOC would assume responsibility for the majority of the proposed assets consistent with the role it plays at the site with current assets. Ngati Waewae would assume the lead role of operating the visitor experience centre and its associated services, with the DOC also continuing its core visitor functions inside the centre in terms of track conditions and status, weather reports, safety information, National Park information etc. The NZTA would seamlessly assume and integrate the State Highway assets (including the pedestrian and cycle path alongside State Highway 6) into its operating schedule.

Each entity would incorporate the assets in their respective Asset Management Systems and each entity would provide OPEX to operate the assets.

5. Please describe how the project will be sustainable beyond the term of the Provincial Growth Fund investment.

A strength of the DPRP is that ownership and maintenance responsibilities for proposed assets has been actively explored and apportioned to find the most sustainable arrangement and that responsibility for the assets would be vested with established entities who have the financial capability and resilience to sustain them.

Renewal and upkeep of the interpretive content and services staged from the visitor experience centre would be sustained and supported by appropriate commercial enterprise by Ngati Waewae. Commercial Information

[Redacted]

6. Please outline why Crown funding is required?

The DPRP represents the emerging conundrum for rural and provincial New Zealand – how do small ratepayer bases fund infrastructure and services required at popular visitor sites?

The Punakaiki community and the Buller District Council does not have the financial resources and ratepayer base to fund its own essential services, let alone those required to service the current half-a-million annual visitors to the town.

**Commercial Information**

[Redacted]

**F. Declaration by lead applicant**

By completing the details below, the applicant makes the following declaration about its application for PGF funding for the project (“application”):

- A. I have read, understand and agree to the Terms and Conditions of applying for PGF funding which are attached as Appendix 1;
- B. The statements in the application are true and the information provided is complete and correct and there have been no misleading statements or omissions of any relevant facts nor any misrepresentations made;
- C. I have secured all appropriate authorisations to submit the application, to make the statements and to provide the information in the application;
- D. The applicant warrants that it has no actual, potential or perceived conflict of interest (except any already declared in the application) in submitting the application or entering into a contract to carry out the project. Where a conflict of interest arises during the application or assessment process, the applicant will report it immediately to the PGF by emailing PGF@mbie.govt.nz; and
- E. I understand that the falsification of information, supplying misleading information or the suppression of material information in this application may result in the application being eliminated from the assessment process and may be grounds for termination of any contract awarded as a result of this application process.

Signature:

Privacy of natural persons

Full name:

Phil Rossiter

Date:

15/10/18

Title / position:

Project Manager, Dolomite Point Redevelopment Project (DPRP)

Name of applicant organisation:

Department of Conservation

## **Appendix 1 - Terms and Conditions of applying for the Provincial Growth Fund**

### **General**

The terms and conditions are non-negotiable and do not require a response. Each applicant that submits a request for Provincial Growth Fund ("PGF") funding (each an "application") will be deemed to have agreed to these terms and conditions without reservation or variation.

The Provincial Growth Fund is a government initiative which is administered by the Provincial Development Unit, a unit within the Ministry of Business, Innovation and Employment. Any reference to the Provincial Development Unit in these terms and conditions, is a reference to MBIE on behalf of the Crown.

### **Reliance by Provincial Development Unit**

The Provincial Development Unit may rely upon all statements made by any applicant in an application and in correspondence or negotiations with the Provincial Development Unit or its representatives. If an application is approved for funding, any such statements may be included in the contract.

Each applicant must ensure all information provided to the Provincial Development Unit is complete and accurate. The Provincial Development Unit is under no obligation to check any application for errors, omissions, or inaccuracies. Each applicant will notify the Provincial Development Unit promptly upon becoming aware of any errors, omissions, or inaccuracies in its application or in any additional information provided by the applicant.

### **Ownership and intellectual property**

Ownership of the intellectual property rights in an application does not pass to the Provincial Development Unit. However, in submitting an application, each applicant grants the Provincial Development Unit a non-exclusive, transferable, perpetual licence to use, disclose, and copy its application for any purpose related to the PGF application process. Any application or documentation supplied by you to the Provincial Development Unit will become the property of the Provincial Development Unit and may not be returned to you.

By submitting an application, each applicant warrants that the provision of that information to the Provincial Development Unit, and the use of it by the Provincial Development Unit for the evaluation of the application and for any resulting negotiation, will not breach any third-party intellectual property rights.

### **Confidentiality**

The Provincial Development Unit is bound by the *Official Information Act 1982* ("OIA"), the Privacy Act 1993, parliamentary and constitutional convention and any other obligations imposed by law. While the Provincial Development Unit intends to treat your information as confidential, the information can be requested by third parties and the Provincial Development Unit must provide that information if required by law. If the Provincial Development Unit receives an OIA request that relates to your confidential information, where possible, the Provincial Development Unit will consult with you and may ask you to advise whether the information is considered by you to be confidential or commercially sensitive, and if so, to explain why.

The Provincial Development Unit may disclose any application and any related documents or information provided by the applicant, to any person who is directly involved in the PGF application and assessment process on its behalf including the Independent Advisory Panel ("IAP"), officers, employees, consultants, contractors and professional advisors of the Provincial Development Unit or of any government agency. The disclosed information will only be used for the purpose of participating in the PGF application and assessment process, which will include carrying out due diligence.

### **Limitation of Advice**

Any advice given by the Provincial Development Unit, any other government agency, their officers, employees, advisers, other representatives, or the IAP about the content of your application does not commit the decision maker (it may be Senior Regional Officials, Ministers or Cabinet depending on the level of funding requested and the nature of the project) to make a decision about your application.

This limitation includes individual members of the IAP. The IAP's recommendations and advice are made by the IAP in its formal sessions and any views expressed by individual members of the IAP outside of these do not commit the IAP to make any recommendation.

### **No contractual obligations created**

No contract or other legal obligations arise between the Provincial Development Unit and any applicant out of, or in relation to, the application and assessment process, until a formal written contract (if any) is signed by both the Provincial Development Unit and a successful applicant.

### **No process contract**

The PGF application and assessment process does not legally oblige or otherwise commit the Provincial Development Unit to proceed with that process or to assess any particular applicant's application or enter into any negotiations or contractual arrangements with any applicant. For the avoidance of doubt, this application and assessment process does not give rise to a process contract.

**Costs and expenses**

The Provincial Development Unit is not responsible for any costs or expenses incurred by you in the preparation of an application.

**Exclusion of liability**

Neither the Provincial Development Unit or any other government agency, nor their officers, employees, advisers or other representatives, nor the IAP or its members will be liable (in contract or tort, including negligence, or otherwise) for any direct or indirect damage, expense, loss or cost (including legal costs) incurred or suffered by any applicant, its affiliates or other person in connection with this application and assessment process, including without limitation:

- a) the assessment process
- b) the preparation of any application
- c) any investigations of or by any applicant
- d) concluding any contract
- e) the acceptance or rejection of any application, or
- g) any information given or not given to any applicant(s).

By participating in this application and assessment process, each applicant waives any rights that it may have to make any claim against the Provincial Development Unit. To the extent that legal relations between the Provincial Development Unit and any applicant cannot be excluded as a matter of law, the liability of the Provincial Development Unit is limited to \$1.

Nothing contained or implied in or arising out of the PGF documentation or any other communications to any applicant shall be construed as legal, financial, or other advice of any kind.

**Inducements**

You must not directly or indirectly provide any form of inducement or reward to any IAP member, officer, employee, advisor, or other representative of the Provincial Development Unit or any other government agency in connection with this application and assessment process.

**Governing law and jurisdiction**

The PGF application and assessment process will be construed according to, and governed by, New Zealand law and you agree to submit to the exclusive jurisdiction of New Zealand courts in any dispute concerning your application.

**Public statements**

The Provincial Development Unit or any other government agency, or any relevant Minister, may make public the following information:

- the name of the applicant(s)
- the application title
- a high-level description of the proposed project/activity
- the total amount of funding and the period of time for which funding has been approved
- the region and/or sector to which the project relates

The Provincial Development Unit asks applicants not to release any media statement or other information relating to the submission or approval of any application to any public medium without prior agreement of the Provincial Development Unit.



## Appendix 2 -Proposed operational criteria for all tiers of the Fund

### *Link to Fund and government outcomes*

- Demonstrate the ways in which the project will contribute to lifting the productivity potential of the region
- Demonstrate how the project contributes to the Fund's objectives of:
  - more permanent jobs
  - benefits to the community and different groups in the community
  - increased utilisation and returns for Māori from their asset base (where applicable)
  - sustainability of natural assets (e.g. water, soil integrity, the health and ecological functioning of natural habitats)
  - mitigating or adapting to climate change effects, including transitioning to a low emissions economy
- Clear evidence of public benefits (i.e. benefits other than increased profitability for the applicant)
- Are in a Government priority region or sector

### **Additionality**

- Project is not already underway, does not involve maintenance of core infrastructure or assets (except for rail and transport resilience initiatives), and does not cover activities the applicant is already funded for (funding could be considered to increase the scale of existing projects or re-start stalled projects)
- Demonstrated benefit of central Government investment or support
- Detail of any supporting third party funding (and any funding sought unsuccessfully)
- Acts as a catalyst to unlock a region's productivity potential
- Demonstrated links to other tiers of the Fund and related projects, to maximise value of Government investment

### **Connected to regional stakeholders and frameworks**

- Evidence of relevant regional and local support, either through existing regional development mechanisms, or through another relevant body such as a council, iwi or other representative group (or reasons for any lack of local support)
- Has been raised and discussed with the region's economic development governance group
- Alignment with, or support for the outcomes of, any relevant regional development plan, Māori development strategy or similar document (whether regional or national)
- Demonstrated improvement in regional connectedness (within and between regions)
- Leverage credible local and community input, funding, commercial and non-commercial partners
- Utilise existing local, regional or iwi/Māori governance mechanisms

### **Governance, risk management and project execution**

- Evidence of robust project governance, risk identification/management and decision-making systems and an implementation plan appropriate to the size, scale and nature of the project
- Future ownership options for capital projects, including responsibility for maintenance, further development, and other relevant matters
- Benefits and risks clearly identified and quantified, depending on the scale of the initiative
- Evidence of potential exit gates and stop/go points, and a clear exit strategy
- Clearly identifies whole of life costs (capital and operating)
- Dependencies with other related projects are identified
- Evidence of sustainability after conclusion of PGF funding
- Adequacy of asset management capability (for capital projects)
- Compliance with international obligations (where relevant)

**Appendix 4 – Dolomite Point Redevelopment Project (DPRP) Concept Plan**





# DOLOMITE POINT

## REDEVELOPMENT PROJECT



# CONCEPT MASTERPLAN

APPLICATION FOR PROVINCIAL GROWTH FUNDING  
*Prepared for DoC by Boffa Miskell Ltd 4 October 2018*

Boffa Miskell





## DOLOMITE POINT REDEVELOPMENT PROJECT

Dolomite Point, Punakaiki is located along the southern stretch of the Great Coast Road between Westport and Greymouth on the West Coast of the South Island, and is nestled within the stunning broadleaf and nikau coastal forest and the magnificent limestone landscape of the Paparoa National Park.

The Dolomite Point Redevelopment Project (DPRP) seeks to create an authentic and compelling visitor experience at Dolomite Point as the key gateway to the Pancake Rocks and the Paparoa National Park, whilst providing opportunities for economic growth of the West Coast region. The project is strategically aligned with the Provincial Growth Fund (PGF) aims to enhance economic opportunities and employment, enable and facilitate potential of Maori, encourage social interaction and community resilience.

### PROJECT VISION AND OBJECTIVES

The project vision and objectives is to create, via meaningful collaboration, an outstanding and enduring visitor experience at Dolomite Point, Punakaiki. Three key objectives underpin the project, namely:

1. To secure and future-proof the infrastructure and visitor facilities at Dolomite Point in accordance with best-practice;
2. To deepen natural heritage visitor immersion and consider and celebrate the natural setting in all redevelopment plans; and
3. To create and establish a compelling cultural footprint and story-telling platform.

### LANDSCAPE AND BUILT FORM OBJECTIVES

In addition to the overall project objectives the following landscape and built form objectives have been established to ensure that redevelopment has regard to the natural environment:

1. To ensure that the development is integrated within the natural environment and avoid sprawl;
2. To minimise the footprint and bulk of the redevelopment within the highly valued natural environment including areas of significant vegetation;
3. To seek ways in which the redevelopment responds to, reflects and showcases the highly dynamic and natural coastal setting, including forms and materials;
4. To ensure that the height of any building or structure does not dominate the skyline and complements surrounding vegetation in local and more distant views.

### CONCEPT MASTERPLAN

Aligning with the project vision and landscape and built form objectives, a broad scale concept masterplan has been developed to create a cohesive and comprehensive site design for the visitor centre. The development concentrates on locating proposed key features on existing cleared land where possible to avoid the need for further degradation of the native forest and nikau trees and arranging walkways and boardwalks around the doline (sinkhole) karst features.

Existing car park areas have been expanded at either end of the development acting as bookmarks, with the proposed Visitor Centre as the jewel in the middle. This new tourist facility will be an iconic building with forms and materials derived from the surrounding landscape. The building will provide a space to share a range of stories, including local Maori creation stories, information on the limestone karst landscape unique to the area, and reference the Great Coast Road Journey.

New walkways and boardwalks, as well as a new road underpass, will provide safe access to existing features (notably the Pancake Rocks) and new attractions, such as the proposed viewing platform/ lookout located up the hill at the rear of the development.

Key features of the concept masterplan and imagery include: (Refer to the following pages for masterplan and imagery)

- Built features - Visitor Centre, toilet block, pedestrian shelters, and car parking.
- Pedestrian connections - Promenade, road underpass, walkways and boardwalks.
- Public spaces - Courtyard, picnic lawn and viewing platform/lookout.







- LEGEND**
- ① Northern carpark extension
  - ② Vehicle access to private Lot
  - ③ Walkway/cycleway connection North
  - ④ Promenade
  - ⑤ Ramp connection from underpass plaza
  - ⑥ Streetscape planters
  - ⑦ Steps to underpass plaza
  - ⑧ Sprial boardwalk to underpass plaza
  - ⑨ Private outdoor seating
  - ⑩ Lift access to underpass
  - ⑪ Overhead glass canopies
  - ⑫ Deck over plaza
  - ⑬ Eastern underpass plaza
  - ⑭ Lightwells in underpass roof
  - ⑮ Western underpass plaza
  - ⑯ Planted median
  - ⑰ Coutyard/meeting space
  - ⑱ Walkway to lookout/viewing platform
  - ⑲ Viewing platform/lookout
  - ⑳ Picnic lawn
  - ㉑ Walkway connection to car park
  - ㉒ Future Staff parking
  - ㉓ Vehicle access to private lot
  - ㉔ Walkway/cycleway connection South

- Rain shelters with intpretation
- Gravel walkways
- Boardwalks
- Nikau tree planting
- Native shrub planting
- Existing buildings / infrastructure
- Bus parking and drop off bays
- Car and campervan parking

# CONCEPT MASTERPLAN DOLOMITE POINT REDEVELOPMENT PROJECT

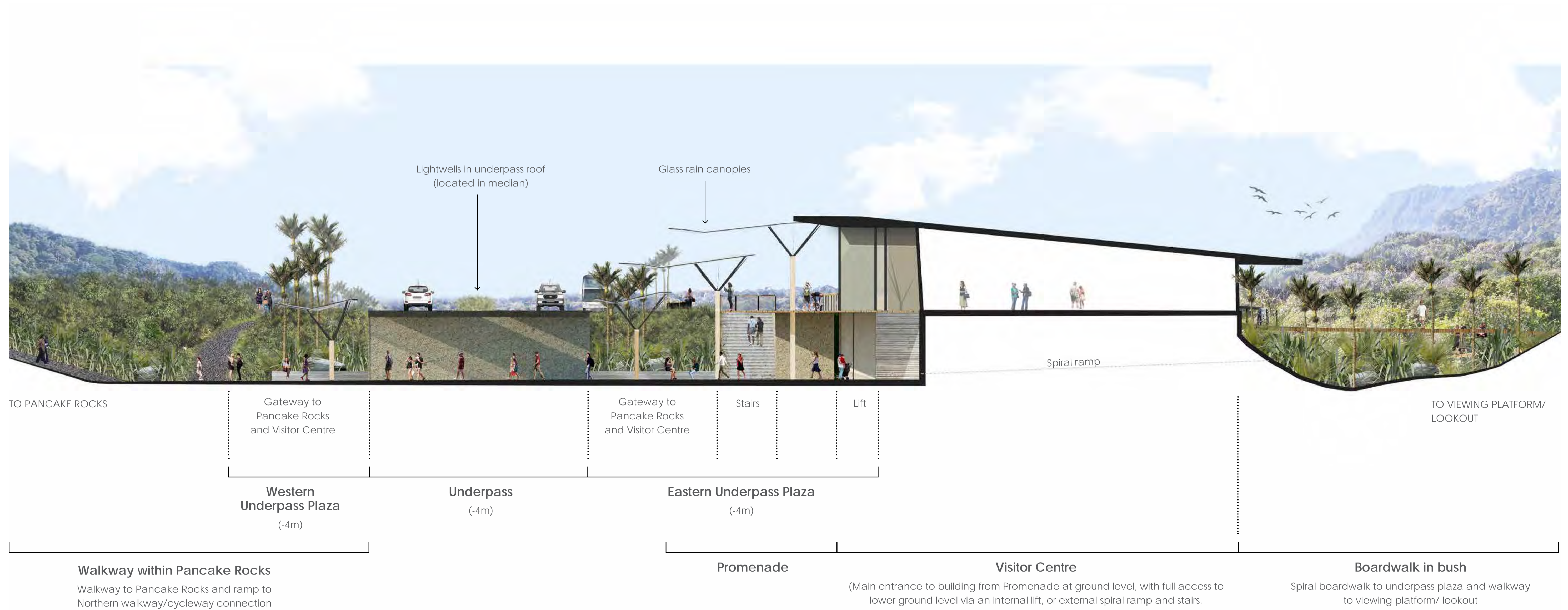


DATE 4 October 2018 | REV 3  
 SCALE 1:500 @A1, 1:1000 @A3  
 Plan prepared for DoC by Boffa Miskell Limited  
 Project Manager: katie.chilton@boffamiskell.co.nz | Drawn: LP | Checked: JR









# CROSS SECTION DOLOMITE POINT REDEVELOPMENT PROJECT





*Eye-level view from the southern end of the upgraded promenade looking north to the proposed Visitor Centre, picnic area and toilet facility beyond.*





*Eye-level view from the spiral boardwalk to the pedestrian underpass, looking south west to the shelter, toilet facility and promenade beyond.*