

## Kaikoura District Council Sudima Hotel Development Frequently Asked Questions

### How will the development benefit the local economy?

Sudima Hotels is a national chain with significant marketing and sales influence. As well as building Kaikoura's tourism profile, an investment of this size will be a significant stimulus for the local economy, bringing jobs, lifting Kaikoura accommodation capacity, offering new conference and events venues. Council also believes the investment will send positive signals to other potential investors, encouraging them to consider Kaikoura for future projects.

### Will any of the jobs go to locals?

Council understands from Sudima Hotels that, based on applicable aptitude and experience, the vast majority of jobs within the Hotel, Conference Centre and Restaurant will go to locals. It is expected employees will also benefit from the career and training opportunities an international class hotel generates.

### What about the impact on existing operators/market - how can council justify bringing in competition?

A hotel of this size and quality fills a different market niche than many of Kaikoura's existing accommodation offerings and will help attract additional visitors including domestic corporate conferencing and larger international tour group series. Sudima Hotels have advised Council that room rates will need to be very strong. Sudima Hotels also believes its' international profile will reach markets and attract visitors that smaller properties potentially can't reach.

In addition, as tourism continues to recover post-quake and Kaikoura grows as a tourism and recreational destination, our visitor numbers will continue to rise. Council believes the additional accommodation capacity provided by the Sudima Kaikoura will be needed.

### What has been included in the consent to ensure the new hotel lines up with Earthcheck and/or Kaikoura environmental protection and sustainability efforts?

Sudima Hotels is New Zealand's leading Environmental Tourism business and a condition of its investment in Kaikoura was that the developer take sustainability, local community and general environmental issues seriously. The hotel will open as a single use plastic free facility, consistent with the company's goal to be single use plastic free across its entire portfolio by 2020.

### Will local builders/suppliers be used for the construction?

The developers are very experienced in the region and appreciate that regional builders and suppliers are vital to delivering a successful outcome. Council will work with the developers as required to ensure the conditions of the consent and all relevant building standards are met.

### What development contributions will be paid?

Development contributions were negotiated with the developer as part of the consent in line with Council policies.

### Will the proposed hotel change the current character of the street scene?

Yes. The proposed building will change the view in a positive way by reducing the current openness of the vacant site and adding a high quality building and landscaping.

Overall, will the size and scale of the proposed activity adversely affect the surrounding environment?

The council has considered the possible adverse effects of the activity extensively and is satisfied with the information and assessments the developer has provided as part of the application process to determine the adverse effects will be less than minor. Where Council felt it necessary, additional conditions have been added to the consent to mitigate possible adverse effects, for example extra conditions were added around parking.

What requirements are there in the consent for parking?

Extra provision for parking was imposed upon the developers as part of the consent. The developer has proposed both on-site parking and off-site parking facilities. A total of 55 parking spaces including 2 bus spaces will be provided in two parks excluding off-street parking.

What requirements are there in the consent for traffic and transport?

The consent requires the developer to ensure the safety of the pedestrians, cyclists and all other road users by providing sufficient safety measures.

What requirements are there in the consent for noise?

Both during construction and operation of the Hotel the property is required to adhere to local noise limits as outlined in the District Plan. The developer has provided a Marshall Day Acoustics report showing that the proposed development will comply with the required noise standards in the District Plan.

What requirements are there in the consent for hours of operation?

The developer proposes 24 hour operations. There are conditions within the consent outlining parking, lighting and the operation of the bar & restaurant during night time.

What requirements are there in the consent for Landscape and Amenity?

The developer is required to provide landscape and amenities that maintain the character of the business zone.

What requirements are there in the consent for waste management?

Given the scale of the proposed activity, a waste management plan is required in addition to complying with other relevant conditions within the consent.

What requirements are there in the consent for lighting?

To ensure the lighting effects will be minimal on the adjoining properties the developer is required to shield or direct the exterior lights away from the adjacent sites and from both Yarmouth Street & Esplanade. Further, the developer shall provide a lighting plan before the construction begins.

What requirements are there in the consent for preserving cultural and archaeological significance?

The developer must adhere the Accidental Discovery Protocol (ADP) at all times during the construction and comply with the consent requirements.

Where can I find the relevant resource consent report?

<https://www.kaikoura.govt.nz/our-services/resource-consents/notified-consents/>