

Submitted to Fast-track approval applications
Submitted on 2024-05-03 14:41:16

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:
Tonchi Glamuzina

2 Contact person

Contact person name:
Tonchi Glamuzina

3 What is your job title

Job title:
Managing 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:
s 9(2)(a)
s 9(2)(a)
s 9(2)(a)
s 9(2)(a)
s 9(2)(a)

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

Yes

Organisation:
VEZA LIMITED

Contact person:
TONCHI GLAMUZINA

Phone number:
s 9(2)(a)

Email address:
s 9(2)(a)

Job title:
Managing Director

Please enter your service address:

293, LINCOLN ROAD, HENDERSON, AUCKLAND, 0610

Section 1: Project location

Site address or location

Add the address or describe the location:

62-72 James Street (Dent Street), Whangarei

File upload:

Site of Proposed Waterfront Hotel Whangarei - Whangarei - Aerial.pdf was uploaded

Upload file here:

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

Yes

upload file:

Land Titles - Whangarei Waterfront Hotel Proposal.pptx was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

Whangarei District Council

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:

Proposed Developer/ Development Partner, Construction Partner (Modular Stage) and Development Manager/ Construction Manager (Carpark Stage + Overall)

Section 2: Project details

What is the project name?

Please write your answer here:

Whangarei Waterfront Hotel

What is the project summary?

Please write your answer here:

Proposed mixed use development with 14 Floor (13,900m2 Gross Floor Area) 198 Room Hotel, with retail/ commercial area and separate 200+ three floor carpark building.

Plans may further evolve to include a small convention facility and adjacent but activating laneway, infrastructure and streetscape to allow for future development of the adjacent sites and blocks.

What are the project details?

Please write your answer here:

To construct a new large scale hotel, adjacent carpark building (and infrastructure) to activate significant waterfront development and usage in Whangarei, along with a longer term plan to introduce multistorey residential living to the Whangarei waterfront.

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

Please write your answer here:

The project will involve the fast-tracked construction of a significant scale new hotel development and carpark with an integrated and collaborative arrangement with the Whangarei District Council.

The proposal is to have the hotel (and carparking) operational by summer of 1st Quarter of 2026.

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:

Whangarei District Council

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

Please write your answer here:

No prior applications nor notices applied for previously in relation to the proposed Whangarei Waterfront Hotel.

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

Yes

Please explain your answer here:

Whangarei District Council will need to approve the commercial conditions.

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

Please write your answer here:

Detailed Design Commence: 26/06/2024

Procurement: July 2024

Funding: July 2024

Site Works Commencing: 16/09/2024

Hotel Structure Up To 14th Floor: 30/06/2025

Carpark Completed: 27/10/2025

Completion: 08/12/2025 (Hotel and Carpark)

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

The project is proposed to be 47m height to the lift over run level (approximately 45m to the roof level) which is over the 32m height limit currently in place for the area. The adjacent areas cleared buildings operating as temporary carparks and buildings around are predominantly low level aged stock. The Dent Street hill nearby has no buildings that would appear to have view impacts. This proposal has been developed with early stage consultation with Whangarei District Council and wider assessments are yet to be undertaken.

The Dent Street is a busy frontage, however the building has been set back to allow buses and vehicles to pull in off the Dent Street and building set back to minimize impacts on the public pedestrian access. The proposal is to tie in the adjacent future path and access ways/ feature laneways with extensive streetscape.

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:

Only consultant engagement and early stage engagement with the Whangarei District Council at present.

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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:

There are no processes undertaken under the Public Works Act 1981 at this stage.

Section 4: Iwi authorities and Treaty settlements

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

Please write your answer here:

There are no Te Tiriti o Waitangi claims on the site.

No Hapu/ Iwi engagement has been sought at this stage of the proposal, other than design considerations and aspirations to provide an inclusive facility recognizing the history of the area and intention to provide engagement.

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?

No

If yes, please explain:

Upload your assessment if necessary:

No file uploaded

Section 5: Adverse effects

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

Please describe:

The hotel is highly sustainable.

No significant adverse effects noted to date.

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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:

Nil.

Note the building is highly recyclable (being stainless steel hotel structure) with 100kw approximate solar panel system proposed.

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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:

The fast track process will allow the project to commence and start filling the gaps in the Whangarei requirements from the 1st Quarter 2026.

Whangarei has no new significant hotels under construction and with the Hospital Development through to 2031 there is a shortage of current and

upcoming accommodation (particularly considering the 2000+ new staff required for the Whangarei Hospital development). Fast track will take advantage of the lower Chinese local building market volume as well as not adversely impact on the construction resources (and impact on the hospital development) while providing high class high technology accommodation facilities.

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

Please write your answer here:

The fast track will likely make the project feasible and complete up to 2 years earlier than other hotel and carparking proposals.

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

Local government plan or strategy

Please explain your answer here:

Whangarei District Council recognizes the requirement for new hotels in the area.

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

Tourism will be boosted by this project. It will also lead to housing in the adjacent sites which will also alleviate housing shortages to the area.

Will the project:

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

Please explain your answer here:

With the intention to incorporate infrastructure with council partnership, the proposal is to activate at least 420 affordable Multi-Storey apartment dwellings after the project.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

Tourism

Will the project support primary industries, including aquaculture?

No

Please explain your answer here:

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?

Yes

Please explain your answer here:

Highly Sustainable Building with low energy usage and 100kw solar power.

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

Yes

Please explain your answer here:

Will the project address significant environmental issues?

No

Please explain your answer here:

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

Yes

Please explain your answer here:

Hotel Development for Whangarei

Anything else?

Please write your answer here:

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:

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:

No compliance nor enforcement action has been undertaken against the applicant.

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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:

TONCHI MARTIN GLAMUZINA

Important notes