

KAIKŌURA DISTRICT COUNCIL

EXTRAORDINARY MEETING FOR HEARINGS AND DELIBERATIONS TO WAKATU QUAY JOINT VENTURE PROPOSAL HELD AT 9.00AM ON 15 APRIL 2026, IN TOTARA COUNCIL CHAMBERS, 96 WEST END, KAIKŌURA

Date:	Wednesday 15 April 2026
Time	9.00am
Location	Totara, Council Chambers, 96 West End Kaikōura Available via Microsoft Teams

AGENDA

1. Karakia
2. Apologies
3. Declarations of Interest
4. Overview of responses for the **Wakatu Quay Joint Venture Proposal Attachment**

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 Separate Pack

 - 1: Submissions summary and responses
 - 2: Full submissions received
5. Submitters to be heard:

Time	Name	Submission #	Page #
9.10am	Sarah Beardmore (Youth Council)	4	4
9.15am	Robyn Cameron	10	11
9.20am	Raylene Clearwater	14	16
9.25am	Alastair Gilchrist	20	23
9.30am	Ted Howard	25	31
9.35am	Thomas Kahu (Whale Watch Kaikōura)	28	36
9.40am	Sabrina Luecht (Kaikōura Wildlife Centre Trust)	31	44
9.45am	Dave Mackie	32	46
9.50am	Gordon Ocallahan	36	53
9.55am	Mel Skinner - via MS Teams	42	63
10.00am	Wiremu Stone	43	65
10.05am	Michael and Chloe Webber	48	73

6. Submitters who chose not to speak:

Name	Submission #	Page #
Tim Aldridge (Puro New Zealand)	1	1
Janice Atkinson (Manakau Lodge)	2	2
Nigel Baxter	3	3
Tim Blake	5	5
Jacque & Daryl Bloomfield	6	6
Lisa Bond (Kaikoura Dark Sky Trust)	7	7
Chrissy Boyd	8	9
Lynette & Dennis Buurman	9	10
Christine Chambers	11	13
Jon & Bronwyn Chandler	12	14
Tim Chapman	13	15
Kathryn Corbett	15	17
Colette Doughty	16	18
Kevin Duncan	17	19
Mark Fissenden	18	20
Ben Foster (Kaikoura Wildlife Trust)	19	21
Jenny Gilchrist	21	24
Heather Harmon	22	25
Geoff Harmon	23	27
Leigh Harris	24	30
Julie Howden	26	33
Derek Jones	27	34
Sean Kawanagh	29	42
Jacki King	30	43
Ailsa McGilvary-Howards	33	50
Graham Moody	34	51
Jane Nelson	35	52
Gavin Oliver (EcoZip Adventures)	37	54
Martin Pattison	38	59
Seth Piercey	39	60
Brian Richards	40	61
Nina Russell	41	62
Chris Sturgeon – (On behalf of Destination Kaikoura)	44	67
Chris Sturgeon	45	69
Oliver Wade	46	70
Kay Ward	47	71
Vicki Welsh	49	75
Jo Wilson	50	76
Bridget Wyatt	51	77
John Wyatt	52	78

Hearings end

7. Deliberations

8. Close Extraordinary Meeting

Report to:	Council Extraordinary Meeting
Date:	15 April 2026
Subject:	Overview of submissions received in relation to the Wakatu Quay Joint Venture Proposal
Prepared by:	D Hirst, Policy Planner
Input sought from:	P Kearney, Senior Manager Corporate Services
Authorised by:	P Kearney, Senior Manager Corporate Services

1. SUMMARY

This memo provides a high-level overview of submissions received during the public consultation held between 2 March 2026 and 2 April 2026 regarding the Wakatu Quay Joint Venture Proposal.

Further information on the content of the submissions, along with Council officers' suggestions for consideration, can be found in Attachments 1-2.

2. RECOMMENDATION

It is recommended that the Council:

- a) Receives this report for information.
- b) Considers the submission feedback and initial officer response and provides feedback and direction to Council officers following the hearings and deliberations process.

3. BACKGROUND

On 25 February 2026 Council agreed that Council engage in a special consultative procedure on Wakatu Quay Joint Venture Proposal.

A public notice went out on 2 March 2026, alongside the Statement of Proposal and a Questions and Answers guide. Moreover, a physical presentation was put up outside the museum to inform people of the consultation. This was supported by social media posts and videos. A question-and-answer drop-in session was also held in the new building at Wakatu Quay on 25 March.

In accordance with sections 76–81 of the LGA, Council has considered reasonably practicable options. The following options were outlined in the Statement of Proposal as part of the consultation process, with option 4 being the one proposed by Council.

- *Option 1:* Status Quo (Retain land, no development); Council would retain ownership and undertake no further development beyond current use.
- *Option 2:* Lease Model; Council would retain freehold ownership and lease the site to a private developer.
- *Option 3:* Council-Funded Development; Council would retain ownership and directly fund development.
- *Option 4:* Joint Venture (Proposed Option); Council enters into a joint venture requiring transfer of land into a jointly owned company.

Council officers have reviewed the submissions and provided responses for elected members to consider as part of the deliberations process.

Following hearings and deliberations, officials will present a report on 29 April to finalise the decision to proceed with the next stage of due diligence for the joint venture, or not.

4. FEEDBACK RECEIVED

Overview

In total, 52 submissions were received. Of these:

- 27 submissions were generally supportive of the proposal or its underlying objectives (including conditional support), and
- 25 submissions were not supportive, often favouring alternative options such as retaining Council ownership or adopting a lease-based approach.

Although the consultation focused only on the joint venture proposal and possible land transfer, submissions focused on a range of recurring issues, outlined below.

Key issues raised

1. Support or opposition to the joint venture and land transfer

- A significant number of submitters opposed transferring Wakatu Quay land into a joint venture, expressing concern about loss of public ownership, reduced ratepayer control, and long-term stewardship risks.
- Conversely, supportive submitters viewed the joint venture as a pragmatic way to unlock development, share risk, and access capital and expertise that Council alone may not have.

2. Governance, transparency, and accountability

- Many submitters sought greater clarity on governance arrangements, partner selection, decision-making controls, and the role of an independent Chair.
- Concerns were raised about transparency, conflicts of interest, competitive neutrality, and the need for clear safeguards before any land transfer.

3. Extent, type, and scale of development

- Views varied widely on appropriate development.
- Hot pools and wellbeing facilities attracted strong and relatively consistent support.
- Accommodation, particularly hotels or short-term visitor accommodation, was frequently opposed due to concerns about parking, scale, community benefit, and visual impact.
- Several submitters preferred low-impact, community-focused, or research-centred approaches.

4. Environmental, ecological, and coastal impacts

- Submissions raised concerns about impacts on wildlife, marine and coastal habitats, lighting (including Dark Sky values), building height, and cumulative effects of development at a sensitive and prominent site.
- A strong theme was the need for careful design, environmental protection, and learning from past redevelopment outcomes.

5. Public access and community benefit

- Retaining and protecting public access to the wharf and waterfront was a consistent priority.
- Submitters emphasised that Wakatu Quay should deliver clear and tangible benefits for local residents, families, youth, and future generations, not solely visitors.

6. Economic outcomes and financial risk

- Supportive submissions highlighted potential benefits such as year-round economic activity, reduced seasonality, employment opportunities, and cultural tourism.
- Opposing submissions raised concerns about financial risk, borrowing, rates impacts, asset loss in a worst-case scenario, and lack of clarity around financial returns.

5. COUNCIL OFFICERS' RESPONSE

In response, Council officers have suggested the following overarching responses to the submissions be considered by elected members during the deliberation process:

Key officer response themes

1. Acknowledgement of divided community views

- Officers note that submissions reflect a wide range of views, with strong support for the proposal's objectives alongside significant concern about governance, land transfer, and development impacts.
- All submissions are to be afforded equal weight and considered on their individual merits.

2. Clarification of proposal scope and decision-making stage

- Officers consistently emphasise that the current consultation relates to the joint venture model and potential land transfer *in principle*, not approval of specific developments, designs, or commercial agreements.
- If supported to the next stage, further due diligence would be required before any development agreement is signed.
- No development mix has been finalised at the next stage.

3. Governance and financial safeguards

- Officers highlight that any joint venture would include legal and governance protections, such as reserved matters, independent governance, ring-fencing of liabilities, and restrictions on land disposal or borrowing.
- Further due diligence and formal Council approval would be required before any land transfer.

4. Environmental protection and design quality

- Officers acknowledge environmental, ecological, lighting, and amenity concerns and note that any future development would be subject to detailed design, environmental assessment, district plan controls, and statutory approval processes.

5. Public access and community outcomes

- Officers reaffirm that Wakatu Quay is a valued public asset and that ongoing public access, community benefit, and protection of heritage and environmental values are critical considerations in any future arrangement.

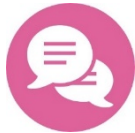
6. RELEVANT LEGISLATION

The proposal has been prepared in accordance with the requirements of the Local Government Act 2002 (LGA), specifically sections 76–83, governing decision-making and consultation obligations. Due to the material change in governance arrangements and anticipated public interest, Council determined to use the Special Consultative Procedure (SCP) under section 83.

Wakatu Quay is not listed as a strategic asset in Kaikōura District Council's current Long-Term Plan; therefore, section 97 of the LGA does not apply and no changes to the LTP are required in the immediate future if the joint venture were to go ahead. In the event that the direction post consultation is to proceed, in some shape or form, with the joint venture option, then this will necessitate inclusion in the LTP 2027-2037.

7. COMMUNITY OUTCOMES SUPPORTED

This paper supports the 'community', 'future' and 'development' outcomes below.

**Community**

We communicate, engage and inform our community

**Development**

We promote and support the development of our economy

**Services**

Our services and infrastructure are cost effective, efficient and fit-for-purpose

**Environment**

We value and protect our environment

**Future**

We work with our community and our partners to create a better place for future generations

Attachment 1: Submissions summary and responses Wakatu Quay Joint Venture

Attachment 2: Full submissions received Wakatu Quay Joint Venture

Submission #	First Name	Family Name	Organisation Name	Supportive (Y/N)	Summary of Feedback	Speaking at Hearing (Y/N)	Staff Comments on Submissions
1	Tim	Aldridge	Puro New Zealand	Y	The submitter states that the intended structure and collaboration between Kaikōura District Council, Te Rūnanga o Kaikōura, and private investment is commercially sensible. The submitter considers that, if successfully achieved, this approach has the potential to provide benefit and long term security for the Kaikōura community. The submitter expresses general support for the proposal and offers encouragement to the parties involved in progressing the project.	N	Council acknowledges the submitter's support for the proposed joint venture structure and the recognition that collaboration between Council, iwi, and private investment can provide long term benefit and economic security for the community. Council agrees that partnership based approaches can enable access to expertise, capital, and shared risk that may not otherwise be achievable. Council thanks the submitter for their positive feedback and will take this support into account when considering the overall balance of submissions on the Wakatu Quay Joint Venture proposal.
2	Janice	Atkinson	Manakau Lodge	Y	The submitter states that tourism is the backbone of Kaikōura's economy, but its growth is limited by the lack of activities that are not weather dependent. They consider the joint venture to have a far greater chance of successfully developing the site than Council acting alone. The submitter hopes the development will focus on non weather dependent facilities such as premium hot pools, which have proven successful in other towns, and believes such offerings would encourage domestic tourists to return to Kaikōura.	N	The Council notes the submitter's support and observations. The Statement of Proposal recognises the need for year round economic activity and highlights that the joint venture model may enable higher quality development, including potential hot pools and wellbeing facilities that are not weather dependent. The submitter's comments align with the proposal's intent to diversify Kaikōura's tourism offerings, reduce seasonality, and strengthen economic resilience.
3	Nigel	Baxter		N	The submitter states that they do not support the transfer of Wakatu Quay, a community and ratepayer owned asset, into any form of joint venture where there is no clear and guaranteed return to ratepayers. They consider such a transfer unacceptable. The submitter notes that, as a ratepayer, they have already contributed—without choice—to Council borrowing used to progress development at Wakatu Quay, estimated at approximately \$800,000. They express frustration at ongoing rates increases and believe that Council's financial decisions have placed undue pressure on ratepayers. The submitter considers that Council should focus on recovering costs incurred to date and reducing future rates pressure. They advocate for a user pays model, whereby any business seeking to use or operate on Wakatu Quay should pay a commercial lease, ensuring that ratepayers receive a direct financial return and are not burdened with further unnecessary rate increases.	N	Council acknowledges the submitter's strong opposition to transferring Wakatu Quay into a joint venture structure and their concern about financial returns to ratepayers. Council recognises the importance of ensuring that community assets are managed in a way that is financially responsible and delivers value to ratepayers. Council notes the submitter's concerns regarding past borrowing associated with Wakatu Quay and the impact of rates increases on households. As outlined in the Statement of Proposal, the proposed joint venture model is intended to reduce Council's exposure to further borrowing and to share financial risk with partners, rather than increase pressure on rates. No final decisions have been made regarding land value, financial returns, or funding arrangements, and any proposal would require further Council approval. Council also notes the submitter's support for a lease based, user pays approach. Leasing was considered as an option and is outlined in the Statement of Proposal as an alternative to the proposed joint venture. Feedback regarding financial return, risk allocation, and ratepayer benefit will be considered alongside all submissions when Council determines whether to proceed with the joint venture, amend the proposal, or pursue an alternative approach for Wakatu Quay.
4	Sarah	Beardmore	Kaikoura Youth Council	Y	The submitter states that this submission is made by Sarah Beardmore on behalf of the Kaikōura Youth Council, following a meeting where the Wakatu Quay proposal was discussed. The Youth Council expresses support for the proposed partnership model and considers it a positive way to create opportunities for Kaikōura. The Youth Council notes support for the comments made in the proposal material regarding the need to create more land based opportunities for the district. They consider this approach important for diversifying local opportunities and supporting young people in Kaikōura. The Youth Council would like to see consideration given to a locals' rate for any facilities developed and expresses support for the re establishment of an aquarium, suggesting Wakatu Quay as a potential location for such a facility.	Y	Council acknowledges the submission from Sarah Beardmore on behalf of the Kaikōura Youth Council and thanks the Youth Council for engaging with the Wakatu Quay proposal. Council welcomes youth input and recognises the importance of ensuring that future developments create meaningful opportunities for younger members of the community. Council notes the Youth Council's support for the partnership approach and for expanding land based opportunities in Kaikōura. Council also acknowledges the suggestions regarding a locals' rate and the potential re establishment of an aquarium. As outlined in the Statement of Proposal, no decisions have been made regarding specific facilities, pricing models, or development components, and all concepts discussed to date are indicative only. Council will consider the Youth Council's feedback alongside all other submissions received, including comments on local accessibility, community benefit, and facility mix, when determining whether the proposed partnership model or an alternative approach best supports long term outcomes for Kaikōura and its residents.
5	Tim	Blake		Y	The submitter states that the proposed commercial joint venture model is exactly the type of structure KDC should use to leverage its latent assets. They believe this approach will generate future value, increase rate revenue, and benefit Kaikōura's wider economy. The submitter supports the potential development of a world class hot pools facility, noting that it would help stabilise year round economic activity, create jobs, stimulate housing growth, and support Kaikōura's long term economic sustainability. They also consider the proposed partners to be strategically aligned and express support for seeing the joint venture opportunity materialise.	N	The Council notes the submitter's support for the proposed joint venture. The submitter's comments align with the reasons outlined in the Statement of Proposal, particularly the intention to leverage Wakatu Quay's untapped potential, enable access to private capital and capability, diversify the economy, and support year round activity. The feedback is consistent with the proposal's objectives of shared governance, economic uplift, and partnership-driven development.
6	Jacque and Daryl	Bloomfield		Y	The submitters state that they support public consultation on the Wakatu Quay proposal and express appreciation for Council's engagement with the community. As owners of a holiday home in Kaikōura with plans to retire locally, they emphasise their personal interest in the long term quality and sustainability of the town. The submitters express support for hot pools as a potential development, referring to the New Brighton hot pools as a good example of a facility that is well scaled, affordable, and suitable for both locals and visitors in a coastal setting. They consider such an offering could be appropriate for Kaikōura if designed at a similar scale. The submitters raise concerns about the existing building on Wakatu Quay, particularly around its commercial viability. Drawing on experience in commercial property management, they question whether small private businesses could realistically afford market rents for a building with limited foot traffic and note concern about design decisions prioritising commercial viability without sufficient consideration of long term tenant sustainability. The submitters also suggest that Māori cultural and historical experiences are of strong interest to visitors and propose that Council consider a culturally focused attraction similar in concept to the Pounamu Pathway, adapted to Kaikōura's unique history and location.	N	Council acknowledges the submitters' thoughtful and considered feedback and thanks them for their engagement with the Wakatu Quay consultation process. Council notes the submitters' support for affordable, appropriately scaled facilities such as hot pools that are accessible to both locals and visitors, as well as their appreciation for Council seeking public input. Council acknowledges the concerns raised regarding the commercial viability of the existing building, foot traffic limitations, and long term tenant sustainability. Council notes that decisions regarding the future use of the existing building, rental models, and any supporting activities are not determined through this proposal and would require further analysis and Council decision making. Council also notes that design and commercial considerations are important factors in achieving viable and sustainable outcomes, particularly for waterfront sites. Council acknowledges the submitters' interest in culturally focused attractions and recognises Kaikōura's strong Māori history and identity. As outlined in the Statement of Proposal, no decisions have been made regarding specific development components or uses at Wakatu Quay. Concepts mentioned to date are indicative only. All feedback regarding facility type, scale, affordability, cultural expression, and community benefit will be considered alongside all other submissions when Council determines whether to proceed with the proposed partnership model or pursue alternative approaches for Wakatu Quay.

Submission #	First Name	Family Name	Organisation Name	Supportive (Y/N)	Summary of Feedback	Speaking at Hearing (Y/N)	Staff Comments on Submissions
7	Lisa	Bond	Kaikoura Dark Sky Trust	Y	The submitter states that they support the Wakatu Quay proposal in principle and recognise it as an opportunity to create a unique waterfront experience for Kaikōura that delivers strong economic benefits. In particular, they note the potential for high quality night time experiences, such as hot pools and stargazing, that align with Kaikōura’s Dark Sky values and growing astro tourism appeal. The submitter emphasises that the success of the proposal will depend heavily on how lighting is designed and managed, given the site’s sensitive coastal location. They consider that lighting standards should go well beyond minimum District Plan requirements and set a national benchmark for best practice. The submitter encourages a design led lighting approach from the outset and recommends measures including very low colour temperature lighting, full shielding to prevent upward light spill, low intensity and purpose driven lighting, use of motion sensors and adaptive controls, and careful design along the ocean edge. They express willingness to support Council and partners in achieving high quality lighting outcomes.	N	Council acknowledges the submitter’s support for the proposal in principle and their recognition of the potential for Wakatu Quay to deliver a distinctive night time visitor experience aligned with Kaikōura’s Dark Sky values. Council agrees that the district’s natural night environment is a defining asset and an important consideration in any future development. Council notes the submitter’s detailed comments regarding lighting design and the recommendation that best practice standards be applied beyond minimum regulatory requirements. As outlined in the Statement of Proposal, no decisions have been made regarding development design, lighting, or operational details. Any future development would be subject to detailed design processes, statutory approvals, and consideration of environmental impacts, including lighting effects on coastal habitats and the night sky. Council welcomes the submitter’s emphasis on early, design led approaches and acknowledges the value of expert and community input in shaping high quality outcomes. These comments will be considered alongside other submissions as Council assesses whether the proposed joint venture model and potential development approach appropriately balance economic opportunity with environmental protection and long term stewardship of Wakatu Quay.
8	Chrissy	Boyd		N	The submitter states that they are opposed to the development of luxury accommodation on Wakatu Quay. The submitter considers that this form of development is not appropriate for the site. However, the submitter supports the hot pools concept and considers that this aspect of the proposal could be a positive use of the area. The submitter believes that any development associated with the hot pools should proceed using a lease arrangement only, with Council retaining ownership of the land.	N	Council acknowledges the submitter’s opposition to luxury accommodation at Wakatu Quay and their support for the hot pools concept. Council notes that views on the appropriate type and scale of development are varied and are an important part of the consultation process. As outlined in the Statement of Proposal, no decisions have been made regarding specific development components, including whether luxury accommodation, hot pools, or other facilities would ultimately proceed. The indicative development vision is illustrative only, and any development would be subject to further commercial, planning, and statutory processes. Council also notes the submitter’s preference for a lease only approach rather than transferring land into a joint venture structure. Leasing has been considered as an option and is outlined in the Statement of Proposal. All feedback on development type and ownership structure will be considered when Council determines whether the proposed joint venture model best meets community expectations and long term stewardship objectives.
9	Lynette and Dennis	Buurman		Y	The submitters state that they believe the proposed Wakatu Quay initiative is a positive move and should be advocated for and endorsed by the community. They express overall support for the direction of the proposal.	N	Council acknowledges the submitters’ support for the Wakatu Quay proposal and their view that the initiative represents a positive opportunity for the district. Council thanks the submitters for their feedback and notes their encouragement for community endorsement. Council will consider this support alongside all other submissions received when assessing the overall level of community support and determining the appropriate next steps for the Wakatu Quay proposal.
10	Robyn	Cameron		N	The submitter states that there is currently insufficient information available to properly assess the Wakatu Quay proposal. They consider that the timeframe between becoming aware of the proposal and the submission closing date has been too short to allow for gathering information and forming a fully informed view. The submitter notes that while they believe the proposal has some merit in principle, they are opposed to the inclusion of accommodation at Wakatu Quay. They express concern that accommodation may be a core business of the proposed third joint venture partner and that, if so, this could become a non negotiable component of future development plans for the site. The submitter believes that alternative options may exist beyond the proposal currently presented and encourages Council not to rush decision making. Given the exceptional and highly valued nature of Wakatu Quay, they would like to see more time allowed to explore different approaches before proceeding further.	Y	Council acknowledges the submitter’s concerns regarding the availability of information and the timeframe for considering the proposal. Council recognises that Wakatu Quay is a highly significant site and that community confidence is strengthened when decisions are supported by clear information and adequate time for consideration. As outlined in the Statement of Proposal, this consultation seeks feedback on the proposed joint venture structure and potential land transfer in principle, rather than approval of specific development components. No decisions have been made regarding accommodation, and the identity and business focus of any private development partner have not been confirmed. Any future consideration of accommodation or other site uses would require further Council decisions, detailed planning, and statutory approval processes. Council notes the submitter’s view that alternative options should be explored and that decision making should not be rushed. Council has outlined a range of options in the Statement of Proposal, including retaining the status quo and lease based models, and will consider feedback on the pace, scope, and direction of the proposal alongside all submissions received before determining next steps for Wakatu Quay.
11	Christine	Chambers		Y	N/A	N	Noted.
12	Bronwyn & Jon	Chandler		Y	The submitter states that they believe the proposed Wakatu Quay venture will be a positive outcome for Kaikōura, supporting growth that attracts both domestic and international visitors while also delivering wellbeing, cultural value, and pride for local residents. They view the proposal as a positive step forward following the impacts of the earthquake and the COVID 19 period. The submitter considers that the development would create a new point of interest for the town, generate employment, and strengthen the connection between Wakatu Quay and the town centre via the boardwalk. They see this as contributing to Kaikōura’s ongoing recovery and future resilience. Overall, the submitter supports the proposed joint venture arrangement and considers the approach to development to be well thought through. While acknowledging that not everyone will agree with the proposal, they believe that some compromise is sometimes necessary to achieve broader gains for the community.	N	Council acknowledges the submitter’s strong support for the Wakatu Quay proposal and their view that the development represents a positive step in Kaikōura’s ongoing recovery and future growth. Council notes the submitter’s emphasis on job creation, improved connectivity, and the potential for Wakatu Quay to become a new focal point for both residents and visitors. Council agrees that attracting visitors, supporting local wellbeing, and fostering community pride are important considerations for the district. Council also acknowledges the submitter’s recognition that decision making on significant projects involves balancing differing community views and interests. Council will take this supportive feedback into account alongside all other submissions received when assessing the overall level of community support and determining whether to proceed with the proposed joint venture model, amend the proposal, or pursue alternative approaches for the future of Wakatu Quay.
13	Tim	Chapman		Y	The submitter states that developing the Wakatu Quay site is an excellent idea and would benefit the area and the local economy.	N	The Council notes the submitter’s support. The Statement of Proposal identifies the potential economic benefits of developing Wakatu Quay, including activation of an underutilised site, increased year round activity, and broader economic uplift for Kaikōura. The submitter’s comments align with these stated objectives.

Submission #	First Name	Family Name	Organisation Name	Supportive (Y/N)	Summary of Feedback	Speaking at Hearing (Y/N)	Staff Comments on Submissions
14	Raylene	Clearwater		N	The submitter states that they do not support the transfer of Council owned land for the proposed Wakatu Quay development venture. The submitter considers that transferring ownership of the land is unnecessary and undesirable. However, the submitter does support the development of the Wakatu Quay area in general. They believe that development can and should proceed while the land remains a Council asset, and that retaining Council ownership would better protect long term public interests.	Y	Council acknowledges the submitter's support for development of the Wakatu Quay area, alongside their opposition to the proposed transfer of land into a joint venture structure. Council notes that this distinction reflects a preference for development models where Council retains direct ownership of the land. As outlined in the Statement of Proposal, Council has considered a range of options for developing Wakatu Quay, including retaining ownership and using lease arrangements or Council funded development. Council's preferred option seeks to enable development by sharing risk, accessing external capital and expertise, and reducing financial exposure for ratepayers through a joint venture structure. Council notes the submitter's view that development could occur without transferring the land and will take this position into account alongside other submissions. All feedback received will inform Council's final decision on whether the proposed joint venture model, including the transfer of land, best balances economic opportunity, risk management, and long term stewardship of Wakatu Quay.
15	Kathryn	Corbett		Y	The submitter states that they support development at Wakatu Quay only if it is clearly focused on community use and delivers direct benefits to local residents. They emphasise that any development should prioritise facilities and activities for the community rather than tourism driven accommodation. The submitter identifies potential community focused uses they would support, including an aquarium, indoor play areas, conservation and environmental work, residential flats for Kaikōura residents only, and a multipurpose community facility. They consider these types of uses to better align with local needs and long term community wellbeing. The submitter is explicitly opposed to the development of additional hotels or short term visitor accommodation, including Airbnbs. They consider that Wakatu Quay should benefit locals rather than contribute further to visitor accommodation supply.	N	Council acknowledges the submitter's conditional support for development at Wakatu Quay where it delivers clear and tangible benefits for the local community. Council recognises the importance of ensuring that any future development contributes to community wellbeing and reflects local priorities. Council notes the submitter's suggestions for community focused uses, including environmental, educational, recreational, and residential facilities, as well as their opposition to additional visitor accommodation on the site. As outlined in the Statement of Proposal, no decisions have been made regarding specific development components, land uses, or the inclusion of accommodation. All concepts referenced to date are indicative only. Council will consider the submitter's comments on community centred development, local benefit, and appropriate land use alongside all other submissions when determining whether the proposed joint venture model, or an alternative approach, best aligns with the long term interests of Kaikōura and the intended role of Wakatu Quay.
16	Colette	Doughty		Y	The submitter states that they strongly support the proposal and consider Wakatu Quay to be a special part of Kaikōura. They welcome the vision for a development that includes recreation, cultural experiences, and opportunities for both residents and visitors, and believe it could become a valued gathering place that enhances Kaikōura as a year round destination. The submitter particularly supports the inclusion of hot pools as part of the development but strongly opposes any buildings exceeding two storeys in height.	N	The Council notes the submitter's strong support for the proposal. The Statement of Proposal outlines an indicative vision that includes recreation, cultural partnership, public realm activation, and wellbeing facilities such as hot pools to support year round activity. Building height, detailed design, and layout are not determined by this proposal and would be considered through subsequent planning, design, and statutory processes, including applicable district plan controls and resource consent requirements.
17	Kevin	Duncan		N	The submitter states that they do not support the proposal, viewing it as a departure from the original community focused vision for Wakatu Quay. They believe earlier plans were intended to benefit the wider community, whereas the joint venture represents a shift away from those principles. The submitter is concerned that transferring the land into shared ownership would reduce Council and ratepayer control over land use and could set an undesirable precedent for other Council owned land. They also express concern that Council's one third ownership would limit public influence over future decisions. The submitter raises concerns about the lack of transparency regarding the proposed private development partner and believes that the joint venture could lead to large scale commercial or cultural development with limited local benefit and potential environmental impacts. While acknowledging possible employment opportunities, the submitter does not support the proposal in any form.	N	Council acknowledges the submitter's opposition to the proposal and their concern that the joint venture approach represents a shift away from earlier community focused concepts for Wakatu Quay. Council recognises the importance of public confidence in the management of significant community assets. Council notes the concerns raised about shared ownership, precedent for other Council land, and future decision making influence. As outlined in the Statement of Proposal, Council would retain a one third ownership interest and seek to protect public interests through governance safeguards. Council also notes that the private development partner has not yet been confirmed and no agreement has been entered into. Council acknowledges concerns regarding environmental impacts and the balance between commercial development and community benefit. No decisions have been made on development scale or form, and any future development would require further Council approval, environmental assessment, and statutory processes. These matters will be considered alongside all submissions when Council makes its final decision.
18	Mark	Fissenden		Y	N/A	N	Noted.
19	Ben	Foster	Kaikoura Wildlife Trust	N	The submitter states that they support Option 1 – Status Quo, retaining Wakatu Quay under Council ownership as originally intended, and do not support the transfer of land into a joint venture. The submitter notes that the original Wakatu Quay redevelopment plans were presented to the community on the basis that the land would remain under Council ownership and management, with Council retaining governance and oversight. The submitter understands that the redevelopment was promoted as a community centred project, comprising individual buildings and public gathering spaces, with a focus on redeveloping the site and attracting interest from building leaseholders to create a lasting community asset. The submitter opposes further development focused on expansion and growth under a joint venture model at Wakatu Quay. They refer Council to the Kaikōura Wildlife Trust submission (Sabrina Leucht) for further detail on their position and the underlying concerns, which they support.	N	Council acknowledges the submitter's support for Option 1 (Status Quo) and their opposition to transferring Wakatu Quay land into a joint venture. Council notes the submitter's view that the original redevelopment was understood to retain Council ownership and reflect a community centred development approach. Council notes the submitter's opposition to further expansion or growth under a joint venture model and their reference to the Kaikōura Wildlife Trust submission for additional detail. Council confirms that all submissions are considered on their own merits, and that cross referenced submissions are also taken into account where they provide relevant context or detail. As outlined in the Statement of Proposal, Council will consider all feedback, including views supporting the status quo and concerns about governance, development scale, and community outcomes, when deciding whether the proposed joint venture model represents the most appropriate approach for the future management and development of Wakatu Quay.

Submission #	First Name	Family Name	Organisation Name	Supportive (Y/N)	Summary of Feedback	Speaking at Hearing (Y/N)	Staff Comments on Submissions
20	Alastair	Gilchrist		N	The submitter states that they would support the Wakatu Quay proposal provided it does not include accommodation. They express concern that including hotel type accommodation alongside other facilities, such as hot pools, would exacerbate parking pressures on the site. The submitter notes that staff parking associated with accommodation and other commercial activities could consume a large proportion of the available car parks, leaving insufficient parking for visitors and users of the facilities. They consider that the surrounding residential area would be unable to absorb additional parking overflow. The submitter believes that passive recreation and use of the existing building, once its future use is determined, should be sufficient to maintain public access and enjoyment of Wakatu Quay as a community space without introducing accommodation related impacts.	Y	Council acknowledges the submitter’s conditional support for the proposal and their preference for excluding accommodation from any future development at Wakatu Quay. Council notes the concerns raised regarding parking capacity, staff parking requirements, and potential spill over effects on nearby residential streets. As outlined in the Statement of Proposal, no decisions have been made regarding specific development components, including whether accommodation would form part of any future development. Matters such as parking provision, access, and infrastructure impacts would be required to be addressed through detailed planning, design, and statutory approval processes should any development proceed. Council also acknowledges the submitter’s support for passive recreation and continued public access to Wakatu Quay. Feedback regarding appropriate land use, parking impacts, and the balance between development and community enjoyment will be considered alongside all other submissions when Council determines whether to proceed with the proposed joint venture model, amend the proposal, or pursue alternative options.
21	Jenny	Gilchrist		N	The submitter states that the Wakatu Quay area forms part of a coastline that provides significant value to Kaikōura’s tourism industry due to its native birds, marine mammals, and natural environment, which attract both locals and visitors. The submitter expresses concern that ongoing development is gradually eroding this special coastline and believes that wildlife, rather than further commercial development, represents the long term future of the area. They are concerned that development pressures do not adequately consider long term environmental outcomes. The submitter also notes that the area is subject to a rāhui and believes this protection should be extended and preserved for future generations, with greater emphasis placed on conservation and environmental stewardship.	N	Council acknowledges the submitter’s emphasis on the ecological, cultural, and tourism value of Wakatu Quay and the surrounding coastline. Council recognises that Kaikōura’s natural environment and wildlife are central to the district’s identity, economy, and community values. Council notes the submitter’s concerns regarding cumulative development impacts and the importance of long term environmental protection. As outlined in the Statement of Proposal, no decisions have been made regarding the scale, form, or specific nature of any future development. Any development would be subject to statutory approval processes, including environmental assessment and consideration of impacts on wildlife and coastal habitats. Council also acknowledges the reference to rāhui and the importance of cultural and environmental considerations. Council will take these concerns into account alongside other submissions when assessing whether the proposed joint venture model and potential development approach appropriately balance economic objectives, environmental protection, cultural values, and long term stewardship of Wakatu Quay.
22	Heather	Harmon		N	The submitter states that, as a ratepayer, they are unable to support the transfer of Council land to an unknown investor without clear information about what is proposed to be developed on the site. They consider that, without knowing the intended outcomes, it is difficult to undertake proper due diligence or assess risks, and that legal safeguards alone do not address this uncertainty. The submitter expresses the view that the current proposal does not clearly demonstrate a community focused outcome. While they support the idea of a cultural centre, wellness facilities, and hot pools, they emphasise that these should be genuinely accessible to and beneficial for local families, not solely oriented toward tourism. The submitter comments on the existing building at Wakatu Quay, noting mixed community perceptions, and encourages greater care in future development to ensure that new buildings respect and enhance the surrounding environment rather than detract from it. They also stress the importance of protecting the site’s natural beauty and wildlife. The submitter concludes that greater transparency is needed from Council, and that transferring public assets to an unidentified investor risks avoiding responsibility for future outcomes.	N	Council acknowledges the submitter’s concerns regarding transparency, due diligence, and the absence of confirmed development partners or final proposals at this stage. Council recognises that Wakatu Quay is a valued public asset and that clear information is essential for community confidence in any proposed change to ownership or governance. As outlined in the Statement of Proposal, this consultation seeks feedback on the proposed joint venture model and potential land transfer in principle, rather than approval of specific development outcomes. No private investor has been confirmed, and no final decisions have been made regarding land use, building design, scale, or form of development. Matters such as accessibility, community benefit, environmental protection, and design quality would require further Council approval, detailed planning, and statutory processes before any development could proceed. Council acknowledges the submitter’s support for community accessible cultural, wellness, and recreational facilities, as well as the emphasis placed on design quality, natural values, and wildlife protection. Council also notes the call for greater transparency and will take these comments into account when considering whether to proceed with the proposal, how future stages would be communicated, and what safeguards and engagement expectations would be required to ensure long term stewardship of Wakatu Quay in the interests of the Kaikōura community.
23	Geoff	Harmon		N	The submitter states that the proposed development of Wakatu Quay has the potential to support local employment and agrees that, in principle, it could help keep people working in Kaikōura. However, the submitter questions whether the type of development envisaged would genuinely encourage young local people to remain in the district. Based on experience in the hospitality sector, the submitter considers that hospitality led development is more likely to attract transient workers rather than support long term retention of young local residents. The submitter raises concerns about Council’s past decision making in relation to waterfront and economic assets, citing examples where previous development or leasing decisions did not deliver sustained employment or economic outcomes for the community. These examples are raised as cautionary lessons, particularly where assets were repurposed or redeveloped but subsequently remained underutilised or failed to deliver on intended outcomes. The submitter also expresses concern about the proposed joint venture structure, questioning whether NewCo would be an equal partnership and how Council would fund its contribution if significant capital was required. The submitter queries whether Council has the financial capacity to participate at that level and suggests that, if not, Council should reconsider its involvement. Additional issues raised include the provision of car parking, impacts on existing businesses such as the Pier Hotel, and whether alternative options—such as selling the site and investing the proceeds—may provide more secure long term returns. The submitter notes a perceived tension between the long term horizon taken by Council and iwi and the shorter term profit expectations of private developers.	N	Council acknowledges the submitter’s comments regarding employment outcomes, youth retention, and the broader economic objectives of the Wakatu Quay proposal. Council recognises that retaining young people is a significant challenge for Kaikōura and agrees that employment type, housing availability, and long term career pathways all influence whether people choose to remain in the district. Council considers that the proposal has the potential to support a mix of employment and economic activity but notes that workforce outcomes would depend on the eventual scale, mix, and nature of development. Council notes the submitter’s reflections on past development and asset management decisions and acknowledges the importance of learning from previous outcomes. The proposed joint venture model has been specifically designed to address some of these historic challenges by sharing risk, accessing external capital and expertise, and embedding governance safeguards that would not exist under sole Council delivery or ad hoc development approaches. In response to questions about the NewCo structure, Council confirms that the proposal anticipates three founding shareholders with equal shareholdings, subject to final commercial and legal negotiations. As outlined in the Statement of Proposal, Council’s contribution would be the Wakatu Quay land as equity, and no final decisions have been made regarding further capital contributions, borrowing, or funding arrangements. These matters would be subject to detailed due diligence and further Council approval before any land transfer occurs. Issues such as car parking provision, impacts on existing businesses, and alignment between long term public outcomes and private investment expectations are acknowledged as important matters that would need to be addressed through detailed planning, governance documentation, and statutory processes. Council will take these comments into account when considering whether to proceed with the proposed joint venture.

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24	Leigh	Harris		Y	The submitter states that Kaikōura’s natural advantages position it to be a highly attractive place to live and visit without mass tourism. They support initiatives that encourage year round living and visitation, suggesting that a “right sized” town would retain young people through well paid jobs and provide quality retirement options for older residents. They welcome the partnership with Te Rūnanga o Kaikōura and the private sector, and they urge Council to go beyond facilitating the land component by making it easier to invest in the community, noting that this has not always been the case.	N	The Council notes the submitter’s support and observations. The Statement of Proposal identifies the aim of enabling year round activity and economic diversification through a joint venture model that combines Council, iwi, and private sector capability. The proposal focuses on transferring the land into a safeguarded company structure to leverage capital and expertise, while detailed investment facilitation and regulatory settings would be considered through subsequent governance, due diligence, and (where relevant) statutory processes outside this consultation.
25	Ted	Howard		N	The submitter states that while they support partnerships between Council and Te Rūnanga o Kaikōura in principle, they consider Wakatu Quay to be a high risk and highly exposed site that should be retained primarily for marine access purposes, including use as a wharf and boat ramp. They suggest that limited development such as an aquarium could be appropriate but oppose more intensive buildings at this location. The submitter highlights the high energy coastal environment at Wakatu Quay, noting strong wave action during storms and the resulting construction and maintenance costs associated with buildings containing large areas of glass. They consider that a solid, concrete walled aquarium may be more suitable and cost effective than other forms of development. The submitter also notes the significant investment already made post earthquake to re establish the site as a port access facility and considers this function strategically important in the long term, particularly in the context of future seismic events. The submitter raises concerns about recent access restrictions on the wharf, describing how temporary barriers prevented vehicle access during seabird rescue activities that have been carried out there for many years. They emphasise the importance of the site for wildlife protection and seabird release, citing personal experience and evidence of successful outcomes. The submitter also questions whether Wakatu Quay is the right location for the types of development being discussed and suggests that more intensive or higher rise development would be more appropriate against the cliff face rather than on the wharf, where it could interfere with views and marine use.	Y	Council acknowledges the submitter’s support for partnership approaches in principle and their view that Wakatu Quay should remain primarily focused on marine access and wharf related uses. Council recognises the submitter’s detailed knowledge of the site, including its exposure to high energy coastal conditions and its importance for maritime access and wildlife activity. Council notes the concerns raised regarding construction costs, building durability, and site suitability, as well as the importance of retaining flexibility for future port and maritime needs. As outlined in the Statement of Proposal, no decisions have been made regarding the scale, form, or specific location of any development, and no final determinations have been made about reducing or removing marine access functions at Wakatu Quay. Council acknowledges the submitter’s concerns regarding access impacts on seabird rescue activity and the broader role the site plays in wildlife protection. Council also recognises the ecological values of the area and the importance of considering environmental and access implications in any future planning. These matters, including site suitability, access arrangements, environmental protection, and the balance between development and marine use, will be considered alongside all submissions received as Council determines whether to proceed with the proposed joint venture model, amend the proposal, or pursue alternative options for the future of Wakatu Quay.
26	Julie	Howden		Y	The submitter states that they are generally supportive of the transfer of land and the existing building into a private–public partnership company. They consider that, without exploring partnership models, Council is unlikely to have the financial capacity to deliver development at Wakatu Quay on its own, and that a solely Council funded approach would place excessive risk on ratepayers. While supportive in principle, the submitter raises concerns about the financial structure of the joint venture once the land and building are transferred. They anticipate that additional borrowing within the joint venture company would likely be required for the project to succeed. The submitter seeks assurance that, in a worst case scenario where the joint venture company were to fail or be liquidated, Council’s contributed assets—namely the land and building—would not be at risk of being lost through the company’s wind up process. The submitter thanks Council for the opportunity to be heard and expresses optimism about supporting positive enterprise in the future.	Y	Council acknowledges the submitter’s overall support for the proposed joint venture approach and their recognition of the financial constraints facing Council if development were to be undertaken without private or partner involvement. Council agrees that one of the drivers for considering a partnership model is to share financial risk and access additional capital and capability beyond what Council could reasonably provide alone. Council notes the submitter’s concerns regarding future borrowing and the potential exposure of Council’s contributed assets in the event of financial failure. As outlined in the Statement of Proposal, no final decisions have been made regarding borrowing arrangements, capital structure, or funding mechanisms. These matters would be addressed through detailed financial and legal due diligence prior to any land transfer. Council also notes that the proposal anticipates the inclusion of legal safeguards within the joint venture structure, including ring fencing of liabilities and protections intended to ensure that Council’s interests are safeguarded in the event of liquidation or wind up. The design and adequacy of these protections would require formal Council approval and would be informed by submissions such as this. Council will consider these concerns alongside all other feedback when determining whether to proceed with the proposed joint venture model and under what conditions.
27	Derek	Jones		N	The submitter states that they do not support the transfer of Wakatu Quay land into a joint venture and oppose further commercial development on the site. They consider Wakatu Quay to be a valued public space that should remain largely uncommercialised and accessible for both locals and visitors to enjoy. The submitter advocates for retaining Wakatu Quay as an open, peaceful area focused on low impact, community oriented uses. They suggest introducing activities suitable for children, families, and visitors, and point to existing community enjoyment of the space—particularly its open views, sense of space, atmosphere, and suitability for informal recreation and events. The submitter raises concerns about the visual and environmental impacts of existing commercial development on the site, noting loss of mountain and sea views, increased building height, and reduced enjoyment of sunlight. They express concern that additional commercial buildings would further compromise views, peacefulness, and public enjoyment, and could create parking pressures on surrounding streets. The submitter supports further improvements similar to those made along the Esplanade but opposes additional commercial buildings at Wakatu Quay, suggesting that commercial development is better directed to other sites around Kaikōura.	N	Council acknowledges the submitter’s opposition to the transfer of Wakatu Quay land into a joint venture and their preference for limiting further commercial development on the site. Council recognises that Wakatu Quay is highly valued by the community for its openness, views, and contribution to public enjoyment of the waterfront. Council notes the concerns raised regarding building scale, visual impacts, parking pressure, and the potential cumulative effects of further development. As outlined in the Statement of Proposal, no decisions have been made about specific development outcomes, building design, height, layout, or land use. Any future development would be subject to detailed planning, design assessment, statutory processes, and consideration of public access, amenity, and infrastructure requirements, including parking. Council also acknowledges the submitter’s support for low impact, community focused activities and improvements similar to those undertaken along the Esplanade. Feedback regarding the desired balance between development, public space, and preservation of amenity will be considered alongside other submissions as Council evaluates whether the proposed joint venture model and potential future development align with community expectations and long term stewardship of Wakatu Quay.

Submission #	First Name	Family Name	Organisation Name	Supportive (Y/N)	Summary of Feedback	Speaking at Hearing (Y/N)	Staff Comments on Submissions
28	Thomas	Kahu	Whale Watch Kaikōura	N	The submitter states that while the objective of enabling development and economic growth at Wakatu Quay is acknowledged, the proposed joint venture structure raises serious concerns regarding governance, legal integrity, competition, and long term public interest. The submitter considers that transferring publicly owned land into a jointly owned commercial entity in which Council is a participant creates inherent conflicts of interest that undermine transparency, impartial decision making, and public accountability under the Local Government Act 2002. The submitter argues that Council's dual role as regulator, landowner, and commercial shareholder risks creating preferential advantage and market distortion. Concerns are raised that contributing Wakatu Quay land as equity without an open and competitive market process could confer unfair advantage on a single commercial entity, crowd out existing local operators, and undermine principles of competitive neutrality. The submitter also expresses concern that Council involvement in the joint venture could create real or perceived regulatory and information advantages not available to other market participants. The submitter further contends that the proposal results in a de facto transfer of public control, notwithstanding that the land is not being sold outright, and that the decision not to classify Wakatu Quay as a strategic asset avoids stronger public safeguards. The submission notes insufficient financial transparency regarding land valuation, risk, and return, and warns of precedent risks for future Council use of public assets. The submitter recommends that Council not proceed in its current form, undertake an open market process, ensure clear separation of roles, reconsider strategic asset classification, provide full financial disclosure, and consider alternative development models that retain public ownership.	Y	Council acknowledges the submitter's detailed concerns regarding governance, transparency, competition, and long term stewardship of Wakatu Quay, and notes the view that transferring land into a joint venture represents a material change in how the site would be managed. Council recognises concerns about potential conflicts arising from Council's roles as landowner, regulator, and shareholder. The Local Government Act 2002 enables councils to participate in commercial arrangements where decisions are made transparently and in accordance with sections 76–81. Statutory regulatory functions, including district planning and consenting, must be exercised independently and would remain subject to established legal processes regardless of any shareholder role. Council also acknowledges concerns regarding competitive neutrality and market advantage. No commercial agreement, development partner, or exclusive development rights have been approved, and no specific development is authorised by this proposal. Matters such as land valuation, financial return, risk allocation, and partner selection would require further due diligence and formal Council approval. While Wakatu Quay is not classified as a strategic asset under the current Long Term Plan for section 97 purposes, Council has assessed the proposal as highly significant and has therefore applied the Special Consultative Procedure under section 83 of the LGA. Council notes concerns that transferring land into a joint venture represents a loss of public control. The proposal does not involve an outright sale, and Council would retain an ownership interest and governance role, supported by legal safeguards such as restrictions on land disposal or encumbrance. Council also acknowledges concerns regarding financial transparency; no final financial modelling, borrowing, or return expectations have been adopted, and any land transfer would require further Council approval consistent with prudent stewardship obligations. The legal, governance, competition, and stewardship issues raised will be considered alongside all submissions when determining whether to proceed, amend the proposal, or pursue alternative options for Wakatu Quay.
29	Sean	Kavanagh		N	N/A	N	N/A
30	Jacki	King		Y	The submitter states that hot pools would be a great addition to the site.	N	Noted. The Statement of Proposal identifies hot pools and associated wellbeing facilities as a potential component of the indicative development concept, recognising their ability to support year round activity and economic resilience.
31	Sabrina	Luecht	Kaikōura Wildlife Centre Trust	N	The submitter (the Trust) states that it supports Option 1 – Status Quo, retaining Wakatu Quay in Council ownership as originally intended, and does not support the transfer of land into a joint venture. The Trust notes that earlier Wakatu Quay redevelopment proposals were presented to the community on the basis that the land would remain under Council ownership and governance, with the project positioned as community focused and intended to deliver an enduring public asset. The Trust raises concerns about confidence in long term outcomes based on previous redevelopment experiences at Wakatu Quay. It notes that earlier concept designs changed significantly over time, resulting in built outcomes with unintended visual, ecological, and amenity impacts. The Trust considers these past variances troubling, given the greater level of uncertainty and scale associated with the proposed joint venture. It is concerned that transferring land into a joint venture fundamentally changes how the site is managed, shifting the focus toward tourism and revenue generation rather than broad community benefit, and reducing community input. The Trust also expresses significant concern about environmental and ecological impacts, particularly in relation to sensitive marine and coastal habitats. It outlines observed adverse effects from previous construction, including disturbance and abandonment of nesting and roosting sites by threatened seabirds (including red billed gulls, spotted shags, and kororā), light spill impacts, construction debris in coastal habitats, and ongoing car parking related light pollution. The Trust questions the lack of publicly available detail on future development scale and form, including references to hot pools, hotels, and a cultural centre, and notes that the absence of disclosure regarding the private development partner limits the community's ability to assess risk. The Trust opposes further expansion or intensification of development at Wakatu Quay under a joint venture model due to cumulative environmental, visual, and amenity impacts.	Y	Council acknowledges the Trust's clear position in support of Option 1 (Status Quo) and its opposition to the transfer of Wakatu Quay land into a joint venture structure. Council recognises the Trust's long standing interest in Wakatu Quay and the coastal and marine environment, and acknowledges the detailed concerns raised regarding governance, transparency, development scale, and environmental impacts. Council notes the Trust's feedback on earlier redevelopment outcomes and the importance of learning from past experiences. As outlined in the Statement of Proposal, no decisions have been made regarding the scale, form, or specific components of any future development. The indicative concepts referenced publicly are illustrative only, and any physical development would be subject to further detailed design, statutory approvals, environmental assessment, and consideration of mitigation measures. Council also acknowledges the ecological concerns raised, including lighting impacts, construction disturbance, habitat sensitivity, and cumulative effects on marine and bird life. These matters are recognised as important considerations and would require careful assessment and management through future planning, consent, and design processes should the proposal proceed. Council notes the Trust's comments regarding disclosure and transparency and will consider these alongside other submissions when evaluating whether the proposed joint venture model, including its safeguards and engagement framework, appropriately balances economic opportunity, environmental protection, and long term stewardship of Wakatu Quay.

Submission #	First Name	Family Name	Organisation Name	Supportive (Y/N)	Summary of Feedback	Speaking at Hearing (Y/N)	Staff Comments on Submissions
32	Dave	Mackie		N	The submitter states that they do not support the proposed joint venture (Option 4) and instead support retention of Wakatu Quay land in Council ownership, with either no further development (Option 1) or a lease based approach (Option 2). The submitter considers that any development of Wakatu Quay should be for the benefit of the wider public and not driven by commercial or partnership arrangements that reduce Council and ratepayer control. The submitter raises concerns about the proposed joint venture partners, noting a lack of information regarding the experience, track record, and suitability of both Te Rūnanga o Kaikōura and the proposed private development partner. The submitter considers that the absence of identified partners and demonstrated development experience limits the community's ability to assess risk and potential outcomes. They are opposed to Council holding only a minority ownership and governance role in a jointly owned entity and express concern that Council could be out voted on key decisions affecting the site. The submitter opposes the inclusion of a cultural centre or accommodation at Wakatu Quay and considers such uses inappropriate for the site. They support consideration of hot pools only if part of a fully resolved, site wide plan and delivered through a lease arrangement retaining Council ownership. The submitter expresses concern about site constraints, including limited developable area, existing Council owned buildings, access to the wharf, parking, building height, and visual impacts. They support Option 2 (lease) subject to robust commercial terms, insurance requirements, and environmental risk protections, and request to be heard.	Y	Council acknowledges the submitter's opposition to the proposed joint venture model and their support for Options 1 (Status Quo) and 2 (Lease). Council notes the submitter's preference for retaining Council ownership and control of Wakatu Quay land and their concern that the joint venture structure would limit Council and ratepayer influence over future use and development of the site. Council acknowledges the concerns raised regarding the identity, experience, and transparency of potential joint venture partners. As outlined in the Statement of Proposal, no private development partner has been confirmed and no commercial agreements have been entered into at this stage. Council notes that matters such as partner selection, land valuation, financial contributions, governance arrangements, and risk allocation remain subject to further due diligence and formal Council approval prior to any land transfer. Council notes the submitter's objection to cultural and accommodation uses and their concerns regarding site constraints, including building scale, parking, access, and visual impacts. As outlined in the proposal, no decisions have been made regarding specific development components, building design, or final land use. Any future development would be subject to further planning, design assessment, statutory approvals, and consideration of site constraints and community impacts. Council also notes the submitter's support for a lease based model with strong commercial and risk protections, including insurance and clean up obligations. Council confirms that leasing was considered as part of the options assessment and remains an alternative to the joint venture approach. All submissions, including those supporting Options 1 and 2, will be considered when Council determines whether to proceed with the proposed joint venture model, amend the proposal, or pursue an alternative approach. Council notes the submitter's request to be heard.
33	Ailsa	McGilvary-Howard		Y	The submitter states that they support the establishment of a three party company for Wakatu Quay and express appreciation for those involved in progressing the initiative. They particularly support the inclusion of Te Rūnanga o Kaikōura as a partner. The submitter notes that it is difficult to fully understand the potential impacts of development given that any concepts are still at an early stage. They consider that the lack of detailed information makes it challenging to assess how the site may ultimately be affected. The submitter raises specific concerns about environmental and access impacts. They note that the site is nutrient rich and seasonally important for birdlife, and they would like to see any development actively enhance and incorporate wildlife habitat rather than displacing it. They also highlight the prominence of the site and the need for careful management of lighting. Finally, they express concern that potential accommodation and hot pools concepts may limit universal access and enjoyment of the area.	N	Council acknowledges the submitter's support for the proposed partnership approach, including the involvement of Te Rūnanga o Kaikōura, and thanks them for their considered and constructive feedback. Council recognises that the early, indicative nature of development concepts can make it difficult to assess potential impacts. As outlined in the Statement of Proposal, no decisions have been made regarding specific development components, design, scale, or land use, and further detail would be developed only if Council decides to proceed with the joint venture model. Council notes the submitter's comments regarding wildlife habitat, lighting impacts, and public access. Council acknowledges the ecological sensitivity and visibility of the site and agrees that any future development would need to carefully address environmental effects, lighting design, and continued public access and enjoyment. These matters would be considered through detailed design, environmental assessment, and statutory processes should the proposal progress. Council will take these views into account alongside all other submissions when determining next steps for Wakatu Quay.
34	Graham	Moody		N	The submitter states that they are generally not in favour of transferring Council ownership of Wakatu Quay land. They consider that the land should remain in Council ownership and that alternative partnership models should be explored. The submitter suggests that Wakatu Quay could be developed through a joint venture between Kaikōura District Council and research organisations, such as universities, with a focus on marine research and related programmes. They consider this approach more appropriate for the site and better aligned with its coastal and marine setting. The submitter supports allowing limited student accommodation within existing or future buildings to support research and educational uses but does not support broader commercial or tourism driven development of the site.	N	Council acknowledges the submitter's preference for retaining Council ownership of Wakatu Quay land and their suggestion to explore partnership models focused on research and education rather than commercial development. Council recognises the contribution that research institutions can make to marine science, education, and the local economy. Council notes the submitter's proposal for a joint venture involving research organisations and limited student accommodation. As outlined in the Statement of Proposal, Council has considered a range of options for Wakatu Quay, including retaining ownership and using alternative partnership or lease based models. The current proposal seeks community feedback on whether a joint venture involving transfer of land should be pursued in principle, rather than approving specific development partners or uses. Council will consider the submitter's comments regarding research led development, educational use, and housing in conjunction with all other submissions received when determining whether to proceed with the proposed joint venture model, amend the proposal, or pursue alternative approaches for the future of Wakatu Quay.
35	Jane	Nelson		Y	The submitter states that the proposed development represents a great opportunity to enhance an outstanding area for the benefit of both residents and visitors. They refer to the Wellington waterfront development as an example of how such projects can add beauty and value to a community. The submitter notes that appropriate controls will be important.	N	The Council notes the submitter's support. The Statement of Proposal recognises the intention to enhance the amenity, public realm, and activation of Wakatu Quay in a way that provides community and visitor benefits. The need for appropriate safeguards and controls is acknowledged in the proposal, including governance protections, reserved matters, and legal mechanisms to ensure responsible stewardship of the land.

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36	Gordon	Ocallahan		N	The submitter states that, as a ratepayer, they are concerned that the proposed joint venture will involve borrowing and ultimately result in increased rates. They consider that ratepayers should not be exposed to financial risk associated with development activities and believe Council should not be acting as a developer. The submitter raises concerns that transferring land and buildings into a joint venture company would, in practice, turn a public space into private property, with future access potentially restricted. They refer to previous assurances given during earlier Wakatu Quay development that public access would not be denied, and note that vehicle access to the wharf is now restricted through the use of bollards. The submitter draws comparisons with South Bay Harbour, where they believe access has become more limited over time through private property signage and locked gates. The submitter also expresses concern about the future of the historic dinghy crane at Wakatu Quay. They note past statements by developers regarding ownership of land beneath structures and fear that transferring land to a joint venture could place heritage assets at risk or reduce Council's ability to protect them.	Y	Council acknowledges the submitter's concerns regarding rates impacts, financial risk, public access, and heritage protection. Council recognises that affordability and protection of ratepayer interests are important considerations when assessing any proposal involving borrowing or changes to asset ownership. Council notes that the proposed joint venture model is intended to limit Council's direct financial exposure by sharing risk with partners and accessing private capital, rather than increasing Council borrowing. As outlined in the Statement of Proposal, no final decisions have been made regarding borrowing arrangements, and any financial commitments would require further Council approval. Council also notes that the joint venture entity would be legally separate from Council, with liabilities intended to be ring fenced within the company structure. Council acknowledges the submitter's concerns about public access and notes that Wakatu Quay is a valued public space. As stated in the proposal, any transfer of land would be subject to legal protections, including requirements to maintain public access to the wharf. Council recognises the concerns raised about previous experiences at Wakatu Quay and South Bay and notes that these inform the need for clear, enforceable access provisions in any future arrangements. Council also acknowledges the submitter's concern regarding the historic dinghy crane. Protection of heritage assets and public interests would be addressed through ownership arrangements, legal agreements, and statutory processes where applicable. These matters, including access rights, heritage protection, and financial safeguards, will be considered alongside all submissions when Council determines whether to proceed with the proposed joint venture, amend the proposal, or pursue alternative options for Wakatu Quay.
37	Gavin	Oliver	EcoZip Adventures	Y	The submitter states that they strongly support the Wakatu Quay Joint Venture proposal and write in their capacity as a local tourism business owner employing Kaikōura residents. They consider the proposal to be a forward looking approach that unlocks the potential of Wakatu Quay through partnership between Council, Te Rūnanga o Kaikōura and the private sector. The submitter believes the redevelopment would revitalise the waterfront, strengthen the visitor economy, and enhance Kaikōura as a place to live, work, and visit year round. They identify key benefits including reducing tourism seasonality, expanding Māori cultural tourism led by Ngāti Kuri, and aligning with the growing global wellness tourism sector. They highlight the challenge of seasonal visitor fluctuations and its impact on businesses, employment, and community vibrancy, and consider the proposal well placed to support non weather dependent attractions such as wellness facilities, cultural experiences, hospitality and events. The submitter emphasises the economic value of year round visitation, higher value cultural tourism, and wellness offerings, noting positive flow on effects across the wider visitor economy. They also support the proposed joint venture governance model as a balanced structure that combines community oversight, cultural leadership, and private sector expertise. Overall, the submitter considers the proposal an important opportunity to deliver long term economic resilience, high quality amenities, and benefits for both residents and visitors.	N	The Council notes the submitter's strong support. The Statement of Proposal outlines the intention to enable year round economic activity, reduce seasonality, and diversify Kaikōura's visitor economy through a joint venture structure that combines Council oversight, iwi partnership, and private sector capability. The indicative development concepts referenced by the submitter, including cultural experiences and wellbeing facilities, align with the proposal's objectives of economic resilience, cultural partnership, and activation of an underutilised waterfront site, subject to further due diligence and statutory processes.
38	Martin	Pattison		Y	The submitter states that the proposal would help create unity in the area.	N	The Council notes the submitter's view. The proposed joint venture aims to support coordinated development at Wakatu Quay, including improved public spaces, cultural partnership, and economic activation, which aligns with the submitter's comment about creating greater unison across the area.
39	Seth	Piercey		Y	N/A	N	N/A
40	Brian	Richards		Y	The submitter states that the proposed governance structure for the joint venture, comprising a director appointed by Council, Te Rūnanga o Kaikōura, and the private partner, with an independent Chair, is generally appropriate. However, the submitter emphasises that the independent Chair must be genuinely independent and recommends that this role be filled by a person from outside Kaikōura, rather than a local resident, to avoid perceived conflicts of interest. The submitter supports several elements of the indicative development vision, including commercial hot pools, a promenade and events area, and a cultural centre. They consider that health and wellbeing facilities should be integrated with the hot pools, along with a limited hospitality offering, and point to Ōpuke Thermal Pools and Spa in Methven as a suitable example of this type of development. The submitter raises concerns about the inclusion of accommodation on the site, particularly in relation to vehicle access and parking limitations. They consider that the lack of on site parking could pose significant challenges if accommodation were to be developed at Wakatu Quay.	N	Council acknowledges the submitter's comments regarding the proposed joint venture governance structure and the importance of appointing a truly independent Chair. Council agrees that independence is a key consideration and notes that the process and criteria for appointing any independent director would form part of the detailed governance arrangements developed should the proposal proceed. Council notes the submitter's support for the hot pools concept, integrated health and wellbeing facilities, limited hospitality, and public realm improvements, as well as the reference to Ōpuke Thermal Pools and Spa as an illustrative example. As outlined in the Statement of Proposal, these concepts are indicative only, and no decisions have been made regarding the final mix, scale, or form of development. Council also acknowledges the concerns raised regarding accommodation, vehicle access, and parking. Any future development proposal would be required to address access, parking, and infrastructure impacts through detailed planning, design, and statutory approval processes. These matters will be considered alongside all submissions as Council evaluates whether the proposed joint venture model and potential development options align with community expectations and long term stewardship of Wakatu Quay.

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41	Nina	Russell		Y	The submitter states that the Wakatu Quay proposal would be worthwhile if it provides the necessary resourcing and momentum to create an asset that both promotes and protects the cultural and historical significance of the Kaikōura region, while also operating as a profitable attraction that showcases the natural beauty of the coastline. The submitter refers to Wai Ariki Hot Springs and Spa in Rotorua as an example of what could potentially be achieved through a high quality, culturally grounded development model. The submitter considers that a similar approach at Wakatu Quay could deliver strong outcomes for both locals and visitors. The submitter also suggests that a development incorporating a comprehensive museum or cultural facility would be a valuable addition for the community and enhance the visitor experience.	N	Council acknowledges the submitter’s support for the potential of Wakatu Quay to deliver cultural, historical, and economic benefits for Kaikōura. Council agrees that development which reflects local identity, celebrates the natural environment, and supports cultural storytelling has the potential to create lasting value for both residents and visitors. Council notes the reference to Wai Ariki Hot Springs and Spa as an example of successful, culturally led development and recognises that partnership based models can, in some circumstances, deliver high quality outcomes that balance commercial viability with cultural and community objectives. Council considers that collaboration with Te Rūnanga o Kaikōura is a core strength of the proposed joint venture model. Council also acknowledges the submitter’s interest in cultural and museum type facilities. As outlined in the Statement of Proposal, no final decisions have been made regarding specific development components, design, or facilities. Any cultural, educational, or museum elements would be subject to further planning, commercial feasibility, and statutory processes. These comments will be considered as Council evaluates the overall direction and potential of the Wakatu Quay proposal.
42	Mel	Skinner		N	The submitter states that while they commend Council for exploring investment opportunities to rebuild its asset base and reduce reliance on rates, they do not support the proposed transfer of Wakatu Quay into a joint venture structure. The submitter considers that the proposal is, in substance, equivalent to a sale of public land, despite being framed as a joint venture. The submitter raises significant concerns about the lack of detail available regarding the joint venture structure, governance arrangements, legal protections, and exit provisions. They argue that Council’s proposed one third shareholding would place it in a minority position with limited control, effectively transferring decision making authority to private parties. The submitter contends that the proposal represents a shift away from a community integrated model toward predominately exclusive commercial use, with long term implications for public access and land use flexibility. The submitter notes the absence of publicly available land valuation, economic analysis, financial modelling, and social impact assessment. They are concerned that alternative options—such as market testing, alternative designs, or community led development models—have not been transparently assessed. The submitter concludes that where a long term arrangement limits public control, access, and reversibility, it constitutes a disposal in substance and should be assessed and consulted on accordingly.	Y	Council acknowledges the submitter’s detailed and considered submission and recognises the importance of carefully assessing governance, control, financial transparency, and long term public interest when considering changes to the ownership or management of Wakatu Quay. Council notes the submitter’s view that the proposed joint venture constitutes a disposal in substance. Council acknowledges that contributing land as equity represents a significant change in how the asset would be governed. However, Council notes that the proposal does not involve an outright sale of land and would retain Council as an owner and governance participant within any joint venture entity. The Local Government Act 2002 enables councils to enter commercial arrangements where decisions are made in accordance with sections 76–81, and where appropriate safeguards are applied to protect public interests. Council acknowledges the concerns raised regarding minority ownership, exit provisions, and reversibility. As outlined in the Statement of Proposal, detailed governance arrangements, shareholder agreements, exit mechanisms, land protections, and reversion provisions have not yet been finalised and would require further due diligence and formal Council approval before any land transfer could occur. Council agrees that these matters are critical and that submissions such as this are essential in informing whether the proposed safeguards would be sufficient. Council also acknowledges the submitter’s concerns regarding the absence of published valuation, economic modelling, risk analysis, and social impact assessment at this stage. As stated in the proposal, no final financial or commercial decisions have been made, and further analysis would be required prior to any commitment. Council notes that alternative options, including retaining ownership, leasing, or alternative development models, have been considered and outlined in the Statement of Proposal, and feedback on these alternatives will inform Council’s final decision. Council will consider the concerns raised regarding control, access, financial transparency, and reversibility alongside all submissions received. These matters will inform Council’s determination as to whether the proposed joint venture model should proceed as proposed, be amended to strengthen public protections, or whether an alternative approach better reflects the long term interests of the Kaikōura community.
43	Wiramū	Stone		N	The submitter states that they support the overall objective of the Wakatu Quay proposal to strengthen Kaikōura’s long term economic resilience and encourage increased year round activity. Wakatu Quay is recognised as an important and highly prominent waterfront site, and the submitter agrees that well planned development could deliver meaningful benefits for the district. However, the submitter does not support the transfer of Council owned land into a joint venture company at this stage. The Statement of Proposal identifies that several critical elements of the project remain unresolved, including development costs, the detailed financial structure of the joint venture, and governance arrangements. Without this information, the submitter considers that the community is unable to adequately assess the risks, benefits, and long term implications of transferring a public asset into a commercial structure. The submitter also raises concerns about how an equal one third shareholding would function in practice if a private development partner provides most of the capital, and how future capital requirements, borrowing, or potential dilution of shareholding would be managed. More broadly, the submitter emphasises the importance of Council applying clear, transparent, and consistent principles when partnering on key economic and tourism assets, noting that long standing partners rely on stable and predictable frameworks to support long term investment decisions. Additional clarity is sought on governance safeguards and the broader partnership framework before any land transfer decision is made.	Y	Council acknowledges the submitter’s support for the objectives of the Wakatu Quay proposal, particularly the focus on long term economic resilience and increased year round activity. Council agrees that Wakatu Quay is a significant district asset and that careful consideration is required to balance development opportunities with long term stewardship and public interest. Council notes the submitter’s concerns regarding the proposed transfer of Council owned land into a joint venture structure while key project details are still under development. As outlined in the Statement of Proposal, this consultation seeks community feedback on the proposed joint venture model in principle, including the potential transfer of land, rather than approval of final commercial, financial, or governance arrangements. Council has intentionally identified those matters that remain subject to further due diligence and formal Council approval before any land transfer could occur. Council also acknowledges the concerns raised about ownership balance, future capital contributions, dilution risk, and governance control. The proposed approach includes a range of safeguards—such as reserved matters, restrictions on share transfers, limits on borrowing, ring fencing of liabilities, and legal mechanisms for reversion of land control—to protect Council’s position and long term public interests. Council recognises the importance of transparency and consistency in its partnership approaches and will take the submitter’s comments into account when considering whether to proceed with the joint venture model and in developing any future partnership and governance frameworks associated with Wakatu Quay.
44	Chris	Sturgeon		Y	N/A	N	N/A

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45	Chris	Sturgeon	Destination Kaikoura	Y	The submitter states that Destination Kaikōura supports, in principle, the proposal to transfer selected Council owned land assets into a commercial investment vehicle, with Council retaining an appropriate shareholding. They support Option 4 – Joint Venture, viewing it as a model that has potential to strengthen Kaikōura’s visitor economy and deliver long term benefits for the community. Destination Kaikōura identifies key benefits of the proposed joint venture model, including increased tourism activity and visitor spend, job creation during both construction and operation phases, and the ability to leverage private sector investment without placing additional financial burden on ratepayers. They consider that an equal shareholding model provides a way for the community to retain a meaningful stake in long term economic returns. The submission also highlights several matters it considers critical to success, including the need for a clear strategic direction aligned with Kaikōura’s long term destination vision, strong governance and financial oversight supported by professional advice, and ongoing partnership with Te Rūnanga o Kaikōura and local stakeholders to ensure developments reflect cultural values and community expectations.	N	Council acknowledges and thanks Destination Kaikōura for its principled support of the proposed joint venture model and its considered assessment of the potential economic, employment, and visitor experience benefits. Council notes the organisation’s role in advocating for a strong and resilient visitor economy and its emphasis on sustainable, well planned tourism development. Council agrees that attracting private sector investment, supporting job creation, and growing visitor spend are important considerations, particularly in the context of building long term economic resilience while managing financial constraints on Council and ratepayers. Council also notes Destination Kaikōura’s support for retaining an ownership stake that enables community participation in long term value creation. Council acknowledges the submitter’s emphasis on governance, strategic clarity, and partnership. As outlined in the Statement of Proposal, no final decisions have been made regarding governance arrangements, financial structures, or development outcomes. These matters would be subject to further due diligence, professional advice, and formal Council approval should the proposal proceed. Council will consider Destination Kaikōura’s feedback alongside all submissions received when determining whether the proposed joint venture model, with appropriate safeguards and strategic oversight, best serves the long term interests of Kaikōura and its community.
46	Oliver	Wade		N	The submitter states that while the concept of a joint venture is positive in principle, and collaboration between Council and Te Rūnanga o Kaikōura is supported, they do not support the proposal as currently framed. The submitter considers that the proposed uses of Wakatu Quay would primarily benefit a small number of people and be largely focused on tourists, rather than delivering broad community benefit. The submitter believes Council resources would be better directed toward developing community assets that directly serve local residents, particularly young people. They question whether sufficient focus has been given to facilities that would help retain local youth and whānau, such as a skate park, climbing wall, youth centre, surf club, year round swimming pool, or a marine studies centre. The submitter also questions whether the Youth Council has had an opportunity to provide input into the proposal. They express concern that reliance on tourism focused developments such as hot pools risks Kaikōura becoming similar to other towns with comparable facilities and suggest that greater imagination and investment in community led initiatives could provide a more distinctive and inclusive future.	N	Council acknowledges the submitter’s support for partnership based approaches in principle and their concerns that the proposal places too strong an emphasis on tourism led development. Council recognises the importance of ensuring that major projects deliver benefits not only for visitors but also for the wider Kaikōura community. Council notes the submitter’s views regarding investment in community and youth focused facilities and the importance of creating opportunities that help retain young people in the district. While the Wakatu Quay proposal is focused on the potential development of a specific waterfront site, Council agrees that broader community assets and youth engagement are important considerations as part of wider district planning and investment decisions. Council also notes the question raised regarding youth input. Council will consider the submitter’s comments on engagement and inclusivity alongside other submissions when assessing whether the proposed joint venture model and potential development approach appropriately balance tourism, community wellbeing, and long term outcomes for Kaikōura.
47	Kay	Ward		N	The submitter states that recent refurbishment and upgrades to the Pier Hotel and surrounding area have already delivered sufficient enhancement to Wakatu Quay. They consider that further development risks compounding adverse effects on wildlife, which they believe has already been impacted despite mitigation measures undertaken during recent works. The submitter emphasises that the peninsula environment and associated wildlife are under multiple pressures and that proactive protection is required. As a wildlife volunteer, they report regular interaction with visitors who value Kaikōura’s natural environment and express appreciation for conservation and kaitiaki efforts. The submitter considers safeguarding wildlife and natural scenery essential to Kaikōura’s tourism appeal and long term identity. The submitter also notes that earlier Wakatu Quay development was presented to the community on the basis that land would remain under Council ownership and management. They do not believe a joint venture approach—particularly with an unidentified partner—would be supported by the wider community and are concerned about loss of community input and increased risk. The submitter is particularly concerned that approving this model could set a precedent for transferring other sensitive Council owned land into joint ventures, including potential future proposals such as a South Bay marina, and warns that insufficient transparency could undermine ratepayer trust.	N	Council acknowledges the submitter’s strong emphasis on environmental protection, wildlife values, and the importance of maintaining Kaikōura’s natural character. Council recognises the significant contribution made by wildlife volunteers and acknowledges that Kaikōura’s biodiversity and landscape are central to both community identity and visitor appeal. Council notes the concerns raised regarding cumulative impacts of development and the view that recent refurbishment at Wakatu Quay and the Pier Hotel represents sufficient enhancement of the area. As outlined in the Statement of Proposal, no decisions have been made regarding further development scale, form, or specific activities, and any future development would be subject to detailed environmental assessment and statutory approval processes, including consideration of ecological impacts and mitigation measures. Council also acknowledges the submitter’s concerns regarding governance, community trust, and precedent for other Council owned sites. Council notes that this proposal relates solely to Wakatu Quay and does not establish automatic precedent for other locations. Council agrees that transparency and community engagement are critical where changes to the governance of sensitive sites are proposed, and will consider the submitter’s comments alongside all submissions received when determining whether the proposed joint venture model should proceed, be amended, or whether alternative approaches better align with community expectations and long term stewardship responsibilities.
48	Michael and Chloe	Webber		N	The submitter states that without all relevant information being available, it is difficult to make an informed decision on the proposal. While they generally support development of the Wakatu Quay site that delivers maximum benefit to the wider community, they do not consider the current proposal to meet that objective. The submitter expresses concern that when development plans and concept designs are eventually released and notified hearings are held, similar outcomes may occur as with previous proposed developments, resulting in projects not proceeding as anticipated. They are concerned this could leave Council and ratepayers in a position where costs have been incurred without a clear or viable plan to repay debt associated with site development to date. The submitter emphasises that without strong community buy in and a genuinely collaborative approach, it may be difficult for the project to be successfully realised. They seek full transparency from the outset, including clarity about background discussions and related proposals (such as earlier hot pools concepts at Lions Pool) and how these may relate to Wakatu Quay. They also seek early visibility of any proposed accommodation, noting that previous accommodation proposals were strongly opposed by the community.	Y	Council acknowledges the submitter’s concerns regarding the availability of information and the ability to make an informed decision on the proposal within the current consultation timeframe. Council recognises that Wakatu Quay is a significant and sensitive site and that confidence in decision making relies on clarity, transparency, and community trust. As outlined in the Statement of Proposal, this consultation seeks feedback on the proposed joint venture structure and potential land transfer in principle, rather than approval of specific development plans, designs, or commercial outcomes. Council notes that detailed concept designs, development proposals, and accommodation components—if any—have not been confirmed and would be subject to additional Council decisions, statutory processes, and potentially further consultation. Council acknowledges the submitter’s concerns about past experiences where proposed developments did not proceed as anticipated, resulting in costs without clear repayment pathways. One of the drivers for considering alternative development models, including a joint venture, is to reduce Council’s exposure to such financial risk by sharing costs and accessing external capital. Council also notes the submitter’s emphasis on the importance of strong community buy in and a genuinely collaborative approach. Council will take the submitter’s comments regarding transparency, timing, consideration of alternatives, and early visibility of any potential accommodation proposals into account alongside all submissions received. These matters will inform Council’s decision on whether to proceed with the proposed joint venture model, amend the proposal, or pursue alternative approaches for the future of Wakatu Quay.

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49	Vicki	Welsh		N	The submitter states that they do not support the transfer of Council land into a joint venture, as they believe it would set an undesirable precedent for other Council owned land within the district. Drawing on more than 65 years of experience living in Kaikōura, the submitter expresses concern about past developments being progressed with limited consultation and insufficient regard for environmental and wildlife impacts. The submitter strongly emphasises the importance of protecting Kaikōura’s environment, wildlife, and coastal setting, which they consider the foundation of the local economy and the primary reason visitors come to the district. They express concern that further development at Wakatu Quay—particularly references to large scale accommodation—could be environmentally damaging and unnecessary given existing hotel accommodation in the area. The submitter is critical of recent development outcomes at Wakatu Quay, particularly the visual impact of the existing building, which they believe detracts from the natural environment. They urge Council to prioritise environmental protection and stewardship, warning that failure to do so risks undermining Kaikōura’s appeal and disadvantaging future generations who depend on a healthy environment.	N	Council acknowledges the submitter’s long standing connection to Kaikōura and their strong views regarding environmental protection, community trust, and the cumulative impacts of development. Council recognises that Kaikōura’s natural environment, wildlife, and scenic qualities are central to the district’s identity and economic success. Council notes the submitter’s concerns regarding precedent and the potential environmental impacts of further development at Wakatu Quay. As outlined in the Statement of Proposal, this proposal relates only to Wakatu Quay and does not establish an automatic precedent for other Council owned land or future projects. Council also notes that no decisions have been made regarding specific developments, building scale, or accommodation, and references to potential uses are indicative only. Council acknowledges the submitter’s concerns about design outcomes and environmental effects. Any future development at Wakatu Quay would be subject to further Council decisions, detailed design processes, and statutory approvals, including environmental and landscape assessments. Council will consider the submitter’s feedback, along with all other submissions received, when determining whether the proposed joint venture model should proceed, be amended, or whether an alternative approach better aligns with community expectations and long term environmental stewardship responsibilities.
50	Jo	Wilson		Y	The submitter states that year round tourism is important for Kaikōura and that any development at Wakatu Quay needs to support this objective. They suggest incorporating a central hub or courtyard space with creative use of space, including historical and cultural references, and interactive elements that meet the needs of children by providing opportunities to climb, interact, and stay engaged.	N	Council acknowledges the submitter’s emphasis on the importance of year round tourism for Kaikōura and agrees that supporting seasonal balance is a key consideration for the district’s long term economic resilience. Council notes the submitter’s suggestions for a central hub or courtyard space incorporating historical and cultural references, creative use of space, and interactive elements designed to engage children and families. Council recognises the value of inclusive, intergenerational public spaces that encourage longer visits and provide opportunities for learning, play, and engagement. As outlined in the Statement of Proposal, no decisions have been made regarding specific development layouts, public spaces, or design features. Any future development concepts would be subject to further design, community input, and statutory approval processes. Council will consider the submitter’s feedback on creative public realm design and family friendly activation alongside all other submissions when determining how Wakatu Quay could best support year round activity and community benefit.
51	Bridget	Wright		N	N/A	N	Council also acknowledges the submitter’s concerns regarding governance, community trust, and precedent for
52	John	Wyatt		Y	The submitter states that if the Wakatu Quay proposal is approved, they would expect a clear and transparent process to follow that meaningfully engages the community at each key step after any land transfer into a joint venture. The submitter considers the proposal to be significant and potentially “game changing” for Kaikōura and notes that all residents have a vested interest in ensuring that any development proceeds successfully and in the long term interests of the district.	N	Council acknowledges the submitter’s emphasis on the importance of transparency and ongoing community engagement if the proposal were to proceed. Council agrees that Wakatu Quay is a significant asset and that decisions regarding its future development are of high interest to the community. As outlined in the Statement of Proposal, no transfer of land will occur without a formal Council resolution following this consultation. Any subsequent steps, including final joint venture documentation, governance arrangements, and development decisions, would require further due diligence and Council approvals, and may involve additional community engagement where appropriate. Council will take the submitter’s comments into account when considering both the decision making process and any future stages of the proposal.