

A. Submitter Contact Details

First Name*

Tim

Family Name*

Aldridge

Contact Phone Number*

[REDACTED]

E-mail Address

[REDACTED]

Organisation (if applicable)

[REDACTED]

Address*

[REDACTED]

B. Do you support the land at Wakatu Quay being transferred into a joint venture company (with appropriate legal safeguards) to enable further commercial development on the site?

Please select one option by clicking on it

- ☒ Yes. I support the transfer of land to the joint venture
☐ No. I do not support the transfer of land to the joint venture

Do you want to add additional comments about your answer above?

Comments and feedback up to 500 words can be added in the comment box below.

☒ Yes ☐ No

Type in your comments here

Space for your comments below. 500 word limit.

The intended structure and collaboration between KDC, TRoK and private investment is commercially sensible and will provide benefit and security for the community going forward if achieved. Ka pai, good luck. Tim.

C. Hearings

Do you want to present your feedback in person to the Hearing Panel at Council 15th April 2026?*

Five minute slots will be allocated to each person who wishes to present their submission in person.

☐ Yes ☒ No

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-

A. Submitter Contact Details

First Name *

Janice

Family Name *

Atkinson

Contact Phone Number *

[REDACTED]

E-mail Address

[REDACTED]

Organisation (if applicable)

[REDACTED]

Address *

[REDACTED]

B. Do you support the land at Wakatu Quay being transferred into a joint venture company (with appropriate legal safeguards) to enable further commercial development on the site?

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- ☒ Yes ☐ No

Type in your comments here

Space for your comments below. 500 word limit.

Tourism has become the backbone of Kaikoura's economy both in terms of revenue growth and employment. However the ability for Kaikoura to continue to grow this essential industry is hampered by the lack of activities that are not fine weather dependent. I see this joint venture as having a far greater chance of developing the site in question than the Council can do alone. My hope is that they focus on developing non weather dependent resources such as premium hot pools which have proven in other towns to be a real draw card. In particular I believe domestic tourism would be incentivised to return to Kaikoura if we have such offerings.

C. Hearings

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-

A. Submitter Contact Details

First Name *

Nigel

Family Name *

Baxter

Contact Phone Number *

[REDACTED]

E-mail Address

[REDACTED]

Organisation (if applicable)

Address *

[REDACTED]

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- ☒ Yes ☐ No

Type in your comments here

Space for your comments below. 500 word limit.

In no way shape or form should this ratepayers,community asset be handed over to any joint venture,for no return.
As a rate payer of this community and somebody who has , against their will financially contributed to a council led loan of \$800000 to further this development,this is not acceptable.We as ratepayers are struggling to pay the exorbitant rates increases and excesses of this council. We need to recoup all money owed to the ratepayers,reduce increases in rates. This begins with charging a lease on any business that wishes to utilise any of the ratepayers assets. This is a user pays society ,and the ratepayers should not be burdened with any further unnecessary rates increases

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A. Submitter Contact Details

First Name*

Sarah

Family Name*

Beardmore

Contact Phone Number*

[REDACTED]

E-mail Address

[REDACTED]

Organisation (if applicable)

[REDACTED]

Address*

[REDACTED]

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- ☒ Yes ☐ No

Type in your comments here

Space for your comments below. 500 word limit.

This has been submitted by Sarah Beardmore on behalf of the Kaikoura Youth Council after a meeting where we discussed the proposal. We agree with the partnership proposal and think this is a great way of giving Kaikōura opportunities. We also like what Craig and Hariata said in the video about creating more land based opportunities. We would like to see a locals rate. We would like to see an aquarium re-established - maybe this could happen here?

C. Hearings

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-

A. Submitter Contact Details

First Name *

Tim

Family Name *

Blake

Contact Phone Number *

[REDACTED]

E-mail Address

[REDACTED]

Organisation (if applicable)

Address *

[REDACTED]
[REDACTED]

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- ☒ Yes ☐ No

Type in your comments here

Space for your comments below. 500 word limit.

This type of commercial construct is exactly how KDC should be leveraging its latent assets, to generate enhanced future value and increased rate generation for the wider economic benefit of Kaikoura. The prospect of the creation of a world class hot pools location and facility would assist Kaikoura greatly in terms of balancing year-round commercial activity, create more jobs, stimulate housing creation and progress Kaikoura towards a more sustainable economic future. The proposed partners are strategically important to each-other and it is great to see this JV opportunity materialise. Thank you.

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-

Hi

We own a holiday home on Whitby Place and would like to retire to beautiful Kaikoura.

Firstly I want to see what a beautiful town we have and thank you for going out to the public to consultation.

We live in Christchurch and last week visited the hot pools in New Brighton, these are an affordable experience for locals and tourists, not too big and not too small, very ideal for the seaside in Kaikoura.

I don't want to be negative, but I think engaging with Warren & Mahoney to build the building on Wakatu Quay was not a thought out one, from their own website they state, 'that ensure commercial viability'. I come from a commercial property management background and very much struggle to understand what privately owned small business or possibly businesses could pay the market rent required on this building. Warren & Mahoney are incredibly good at clipping the ticket on councils' money. I have no connection with them but observed this time and time again.

Because this building has no foot traffic it has to have a business that is big enough to pull people there as they won't be walking past.

I believe our local and international tourists are becoming more and more interested about our Māori culture and history, the <https://www.pounamupathway.com/> situated in Greymouth is amazing and leaves visitors with an amazing experience. As Kaikoura is rich in our Māori history, I would like to suggest that the council seriously considers bringing a similar experience to the Wakatu Quay.

Kind Regards

Jacque and Daryl Bloomfield

A. Submitter Contact Details

First Name *

Lisa

Family Name *

Bond

Contact Phone Number *

[REDACTED]

E-mail Address

[REDACTED]

Organisation (if applicable)

[REDACTED]

Address *

[REDACTED]

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- ☒ Yes ☐ No

Type in your comments here

Space for your comments below. 500 word limit.

Support in Principle with Lighting Expectations

This is an exciting opportunity to create a truly unique waterfront experience for Kaikōura that has the potential to shine not because of bright lights, but because of what we choose to protect.

The Trust supports this development in principle and recognises the strong economic potential, particularly through night time experiences such as hot pools and stargazing. Done well, this could become a standout offering that aligns naturally with Kaikōura's Dark Sky values and growing astro tourism appeal.

However, the success of this opportunity will depend heavily on how lighting is approached.

Given the highly sensitive coastal location, lighting must go well beyond minimum District Plan requirements. This development should set a new benchmark for best practice in New Zealand by committing to:

Very low colour temperature lighting (2200K or lower)

Full shielding 100% horizontal with no upward light spill

Low intensity, purpose driven lighting only

Use of motion sensors and adaptive controls where possible

Careful design along the ocean edge to avoid unnecessary light spill

This is a rare opportunity to demonstrate leadership, where economic development and environmental protection work together to enhance both the visitor experience and the natural night sky.

We strongly encourage a design led approach to lighting from the outset and would welcome the opportunity to support this process in any way we can.

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-

A. Submitter Contact Details

First Name *

Chrissy

Family Name *

Boyd

Contact Phone Number *

[REDACTED]

E-mail Address

[REDACTED]

Organisation (if applicable)

Address *

[REDACTED]

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Do you want to add additional comments about your answer above?

Comments and feedback up to 500 words can be added in the comment box below.

- ☒ Yes ☐ No

Type in your comments here

Space for your comments below. 500 word limit.

I am totally against Luxury accommodation being built on Wakatu Quay. I support the hot pools concept and only the land used for this proposal should be leased.

C. Hearings

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-

A. Submitter Contact Details

First Name*

Lynette and Dennis

Family Name*

Buurman

Contact Phone Number*

[REDACTED]

E-mail Address

[REDACTED]

Organisation (if applicable)

Address*

[REDACTED]

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- ☒ Yes ☐ No

Type in your comments here

Space for your comments below. 500 word limit.

Both Dennis and I believe this is a positive move which should be advocated for and endorsed by the community.

C. Hearings

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A. Submitter Contact Details

First Name *

Robyn

Family Name *

Cameron

Contact Phone Number *

[REDACTED]

E-mail Address

[REDACTED]

Organisation (if applicable)

N/A

Address *

[REDACTED]

[REDACTED]

[REDACTED]

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☒ Yes ☐ No

Type in your comments here

Space for your comments below. 500 word limit.

I feel there is currently too little information available to be able to properly consider this proposal.

The time-frame between becoming aware of the proposal and the closing date has been too small to be able to gather enough information to form a properly-informed opinion.

I think the proposal has merits, but I don't like the idea of accommodation at this site, and I believe accommodation is a core business of the third proposed JV partner.

If so, this could become a non-negotiable part of development plans for the site.

I feel there could be other options and not just one, and would like for us to not rush in but to have time to explore some of these, given the extraordinary specialness of the site.

Thank you for carefully considering my submission.

C. Hearings

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☒ Yes ☐ No

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-

A. Submitter Contact Details

First Name *

Christine

Family Name *

Chambers

Contact Phone Number *

[REDACTED]

E-mail Address

[REDACTED]

Organisation (if applicable)

Address *

[REDACTED]

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- ☐ Yes ☒ No

Type in your comments here

Space for your comments below. 500 word limit.

C. Hearings

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A. Submitter Contact Details

First Name*

Bronwyn and Jon

Family Name*

Chandler

Contact Phone Number*

[REDACTED]

E-mail Address

[REDACTED]

Organisation (if applicable)

Address*

[REDACTED]
[REDACTED]

B. Do you support the land at Wakatu Quay being transferred into a joint venture company (with appropriate legal safeguards) to enable further commercial development on the site?

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Do you want to add additional comments about your answer above?

Comments and feedback up to 500 words can be added in the comment box below.

- ☒ Yes ☐ No

Type in your comments here

Space for your comments below. 500 word limit.

This venture can only be positive for the town as is any growth to attract visitors, domestic and international. And also locals for wellbeing, culture and a place of pride. It is a sign of moving forward from the past issues of the earthquake and covid.

It will create a new point of interest/difference for the town and create jobs and to connect with the board walk into the town centre. I feel the proposed arrangement of the venture and what it proposes to have is a positive and cleverly thought-out plan. I am sure there will be some against, but sometimes we have to make small scarifies to make gains.

C. Hearings

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A. Submitter Contact Details

First Name *

Tim

Family Name *

Chapman

Contact Phone Number *

[REDACTED]

E-mail Address

[REDACTED]

Organisation (if applicable)

Address *

[REDACTED]
[REDACTED]

B. Do you support the land at Wakatu Quay being transferred into a joint venture company (with appropriate legal safeguards) to enable further commercial development on the site?

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Do you want to add additional comments about your answer above?

Comments and feedback up to 500 words can be added in the comment box below.

☒ Yes ☐ No

Type in your comments here

Space for your comments below. 500 word limit.

I think the development of this site is an excellent idea for the area and local economy.

I strongly believe the hot pools are the most important development as it will support year-round visitors. I am not so sure of the idea of accommodation on this prime site.

C. Hearings

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☐ Yes ☒ No

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-

A. Submitter Contact Details

First Name *

Raylene

Family Name *

Clearwater

Contact Phone Number *

[REDACTED]

E-mail Address

[REDACTED]

Organisation (if applicable)

Address *

[REDACTED]

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Do you want to add additional comments about your answer above?

Comments and feedback up to 500 words can be added in the comment box below.

- ☒ Yes ☐ No

Type in your comments here

Space for your comments below. 500 word limit.

I Do Not support the transfer of land for this development venture. I do however support the development of the area but believe that the land should remain an as a council asset we do not need to transfer the land to develop the area.

C. Hearings

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A. Submitter Contact Details

First Name *

Kathryn

Family Name *

Corbett

Contact Phone Number *

[REDACTED]

E-mail Address

[REDACTED]

Organisation (if applicable)

Address *

[REDACTED]

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Do you want to add additional comments about your answer above?

Comments and feedback up to 500 words can be added in the comment box below.

- ☒ Yes ☐ No

Type in your comments here

Space for your comments below. 500 word limit.

I support it--only if it is for use by the community. An aquarium, indoor play areas, conservation work, flats for town RESIDENTS ONLY to rent, multipurpose community facility. We do NOT NEED ANOTHER HOTEL or AIRBNB. It needs to benefit locals.

C. Hearings

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A. Submitter Contact Details

First Name *

Colette

Family Name *

Doughty

Contact Phone Number *

[REDACTED]

E-mail Address

[REDACTED]

Organisation (if applicable)

Address *

[REDACTED]

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- ☒ Yes ☐ No

Type in your comments here

Space for your comments below. 500 word limit.

I strongly support this proposal. Wakatu Quay is a special part of Kaikōura and it is exciting to see a vision that includes recreation, cultural experiences, and opportunities for both locals and visitors. Done well, this could become a wonderful place for people to gather, explore, and enjoy the waterfront while adding to the vitality of our town as an all year round destination. I particularly support the idea of including hot pools as part of the development. I would, however, strongly oppose any building that exceeds two storeys in height.

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A. Submitter Contact Details

First Name *

Kevin

Family Name *

Duncan

Contact Phone Number *

[REDACTED]

E-mail Address

[REDACTED]

Organisation (if applicable)

Address *

[REDACTED]

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- ☒ Yes ☐ No

Type in your comments here

Space for your comments below. 500 word limit.

I do not support this proposal as it is getting away from the original community based ideas previously proposed. Transferring into shared ownership means council, and therefore ratepayers, are losing control of landuse, this to me sets a precedent and threat for any and all other council land currently being used and enjoyed by the ratepayers, general community and visitors to the area. The statement that 2/3 of ownership would be in the hands of an un-named developer (which is very suspicious) and the Runanga who is well known to have their own agendas, we as ratepayers will have little say in future plans. This area was initially going to benefit the wider community, now we may end up with a large commercial development and cultural centre with little benefit to locals and pose a threat to the areas mammals, birds and general environment. One could say there would be job opportunities for locals but we would still be getting away from initial concepts proposed for this area to benefit the wider community as a whole. I do not support this proposal in any shape or form.

C. Hearings

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A. Submitter Contact Details

First Name *

Mark

Family Name *

Fissenden

Contact Phone Number *

[REDACTED]

E-mail Address

[REDACTED]

Organisation (if applicable)

Address *

[REDACTED]
[REDACTED]

B. Do you support the land at Wakatu Quay being transferred into a joint venture company (with appropriate legal safeguards) to enable further commercial development on the site?

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Type in your comments here

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 - If you have indicated that you wish to speak to your submission, you will be contacted to confirm the date and time.
-

A. Submitter Contact Details

First Name *

Ben

Family Name *

Foster

Contact Phone Number *

[REDACTED]

E-mail Address

[REDACTED]

Organisation (if applicable)

[REDACTED]

Address *

[REDACTED]

[REDACTED]

[REDACTED]

B. Do you support the land at Wakatu Quay being transferred into a joint venture company (with appropriate legal safeguards) to enable further commercial development on the site?

Please select one option by clicking on it

- ☐ Yes. I support the transfer of land to the joint venture
- ☒ No. I do not support the transfer of land to the joint venture

Do you want to add additional comments about your answer above?

Comments and feedback up to 500 words can be added in the comment box below.

☒ Yes ☐ No

Type in your comments here

Space for your comments below. 500 word limit.

I support Option 1 - Status Quo (Retain land as intended). I do not support the transfer of land to a joint venture.

Kaikōura District Council's original Wakatu Quay development plans were presented to the community with the understanding that the land would remain under Council ownership and management, covering governance and oversight.

The redevelopment was promoted as a community-centred project, consisting of individual buildings and public gathering spaces. The proposal focused on core priorities, including redeveloping the site and attracting investment interest from building leaseholders to create a lasting community asset.

I oppose further development focused on expansion and growth under a joint venture in this area.

For further details on my position, please refer to Sabrina Leucht's Kaikōura Wildlife Trust submission, which clearly articulates it.

Kind Regards,
Ben Foster

C. Hearings

Do you want to present your feedback in person to the Hearing Panel at Council 15th April 2026? *

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☐ Yes ☒ No

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-

A. Submitter Contact Details

First Name *

Alastair

Family Name *

Gilchrist

Contact Phone Number *

[REDACTED]

E-mail Address

[REDACTED]

Organisation (if applicable)

Address *

[REDACTED]
[REDACTED]

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☐ Yes ☐ No

Type in your comments here

Space for your comments below. 500 word limit.

I would support the proposal if it didn't include accommodation. There will be issues with parking with any development but if an hotel type accommodation is included together with hot pools staff parking will eat up much of the 39 available car parks. Where will visitors and pool users park? The surrounding residential area cannot absorb many more vehicles. Passive recreation plus using the new building for whatever the decision on it usage should be enough to ensure public access to this community space.

C. Hearings

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-

A. Submitter Contact Details

First Name*

Jenny

Family Name*

Gilchrist

Contact Phone Number*

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E-mail Address

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Organisation (if applicable)

Address*

[REDACTED]
[REDACTED]

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- ☒ Yes ☐ No

Type in your comments here

Space for your comments below. 500 word limit.

This area is a part of a coastline which has huge benefits to the tourism industry, as it is home to native birds and mammals which locals and tourist flock to see. We are gradually losing all this special coastline to developers who don't care about the future. The future here is the wildlife. Why are we so short minded. It is also a Rāhui's area which should be extended and persevered for the years to come.

C. Hearings

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- ☐ Yes ☒ No

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-

A. Submitter Contact Details

First Name *

Heather

Family Name *

Harmon

Contact Phone Number *

[REDACTED]

E-mail Address

[REDACTED]

Organisation (if applicable)

NA

Address *

[REDACTED]
[REDACTED]

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- ☒ Yes ☐ No

Type in your comments here

Space for your comments below. 500 word limit.

To do due diligence as a rate payer, I would not hand over land to an unknown investor unless I knew exactly what they planned to do with it.

The legal safeguards are a 'given' and make no difference to the proposed outcome, which is unknown at this stage.

In my humble opinion I don't see this proposal has to do with community. I think a cultural center, wellness and hot pools would be great for local families to use and learn from & have access to, not just for tourism.

The building currently sitting on the wharf has been named (mostly in a negative light) by locals and others. Personally I've got used to it as it fits in as a wharf feature but I think more thought could be put into any future developments, to preserve and showcase the beautiful surroundings I would not like to see a building that looked like the Sudima plonked on the wharf.

I also hope the natural beauty and wildlife around the development site would be taken into consideration and nurtured assuredly by the unknown investor.

To conclude I think council needs to be more transparent with ratepayers and residents of Kaikoura otherwise to transfer commodities to an unknown investor appears to be avoiding responsibilities for what will happen going forward

Nga mihi

Thank you

C. Hearings

Do you want to present your feedback in person to the Hearing Panel at Council 15th April 2026? *

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- ☐ Yes ☒ No

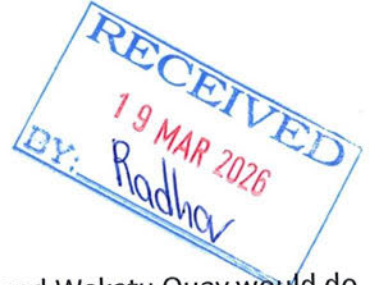
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-

9th MARCH.

WAKATU QUAY SUBMISSION



From the verbal presentation. Ata and Craig.

The presentation spoke of Keeping people working in Kaikoura and Wakatu Quay would do this. I agree that the Quay does have that potential but will it attract young locals to stay as Craig is saying. I do not think so as in my experience with hospitality it does not attract young locals but does attract young transient people.

Council make some very stupid decisions like hiking rent on the fishing industry to displace them in favour of a Jaguar driving outsider who was definitely building a 5 star Hotel on the wharf. (concept drawing enclosed)

Well that back fired and now NO fish factory and the 30 plus Kaikoura people working in that industry to very few..

Now round 3. Build a tin clad building at huge cost and have it sit empty. A private developer is unlikely to build a substantial and expensive build without a business plan.

Maybe an other bad decision I hope not.

Craig said we need to be looking 20/30/50 years out and history tells us the iwi also take the long view.

I doubt that will sit well with a Developer who will be looking for a profit ASAP.

Now from the Q&A

WHAT IS THIS PROPOSAL ABOUT

Is NEW CO an equal shared company? If so where is Council going to find what will be a substantial contribution?

WHY IS COUNCIL LOOKING AT THIS OPTION?

If Council does not have the resources the sensible answer is stay out.

Agree that introducing new capital will be necessary.

WHAT MIGHT BE BUILT THERE?

It would appear that the stated list would more than fill the available space.

Very hard to comment on the unknown

How do Council propose having enough car parks?

The existing business (Pier Hotel) uses a large part of their property for parking.

The Council (NEW CO) property where the ²⁷Hotel Hot Pools Health Centre Cultural centre etc offers no parking on site and public parking roadside is very limited.

IS COUNCIL SELLING THE LAND ?

Short answer NO

The real answer is in the second sentence "cannot be sold without approval of all shareholders"

The simple statement that the land comes back to the Council in case of failure is not that simple we would have to presume it would be covered in redundant buildings..

You will recall what it cost to remove the old fisheries buildings (\$1.2 m)

WHY CAN'T COUNCIL KEEP AND DEVELOPE THE LAND IT SELF ?

The Council does not have a Business arm and in my opinion the ability to run a profitable business.

WHAT DOES COUNCIL GET OUT OF THE JOINT VENTURE.

I would not hold my breath waiting for any income to Council unless they keep an equal share in the operating business.

More visitors in the off season will remain limited and while the wharf project would no doubt help it will be a slow process .

Yes if the proposed businesses are successful they will stimulate economic growth..

The business partnership with Iwi is a first to my knowledge and how that will work in a 3 way split will take some working through.

WHAT ARE THE MAIN RISKS?

There in is where things may become difficult .

If an investor/Developer is proposing to build a Hotel and Hot Pool complex the numbers will be big and if the other two partners do not wish to keep an equal share or not offered an equal share I cannot see how it will work..

We were told at the start of the Quay project that no ratepayer money would go into it..

Now as we know the ratepayer is \$800,000 into it and if you add a fair rent that the Fishing industry would have paid had it not been driven out by huge rent increases. The wharf account would look a lot better. It would also been a lot better if Council had not squandered \$1.2m that the writer fort hard for when The Marlborough harbour board cut us loose.

The answer may be to SELL the Quay invest the money in Govt backed bonds and collect the interest and Annual Rates..

Thankyou for the opportunity to contribute and just had to take the opportunity to vent my feelings on how Council has treated the Fishing industry . As one of my friends once said

They would rather sip Coffee than handle a snotty Ling..

REGARDS. GEOFF HARMON²⁸



A. Submitter Contact Details

First Name *

Leigh

Family Name *

Harris

Contact Phone Number *

[REDACTED]

E-mail Address

[REDACTED]

Organisation (if applicable)

Address *

[REDACTED]

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Do you want to add additional comments about your answer above?

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- ☒ Yes ☐ No

Type in your comments here

Space for your comments below. 500 word limit.

Due to its natural resources, Kaikoura has the potential to become one of the country's most attractive destinations to live and visit, but without the mass tourism associated with the likes of Queenstown. Giving people more reasons to live and visit year-round is therefore something to be encouraged. Once the town becomes 'right-sized', young people won't have to leave the district to find well-paid jobs and our elderly can retire here in quality retirement accommodation. The fact that local runanga are partnering with the private sector is also to be celebrated. Council should be doing more than just facilitating the land side of things - it needs to make it easier for people to invest in the community. That has not been the case in the past and things need to change in that respect.

C. Hearings

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- ☐ Yes ☒ No

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-

A. Submitter Contact Details

First Name *

Ted

Family Name *

Howard

Contact Phone Number *

[REDACTED]

E-mail Address

[REDACTED]

Organisation (if applicable)

Address *

[REDACTED]

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I am all for partnerships between the Council and the Runanga, but think that this site is a high risk site, and it should be kept primarily for marine access, as a wharf and ramp area, with maybe an aquarium.

This is a very high energy site, with wave action hitting hard in large storms, and any building built here will be very expensive if it is to have glass, and thus unlikely to be a great use of funds. A solid concrete walled aquarium might be done reasonably inexpensively.

We already spent a lot of money after the quake making it usable as a port access facility on the North side of the peninsula, and we really need to keep it primarily as such. The alpine fault will rupture sometime soon (next 50 years), and we will need maritime trade.

If we want more high-rise, then putting it back against the cliff makes much more sense, as the structure can be rock bolted to the cliff face which should reduce rather than increase costs, and it doesn't interfere with anyone else's views (as a high rise on the wharf would).

For a very long time I have been releasing stranded shearwaters from the wharf (driving my car, sometimes full of boxes of birds, to the end of the wharf) and on Sunday, for the first time, I was prevented from doing so by some yellow poles blocking entry. It is the 4th time I have released birds this season, and the first time my path was blocked. I only had 1 bird, so walking only added 10 minutes, but if I'd had 40 birds (as I sometimes do late at night), then it would have added hours. It is the best site available, with the highest probability of bird survival (from my long observation of many different sites). This year we had proof that our efforts to release birds can actually work, as a bird from burrow 95 at our Te Rae o Atiu colony crashed at the corner of Torquay and the Esplanade on the evening of 17 March 2023, was checked, and released from the wharf, and was recorded this January visiting 7 burrows at Te Rae over 2 weeks from the 15th. That being the only crash lander that we know exactly where it came from, and where it came back to.

Even our very own titi, leave for the winter, most have gone already, off to Western Australia, to return again in late August. So going away for the winter is perfectly natural.

There is little left of the fishing industry that was once a major part of Kaikoura, Sanford taking 10,000 ton of kahawai out of Kaikoura in the 90s didn't help our wildlife.

We have natural thermal springs in the Kahutara just upstream of Dead Horse gully. There must be more.

So, yes to partnership and alternatives, but that probably isn't the best site for what is being talked about.

C. Hearings

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-

A. Submitter Contact Details

First Name *

Julie

Family Name *

Howden

Contact Phone Number *

[REDACTED]

E-mail Address

[REDACTED]

Organisation (if applicable)

Address *

[REDACTED]

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Do you want to add additional comments about your answer above?

Comments and feedback up to 500 words can be added in the comment box below.

- ☒ Yes ☐ No

Type in your comments here

Space for your comments below. 500 word limit.

Overall I am supportive of this transfer of land and building to a private/public partnership company as I feel unless we look at these avenues we will never have the financial capacity within council to do this and the risk would outway it for our ratepayers.

I do have concerns though once the council have the land and building transferred into the new company as part of their contribution , I believe there would have to be more borrowing within the company for the overall venture to succeed. In the worst case scenario the company did go into liquidation would our asset (land and building) be in danger of being lost in the folding up of the company?

Thanks for the opportunity to be heard on this and look forward to supporting some great enterprise in the future.

Regards, Julie

C. Hearings

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A. Submitter Contact Details

First Name *

Derek

Family Name *

Jones

Contact Phone Number *

[REDACTED]

E-mail Address

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Organisation (if applicable)

Address *

[REDACTED]

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- ☒ Yes ☐ No

Type in your comments here

Space for your comments below. 500 word limit.

I don't support transfer of land to a joint venture
keep this Wakatu site for the locals and visitors to Kaikoura unmolested, without anymore commercial businesses,
Introduce activities for the kids, locals and visitors to enjoy.
look at kaikoura star march 25th front page tells it all, space, relaxing, views, music, happy people.
Already there has been a hideous building built that hasn't taken into account the beauty of the wakatu site, with the views of the mountains
240deg sea views and the last place to enjoy the summer and winter sun.
The height of the present commercial building has taken out sea and mountain views, poor designing for the site, can just imagine the next
up market accommodation and other commercial designs would do to the site.
Its been noted that car parking is spilling onto Avoca street with moderate attendance on Wakatu Quay, more commercial businesses where
will these people park?
Since council has started to beautify the Esplanade there has been an increase enjoyed by visitors and locals this will expand to the wakatu
quay if facilities are there for them.
If 2 more buildings are built Sea and mountain views will be gone so will the peacefulness presently enjoyed by many, it will become a
commercial hub only enjoyed by a few.
say NO to anymore commercial buildings before its too late, there are plenty more commercial sites around kaikoura for our business
friends to build upmarket accommodation, hot pools and the like.
Derek Jones

C. Hearings

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FORMAL SUBMISSION

Submitter Details

Thomas Kahu / Whale Watch Kaikōura



Kaikōura District Council: Wakatu Quay Joint Venture Proposal

1. Introduction

This submission is made in response to the Kaikōura District Council's *Statement of Proposal – Wakatu Quay Joint Venture*.

The proposal raises significant legal, governance, and competition concerns. While the stated objective of enabling development and economic growth is acknowledged, the mechanism proposed—namely the transfer of publicly owned land into a jointly owned commercial entity involving Council—creates a range of structural risks that warrant careful scrutiny.

This submission focuses on:

- The **integrity of public decision-making under the Local Government Act 2002 (LGA)**
- The **risk of preferential treatment and market distortion**
- The **long-term implications for community equity, access, and fair competition**

2. Core Concern: Structural Conflict of Interest

The proposal places Council in multiple overlapping roles:

- **Regulator** (planning, consenting, infrastructure control)
- **Asset owner** (current landholder)
- **Commercial participant** (1/3 shareholder in the proposed entity)

This creates an inherent and unavoidable **conflict of interest**. Even where good faith is assumed, the structure risks undermining the principles of:

- **Impartial decision-making**
- **Transparency**
- **Public accountability**

There is no clear evidence within the proposal of robust structural separation between Council's regulatory functions and its proposed commercial interests.

3. Preferential Advantage and Competitive Neutrality

3.1 Allocation of Strategic Land Without Market Process

The proposal involves Council contributing Wakatu Quay land as equity into the joint venture.

There is no indication that:

- The land has been offered through an **open, competitive process**
- Independent market testing has been undertaken to determine **best value**
- Alternative development proposals have been actively sought

This raises serious concerns regarding:

- **Fairness to other market participants**
 - **Compliance with principles of competitive neutrality**
 - **Whether Council is effectively conferring a subsidy on a single commercial entity**
-

3.2 Distortion of the Local Market

The proposed development includes:

- Accommodation
- Hospitality
- Wellness services
- Cultural and tourism offerings

These sectors are already actively serviced by private operators within Kaikōura.

By entering into a joint venture with:

- Preferential land access
- Embedded Council partnership
- Potential regulatory alignment

the proposed entity is likely to enjoy **material advantages not available to existing businesses**.

This creates a **real risk of market distortion and crowding out of local enterprise**.

3.3 Information and Regulatory Advantage

Council possesses:

- Strategic planning information
- Infrastructure development plans
- Economic modelling and forecasting data

Participation in the joint venture risks conferring **non-public, preferential insight** to the commercial entity.

Further, Council retains influence over:

- District Plan provisions
- Resource consent processes
- Infrastructure prioritisation

Even where statutory processes remain in place, the perception—and risk—of **regulatory bias** cannot be ignored.

4. Use of Public Powers and Legal Framework

4.1 Avoidance of Strategic Asset Classification (s97 LGA)

The proposal states that Wakatu Quay is not classified as a “strategic asset”.

However, given the:

- Prominence of the site
- Economic and cultural significance
- Long-term public interest

there is a strong argument that, **in substance**, the asset functions as a strategic asset.

The decision not to classify it as such has the effect of:

- Avoiding heightened decision-making thresholds
- Reducing the level of public control over its disposition

This raises concerns that **form is being prioritised over substance** in the application of the LGA. In the best interest of the JV and because of the Councils stake in the JV.

4.2 Consultation vs Decision-Making Power

The use of the Special Consultative Procedure under s83 LGA is appropriate procedurally.

However:

- The process remains **non-binding**
- Council retains full discretion regardless of submissions received

Given the scale and permanence of the proposed change, there is a strong argument that:

A higher threshold of public mandate should be required

4.3 De Facto Transfer of Public Ownership

While the proposal states that the land is not being “sold outright,” it is proposed to be transferred into a corporate structure.

In practical terms:

- Control of the land becomes subject to **company governance**
- Future decisions are influenced by **commercial imperatives**
- Public ownership becomes **indirect and contingent**

This represents a **functional shift away from public control**, regardless of legal framing.

5. Financial and Risk Considerations

The proposal indicates:

- Land will be used as Council’s equity contribution
- Liabilities will be ring-fenced within the company

This creates an imbalance where:

- The public contributes a **significant strategic asset**
- The commercial entity benefits from reduced capital burden
- The long-term return to the community is **uncertain and not guaranteed**

There is insufficient detail provided regarding:

- Valuation of the land
- Expected rate of return
- Risk-adjusted financial modelling

Without this, it is not possible to conclude that the proposal meets the LGA requirement for **prudent stewardship of community assets**.

6. Community Impact

6.1 Equity and Fair Access

The proposal risks creating:

- A **two-tier economic environment**
- Where one entity benefits from public partnership
- While others operate without such support

This undermines:

- Local business confidence
- Perceptions of fairness

- Long-term economic diversity
-

6.2 Precedent Risk

If adopted, this model sets a precedent whereby Council may:

- Enter commercial partnerships
- Leverage public assets to participate in markets

This has significant implications for:

- Future governance decisions
 - The role of local government in the economy
-

7. Recommendations

In light of the concerns outlined above, this submission recommends that Council:

1. Do Not Proceed in Current Form

The proposal should not proceed without substantial revision.

2. Undertake an Open Market Process

Any development of Wakatu Quay should involve:

- Transparent, competitive tendering
 - Equal opportunity for all potential participants
-

3. Maintain Clear Separation of Roles

If Council is to participate in any commercial structure:

- A **formal separation** between regulatory and commercial functions must be established
 - Independent oversight mechanisms should be implemented
-

4. Reassess Strategic Asset Classification

Council should reconsider whether Wakatu Quay ought to be treated as a **strategic asset**, triggering stronger community protections.

5. Provide Full Financial Transparency

Before any decision is made, Council should disclose:

- Independent land valuation
 - Detailed financial modelling
 - Risk analysis and return expectations
-

6. Consider Alternative Models

Including:

- Lease-based development with strong public protections
 - Public-private partnerships without land transfer
 - Staged development retaining full public ownership
-

7. Conclusion

While the intention to activate Wakatu Quay and support economic resilience is understood, the proposed joint venture structure raises serious concerns regarding:

- **Fairness**
- **Transparency**
- **Competition**
- **Long-term public interest**

The current proposal risks creating a **structurally advantaged commercial entity supported by public resources**, to the detriment of wider community equity.

For these reasons, it is submitted that the proposal should be **substantially reconsidered** before any further steps are taken.

8. Hearing Request

- ✓ **I wish to be heard in support of this submission**
I do not wish to be heard

Thomas Kahu – Whale Watch Kaikoura Ltd

Phone – [REDACTED]

Email – [REDACTED]

A. Submitter Contact Details

First Name *

Sean

Family Name *

Kavanagh

Contact Phone Number *

██████████

E-mail Address

████████████████████

Organisation (if applicable)

Address *

██

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☐ Yes ☒ No

Type in your comments here

Space for your comments below. 500 word limit.

C. Hearings

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☐ Yes ☒ No

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-

A. Submitter Contact Details

First Name *

Jacki

Family Name *

King

Contact Phone Number *

[REDACTED]

E-mail Address

[REDACTED]

Organisation (if applicable)

Address *

[REDACTED]

[REDACTED]

B. Do you support the land at Wakatu Quay being transferred into a joint venture company (with appropriate legal safeguards) to enable further commercial development on the site?

Please select one option by clicking on it

- ☒ Yes. I support the transfer of land to the joint venture
- ☐ No. I do not support the transfer of land to the joint venture

Do you want to add additional comments about your answer above?

Comments and feedback up to 500 words can be added in the comment box below.

- ☒ Yes ☐ No

Type in your comments here

Space for your comments below. 500 word limit.

The hot pools would be great there

C. Hearings

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A. Submitter Contact Details

First Name*

Sabrina

Family Name*

Luecht

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Organisation (if applicable)

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Address*

[REDACTED]

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- ☒ Yes ☐ No

Type in your comments here

Space for your comments below. 500 word limit.

SUBMISSION:

The Trust supports: Option 1 - Status Quo (Retain land as intended). The Trust does not support land transfer to a joint venture.

Kaikōura District Council's original Wakatu Quay development plans were proposed to the community with the understanding that land would remain under Council ownership and management, regarding governance and oversight. The redevelopment was advertised as a community focused project, consisting of individual buildings and public gathering spaces. The proposal was focused on core priorities, re-developing the site and garnering investment interest for building leaseholders, to facilitate an enduring community asset.

At the time, feedback on the project proposal was contentious, as nearby local residents submitted against the development. Moreover, initial concept designs varied significantly, regarding building construction. The outcome is a structure that is blinding to view from afar, visible from across the Esplanade and as far as Mangamanu in regards to reflectivity, which impacts both people and wildlife. With many variances from initial proposal onset to finish, it is troubling to consider how many variables (and consequences) will be faced under the current proposal for a joint venture.

The principles of the Wakatu development, were not to transfer land to other parties. Few in the community would have supported initial development of Wakatu Quay, if the outcome was to transfer to a joint venture agreement. Transferring to a joint venture development, changes every aspect of how this site will be managed into the future. The focus is now solely on tourism and revenue generation, benefitting a few, vs a space that benefits the wider community. This is of significant concern regarding impacts (people and environment).

The current joint venture approach appears to not be well supported by the wider community - as it carries too much risk and loss of community input. Furthermore, a private developer party (unnamed private sector partner) has not been disclosed. The community cannot fully determine the risk of a joint venture operation, without being fully aware of all parties involved. This requires full disclosure, vs anonymity.

Evidently there are development plans being considered regarding how the site is utilised long-term and the level of construction involved.

Where is this information being made publicly available to the full extent? Media articles have cited hot pools, and hotels. These are widely differing developments, with widely differing impacts. It is clear that under current joint venture considerations, the scale of development would increase ten fold.

A cultural centre has also been cited - this requires community consultation. During original consultations, public submissions proposed community facilities which benefit the wider community and environment (alongside tourism), e.g. a marine centre. This was not considered further by Council, hence the proposition of a cultural centre being considered is unexpected.

The Trust submitted on the original redevelopment, outlining concerns in relation to the scale of development. This was on the basis of this site being situated in highly sensitive habitat, regarding the marine environment and direct impact on marine life. The Trust liaised extensively with project leads and consultants to highlight wildlife threats - particularly on seabirds and shorebirds. This feedback was in relation to construction disturbance, lighting, increased use of the site, significantly altering near-shore habitat along the adjacent beach (car parking, increasing roading), etc.

Lighting impacts were noted as significant to manage, given the surrounding biodiverse habitat and ecology (e.g. Hutton's shearwaters, gulls, shags, penguins, shorebirds). Even if site lighting employs use of motion sensors and is capped, and building windows are considered in terms of placement/outlook (no light spill on to rock outcrops/roosting/nesting habitat), there will inevitably be light spill associated with increased use of the site at night, which previously was rarely the case (beyond fishers). Further development, at a greater scale (e.g. multi-storey hotel), without public transparency as to what this would involve at this stage, is highly concerning.

The redevelopment of the current site as it is to date, caused threatened red-billed gulls to abandon nesting and roosting sites on adjacent rock outcrops at Wakatu Quay/Kaikoura Wharf. This meant breeding birds had to relocate to lower rock structures at the opposite side of the bay, where nests were inundated by wave action, and predated by stray cats at night. Gulls were noted dive bombing in defensive displays above the construction site regarding disturbance stress. Endemic threatened spotted shags ceased using adjacent outcrops as soon as construction began. A little penguin/kororā pair (the only one located at Wakatu Quay), equally abandoned their nest site due to increased use of the area. To date, none of these species have returned to sites used previously.

Construction debris littered nearby coastal habitat (e.g. upper Esplanade) and Wakatu Bay, e.g. building materials and road cones - which was reported and collected by volunteers.

At present the car parking, which was opposed, continues to pose an issue. Vehicles pulling into carparks pollute surrounding foreshore habitat at night, as vehicle lights shine directly into the bay. The Trust has advised on numerous occasions, that native planting (e.g. flaxes/harakeke) should accompany the carpark perimeter as a buffer between the beach, to offset/block vehicle lights.

Whilst there are aesthetic and user benefits to the current redevelopment, existing concerns remain. Further development focused on expansion and growth under a joint venture are opposed.

C. Hearings

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☒ Yes ☐ No

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Kaikoura District Council

Whakatu Quay Proposal 2nd April 2026

Submission

Dave Mackie, (ratepayer) [REDACTED]
[REDACTED]

This development should be for ALL New Zealanders and Visitors to enjoy, without political or cultural overtones.

I have read the proposal from the Council (each time you read 'Council' think 'ratepayers') for a joint venture with 2 other parties.

Reference to Option 4 (Council preferred option)

Neither of the proposed 'other parties' are known to me, as to what they have developed before, how successful those developments have been, and why Council has chosen them as possible partners.

Te Runanga o Kaikoura (Ngati Kuri) (TRK) I have no idea who they are, nor what they stand for. I have tried to read the website but a lot of it is in maori, and I do not read, understand or speak maori. Are they ratepayers in Kaikoura?

If (TRK) is the local Iwi, I have seen no developments here in Kaikoura from them, nor anything to suggest that they have any skills to carry out an exceptional result at Whakatu Quay. Information on the 'other parties' is essential to make informed comment.

An **undisclosed developer**, most likely a similar developer who was looking at the Gooches beach option for a Hot Pools development 2 years ago. Who most likely has the same thoughts, with the same disregard for building height, and a strong wish to have a seaside bar and restaurant attached with the Hot Pools.

Why would we ratepayers (Council) choose them?

What developments have they completed, when, and how are they performing?

Was it exceptional design and user satisfaction? Profitable?

More information is required

What's missing from the information provided by Council

There is a "white elephant" building, owned by the Council (ratepayers) that has not even been mentioned on Lot 3.

Lot 3 has the 'building' and access to the wharf will have to remain for public access. That leaves no more area to develop on Lot 3.

Lot 1 has a very small area to develop on the end of the wharf. (I guess 25m x 40m, less clear building distance from the edge of the sea) Extremely limited options, in my opinion.

Lot 2 a larger area at the front of the proposed development has good potential for buildings, and I guess the area being eyed up for Hot Pools, but still a small area. Not shown Council information what the size of the Lots are. WHY?

I am totally opposed to the ratepayers (Council) setting up a joint venture (Option 4) with these entities.

Council/ rate payers have 33% of ownership NO

Council has 33% of the risk NO

Council has 33% of the say (governance) NO

Decisions by majority – Council 33% say NO ratepayers easily outvoted

NO from ratepayers To any sort of Cultural centre. For a 33% ownership for \$? Unknown input, and low possibility of a return for ratepayers.

The **ratepayers (Council) own the land and building and it needs to stay that way**

QUESTIONS:

Will the Council (ratepayers) just gift the building to the Joint Venture partners?

Would Council (ratepayers) receive 66% of the TRUE \$ value of the land and building, from the Joint Venture partners, if sold?

Council have the right to control the quality, size, shape, design, boundaries and format of any development they own or allow to be built.

Suggestions of (Council) Ratepayer-Iwi partnership is abhorrent. A definite NO

I am Opposed to **ANY** Cultural activity at Whakatu Quay. (NZ, Indian, Chinese, Asian, Moari, Pacific Island, Australian, Canadian etc.)

Cultural Centre can be set up by maori anywhere they like, and if it was so important to them I would have thought that there would be a dedicated Maori Cultural Centre set up in Kaikoura already. For example at Whale Watch or at the Marae where they can inform visitors all about their culture and include any activities they choose.

NZ is multicultural now. It is NOT up to Council to choose which culture to support.

Council suggestions of Quality accommodation appears ridiculous to me. You would have a problem putting a 'tiny home' on the area available. (Short list of problems), parking access, height, salt spray, lack of minimum room numbers (financial viability), insurance, blocking views of neighbouring homes, and only use by a few people daily.

Option 1 Retain Land - No Development

Whakatu Quay development needs to have it's final look, BEFORE it is started. It is not a large area, and it has already been severely compromised by the Councils poor decisions to build a "White Elephant" limiting positioning of further buildings, through terrible design, windows blocked by walls, and managed by people without the right credentials or lack of foresight, and an architect withdrawing. Lack of sheltering walls, to capture the best views, through lack of a design of the whole area.

Council comments, underutilised, no economic uplift, maintenance.

Underutilised. **rent from the building !!** Maintenance of the area is minimal. No economic uplift means... no additional costs for ratepayers (Council) = savings.

YES I agree to option 1 .

Until a **finalised** plan can be put in place for the complete site, and that could definitely include Hot Pools

Option 2 Lease

YES I agree with option 2.

Land remains in Councils hands.

Lease the building

Strength of applicant can be assessed by Council, and best options to proceed notified.

NOT a peppercorn rental.

Needs to be profitable, creating jobs and income for ratepayers, **or its not worth doing.**

Council needs to ensure that tenants have full Insurance Cover. May be difficult to obtain.

Clean up clause in case of disaster, extreme seas, tsunami. Ensure there is No clean up cost to ratepayers

Option 3 Council funded development

NO

It is not Councils job to be involved with building and unknown costs.

Reference Kaikoura Council Building disaster price blowout.

Option 4 Joint venture

NO

No, not as discussed above

I would like to speak to this submission please

Kind regards

Dave Mackie

[REDACTED]

[REDACTED]

Submission to Wakatu Quay Joint Venture Consultation:

2 April 2026

Ailsa McGilvary-Howard

1. I would like to thank those who are engaged in this initiative and support the establishment of the 3-party company, particularly supporting the inclusion of Runanga.
2. It is hard to envisage the impacts of development when potential concepts are only in very initial stages.
3. A concern I have around this site is that this area is nutrient rich for wildlife, and if building is able to proceed, I would like to see that the habitat for the birds that seasonally use this place, is enhanced and edified within the site so the wildlife is not forced to relocate and can be part of the project.
4. Because this specific piece of coast is very prominent, this creates issues with respect to lighting which will need to be addressed.
5. A further concern I have is that potential concepts of accommodation and hot-pools which have been mentioned are not consistent with access and enjoyment of everyone.

A. Submitter Contact Details

First Name *

graham

Family Name *

Moody

Contact Phone Number *

[REDACTED]

E-mail Address

[REDACTED]

Organisation (if applicable)

Address *

[REDACTED]

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Please select one option by clicking on it

- ☐ Yes. I support the transfer of land to the joint venture
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Do you want to add additional comments about your answer above?

Comments and feedback up to 500 words can be added in the comment box below.

- ☒ Yes ☐ No

Type in your comments here

Space for your comments below. 500 word limit.

Generally i am not in favour of transferring council land ownership. The site should be a joint venture between KDC and research organisations (eg. Canterbury Uni etc). Land owned by KDC, and allow the joint venture partners to develop programmes for marine research. Also Limited student accommodation be allowed in building.

C. Hearings

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A. Submitter Contact Details

First Name *

Jane

Family Name *

Nelson

Contact Phone Number *

[REDACTED]

E-mail Address

[REDACTED]

Organisation (if applicable)

Address *

[REDACTED]

[REDACTED]

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This would be a great opportunity to develop an outstanding area that would benefit residents and tourists alike.

The Wellington waterfront development showcases how these developments contribute to the beauty of a city/town and add so much value to the community. Just need to ensure that the right controls are in place.

C. Hearings

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A. Submitter Contact Details

First Name *

gordon

Family Name *

ocallahan

Contact Phone Number *

[REDACTED]

E-mail Address

[REDACTED]

Organisation (if applicable)

Address *

[REDACTED]

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as a ratepayer Im concerned about rates rising you intend to borrow so rates will rise ...ratepayers are not in the development business access this is a private company and this will become private property.....then access can be denied we were told access would not be denied at the current wakatu development but there are bollards stopping vehicular access to the wharf now.....look at south bay harbour we were told access would be open that is not the case look at the private property signs that have been erected and locked gates ... I also have concerns for the future of the historic dingy crane the last developer told a public meeting they didnt own the crane but they owned the land underneath it

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From: [Gavin Oliver](#)
To: [submissions](#)
Subject: Wakatu Quay Joint Venture Consultation Submission
Date: Wednesday, 11 March 2026 5:07:43 pm
Attachments: [image001.png](#)

You don't often get email from gavin@ecozip.co.nz. [Learn why this is important](#)

Dear Sir or Madam

Thank you for the opportunity to provide feedback on the proposed Wakatu Quay Joint Venture.

I write in my capacity as Managing Director and co-founder of EcoZip Adventures, a tourism business operating in Kaikōura since 2023 and employing a team of local residents. Our company welcomes visitors from across New Zealand and around the world, and we are deeply invested in the long-term prosperity, resilience and sustainability of the Kaikōura community.

From both a business and community perspective, I am strongly supportive of the Wakatu Quay Joint Venture proposal. In my view, the proposal represents a thoughtful and forward-looking approach to unlocking the potential of one of Kaikōura's most important sites while ensuring that the development occurs through partnership between the Council, Te Rūnanga o Kaikōura and the private sector.

The redevelopment of Wakatu Quay will revitalise the waterfront and act as a catalyst for economic activity. Continued development through the joint venture model offers a significant opportunity to strengthen Kaikōura's visitor economy, create year-round activity, and enhance the town as a place to live, work and visit.

In particular, I believe the proposal offers three major benefits for Kaikōura:

- Reducing the extreme seasonality of the local tourism economy
- Expanding high-value cultural tourism led by Ngāti Kuri
- Aligning Kaikōura with the rapidly growing global wellness tourism sector

Addressing Kaikōura's Seasonality Challenge

One of the defining economic characteristics of Kaikōura is its strong seasonal pattern.

The town enjoys a very busy summer period when visitor numbers are high, accommodation is full, and tourism operators are operating at capacity. However, this is often followed by a very quiet winter period when visitor numbers drop sharply. This seasonality creates significant challenges for businesses, staff and the wider community.

For tourism operators, extreme seasonality makes it difficult to maintain consistent employment, retain skilled staff, and plan for sustainable growth. Many businesses

are forced to operate with short peak periods followed by months of underutilised capacity.

For residents, the consequences are also real. Seasonal economies tend to produce unstable employment patterns, reduced winter income for many workers, and fewer year-round services. Restaurants shorten their opening hours, businesses reduce staff, and the vibrancy of the town inevitably dips.

Developments that create compelling winter-season experiences are therefore incredibly valuable for Kaikōura.

The Wakatu Quay proposal has the potential to become exactly that sort of catalyst. By creating attractions and experiences that are appealing regardless of weather or season, such as wellness facilities, cultural experiences, hospitality venues and event spaces, the development can help generate visitation outside the peak summer months.

Internationally, destinations that successfully mitigate seasonality tend to experience several important economic benefits:

- More stable year-round employment
- Higher staff retention and skills development
- Greater business investment confidence
- Increased visitor spending spread across the year
- Stronger local services and hospitality offerings

For Kaikōura, even modest improvements to winter visitation would have meaningful economic benefits. Additional visitors during the quieter months would support local cafés, restaurants, accommodation providers, transport operators and activity providers.

In short, developments that encourage year-round visitation strengthen the economic resilience of the entire community.

The Opportunity for Māori Cultural Tourism

Another particularly positive aspect of the proposal is the potential for the development of authentic indigenous cultural experiences led by Te Rūnanga o Kaikōura.

Across global tourism markets there is growing demand for authentic cultural experiences that allow visitors to understand the history, traditions and worldview of indigenous peoples. New Zealand is particularly well positioned in this space, as Māori culture offers a rich and compelling narrative that resonates strongly with international visitors.

The inclusion of cultural spaces and experiences within the Wakatu Quay development therefore represents a significant opportunity.

Visitors increasingly seek deeper engagement with the places they visit. They want to understand the stories of the land, the people and the environment. Experiences that authentically share the cultural heritage of Ngāti Kuri will enrich the visitor experience while ensuring that development reflects the unique identity of Kaikōura.

Importantly, cultural tourism also tends to attract high-value international visitors. These visitors often stay longer, spend more and seek out multiple experiences during their stay.

This aligns well with the evolution of Kaikōura's accommodation sector. The town now has several new or upgraded hotels and lodges that are capable of hosting premium international travellers. When visitors stay longer, they participate in more activities, dine in more restaurants, and generate broader economic benefits for the town.

Cultural tourism therefore represents not just an important expression of identity and partnership, but also a powerful economic driver for the region.

The Rise of Wellness Tourism

A third area where the Wakatu Quay proposal aligns strongly with global trends is in the development of wellness tourism.

Wellness tourism is one of the fastest-growing segments of the global travel industry.

Travellers are increasingly seeking experiences that promote relaxation, wellbeing, and connection with nature. Thermal pools, spas and wellbeing facilities have become major attractions in destinations around the world.

The concept of hot pools and wellness facilities within the Wakatu Quay development is therefore highly aligned with international consumer demand.

Kaikōura is uniquely suited to wellness experiences. Few places in the world offer such a powerful combination of ocean, mountains, wildlife and natural tranquillity. The town already attracts visitors seeking nature-based experiences, and wellness facilities would complement this positioning beautifully.

Importantly, wellness attractions are particularly effective at drawing visitors during cooler months. In many destinations, hot pools and spas become signature winter attractions that encourage off-season travel.

Beyond the visitor economy, wellness facilities also provide meaningful benefits for residents. Access to quality spa and hot pool facilities enhances community wellbeing and provides amenities that locals can enjoy year-round. Developments that serve both visitors and residents tend to create stronger community support and long-term success.

Partnership and Governance

Another important strength of the proposal is the governance structure being proposed.

The joint venture model involving Kaikōura District Council, Te Rūnanga o Kaikōura and a private development partner represents a balanced and pragmatic approach to development.

It allows:

- Community ownership and oversight through Council
- Cultural leadership and partnership with Ngāti Kuri
- Access to capital, expertise and delivery capability from the private sector

This model helps ensure that development can occur at a scale and quality that might otherwise be difficult for a small district to deliver independently. It also aligns with the collaborative spirit that has been central to Kaikōura's recovery and regeneration following the 2016 earthquake.

Wider Economic Benefits

Tourism remains the cornerstone of the Kaikōura economy, with a significant proportion of local employment directly or indirectly connected to the visitor sector. Strategic investments in visitor infrastructure therefore have ripple effects throughout the local economy.

The Wakatu Quay development has the potential to generate:

- New employment opportunities
- Increased visitor spending
- Greater private investment in the town
- Enhanced public spaces for community use
- A stronger international profile for Kaikōura

Developments of this nature often act as catalysts for wider regeneration. When a destination invests in high-quality infrastructure and experiences, it encourages confidence among investors, operators and residents alike.

Another important benefit of the Wakatu Quay development is the positive flow-on effect it will have across the wider Kaikōura visitor economy. Tourism rarely operates in isolation; when one part of the sector grows stronger, the benefits tend to ripple across the entire ecosystem.

A compelling new waterfront attraction will draw additional visitors to the town, encourage longer stays, and increase overall visitor spending. That in turn supports accommodation providers, restaurants, cafés, retail businesses and activity operators throughout the district. In simple terms, a stronger, more diverse destination lifts everyone. As the old maritime saying goes, a rising tide lifts all ships, and

developments that increase the appeal and profile of Kaikōura ultimately create opportunity for the whole community, not just those directly involved in the project.

Conclusion

In conclusion, I strongly support the Wakatu Quay Joint Venture proposal. The development represents a thoughtful and strategic opportunity to enhance Kaikōura's waterfront while delivering meaningful long-term benefits for the community.

In particular, the proposal offers the potential to:

- Reduce the economic challenges created by tourism seasonality
- Strengthen Kaikōura's appeal as a year-round destination
- Support the development of authentic Māori cultural tourism
- Align the town with the rapidly growing wellness tourism sector
- Create high-value experiences that encourage longer visitor stays
- Provide amenities and economic benefits for local residents

Kaikōura is one of the most remarkable destinations in Aotearoa New Zealand. With its extraordinary marine environment, dramatic landscapes and strong cultural heritage, it already holds a special place in the hearts of visitors. The Wakatu Quay development, I believe, represents an opportunity to build on these strengths in a way that benefits both visitors and the local community for decades to come.

Yours faithfully
Gavin Oliver

signature_4020989704



A. Submitter Contact Details

First Name *

Martin

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Pattison

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E-mail Address

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Organisation (if applicable)

Address *

[REDACTED]

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- ☐ Yes ☒ No

Type in your comments here

Space for your comments below. 500 word limit.

I think it would help create good unison for the area

C. Hearings

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A. Submitter Contact Details

First Name *

Seth

Family Name *

Piercey

Contact Phone Number *

[REDACTED]

E-mail Address

[REDACTED]

Organisation (if applicable)

Address *

[REDACTED]

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A. Submitter Contact Details

First Name*

Brian

Family Name*

richards

Contact Phone Number*

[REDACTED]

E-mail Address

[REDACTED]

Organisation (if applicable)

Address*

[REDACTED]
[REDACTED]

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☒ Yes ☐ No

Type in your comments here

Space for your comments below. 500 word limit.

Who will run the Joint Venture : Board 1. Director from Council 2. Director from Te Runanga 3. Director from Private Partner. 4 An independent Chair. Comment: Important - This director to be truly independent needs to be selected from persons outside of Kaikoura. ie. No Kaikoura residents would be eligible .

What might be built : agree with Commercial Hot Pools. Health and Welfare should be integrated with the Hot Pool complex. This complex would also provide limited Hospitality . the Opuke Thermal Pools and Spa at Methven would be a good example. Agree with promenade and events area. Agree with Cultural centre. There would be a number of issues with provision of accommodation, vehicle access being one as - no vehicle parking.

C. Hearings

Do you want to present your feedback in person to the Hearing Panel at Council 15th April 2026?*

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☐ Yes ☒ No

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- If you have indicated that you wish to speak to your submission, you will be contacted to confirm the date and time.

A. Submitter Contact Details

First Name *

Nina

Family Name *

Russell

Contact Phone Number *

[REDACTED]

E-mail Address

Organisation (if applicable)

Address *

[REDACTED]

B. Do you support the land at Wakatu Quay being transferred into a joint venture company (with appropriate legal safeguards) to enable further commercial development on the site?

Please select one option by clicking on it

- ☒ Yes. I support the transfer of land to the joint venture
- ☐ No. I do not support the transfer of land to the joint venture

Do you want to add additional comments about your answer above?

Comments and feedback up to 500 words can be added in the comment box below.

- ☒ Yes ☐ No

Type in your comments here

Space for your comments below. 500 word limit.

If this provides the necessary resourcing and momentum to create an asset that promotes and protects the cultural and historical significance of this region as well as a profitable attraction that showcases the beauty of the coastline then it will be well worthwhile. You only need to look at the Wai Ariki spas in Rotorua to see what could be achieved. Combined with a comprehensive museum would be wonderful for locals and visitors alike.

C. Hearings

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-

A. Submitter Contact Details

First Name *

Mel

Family Name *

Skinner

Contact Phone Number *

[REDACTED]

E-mail Address

[REDACTED]

Organisation (if applicable)

Address *

[REDACTED]

B. Do you support the land at Wakatu Quay being transferred into a joint venture company (with appropriate legal safeguards) to enable further commercial development on the site?

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Do you want to add additional comments about your answer above?

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- ☒ Yes ☐ No

Type in your comments here

Space for your comments below. 500 word limit.

I commend Council for exploring investment opportunities and seeking to rebuild its asset base to generate revenue streams beyond rates. However, I do not support the proposed transfer of the site into a joint venture for the following reasons:

- It is, in substance, equivalent to a sale;
- There is insufficient information regarding the joint venture structure, governance, and legal provisions (including exit strategies);
- It represents a shift from a community-integrated model to predominantly exclusive commercial use; and
- There has been no transparent assessment of alternative options for the site.

Sale in Substance, Not in Name:

The proposed joint venture structure, with the Kaikōura District Council holding only a one-third shareholding, raises significant concerns regarding control. A minority position limits Council's ability to influence decision-making, with effective control residing with private partners. As Council is not a commercial operator, it would also need to build or procure capability to participate effectively in such an arrangement.

The transfer of land into a joint venture represents a fundamental shift in purpose—from a community-focused asset to a primarily commercial one. While the legal form may differ from a sale, the practical effect is that Council is contributing public land as equity into a private commercial enterprise.

No term has been specified for the arrangement; however, for the development to be economically viable, it would necessarily be long-term.

In practice, long-term exclusive arrangements significantly reduce Council's ability to repurpose the land in the future.

While it has been stated that the land would revert to Council in the event of liquidation, there is no clarity regarding other critical exit scenarios, including:

- Council withdrawal from the joint venture;
- Withdrawal or sale of shares by private partners;
- Disputes or breakdown in the partnership; or
- Changes in the commercial operation over time.

In commercial arrangements, exit provisions are critical. In this case, even where an exit exists, the ability to recover the land in a practical, timely, and affordable manner is highly uncertain.

Lack of Valuation and Analysis:

There has been no publicly available market valuation of the land to enable the community to understand the scale of the investment being made. Given the site's prominence and its targeting of international tourism, it should be assessed within an international context.

Further, no detailed economic analysis has been provided regarding:

- Development costs;
- Further Required investment;
- Risk analysis;
- Expected returns; or
- Timeframes for those returns.

There is also a notable absence of analysis regarding the social impacts of transitioning this space from community use to commercial use.

Failure to Consider Alternatives:

The 2019 development concept prioritised community integration alongside commercial activity, enabling multiple local businesses to participate. In contrast, the current proposal consolidates use into a single commercial model.

There is no evidence that alternative options have been adequately explored, including:

- Re-engagement with the market through expressions of interest;
- Alternative design approaches; or
- Retention of a community-led development model.

Without consideration of alternatives, the proposal risks granting exclusive development rights in a manner that may not reflect the best interests of the community.

Conclusion:

Where a joint venture arrangement:

- grants long-term exclusive rights;
- limits public access;
- transfers decision-making authority; and
- is not readily reversible,

it constitutes, in substance, a disposal of public land.

A long-term, exclusive commercial arrangement that removes meaningful public control and use is, for all intents and purposes, equivalent to a sale and should be treated, assessed, and consulted on accordingly.

C. Hearings

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☒ Yes ☐ No

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-

A. Submitter Contact Details

First Name *

Wiremu

Family Name *

Stone

Contact Phone Number *

[REDACTED]

E-mail Address

[REDACTED]

Organisation (if applicable)

Address *

[REDACTED]

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Do you want to add additional comments about your answer above?

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- ☒ Yes ☐ No

Type in your comments here

Space for your comments below. 500 word limit.

I support the objective of strengthening Kaikōura's long-term economic resilience and encouraging year-round activity. Wakatu Quay is an important waterfront site and thoughtful development could provide real benefits to the district.

However, based on the information currently provided, I do not support transferring Council-owned land into a joint venture company at this stage.

The Statement of Proposal acknowledges that several key elements of the project remain unresolved. In particular, development costs, the financial structure of the joint venture, and detailed governance arrangements have not yet been determined. Without this information it is difficult for the community to properly assess the risks and benefits of transferring a public asset into a commercial structure.

For example, the proposal anticipates three equal founding shareholders. However, if the majority of development funding ultimately comes from a private development partner, the economic value of the Council's land contribution may represent only a relatively small portion of the overall project value. In that situation the apparent one-third shareholding may not reflect the true economic balance within the project.

It is also unclear how future capital requirements, borrowing arrangements, or shareholder dilution would be managed. These factors could significantly influence the long-term control and governance of the asset.

More broadly, I believe Council should apply clear and consistent principles when managing Kaikōura's key economic and tourism assets. Businesses and organisations that have partnered with Council for decades need to have confidence that the framework for investment, governance and infrastructure funding is stable and applied consistently.

The district has benefited from long-standing partnerships between Council and major tourism operators. When new models for development or funding are introduced, it is important that they are applied transparently and consistently across comparable assets. Inconsistencies in approach can create uncertainty for businesses that have invested in Kaikōura over many years and rely on stable relationships with Council to plan for the future.

For these reasons, I believe additional clarity should be provided on the financial structure, ownership implications, governance safeguards

and the broader framework Council intends to apply when partnering with private and iwi entities in the development of key district assets.

Providing this information would allow the community to make a more informed decision and would strengthen confidence that any development of Wakatu Quay will serve the long-term interests of Kaikōura.

C. Hearings

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-

A. Submitter Contact Details

First Name *

Chris

Family Name *

Sturgeon

Contact Phone Number *

[REDACTED]

E-mail Address

[REDACTED]

Organisation (if applicable)

Destination Kaikoura

Address *

[REDACTED]

B. Do you support the land at Wakatu Quay being transferred into a joint venture company (with appropriate legal safeguards) to enable further commercial development on the site?

Please select one option by clicking on it

- ☒ Yes. I support the transfer of land to the joint venture
- ☐ No. I do not support the transfer of land to the joint venture

Do you want to add additional comments about your answer above?

Comments and feedback up to 500 words can be added in the comment box below.

- ☒ Yes ☐ No

Type in your comments here

Space for your comments below. 500 word limit.

Destination Kaikōura supports, in principle, the proposal to transfer selected Council-owned land assets into a commercial investment vehicle with Council retaining appropriate shareholding. This approach has clear potential to strengthen Kaikōura's visitor economy and deliver long-term community benefit.

Destination Kaikoura supports Option 4: Joint Venture (Proposed Option) Council enters into a joint venture requiring transfer of land into a jointly owned company.

Key Benefits

1. Increased Tourism Activity and Visitor Spend - Commercially driven development can deliver high-quality visitor infrastructure that enhances Kaikōura's appeal, encourages longer stays, and increases local spend directly supporting a more resilient tourism sector.
2. Job Creation and Economic Growth - New development on these sites will generate employment both during construction and ongoing operations, supporting local businesses and creating stronger career pathways within the tourism and hospitality sectors.
3. Greater Investment Without Burdening Ratepayers - Leveraging private sector capital enables development that Council cannot fund alone, while the equal shareholding ensures the community retains a meaningful stake in long-term returns.

Key points for considerations

1. Clear Strategic Direction - Council's objectives for the vehicle must prioritise sustainable tourism, community access, and alignment with Kaikōura's long-term destination vision.
2. Strong Governance & Financial Oversight - A transparent and professionally led governance structure with strong external financial advice is essential to ensure accountability, protect public value, and guide commercially sound decision-making.
3. Partnership with Te Rūnanga o Kaikōura and Stakeholders - Ongoing involvement of the Rūnanga and local stakeholders is crucial to ensuring developments reflect cultural values and community expectations.

Conclusion

With the right safeguards and strategic oversight, this model has the potential to deliver significant benefits for Kaikōura's tourism sector as

well as adjacent industries, create employment, and enhance the visitor experience while protecting long-term community value. Destination Kaikōura supports continued progress on this approach.

C. Hearings

Do you want to present your feedback in person to the Hearing Panel at Council 15th April 2026? *

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☐ Yes ☒ No

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-

A. Submitter Contact Details

First Name *

chris

Family Name *

sturgeon

Contact Phone Number *

██████████

E-mail Address

████████████████████

Organisation (if applicable)

Address *

██████████

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Please select one option by clicking on it

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Do you want to add additional comments about your answer above?

Comments and feedback up to 500 words can be added in the comment box below.

☐ Yes ☒ No

Type in your comments here

Space for your comments below. 500 word limit.

C. Hearings

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☐ Yes ☒ No

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-

A. Submitter Contact Details

First Name*

Oliver

Family Name*

Wade

Contact Phone Number*

[REDACTED]

E-mail Address

Organisation (if applicable)

Address*

[REDACTED]

B. Do you support the land at Wakatu Quay being transferred into a joint venture company (with appropriate legal safeguards) to enable further commercial development on the site?

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Do you want to add additional comments about your answer above?

Comments and feedback up to 500 words can be added in the comment box below.

- ☒ Yes ☐ No

Type in your comments here

Space for your comments below. 500 word limit.

The idea of a joint venture is great in principle, and Council and Runanga working together is certainly the way to the future. However, I do not support this proposal because the proposed uses for the area will only benefit a small number of people, and mainly be focussed on tourists. The community should be considering spending funds on developing community assets rather than more tourism focussed ventures. If we want our tamariki to stay here then we should be looking at engaging them and developing things for them to get involved in. Where is the proper skate park, climbing wall, youth centre, surf club, year round swimming pool, marine studies centre? Has the youth council had an opportunity to input to this proposal? Are we going to be just another tourist town with hot pools like Methven, Twizel, Rotorua, Queenstown, Ahuriri and Waiwera? I think we should be using our imagination more than just relying on trying to make the tourism season continue for longer.

C. Hearings

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A. Submitter Contact Details

First Name *

Kay

Family Name *

Ward

Contact Phone Number *

[REDACTED]

E-mail Address

[REDACTED]

Organisation (if applicable)

Address *

[REDACTED]
[REDACTED]

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- ☒ Yes ☐ No

Type in your comments here

Space for your comments below. 500 word limit.

I wish to object to further commercial expansion and growth in this area under a joint venture.

The recent developments with refurbishment of the established and iconic Pier Hotel and surrounds has enhanced this area enough already. During this development, in spite of care taken in the immediate area, the wildlife would have suffered to a certain extent and this does not need to be exacerbated with further unknown development. The wildlife in the peninsula area is already suffering under many stresses and we need to be proactive in protecting this precious taonga. One of the key reasons visitors come to Kaikoura is to view our amazing wildlife and scenery. We adamantly need to safeguard its naturalness and beauty for the future. As one of many wildlife volunteers, I am in contact with many overseas and local visitors who express their gratitude for our kaitiaki work as we educate them on our protective needs and measures.

The original Wakatu Quay development plans were proposed to the community with the understanding that land would remain under Council ownership and management, regarding governance and oversight. I do not believe a joint venture approach (as we don't know who this would be) would be supported by the wider community - as it carries too much risk and loss of community input.

I am very concerned that this would set a precedent for other council owned land that is similarly sensitive and ecologically important, being transferred into private joint venture, eg the potential development of the South Bay marina, of which I vehemently oppose. The council needs to be aware that they risk losing the trust of ratepayers if transparency and community input is disregarded.

C. Hearings

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- ☐ Yes ☒ No

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-

A. Submitter Contact Details

First Name *

Michael and Chloe

Family Name *

Webber

Contact Phone Number *

[REDACTED]

E-mail Address

[REDACTED]

Organisation (if applicable)

Address *

[REDACTED]

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Do you want to add additional comments about your answer above?

Comments and feedback up to 500 words can be added in the comment box below.

- ☒ Yes ☐ No

Type in your comments here

Space for your comments below. 500 word limit.

Without all information being known it is hard to make an informed decision about the proposal - whilst in principal we agree with the development of the site for maximum community advantage - what is being proposed is far from that. Further one of our concerns is that when development plans and concept drawing are released and notified hearings are held it is likely that the same outcome will happen as did for the last proposed development. Leaving council (rate payers) in the same position without a plan to pay down the debt incurred in developing the site to where it is today. Without community buy in and a collaborative approach we feel it would be hard to get this project successfully realised. We would like to see full transparency from the outset - what is happening in the background - Eg former hot pools development proposal for lions pool site and how that impacts this proposal - what the proposed accomodation looks like as the lighthouse proposal last time was closed down by public submissions.

C. Hearings

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-

A. Submitter Contact Details

First Name *

Vicki

Family Name *

Welsh

Contact Phone Number *

[REDACTED]

E-mail Address

[REDACTED]

Organisation (if applicable)

Address *

[REDACTED]

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Do you want to add additional comments about your answer above?

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- ☒ Yes ☐ No

Type in your comments here

Space for your comments below. 500 word limit.

I do not agree with this transfer as it would set a precedent for all other council land. I have been a part of the Kaikoura district for over 65 years and have seen major changes pushed through (eg current South Bay Marina. I will vehemently oppose any future development of a proposed marina further out into the bay), with little or no consultation and also a lack of regard for the environment and the wildlife within. I find it ironic that you wish to, again, create a project that affects the environment (a proposed 4-storey hotel??) in an area that is already well serviced by a hotel (Pier) and your new building (which by the way I am absolutely floored by the reflective cladding on this building - big mistake!) Please stop biting the hand that feeds the Kaikoura economy - visitors coming here because of the environment, wildlife, and beautiful scenery. You need to look after our environment, the wildlife and ocean to safeguard it for future generations. This is what people will come to see.

C. Hearings

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A. Submitter Contact Details

First Name *

Jo

Family Name *

Wilson

Contact Phone Number *

[REDACTED]

E-mail Address

Organisation (if applicable)

Address *

[REDACTED]

B. Do you support the land at Wakatu Quay being transferred into a joint venture company (with appropriate legal safeguards) to enable further commercial development on the site?

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- ☒ Yes ☐ No

Type in your comments here

Space for your comments below. 500 word limit.

All year round tourism is important for Kaikoura. Whatever goes in there needs to meet that demand. Can we also please look at a central hub/courtyard about space with creative ways to utilise space/provide historical and cultural referencing alongside a need to meet kids needs to climb on things, interact with things and keep busy.

C. Hearings

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-

A. Submitter Contact Details

First Name *

Bridget

Family Name *

Wright

Contact Phone Number *

[REDACTED]

E-mail Address

[REDACTED]

Organisation (if applicable)

Address *

[REDACTED]

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Do you want to add additional comments about your answer above?

Comments and feedback up to 500 words can be added in the comment box below.

- ☐ Yes ☐ No

Type in your comments here

Space for your comments below. 500 word limit.

Wakatu Quay should be a community asset. The land ownership should not be transferred or sold.

C. Hearings

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-

A. Submitter Contact Details

First Name *

John

Family Name *

Wyatt

Contact Phone Number *

[REDACTED]

E-mail Address

[REDACTED]

Organisation (if applicable)

Address *

[REDACTED]
[REDACTED]
[REDACTED]

B. Do you support the land at Wakatu Quay being transferred into a joint venture company (with appropriate legal safeguards) to enable further commercial development on the site?

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Do you want to add additional comments about your answer above?

Comments and feedback up to 500 words can be added in the comment box below.

- ☒ Yes ☐ No

Type in your comments here

Space for your comments below. 500 word limit.

If the proposal is approved, I would want to see a clear and transparent process that engages the community first each of the key steps that follow the land transfer into the JV.

This is a significant and potentially "game changing" project for Kaikoura and all residents have a vested interest in seeing a successful outcome

C. Hearings

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