

Wakatu Quay – Frequently asked Questions

Commercial

1. What types of things will be at Wakatu Quay?

Understanding what will be at Wakatu Quay is subject to ongoing development as the project team engage with potential investors and tenants. Current ideas are based on the feedback received from the community in 2020. It is anticipated that the range may include but not limited to the following: Hospitality offerings such as restaurant, café, brewery, ice-cream stand or Juice bar; Tourism or marine activity operators such as equipment hire companies, tour departure points, Ebike hub. Community gathering points such as temporary market, events, concerts. Recreational spaces to play, fish, walk and sightsee. Educational and cultural facilities telling the stories of local heritage, land and the marine environment, flora and fauna. The key is to ensure the right balance of businesses that are financially sustainable.

2. Who owns the land at Wakatu Quay?

Land ownership rests with Kaikōura District Council on behalf of the entire community.

3. What are the likely economic benefits for Kaikōura as a result of this development?

This new tourist attraction will provide economic benefits to the Kaikōura community as a new 'must-see attraction', contributing to visitors staying in the district longer, employing locals in the onsite businesses as well as in other businesses throughout the district. During the construction phase there is the intent to utilise local businesses.

4. Can my business relocate to Wakatu Quay?

Yes, all current or future business owners are welcome to submit their expression of interest to become an investor or a tenant on the Wakatu Quay site.

5. Will this have an impact on businesses in the Westend?

The development of Wakatu Quay will create a new tourist attraction for the town. It will attract visitors who may not have stayed before. Additional visitors staying longer in the district will benefit all businesses. The site has purposely not included "Retail" shopping opportunities to ensure complementary businesses all the way through the township. It is believed that the creation of the Link Pathway between Wakatu Quay & Westend will in fact enhance visitor numbers in both directions.

6. Have tenants already been signed up for the various spaces?

No, whilst there have been a number of enquiries about the spaces available, those interested in a tenancy will follow the Expression of Interest (EOI) process for tenants to be issued in October.

7. Will local builders and trades people have the opportunity to participate in the build?

We believe so. The Project will offer the Construction RFP (Request for Proposal/Tender) out to local companies and, where practical and makes financial sense, would like to engage as many local builders and trades people as possible.

Finances

Who is paying for this development?

The Wakatu Quay development is a joint Kānoa (MBIE), Kaikōura District Council and private investor funded project.

Through the Provincial Growth Fund, MBIE will provide \$9.88m to the Wakatu Quay project. The project will shortly be seeking expressions of interest from private investors to participate in the development.

How much will the development cost?

The total development cost is expected to be in the vicinity of \$19-21 million but will depend on final designs and identification of partnering investors.

Will it impact rates I pay in Kaikōura?

No. The project will be economically sustainable and self-funding.

KDC will receive income from rates & land lease for the buildings on the site which will cover costs and alleviate the need for the rate payer to contribute.

Does the PGF allow its funding to be used to pay for consenting fees?

Yes, the project is like any other development and will pay for consenting fees utilising the PGF/ Kānoa funding.

Consenting specialists, Enviser Ltd, have been engaged to manage the consenting process.

Community Engagement

Has Te Rūnanga O Kaikōura been included and consulted on this development?

Yes, senior members of TROK have been involved with the project right from the outset as a partner in obtaining the PGF funding from MBIE. Two senior members of TROK are members of KMDP board and participate in all decision making on the project. This is an exciting project that will require engagement and partnership to be successful.

Has the Kaikōura community had input into this design?

Yes, earlier this year the Kaikōura community was asked for their ideas on what they would like to see at Wakatu Quay. The community engagement approach proved very successful with over 80 online submissions and a further 30+ received in person. Feedback was sourced from youth through to organisations, business owners and the elderly. This feedback has been included in the design process to date.

What ideas were put forward by the community?

A quality restaurant that distributes local seafood, an aquarium, space for children/adults to go fishing/hire fishing equipment, community hub/facility/family/space, research facility/programmes providing an

educational experience, art centre/gallery, seafood store/market. Refer to the KMDP page on the KDC website for a more detailed breakdown.

I made a suggestion in the feedback, why wasn't it included in the latest design?

To date the project team and architect have considered all the feedback provided. Of course not all ideas can be accommodated in the development as a key criteria is the likelihood of a suggestion being financially viable to be included in a sustainable development.

Design

What has been the inspiration for the buildings?

The buildings reflect and take direct influence from their rugged context, its thousands of years of geological uplift and heavily textured limestone that can be seen on the Peninsula and the immediate area surrounding the quay itself.

How high will the buildings be?

The District Plan requires that the highest point on any building will be no more than 10 metres.

What is the exterior cladding of the buildings?

The exterior of all the buildings is clad in ziplocked marine grade aluminium. It is very strong, will withstand the environmental impacts and punishment of such an exposed location and has a very long lifespan. The cladding has been chosen after a significant amount of research and takes very strong influence from the marine history of the site.

Will the aluminium exterior be shiny and reflect in my windows?

Research from the manufacturer suggests that a natural weathering will develop as soon as it is left in open salty environment. There is likely to be

some reflection for the first 6-8 months but after that the reflectiveness quality will be replaced by a natural patina reducing any sparkling or reflectiveness.

It would seem there are already business ideas for some of the buildings.

What if I have a new idea that is nothing like those already mentioned?

As part of the design process to ensure that any building is fit for purpose a number of "Test Fits" are done on various types of businesses to validate if they may function in the environment. This allows the architects to increase or decrease the size of the buildings, modify them to best fit the space. The Test Fits are not set in stone, the EOI process will seek those who wish to operate a business that meets the criteria and intent of the development.

Access

Will members of the public still have access to the wharf for fishing?

Yes. The community engagement process showed fishing off the wharf was number 5 in what people wanted to see on the wharf.

Where will visitors to Wakatu Quay park their vehicles?

The Kaikōura District Council is responsible for decisions on traffic and parking and are currently considering the potential options available to them.

Will the development impact on the “working wharf” and the current users who bring their vessels alongside?

No. the design has been developed with the current commercial users of the wharf in mind. Access to the wharf by vehicles to unload fishing boats has been maintained.

Environment

Has there been much discussion around sustainability in the design process?

Yes. The design values for the site include creating a sense of place that is environmentally, socially and culturally sustainable. The project must also be commercially viable and financially sustainable.

Does the design take in to account the Dark Sky initiative?

Yes, A lighting strategy has been devised that honours the dark skies surrounding Kaikōura; the value of this for both the local community and ecology, whilst also providing safe, activation opportunities for the wharf space into the evening. From a design perspective it is the design intent to keep light pollution low and reduce any adverse effects on the dark skies; from a surrounding residential, wider community and ecological fauna point of view.

Has consideration been given to the impact of sea level rise and climate change impacts?

Yes absolutely. Of course, as the land rose in excess of 1 metre after the 2016 earthquake the likelihood of impact of sea level rise over the next 20-30 years has lessened. That aside the exterior design and water channelling allows for severe storm impacts from multiple directions and extreme high tides. Independent analysis is underway to ascertain the impact from coastal processes and any changes required will be included in later phases of design.

Will this development impact the beach?

No, the development will not be impacting or encroaching on the beach area immediately to the east of the site. There is the intent to create large steps down into the water on the NW side enabling the public to sit close to the water on calm days.

Will it be environmentally friendly?

The design requires that the development be environmentally sustainable, enhance the marine environment, and celebrates ocean sustainability and kaimoana. Significant care has been given in the design of the buildings to reduce any impact on flora and fauna resident species.

Timeframes

When will the development be complete and operational?

It is currently anticipated construction will be completed by late 2023 although this may change during the detailed design, consenting process and phasing of any build.

What happens next?

In October the project will be advertising for expressions of interest from people and organisations interested in investing in the Wakatu Quay development and also people and businesses interested in operating from the site as tenants. The investors and tenant businesses will be involved in the next design stage of the project with our architects, Warren and Mahoney.