

22 August 2024

Via Email Only

**RE: FURTHER INFORMATION REQUESTED BY pTTTP HEARING PANEL IN FRIDAY 2<sup>nd</sup> AUGUST 2024 HEARING.**

Dear Panel

Thank you for the opportunity to appear before you on 2<sup>nd</sup> August to speak to our submission regarding the Settlement and Special Purpose Scenic Visitor Zones, with a particular focus on Punakaiki township.

As outlined at the hearing, tourism is a key industry and employer on the West Coast, with Punakaiki, being a key tourism destination. Scenic have significant landholdings in the township, with several developments planned to meet growing visitor needs, provide local employment and worker accommodation, and respond sensitively to the values that make Punakaiki special. Scenic's landholdings also include land within nearby Barrytown which already provides for, and is capable of developing further, support services to help manage the tourism related demand and pressure for accommodation at Punakaiki.

Our original submission was framed broadly and voiced general concern with what we saw as poorly justified and unworkable regulation that would frustrate the ongoing contribution that tourism can make to the regional economy. At the conclusion of the hearing, the Panel invited Scenic to assist the Panel by providing text amendments to the Proposed Plan that would address the concerns raised. Scenic appreciate the opportunity to provide a more specific response.

In considering specific amendments, we have reflected on the issues raised in the S42A officer reports and the need to ensure an appropriate planning framework is in place to both enable sustainable development whilst providing the necessary protection for important features and values. We have asked Planz Consultants, a planning and resource management firm, to assist us with drafting a set of amendments that are focussed on the key areas of concern. We consider the discrete amendments proposed go a long way towards addressing our key concerns in Punakaiki and Barrytown, without undermining the wider framework set out in the Proposed Plan. To assist the Panel, we also asked Planz to provide a brief commentary on each amendment to provide context for the change sought and to link the change back to the wider ambit of our original submission. A copy of the memo and associated text changes is attached to this letter.

We intend to provide more detailed planning evidence for the upcoming hearings relating to Fox and Franz Josef townships and the associated natural hazards topic (which includes overlays that affect Punakaiki) and look forward to continuing to assist the Panel in developing a robust planning framework to support the sustainable development of the West Coast over the coming decade.

Please could you confirm receipt of this letter and the attachments and advise us if you have any further questions or would like to see another appearance for us to speak to this submission.

Kind Regards



Karl Luxon

Chief Executive Officer

Scenic Hotel Group

Cc Lani Hagaman, Simon Johnson, Kim Smith, Richard Hayman, James Lewis.