

**MINUTES OF THE KAIKŌURA DISTRICT COUNCIL EXTRAORDINARY MEETING TO
HEAR AND DELIBERATE SUBMISSIONS TO THE WAKATU QUAY BORROWING
PROVISION AHEAD OF THE LONG TERM PLAN 2024-2034 HELD ON WEDNESDAY
13 SEPTEMBER, 9.00AM, AT TOTARA, COUNCIL CHAMBERS, 96 WEST END,
KAIKOURA**

PRESENT: Mayor C Mackle (Chair), Deputy Mayor J Howden, Councillor L Bond,
Councillor V Gulleford, Councillor T Blunt, Councillor R Roche,
Councillor K Heays, Councillor J Diver

IN ATTENDANCE: W Doughty (Chief Executive), W Walker (KMDP – Project Manager),
Becky Makin (Executive Officer)

1. KARAKIA

2. APOLOGIES Nil

3. DECLARATIONS OF INTEREST Nil

4. OVERVIEW OF NUMBERS OF SUBMISSIONS

W Walker, Project Manager of the Kaikoura Marine Development Project (KMDP) joined the table to answer questions from elected members.

It was noted that a total of 230 submissions were received and 4 wished to speak.

Attachment 1: Summary of all submissions on Funding of Wakatu Quay Borrowing with staff comments

It was noted that any decisions or recommendations from the Deliberations would be included in a report at the Council meeting to be held on 27 September 2023.

Attachment 2: Submissions received by hand for information

Tabled and discussed below.

5. SUBMITTERS TO BE HEARD

9.05am Melville Syme

Melville spoke in support of his and Julie Syme's submission for Option 1 and the chance to get funding for the project to start. They didn't want to see too much being spent on consultants. A copy of Melville's comments was provided to Council staff.

9.10am Te Awhina Arahanga

Te Awhina outlined her environmental commitments and involvement in a number of groups.

Te Awhina chose Option 3 as it had the least impact on the environment and commented that if the development of Wakatu Quay was able to protect and not damage the environment, she would be in support of Option 1 (e.g. protection of the banded dotterels, seals, moths).

It was clarified that the seawall retention works had disturbed the resting place where seals get out of the water (known as the 'gut'). Noting the seals can still haul up onto the rocks but in a different location.

9.15am Mary Kingscote

Mary spoke regarding her submission for Option 3 and was against development (at this moment in time) until there was some commitment by a developer to reduce the financial risk to Council.

9.20am Colette Shephard

Colette chose Option 2 due to environmental concerns and would like to see Wakatu Quay preserved, noting that the Māori history was important. She asked to be provided with information on the Council's plans for a walking/cycling track and the effects it would have on the environment and residents. W Walker would follow up.

6. SUBMITTERS WHO CHOSE NOT TO SPEAK

The Council reviewed and noted the submissions from those who chose not to speak. Their chosen options and staff comments are recorded on the Summary Sheet. The Council provided the following feedback:

- #10 Barbara Bartram – the resource consent for Wakatu Quay has already been granted.
- #23 Lynette Buurman – the submitters comments at the public meetings around 'future leasing' was helpful.
- #88 Carol Hart – the submitter chose Option 1 however comments appear negative towards that.
- #114 Rodney Lawrence – the submitter had attended the public meetings and asked very good questions of the group.
- #178 Fiona Thomson – it was noted that disability access will be included in any development.
- #193 Beverley Bradbury – that the PGF money cannot be used on another project other than Wakatu Quay.
- #194 Lynda Jelley – that the old buildings (now demolished) were double story, and the concept is for the new buildings to be single story.
- #206 Wendy Brandon – the submitter chose Option 3 as they wanted to keep rates down. The Council noted that the option chosen by the submitter would burden the ratepayers.
- #211 Kevin Duncan – the submitter chose Option 3 as they wanted to keep rates down. The Council do not agree that Option 3 is the cheapest option for ratepayers and asked Council staff to ensure the submitter understands the options.
- #212 Dwayne Fussell – that the earthquake rebuild was a \$40million project that came in under budget and whilst the Civic building was over budget, lessons had been learnt around the need to have appropriate contract management in place.
- #213 Bernard Harmon – that more traffic on Wakatu Quay should be better for the submitters business. Council staff would check on the status of the submitters resource consent.
- #215 Mary Kingscote – that the Memorandum of Understanding sets out that the site needs to remain fully accessible for the public. There is also an opportunity to work in with the Link Pathway in terms of having educational boards at Wakatu Quay.
- #216 Madeline Lloyd – that all councils do have debt. KDC has one of the lowest debt ratios and consequently are asked in funding application processes why there isn't the ability to extend their debt.
- #217 Carmen Moceyawa – the Council staff were asked to clarify who was rude to the submitter.
- #219 Paul Redwood – the Mayor would follow up with the submitter on the memorial area being referred to.
- #223 John Smith – the Council clarified that the road and parking would be fully within the road reserve and not within the coastal reserve area (the beach).
- #225 Mary Smith – that from the community survey the most popular choice was to include a sea to plate restaurant.

7. DELIBERATIONS

W Walker clarified the following information:

- The KMDP team have insurance quotes for construction and value of the buildings.

- There are 10 conditions in the resource consent around environmental impact, these include surveys of penguins, reinforcing the natural environment, conditions from ECAN around construction. W Walker will provide details to the Council.
- The KMDP team are aware of the environmental matters raised by the submitters. They will be looking at incorporating protection of the environment in the design stage.
- Two reports were undertaken by Tonkin & Taylor regarding natural hazards as part of the resource consent application. They determined that there was no significant impact from natural hazards for at least 70 years.
- The original concept plan had included a restaurant/hospitality (meaning all-day and multipurpose). The most popular choice was a sea to plate restaurant, and second was a visitor attraction.
- The KMDP team have held many discussions around not competing with West End.

Mayor C Mackle left the room at 10.15am. Deputy Mayor J Howden stepped in as Chair.

Mayor C Mackle re-entered the room at 10.17am and resumed as Chair.

The Council summarised the key messages from the submissions:


- There was overwhelming support to make provision in the LTP 2024-34 to borrow the money and for a staged development.
- That the environmental concerns are carefully monitored as part of the design stage.
- Concerns around natural hazards, cost overruns and competing with businesses on West End.

The Council thanked W Walker ~~Walked~~ (amendment as per resolution 27 September 2023) and C Sturgeon for a well-run process and informative public meetings.

The Council acknowledged the public for taking the time to submit, and those that also came in to speak.

8. CLOSED OF MEETING

The meeting was declared closed at 10.20am.

CONFIRMED	 _____	Chairperson
	27 September 2023	Date

This record will be held in electronic format only