

Response ID ANON-URZ4-5FCJ-W

Submitted to Fast-track approval applications
Submitted on 2024-05-01 10:49:46

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:
Northland Development Corporation Ltd

2 Contact person

Contact person name:
Ben Tomason

3 What is your job title

Job title:
Director

4 What is your contact email address?

Email:
s 9(2)(a)

5 What is your phone number?

Phone number:
s 9(2)(a)

6 What is your postal address?

Postal address:

PO Box 454, Whangarei 0140, NZ

7 Is your address for service different from your postal address?

No

Organisation:
Northland Development Corporation Ltd

Contact person:
Ben Tomason

Phone number:
s 9(2)(a)

Email address:
s 9(2)(a)

Job title:
Director

Please enter your service address:

Section 1: Project location

Site address or location

Add the address or describe the location:

44 Riverside Drive, Riverside, Northland, 0112, New Zealand.

Or as described in the details of the earlier fast track application and decision which we felt a useful reference and attached also.

File upload:

File - 1 - Aerial of 44 Riverside Drive, Riverside, Northland, 0112, New Zealand.pdf was uploaded

Upload file here:

Fast Track Resource Consent notice of decisions - 8 Sep 21.pdf was uploaded

Do you have a current copy of the relevant Record(s) of Title?

Yes

upload file:

File - 2 - NA154929 Title (44A Riverside Drive).pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

Northland Investment Corporation LP

Detail the nature of the applicant's legal interest (if any) in the land on which the project will occur

Please write your answer here:

Northland Development Corporation Ltd are the General Partner of Northland Investment Corporation LP and have Legal ownership of the land. A subdivision into multiple lots has been approved but not registered to provide for the proposed project components.

This arrangement has no impact on our ability to undertake the works.

The applicant will divest its interests in public aspects of the development to a suitable entity in the public interest (Council, Trust, COO, CCO).

Part of the application is for a resource consent in the marine environment, this will be in the applicant's name, giving them right of occupation of that space.

Section 2: Project details

What is the project name?

Please write your answer here:

Oruku Landing

What is the project summary?

Please write your answer here:

To establish a worldclass waterfront hotel and entertainment precinct in the Whangarei CBD. It will comprise a multipurpose conference and events centre, a four-star hotel, a mixed-use building incorporating residential apartments, car parking and retail/commercial tenancies and a 29- 39 berth marina and jetty.

What are the project details?

Please write your answer here:

In order for Whangarei to be considered a world-class and mature city that is a serious option for conferences, performance arts and concerts that also has suitable accommodation options to provide for such events, investment needs to be made in the necessary facilities to achieve the opportunities that Whangarei deserves. This project seeks to establish these facilities and to create a development that will deliver positive outcomes and benefits for the people of Whangarei and the Northland region as a whole. The project also seeks to give effect to a long standing strategic direction made by the District Council to establish a development that incorporates hotels and entertainment facilities in the central Whangarei area. A summary of the proposed facilities are as follows;

NB: Specific details are subject to vary due to ongoing value engineering and are based on Concept Level Design and Engineering.

Multipurpose conference and events centre:

This concept building is positioned at the eastern end of the site. The south eastern end of the building is located within the 9m setback from MHWS. A building with a footprint of 2,946m². 1,004m² of this space is the main hall/theatre space that has a 998 maximum occupancy. The remaining area is comprised of the foyer, the back of house facilities and a pre-function or café space. A significant canopy that extends over the entrance of the building is also included in the overall building coverage; and an additional 788m² is incorporated as a mezzanine level that includes spaces for meeting rooms and

other conference facilities; is also proposed that a back of house area will largely accommodate storage space for chairs and stage equipment, including lifting mechanisms. Kitchen and loading areas will also be located on this level; and both the main hall and the mezzanine level can be configured in various arrangements to cater for different types of functions or attendees. The pre-function/café space is proposed over two levels. The majority of the building has a height of approx 12.5m or less; and the main façade will largely be glazed and will incorporate various design elements inspired by cultural references. The south western elevations of the building incorporate a large high level canopy that will be integrated into the outdoor public plaza between the Events Centre and the 4 star hotel; the hours of operation are proposed as follows: Functions and events will be held between 7.00am to 11.00pm seven days a week, with the exception of events that involve amplified music which will conclude at 10.30pm Sunday to Thursday, and still 11.00pm Friday and Saturday; and 12 times per year, hours will be extended to conclude at 11.30pm Fridays and Saturdays and 11.00pm Sunday to Thursday; and activities not involving the public may occur prior to 7.00am and after 11.00pm. For example the set up for conferences or loading inside the loading dock.

Hotel:

A four star hotel is proposed to be established on the site. The concept building is centrally positioned on the site, and is aligned perpendicular to the Hatea River; and The building is located within the 9m setback from MHWS and the design is such that the southern end of the building extends over the boardwalk, beyond MHWS. The cantilevered design will ensure that public access to the CMA, and along the Hatea Loop Walkway will not be affected; and The hotel concept has building footprint of 1,281m². An additional 340m² will encompass the entry pavilion; and The building is proposed to have five levels, comprised of a ground level and four accommodation levels. The ground level will include the lobby and associated back of house facilities necessary to operate a hotel. It will also include space for a restaurant and bar as well as spaces to be tenanted separately to offer complimentary services or retail options; and approx 132 rooms will be accommodated across four floors.

Mixed use building:

The concept is for a five storey mixed use building incorporating approx 17 residential apartments, five retail/commercial tenancies and an approx 189 space car parking building. The southern end of the building is located within the 9m setback from MHWS; and the apartments will 'wrap around' the proposed car parking building on the southern and western side ensuring that they will all overlook the Hatea River; and 189 car parks will be provided over five levels (one basement level and four above ground levels); and on ground level, a pedestrianised common area is proposed between the retail tenancies and the car parking building.

Marina:

A boutique marina is proposed to be located in the Hatea River in front of the site. The key elements of this proposal are as follows: 29-40 berths (exact number to be further refined during detailed design process) are proposed ranging in size to accommodate different sized vessels. A plan of the proposed layout has been prepared by Total Marine; and the marina berths will have an approximate depth of RL 0.3m (-1.5m chart datum); and 1.06ha and 20,000m³ rising to 25,000m³ to account for over dredging of capital dredging is proposed to enable the development of the marina; and a small area of mangrove removal is proposed to enable the development of the marina; and no reclamation is proposed; and a ferry terminal is to be incorporated in the marina design which will enable ferries to operate between the Town Basin and Northport at the mouth of the Whangarei Harbour, where cruise ships are scheduled to arrive; and the existing boardwalk that forms the section of the Hatea Loop walkway in front of the subject site is proposed to be potentially widened to have a maximum width of 8m. To enable this increase in width, it will be cantilevered beyond MHWS over the CMA.

Describe the staging of the project, including the nature and timing of the staging

Please write your answer here:

Oruku Landing has been designed around the key element of vertical infrastructure, being the publicly funded Oruku Conference and Events Centre, which is the catalyst for project commencement in 2024 and the private developments. Without it the business case for private investment, in particular the hotel, is significantly impeded by virtue of reduced patronage.

It is proposed that the Hotel will likely follow closely behind the event centre in 2024/2025, if not at the same time with the same contractor along with the other infrastructure, whilst the apartments, marina and carpark may commence later 2025/2026 it is envisaged they will open at a similar time as the hotel and event centre due to their reduced construction timeframes. It is our ambition (subject to resourcing) that the whole project be delivered and opened concurrently. However, we do need flexibility in the staging due to the multifaceted nature of such a development.

As the design is to resource consent / advanced preliminary design, the timeframe to complete design and building consent will naturally stagger the commencement of each element.

What are the details of the regime under which approval is being sought?

Please write your answer here:

Resource Management Act 1991

If you seeking approval under the Resource Management Act, who are the relevant local authorities?

Please write your answer here:

Northland Regional Council & Whangarei District Council

What applications have you already made for approvals on the same or a similar project?

Please write your answer here:

Original application submitted 31st March 2021

Project name: Oruku Landing Rev1

Application number: PJ-0000736

Project referred to expert consenting panel via COVID-19 Recovery (Fast-track Consenting) Referred

Projects Amendment Order (No 12) 2021. - Schedule 30 on the 18th October 2021. See earlier attached on page 2.

It did not proceed for processing under this referral/order due to the last Government reneging on their conditional funding offer.

We seek guidance as to the approval under the old Fast Track legislation and if that can still be used. We have been advised the past legislation has lapsed but are unsure, hence submitting under the new legislation also. Its likely the new legislation has improvements that would benefit the project so are happy to go new also.

Is approval required for the project by someone other than the applicant?

Yes

Please explain your answer here:

Project commencement is contingent upon funding approval by multiple funders including the Crown, Private and Philanthropic Contributors.

The project was fully funded and ready to commit, subject to the last Labour government releasing the \$^{s 9(2)(b)} earmarked for the project. The Labour Government as a part of its \$4b July 2023 cost cutting measures withdrew their funding rendering the project on hold.

All other parties including local government remain committed provisionally, with money set aside in their budgets, subject to the Central Govt reinstating the \$^{s 9(2)(b)(ii)} promised.

If the approval(s) are granted, when do you anticipate construction activities will begin, and be completed?

Please write your answer here:

Oruku Landing Conference & Events Centre (Public/Private Funding):

§ Submit New Fast Track Application May 2024

§ Submit New Funding Application to Govt Infrastructure Fund (or to reinstate ^{s 9(2)(b)(ii)} June 2024 - subject to fund being open

§ Project Committed and Contracted Nov 2024

§ Advanced Concept / RC Design & Engineering - before end May 2025

§ Resource Consent Submission under Fast Track - we would like to submit for consent before end May 2025 - approved by Oct 2025

§ Developed and Detailed Design

- Civils/Foundations/Slab - before end October 2025

- Superstructure/Envelope/Fit-out/Landscape - before end July 2026

§ Building Consent/ECI Contractor engagement

- Civils/Foundations/Slab - before end October 2025

- Superstructure/Envelope/Fit-out/Landscape - before end July 2026

§ Construction - January 2025 to February 2028

§ Completion - February 2028

Oruku Landing Private Developments (Private Funding):

- 4 Star Hotel

- Apartments

- Carpark

- Marina

§ Re-commence Public Development Feasibility/Investigations - before end May 2024

§ Public ~Developments Committed - before end January 2025

§ Private Funding approved, Contracts executed with owners - before end January 2026

§ Completion - before end September 2028

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

Whangarei District Council
Northland Regional Council

Representatives of Terenga Parāoa Marae:
(b) representatives of Ngāraratunua Marae:
(c) representatives of Takahiwai Marae:
(d) representatives of Pehiāweri Marae:
(e) representatives of Toetoe Marae:
(f) representatives of Te Rūnanga o Ngāti Whātua:
(g) representatives of Ngāti Kahu o Torongare hapū:
(h) the persons appointed by that hapū to the Oruku Landing governance committee established by the authorised person (including the person appointed by the hapū as a cultural design representative):

Detail all consultation undertaken with the persons referred to above. Include a statement explaining how engagement has informed the project.

Please write your answer here:

Local Authorities:

Extensive consultation has been undertaken with both council organisations, including with resource consent and infrastructure staff as well as elected members. Northland INC have been consulted and involved throughout the project

Iwi:

At inception the project team sought to form a Project Governance Committee. This Governance Committee included stakeholders from the local Hapu and a Hapu Cultural Designer/ Representative, along with the relevant local authority representatives and other key members. The Governance Committee decided to form the design brief using a community/user centred design approach. This involved design workshops with key stakeholders, neighbouring property consultation including visual impact assessments and specific cultural design via a cultural designer. The high level of consultation has resulted in good community and Iwi support. This collaborative approach is expected to continue.

The development is within the vicinity of Ōrukura which in pre-European times was a pā and pou herenga waka (waka mooring site). This pā site has been referred to by several names both Ōrukura, Oru and Oruku. It is deemed to be not only a tauranga waka for many, but also an area where many would come and meet and gather food nearby. With Hihiaua and Te Ahipūpūrangia- Īhenga close by, and the Hātea and Waiarohia rivers as paths of transport, the site is well connected for human occupation but also needing to maintain the existing mauri. Ngāti Kahu o Torongare are recognised as holding primary mana whenua interests over the project site and wider area, acknowledging the secondary interest held by Te Parawhau as well as the close whakapapa connections between hapū. Project involvement Ngāti Kahu o Torongare have been involved in the project in a number of ways – through representation on the governance group (kaumātua Dick Shepherd supported by Jade Kake), through the inclusion of hapū-appointed designers as part of the design team (Jade Kake and Hope Pūiri at Matakoho Architecture and Urbanism), and the preparation of a cultural impact assessment by a hapū nominated planner (Georgina Olsen at Landform Consulting). Te Parawhau had some involvement in the prefeasibility stage of the project. Early on in the current feasibility study process (and prior to commencement of any project work), Ngāti Kahu o Torongare were contacted to nominate a suitable representative to the governance group. An initial hui was attended by a group of Ngāti Kahu o Torongare kaumātua and practitioners/ technicians, and Dick Shepherd was appointed to the governance group, with support from Jade Kake. A cultural impact assessment was always envisioned as an essential activity within the project design, however through discussions within the project governance group, it was identified that the project could benefit from specific cultural design input workstreams. As hapū-appointed designers, Matakoho Architecture and Urbanism's role within the project team has included working closely with Ngāti Kahu o Torongare to identify and record their cultural narratives and working alongside the landscape architect and urban designer to support the interpretation of these narratives and develop cultural landscape strategies. Matakoho has also worked alongside the project architects to identify opportunities for spatial planning that supports cultural protocols and relationships, and to identify opportunities for cultural narratives integration, including appropriate material and colour selection, and building integrated artwork. In developing the cultural design concept, the hapū-appointed designers have been guided by the following values underpinning the project: Manaaki – a place to welcome manuhiri Kāinga Tuarua – a gathering place for locals Tangata Whenua me te Tangata Tiriti – genuinely bi-cultural, celebrating our identity and shared histories Herenga Aho – connecting people, connecting to landmarks, connecting sites along the awa and throughout the city, a shared vision.

The project team have also articulated the following goals regarding the integration of cultural design: Theme of offering manaaki manuhiri welcomed, hosted and protected under the korowai of Ngāti Kahu o Torongare. Weaving or threading different people and cultures coming together in this place, identifying shared values and a unity of vision. An awareness of landscape, landmarks, waters and significant sites, acknowledging connections to the wider cultural landscape. Promotion and integration of various concepts into the project through design, united by a cohesive central theme that acts as a waka or vessel for the project. Landform Consulting has been appointed by Ngāti Kahu o Torongare to prepare the cultural impact assessment. The assessment includes the following details; the whakaaro, history and cultural values of Ngāti Kahu o Torongare and their whakapapa in relation to the

project area, identification of the potential effects (adverse or positive) upon the cultural values of Ngāti Kahu o Torongare that the project works will present, outline of relevant legislation, and recommendation of mitigation measures that appropriately address effects.

Ongoing relationship: The role of Ngāti Kahu o Torongare on governance, the design team and in preparation of the cultural impact assessment reflect a commitment to high level and sustained Treaty-based relationships. Ngāti Kahu o Torongare see this as an ongoing partnership, from feasibility, through to building consent, through to construction, through to operations of the completed precinct. Future aspirations for the project include long-term involvement in governance and operations for the benefit of the hapū and all who reside within and visit Te Rohe o Ngāti Kahu o Torongare. The relationship between Ngāti Kahu o Torongare and the community developers is envisioned as a long-term partnership, both on this development and future developments within Ngāti Kahu o Torongare rohe.

Upload file here:

Hotel & Event Centre Precinct - Interview Findings Report July 2018.pdf was uploaded

Describe any processes already undertaken under the Public Works Act 1981 in relation to the land or any part of the land on which the project will occur:

Please write your answer here:

N/A

Section 4: Iwi authorities and Treaty settlements

What treaty settlements apply to the geographical location of the project?

Please write your answer here:

N/A

Are there any Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 principles or provisions that are relevant to the project?

No

If yes, what are they?:

Are there any identified parcels of Māori land within the project area, marae, and identified wāhi tapu?

No

If yes, what are they?:

Is the project proposed on any land returned under a Treaty settlement or any identified Māori land described in the ineligibility criteria?

No

Has the applicant has secured the relevant landowners' consent?

Yes

Is the project proposed in any customary marine title area, protected customary rights area, or aquaculture settlement area declared under s 12 of the Māori Commercial Aquaculture Claims Settlement Act 2004 or identified within an individual iwi settlement?

No

If yes, what are they?:

Has there been an assessment of any effects of the activity on the exercise of a protected customary right?

Yes

If yes, please explain:

Northland Development Corporation in conjunction with Mana whenua Ngati Kahu O Torongare and also the Hapu of Te Parawhau commissioned and completed a full Cultural Impact Assessment. See attached. Hapu have been supportive of the development and ongoing dialogue is, planned, happening and required particularly around the Marina aspect as the project evolves.

Upload your assessment if necessary:

Ngaīti Kahu o Torongare_Parawhau _CIA Oruku Landing_10022020 no appendices.pdf was uploaded

Section 5: Adverse effects

What are the anticipated and known adverse effects of the project on the environment?

Please describe:

The following potential adverse effects have been considered and assessed in a prior investigation and planning report which was prepared in draft, for a typical application. This was prior to applying and being approved under the original COVID 19 fast track legislation. If we are successful in getting fast track permission/legislation again, this report will be updated for that purpose.

1. Ecological effects
2. Traffic and parking effects
3. Effects on reticulated services
4. Noise effects
5. Lighting effects
6. Effects on cultural values
7. Archaeological effects
8. Effects on public access and enjoyment of the CMA
9. Effects on natural hazards
10. Effects on amenity values and landscape character
11. Visual effects
12. Effects on natural character
13. Effects on human health
14. Earthworks effects
15. Hydrological and coastal processes effects
16. Construction and temporary effects

Upload file:

20-01-08 report.pdf was uploaded

Section 6: National policy statements and national environmental standards

What is the general assessment of the project in relation to any relevant national policy statement (including the New Zealand Coastal Policy Statement) and national environmental standard?

Please write your answer here:

The New Zealand Coastal Policy Statement ('NZCPS') The subject site is identified as being located in the coastal environment. The NZCPS is therefore a relevant matter for consideration. The purpose of the NZCPS is to state policies in order to achieve the purpose of the Act in relation to the coastal environment of New Zealand.

The objectives and policies recognise that development can be located in the coastal environment, particularly where it does not compromise natural character and landscape values.

The site and the surrounding area displays natural character values that rate towards the lower end of the spectrum. While the landscape values of the site and surrounding area are generally associated with the bush clad landform of Mt Parihaka, the visibility of the site in the context of the river and riverside walkway as well as the surrounding urban environment. In particular the site has low landscape value due to the general dilapidated and inhospitable existing built character. Importantly, the landscape character associated with the location is not attributable to coastal features. At a high level the proposal is not contrary to any of the policies in the NZCPS that seek to avoid adverse effects on natural character and landscape values.

Objective 4 recognises that the CMA is an extensive area of public space and that public walking access to the CMA contributes to public open space and recreational opportunities in the coastal environment. The proposal facilitates and enhances these opportunities by widening the boardwalk and establishing floating boardwalks associated with the marina that will all be publicly accessible. A public paddle board/kayak launching facility it also proposed. In addition, public spaces are proposed around and between the buildings. Policy 18 and 19 build on Objective 4 by recognising the value of public open space within and adjacent to the CMA, especially in areas close to cities and towns. In this respect the proposal responds appropriately and provides public spaces and walking access that is sympathetic to the location and compatible with the natural character and amenity values of this coastal environment.

Objective 6 enables development in coastal areas where it will provide for a communities social, economic and cultural wellbeing. It recognises that protecting the values associated with the coastal environment does not preclude development within appropriate limits, places and forms. Assessment and investigations undertaken conclude that the proposal is appropriate for the subject site.

Policy 6 sets out the types of activities provided for in both the coastal environment and in the CMA. Specifically, Policy 6(1)(c) encourages the consolidation of development within existing urban settings where it will not contribute to sprawling or sporadic patterns of development. The proposal is consistent with this policy. The setback of the development from the CMA is practicable and reasonable to ensure the existing natural character is protected, while public access and amenity values of this part of the coastal environment will be improved. (Policy 6(1)(i)).

There are some components of the development that are located within the CMA. Policy 6(2) considers these activities. The addition of the marina and the extension of the public board walk will contribute to the social, economic and cultural wellbeing of the community and will enhance the public open space and recreation qualities and values of the CMA in this location. Policy 6(2)(d) recognises that activities without a functional need should generally not be located in the CMA. The cantilevered portion of the hotel extends into the airspace associated with the CMA, and does not have a functional need to be in this space. Nevertheless, the policy does not preclude nonfunctional activities from this space, and the design is such that the building will overhang the water, it will not prevent public access to the CMA and it will be visually cohesive with the rest of the development.

Policy 13 seeks to preserve the natural character of the coastal environment and to protect it from inappropriate use and development. The proposed development will have a less than minor effect on natural character.

Overall, the proposal is consistent with the relevant objectives and policies of the NZCPS.

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011.

The site is identified as a HAIL site for a number of reasons.

§ Historical uses of the site has involved the manufacturing of pre-stressed concrete products (from approximately 1945-1970's).

§ Office buildings on the site are known to have been constructed with fibrolite roofing.

§ There have been recorded incidents indicating HAIL activities between 1994 and 2016.

§ The site was reclaimed from the Hatea River before 1942.

Soil sampling has been undertaken as part of the DSI and heavy metals and asbestos have both been detected in the soil.

The proposed soil disturbance across the site will not comply with the permitted volumes set in Regulation 8.

As the asbestos concentrations on the site exceed the soil guideline values, consent is required as restricted discretionary activity in accordance with Regulation 10.

The asbestos is centrally located on the site and is a result of the building materials used in the existing and previous structures on the site. All other tests undertaken on the site returned results that confirm there is no risk to human health. Provided the recommendations of the DSI are adhered to, it has been concluded that the proposed redevelopment of the site will be less than minor in terms of the potential effects on human health. An SMP will be prepared and approved prior to undertaking any site work and the disposal of fill and soils will need to be to a facility that can receive asbestos contaminated waste at trace levels

File upload:

Oruku Landing Conference abd Event Centre.pdf was uploaded

Section 7: Eligibility

Will access to the fast-track process enable the project to be processed in a more timely and cost-efficient way than under normal processes?

Yes

Please explain your answer here:

Yes, there would be significant time gains for the project by using the processes provided by the Act.

It is estimated there would potentially be gains of more than 24 months, as opposed to utilisation of the conventional consenting process, if public consultation was the outcome of the conventional process.

By utilising the Act the project team expects to be able to deliver the project ahead of what we would have otherwise been able to do through the conventional means (if at all) bringing significant cost savings and benefit to the public (for the public owned assets) and also end users of the private interests (Hotel, Apartments & Marina) in the wider development.

The quicker the project is completed the sooner the significant key economic & social benefits will be realised in the National and Northland Regional Economy and community. This project is considered to be a gateway enabler for tourism and conferences across the North, linking to major National

tourism and conference centres such as the ICC in Auckland.

What is the impact referring this project will have on the efficient operation of the fast-track process?

Please write your answer here:

This project has already been provided with a piece of legislation under the prior COVID 19 fast track process. This means/evidence it is well advanced in planning and funding allowing rapid processing under the new act and ultimately commencement and tangible economic and social benefits to flow.

This is a project that has undertaken a considerable work programme to date. If the project is not referred, it is forecasted cost an additional \$7.3m and add an additional 1 year to the overall project timeline if possible, at all.

Whilst many projects may be early in their journey, this is a project that the fast-track could deliver even faster, helping the process to get tangible economic outcomes sooner.

Has the project been identified as a priority project in a:

Local government plan or strategy

Please explain your answer here:

Northland INC - listed in top strategic projects for Northland

Whangarei District Council (WDC) Long Term Plan - Authorised contribution of \$11.4m to various project elements.

Listed within the Te Tai Tokerau Economic Action Plan

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

Building of the Conference and Events Centre will improve the regions infrastructure and provide ongoing employment opportunities for Northlanders. It will assist to develop the arts within Northland and attract business to Whangarei having a positive impact on the town.

Building of the Conference and Events Centre will improve the Regions (as well as the nations) infrastructure and provide ongoing employment opportunities for Northlanders. It will assist to develop the arts within Northland and attract business and tourism to Whangarei having a positive impact on the city.

Increased visitation to Whangarei by improving the commercial accommodation capacity, and providing an additional demand driver, the Hotel and Conference and Events Centre will help to increase the number of international and domestic overnight visitors to Whangārei. The Hotel will be developed to a higher standard and scale of hotel accommodation than currently exists in Whangārei. This combined with the international hotel branding, will provide a more suitable standard of accommodation for international visitors. The Hotel will therefore assist Whangārei to capture an increased market share of international visitor nights, and associated expenditure. The Hotel will also help Whangārei to capture an increased market share of domestic visitor nights and expenditure, with the improved standard and scale of the Hotel providing the opportunity to convert some existing day visitors to Whangārei into overnight visitors. The Conference and Events Centre will substantially improve the capability and attractiveness of hosting national corporate and association conferences in Whangārei. Additional conferences hosted in Whangārei will bring people to the district who otherwise would not visit, including delegates and accompanying persons. The availability of new hotel accommodation of a desirable standard may also encourage delegates to extend their overnight stay in Whangārei by an extra night before or after the conference event.

The Conference and Events Centre presents an opportunity to attract a new range of events to Whangārei. Whangārei currently misses out on some such events because its existing facilities (including Forum North) are inadequate, and of insufficient scale to make events economically feasible. Additional events will attract visitors to Whangārei from the rest of Northland, including some who stay overnight. This will contribute to an increased number of visitors and visitor nights in Whangārei. In addition to the new events Whangārei is enabled to host at the Conference and Events Centre, the Hotel will increase the capability of Whangārei to host other event types, such as sporting events, by increasing the standard and scale of accommodation supply.

Will the project:

increase the supply of housing, address housing needs, contribute to a well-functioning urban environment

Please explain your answer here:

Within the wider development, inner city living, and higher density living is encouraged through an apartment development within the precinct. Expected to house over 40 people when built.

The development on the waterfront of Whangarei was designed in conjunction with expert urban landscape designers, cultural design experts and planners and is optimised to provide a good urban environment through its connection to the water and public spaces. It also complements and improves the experience of other PGF backed initiatives such as the Hundertwasser Arts Centre, Hihiaua Cultural Centre, Camera Obscura and the Ball Clock. Many of these attractions require decent event and accommodation space to realise their full potential.

This project cements and builds upon prior government investments along the urban waterfront of Whangārei.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

s 9(2)(b)(ii)

Horwath HTL have assessed the economic impact of developing the proposed co-located Hotel and Conference and Events Centre, as the incremental value generated by visitors to Whangārei attributable to the Hotel and Conference and Events Centre. Beyond their reported impact for these aspects there is also the significant positive impact of the Marina, Apartments, Ferry Terminal, Car Park, Promenade, Plaza and sub-tenancies within the development. The compounding effect or sum of these impacts will further improve the reported positive impact of this precinct development.

Visitor Nights and Expenditure The Hotel is anticipated to attract incremental visitors to Whangārei through factors such as brand recognition, improving the attractiveness and marketability of Whangārei as a destination, and through incentive travel such as its loyalty and rewards programme. The Conference and Events Centre is projected to attract further additional visitors to Whangārei to attend multi-day conferences, events, exhibitions and shows, etc, resulting in additional incremental visitor nights. Horwath HTL have calculated incremental visitor nights as the difference between continued normal growth in Whangārei visitor nights, compared to our projected visitor nights where an increase in market share is assumed. Horwath HTL's estimate of incremental visitor nights includes accompanying persons in the case of conference and exhibition events. Horwath HTL have adjusted the visitor nights for attendees who may not attend all days of an event, and conference / exhibition delegates who may not have an accompanying person. Horwath HTL have assumed 90% of event attendees stay in commercial accommodation, and 50% of these nights are spent in the subject Hotel. Each attendee or additional visitor will generate further value to the Whangārei economy through their daily spend. Event attendees who do not stay overnight are assumed to have a lower spend per visitor due to no expenditure on accommodation. Visitors who stay overnight in private accommodation are assumed to spend less on accommodation than delegates who stay in commercial accommodation. Delegates who stay in the subject hotel are assumed to spend more on accommodation than delegates who stay in other forms of commercial accommodation. The resulting economic impact is calculated as the additional incremental visitor nights (or visitors in the case of day visits) multiplied by the assumed average expenditure spent per visitor night. The table below summarises the projected additional incremental visitor nights to Whangārei attributable to the development of the proposed Hotel and Conference and Events Centre assumptions regarding average expenditure per visitor night, and the resulting economic impact.

The Hotel and Conference and Events Centre are estimated to generate a total economic impact of \$30.20 million over the first five years of operation. This consists of \$13.85 million associated with the development of the Hotel (excluding guests generated by the Conference and Events Centre), and \$16.66 million associated with the development of the Conference and Events Centre (including event attendees staying at the hotel). The Conference and Events Centre is estimated to generate 54% of the total economic benefit associated with the proposed development over the first 5 years of operation.

Downstream Economic Impact:

The economic impact above reflects only incremental visitor nights and expenditure attributable to the Hotel and Conference and Events Centre. This does not include any 'downstream' economic impacts from indirect and induced economic activity, or contribution to local or regional GDP. The Hotel and Conference and Events Centre will support local businesses in Whangārei and Northland by buying local, especially in relation to food and beverage products. This will assist with the growth of existing businesses, and potentially the establishment of new businesses, directly providing services to the Conference and Events Centre, and in related industries. Downstream impacts such as purchases of goods and services from local businesses, and employees spending their salaries in the local community, and subsequent circulation of those dollars in the local economy will contribute to growing regional GDP. By adding to the diversification and stabilisation of the local economy, the Hotel and Conference and Events Centre may also help to increase business confidence.

The economic impact of this project is (source Northland Inc);

s 9(2)(b)(ii)

Will the project support primary industries, including aquaculture?

No

Please explain your answer here:

This element has not been explored in the project; however we welcome Ministerial direction and or official advice to support this outcome. With the inclusion of the Marina and Electric Capable Ferry Terminal, it may support primary industries as an access point.

Will the project support development of natural resources, including minerals and petroleum?

No

Please explain your answer here:

Will the project support climate change mitigation, including the reduction or removal of greenhouse gas emissions?

No

Please explain your answer here:

Green roofs and solar power are items that have been included in the development concept and will contribute towards NZ's efforts to mitigate climate change and transition into a lower emission economy. The project encourages multimodal transport to and from the precinct.

Will the project support adaptation, resilience, and recovery from natural hazards?

Yes

Please explain your answer here:

The project will provide a place of large-scale refuge (in the event needed) well above flood levels, as much of the CBD including many municipal buildings are within flood prone areas/paths.

Will the project address significant environmental issues?

Yes

Please explain your answer here:

The project aims to provide the public with improved connection to the water (Hatea River). This is done through play spaces and viewing platforms. Improving connection to the water is likely to make them more aware of impact of their actions on the waterways.

The project has undertaken the required effects assessments, and no significant adverse environmental effects are expected.

The project will see spoil/lead and asbestos contaminants uplifted and disposed of away from the Hatea Rivers Edge.

Is the project consistent with local or regional planning documents, including spatial strategies?

Yes

Please explain your answer here:

Yes, the project site is identified as a strategic site within the WDC district plan and waterfront precinct plan. They have provisioned capital towards the project in their long-term plan.

It's also included in the Te Tai Tokerau Economic Action Plan and Northland INC's strategic projects plan.

I full draft planning assessment along with a detailed visual impact assessment has been complete confirming a high level of compliance.

Anything else?

Please write your answer here:

In addition to the economic benefits quantified above, the Hotel and Conference and Events Centre will generate a range of social and cultural benefits for the residents of Whangārei and Northland. This will include job creation and training, support for the tourism industry, and other community benefits. The Hotel and Conference and Events Centre will provide employment and training opportunities for Whangārei residents. Horwath HTL have estimated the number of FTE (Full Time Equivalent) employees which will be generated by the Hotel and Conference and Events Centre based on the projected payroll expenses for each, and an estimated average annual salary per FTE. The Hotel is estimated to generate 62.8 FTE employees in its first year of operations (2023), rising to 65.6 FTEs by its fifth year of operations. The Conference and Events Centre is estimated to generate 49.8 FTE employees in its first year of operations (2023), rising to 58.2 FTEs by its fifth year of operations. Together the Hotel and Conference and Events Centre are estimated to result in the direct creation of 112.6 FTE positions in Whangārei in 2023, rising to 123.8 in 2027. This estimate does not include indirect employment generated by the Hotel and Conference and Events Centre's activities. Such indirect employment might include additional staff employed at local cleaning and security companies, and local food and beverage / accommodation businesses servicing event attendees who do not eat/stay onsite. The Hotel and Conference and Events Centre, like the hospitality industry generally, will create a range of employment options including full-time, part-time and casual employment to suit different segments of the local labour force. The Hotel and Conference and Events Centre will present opportunities for Whangārei residents to receive training to develop their hospitality skills, and for local young people to enter career paths in the hospitality industry. Improved perception of Whangārei as a visitor destination. Advertising and media coverage pre / post events held at the Conference and Events Centre will provide increased publicity for Whangārei as a visitor destination. The Conference and Events Centre will gain a national reputation, which in conjunction with the new Hundertwasser Art Centre and Hihiaua Cultural Centre, will help to improve the perception of Whangārei as a place worth visiting. For visitors who travel to Whangārei from elsewhere in Northland to attend events at the Conference and Events Centre, increased awareness of the host city as a visitor

destination may drive repeat visitation. By improving the commercial accommodation capacity, and providing an additional demand driver, the Hotel and Conference and Events Centre will help to increase the number of international and domestic overnight visitors to Whangārei. Management of the Hotel by the hotel management company will provide a further opportunity to increase the awareness and perception of Whangārei as a visitor destination, and the number of domestic overnight visitors to Whangārei. The hotel operator's distribution system and loyalty program offers a significant potential customer base for the targeted promotion of short leisure breaks in Whangārei. Contribution to community goals Whangarei District Council acknowledges that venues and events form a prominent contribution to the District's attractiveness and vibrancy and that this helps create opportunities for residents and visitors who contribute to the District's economy. The strategy for arts, culture and heritage in the Whangārei District 2019–2028 has a 10 year vision of an innovative, creative community that makes Whangārei a vibrant, attractive and thriving district. The new Conference and Events Centre will help to achieve the combined goals of Whangarei District Council and Creative Northland of better access to arts, culture and heritage for the wider community, and more robust and appropriate infrastructure for creation and presentation. Community Participation. The Conference and Events Centre will provide new opportunities for Whangārei and Northland residents to attend events and this will have a range of positive community outcomes. The new Conference and Events Centre will play an important role in connecting Whangārei with the wider Northland Region. The Conference and Events Centre will make attending events more accessible for the Whangārei and wider Northland community who may otherwise not be able to attend, if for example the events were hosted in Auckland. This will include locally produced shows and events, as well as national performing arts shows including orchestra, ballet, dance, theatre and opera (at community rates), and touring international concerts and events. Local performers will have the opportunity to engage with a larger audience than is currently possible, providing a more rewarding and satisfying experience. Increased community participation at local events may help to increase cultural awareness and provide educational opportunities which contribute to community development. International and domestic research has found that the benefits of engaging with the performing arts sector can include improved personal wellbeing and social inclusion by helping people connect with their community and enabling communities to be more inclusive. People who engage with the arts are more likely to engage in positive civic behaviours, such as voting or volunteer work. This in turn leads to improvements in the broader welfare of society. A new high-quality venue capable of hosting arts and culture events will provide increased audience satisfaction and enjoyment of events. This may in turn lead to more frequent engagement with the arts and cultural sector, making outcomes such as wellbeing and education from these activities more likely and long-lasting. Whangārei residents may feel increased civic pride arising from hosting iconic international events. This together with the ability to attend such events, may contribute to improved quality of life and increased resident satisfaction with Whangārei as a place to live. There will also be some additional economic benefit to Whangārei, although immeasurable, associated with residents staying in Whangārei to attend events rather than taking their expenditure outside the region. The Conference and Events Centre will also be available for community use at discounted rates. We have assumed that Council will require a community access policy whereby the Conference and Events Centre will be priced in conjunction with Council venues including Forum North and Hihiaua Cultural Centre. This will encourage the complementary venues to work together to grow the market for events in Whangārei. Certain types of hirers may be eligible for Council grants towards the higher community rates charged by the Conference and Events Centre.

Construction Impact:

The impact of the construction of the Hotel and Conference and Events Centre will also be additional to the economic impact calculated above. The construction of the Hotel and Conference and Events Centre will be a major capital project which will be partially funded from outside the region and will bring people to Whangārei during the construction period. Members of the construction workforce visiting from outside the region for a period of weeks or months, will benefit the local economy by spending some of their income at local businesses. Scope Ltd estimate required construction personnel to peak well above 250 trades people for a sustained period of 2-3 years. Preliminary enquiry has been made by Scope with the local construction market who have expressed a strong interest to be involved and deliver the project with local resources. Such opportunities support the Northland construction industry to grow its capacity to support large scale developments.

During and Post Construction:

The project once complete is expected to provide significant employment during design, construction and operations. The detailed design phase is expected to utilise services of >30 local consultants. The construction phase is expected to employ and create work opportunities for apprentices, trades people and other construction related workers. The project is expected to average 100 workers onsite everyday. The operations of the Conference and Event Centre will employ over 50 full time staff with an additional 12 staff expected to be employed in the restaurants/bars.

This project is sufficiently advanced and any alternative/future prospect of replicating such a development if this werent to proceed would be at least 5 years away. It is essential for the region that this project gets the "green light" now to ensure that its built and available as key infrastructure to support the other major infrastructure projects vital to the North with meeting and accommodation space.

Does the project includes an activity which would make it ineligible?

No

If yes, please explain:

Section 8: Climate change and natural hazards

Will the project be affected by climate change and natural hazards?

No

If yes, please explain:

These have all been addressed in the proposal

Section 9: Track record

Please add a summary of all compliance and/or enforcement actions taken against the applicant by any entity with enforcement powers under the Acts referred to in the Bill, and the outcome of those actions.

Please write your answer here:

None

Load your file here:

No file uploaded

Declaration

Do you acknowledge your submission will be published on environment.govt.nz if required

Yes

By typing your name in the field below you are electronically signing this application form and certifying the information given in this application is true and correct.

Please write your name here:

Ben Tomason

Important notes