



Attachment E

Detailed Analysis of Kairaki

PRELIMINARY DRAFT WAIMAKARIRI RESIDENTIAL RED ZONE RECOVERY PLAN – DETAILED ANALYSIS OF OPTIONS – KAIRAKI

Description of Area: The Kairaki regeneration area covers approximately 6 hectares, and is situated 4km west of Kaiapoi between Pines Beach and the Waimakariri River mouth. The Tūhaitara Coastal Park separates the area from the coast. The Kairaki Motor Camp lies to the east of the regeneration area. The District Plan identifies the area as a Residential 3 zone. The area has fragmented land ownership; 20 privately-owned properties are located in the regeneration area, reflecting a strong community will to continue living in this area. The coastal lowland region from the Waimakariri River to the Rakahuri River is recognised as a Ngāi Tahu cultural landscape of immense importance within the Mahaanui Iwi Management Plan 2013. The Kairaki regeneration area has been separated into three areas (Areas 23, 24 and 25 in the draft Recovery Plan) based on the proposed land uses.

A. PREFERRED OPTION AND PROPOSED IMPLEMENTATION

<p>Briefly describe the preferred option and outline the key reasons why it is preferred.</p>	<p>Area 23 (west of Featherston Avenue) is proposed to remain in Crown ownership, with lease or sale arrangements potentially being developed with private individuals for non-permanent structures.</p> <p>Area 24 (east of Featherston Ave) is proposed to be incorporated into the Tūhaitara Coastal Park.</p> <p>Area 25 (the southernmost part of the regeneration area, adjoining the existing car park) is proposed to be vested in the Council as reserve and be amalgamated into the Kairaki Beach Car Park Reserve. This area could then be made available for lease to the Waimakariri Sailing and Power Boat Club for boat rigging and storage. This is the preferred use for the area as there is currently insufficient room for the club for rigging and storage.</p> <p>These proposals are considered the most suitable for the Kairaki Regeneration Area given the high risk of regular future flooding, and forecast sea level rise (1.0m within the next 100 years) which will likely lead to inundation of the area due to the daily tidal cycle. The proposals will allow the community to continue to live in the area while responding to the natural hazard risks, and are also strongly aligned to the wishes of Ngāi Tahu that the areas to the east of Featherston Avenue be incorporated into the Tūhaitara Coastal Park. The proposals were broadly supported by the majority of the community; greater clarity was sought by some commenters about the proposed leasing arrangements, the plans for Area 24 by Te Kohaka o Tūhaitara Trust, and the need to avoid a “shantytown” appearance (through the possibility of untidy temporary structures being located in Area 23).</p>
<p>How does the preferred land use take into account long-term projections and plans, such as demographic projections?</p>	<p>The proposed land uses for these areas provide expanded recreational opportunities for the wider Waimakariri District, reflecting projected population increases. . Kairaki is forecast to be subject to sea level rise and flooding risk, which has significantly restricted the different types of land uses that can be considered.</p>
<p>Is the preferred option the intended long-term use of the area? If no, what is the intended long-term use and why is it different from the short term use?</p>	<p>The proposals are the intended medium and long term use for the Kairaki Regeneration Area, reflecting the forecast natural hazards. The rationale for only allowing non-permanent structures within Area 23 reflects the likelihood that in the next century this area will be inundated with sea water, meaning that permanent structures are inappropriate.</p>
<p>How does the preferred land use option support and align with existing and planned local and national infrastructure? E.g. roads, schools and health services</p>	<p>The roads and services within Kairaki were extensively damaged in the 2010 earthquake but have since been repaired and upgraded, and will be maintained by the Council. There are no other significant infrastructure implications and consequences that have been identified at this stage and no further infrastructure works are planned within the Kairaki Regeneration Area.</p>
<p>What are the proposed ownership and management arrangements of the preferred option? Why are these favoured? <i>Note whether vesting is being requested.</i></p>	<p>The Council will discuss with the Crown the possibility of leases for private use in Area 23, and the mechanisms for how the leases might be offered to the community. Management arrangements will be determined once greater certainty about the proposed leasing arrangements has been confirmed. Alternatively the Crown may sell Area 23 with restrictive covenants in place. For Area 24, the Council will discuss with the Crown and the Board of Te Kohaka o Tūhaitara Trust the steps that would need to occur to incorporate this area into the Tūhaitara Coastal Park (including vesting some of the land). In the medium term it is proposed the Trust will become the land owner and manager of the area. The Council is also seeking to agree with the Crown that Area 25 be vested in the Council as a reserve and then made available via lease to the Waimakariri Sailing and Power Boat Club.</p>

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<p>What is the proposed implementation of the preferred option? Why is this approach preferred?</p>	<p>If the Council’s land use proposals for the Kairaki Regeneration Area are supported as part of an approved final Recovery Plan, the Council will discuss options with the Crown for vesting the land in Areas 25 in the Council, and will then discuss with the Waimakariri Sailing and Power Boat Club potential lease arrangements for boat rigging and storage.</p> <p>The Council will discuss with the Crown the arrangements for appropriate lease arrangements.</p> <p>Should Area 24 be incorporated into the Tūhaitara Coastal Park, the Te Kohaka o Tūhaitara Trust will consider preparing a management plan for the area in consultation with stakeholders including the Kairaki community, and will consider appropriate ecological restoration planting.</p> <p>These implementation arrangements will expedite the Recovery Plan actions for this regeneration area in a transparent manner which will provide certainty, while responding to a number of community concerns (e.g. about leasing arrangements and more clarity about future plans for the area by Te Kohaka o Tūhaitara Trust).</p>
<p>How does the Plan provide for the necessary statutory amendments to enable the preferred option? What are they?</p>	<p>The draft Recovery Plan identifies that district plan changes may be required, if appropriate under the Greater Christchurch Regeneration Act 2016, to enable the proposed reserve activities. These are described as further actions to be completed after Ministerial approval. It is anticipated that a Waimakariri District natural hazards plan change will be progressed this year by the Council. This plan change will cover Kairaki, Area 23 in particular, and the issue of flooding. While climate change has been factored into the flood modelling, direct sea water inundation as a result of sea level rise is not part of the current natural hazards plan change.</p>

B. HOW WOULD THE PREFERRED LAND USE OPTION HELP TO ACHIEVE EARTHQUAKE RECOVERY OBJECTIVES

<p>Minister’s direction: 4.1.1 Promote the well-being of greater Christchurch communities</p>	<p>The proposed land uses contribute significantly to this objective, despite the constraints on types of land use option in Kairaki. In particular, community engagement and consultation has indicated that the proposals “reflect the needs and aspirations of the communities”, while ensuring that there will be “acceptable financial costs to New Zealand taxpayers or Waimakariri District ratepayers” through low capital and maintenance costs. The proposals are sympathetic to the local surroundings, with the proposed transfer of land to Tūhaitara Coastal Park ensuring integration “with the built and natural environments, particularly the areas surrounding the Waimakariri residential red zone”. The transfer to Tūhaitara Coastal Park “recognise(s) the heritage values of the local communities”, and “recognise(s) and provide(s) for the relationship of Te Ngāi Tūāhuriri Rūnanga and Te Rūnanga o Ngāi Tahu and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga”.</p> <p>The proposed additional green space (through the expansion of the Coastal Park) will provide opportunities for recreation, which in turn has well-being benefits. The proposed green spaces will provide benefits in terms of: well-being (through physical activity such as walking, and experiencing nature); social cohesion (through providing community space, as well as supporting different cultures); place-making (through the conservation of cultural landscapes, biodiversity enhancement, and contributing to a local identity). The proposed coastal park extension will also provide land use certainty for the surrounding community and enable the Trust and the community to build a relationship with positive community outcomes.</p>
<p>4.1.2 Result in resilient and enduring outcomes</p>	<p>The proposed leasing (or sale) arrangements for Area 23 will provide a financial return to the landowner which will benefit ratepayers and taxpayers in future generations, although these arrangements will be limited by the timeframes for the forecast rise in sea level. The land uses within this area have been heavily influenced by flooding risk assessment and geotechnical conditions, and hazards associated with the location, and the proposals for Area 24 in particular will contribute “to the restoration and enhancement of ecosystems, and avoidance and mitigation of natural hazards”. As such, it is considered that the location, design, and function of development will ensure a sustainable land use pattern that is, as far as possible in such a changing land environment, robust and resilient.</p>
<p>4.1.3 Support economic development and growth</p>	<p>There are no specific impacts on economic development, although Te Kohaka o Tūhaitara Trust has indicated that it may seek appropriate opportunities to generate income. There may be opportunities for low-key commercial activities in Kairaki, possibly close to the existing motor camp including commercial recreation facilities, which could be administered by Te Kohaka o Tūhaitara Trust or other entities.</p>

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<p>4.1.4: Be affordable and consistent with the government’s commitment to principles of responsible fiscal management</p>	<p>The proposed leasing (or sale) activities in Area 23 will provide a financial return to the landowner.</p> <p>The proposed reserve in Area 25 will be developed and maintained from within the agreed financial parameters of the Council’s Long Term Plan, with costs being transparent to Waimakariri ratepayers.</p> <p>Te Kohaka o Tūhaitara Trust will provide information about income and costs, and its viability to develop and maintain the area appropriately, as part of its management plan for the incorporation of Area 24 into the Tūhaitara Coastal Park.</p>
<p>Council’s vision and goals: How would the preferred option deliver the vision outlined in the Draft Recovery Plan?</p>	<p>The proposed land uses in Kairaki will ensure that the regeneration area will be returned to active use in an efficient and transparent manner, providing recreation opportunities and ecological developments that will be “rewarding and exciting places for residents and visitors”, and reflecting the expectations and aspirations of the community as expressed through consultation during the development of the Recovery Plan.</p>
<p>How would the preferred option help to achieve the goals 1, 2, 3, 4, 5 and 6 outlined in the draft Recovery Plan?</p> <p><i>Note that this should include details about how the goal, vision or objective would be achieved and why this is important. It is not sufficient to merely state ‘Land use option X would contribute significantly to goal Y.’</i></p>	<p><i>1) Returning the regeneration areas to active use in a timely and efficient and economic manner:</i> The proposed uses can be implemented within two years and will help ensure that Kairaki will support and encourage community recreation, and ecological and cultural awareness.</p> <p><i>2) Significantly enabling Kaiapoi’s journey towards becoming a prosperous and innovative centre to live, work and play:</i> The proposals will enhance recreation opportunities (such as access to sailing) and ecological awareness, which will make the area a more rewarding place to live and visit.</p> <p><i>3) Providing a safe, inspiring and attractive environment for residents and visitors, with public access to and opportunities for recreation, cultural, social and economic activities:</i> The expansion of the Tūhaitara Coastal Park will provide further recreation opportunities and access to the coastal area for residents and visitors. The Ngāi Tahu website notes that the Tūhaitara Coastal Park is “already an important recreational area (and) it is likely to become more so as developments like the Pegasus Walkway reach completion. The trust is working hard to develop walking, cycling and bridle paths throughout the park”.</p> <p><i>4) Ensuring land use proposals are resilient and built for the future drawing on relevant sound assessment:</i> The area is subject to flooding risk. The proposed land uses within the Kairaki regeneration areas have been heavily influenced by the flooding and geotechnical conditions, and hazards associated with the location, while reflecting the objectives of the Minister’s Direction and the Council’s goals for the Recovery Plan. Given the location, forecast sea level rise and the community’s aspirations for the future of this area, the proposed uses are considered appropriate for the long term.</p> <p><i>5) Enabling opportunities to restore the natural environment to support diversity as well as economic prosperity:</i> The proposed extension to the Tūhaitara Coastal Park(Area 24) is strongly focused on developing native ecological enhancement and supporting biodiversity. The Ngāi Tahu website notes that “The coastal park in its entirety, is an excellent example of what can be achieved when restoration and conservation measures are taken seriously”.</p> <p><i>6) Recognising and enhancing Ngāi Tūāhuriri and Ngāi Tahu values, aspirations and the important cultural history of the area:</i> Ngāi Tahu and Ngāi Tūāhuriri have a long-standing history and relationship with this area, which they have used for a multitude of purposes including mahinga kai. The Tūhaitara Coastal Park was established as an outcome of the Ngāi Tahu Settlement with the Crown. The proposals will provide a range of opportunities to preserve Te Rūnanga o Ngāi Tahu values, retain and enhance rare and indigenous biodiversity and provide recreational and educational opportunities.</p>

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C. EVIDENCE AND ENGAGEMENT

<p>What are the key geotechnical, flooding and other findings about this area and how have they informed the development of the preferred option for this area?</p> <p>Are there any geotechnical, flooding and other uncertainties? If yes, what further analysis is required?</p>	<p>The Technical Advisory Panel (TAP) report notes that the key issues for Kairaki are projected sea level rise and extensive flooding risk. The TAP rated Kairaki as S3 category (“Area impacted by shoreline retreat due to passive inundation”) for sea level rise, with a projected sea level rise of 1.0m by 2115. At this rate the shoreline of Kairaki will retreat and sea water will eventually inundate the area due to the daily tidal cycle. The TAP report concluded that: “Permanent capital investment is therefore not sustainable”. This forecast sea level rise will “also affect groundwater conditions and would require further investigation to understand how this could be effectively mitigated”. Similarly, the flooding risk for Kairaki was rated as F3, with “extensive flooding likely to occur in the area every 50 to 200 years”. Therefore there were limited land use options for Kairaki, given its location 4km away from Kaiapoi and the identified natural hazards. The main uncertainty relates to the forecast sea level rise. While there is broad agreement amongst experts that the sea will rise over the next century, there are variations in the forecasts for how quickly and by how much the sea level will rise. There are no other significant geotechnical issues or uncertainties that affect the potential land uses in the area.</p> <p>It should be recognised that while the evidence base for flooding from storm events and an Ashley River breakout scenario is reasonably robust, there is less certainty around sea water inundation risk. This has been excluded from the draft natural hazards district plan change being progressed by the Council and may require further assessment.</p>
<p>What short, medium and long-term economic projections and market information is available on this area? How has this information informed the development of the preferred option?</p> <p>Are there any uncertainties related to the information on economic/market conditions? If yes, what further analysis is required?</p>	<p>The relevant economic analysis for this area (in particular the work by Property Economics and Colliers International) has been based on economic projections for business activities for the Kaiapoi area as a whole, and has limited direct relevance to Kairaki.</p> <p>Given the natural hazard constraints on the land and other factors which limit the opportunities for any business or industrial development in this area, there is no intention at this stage to seek further information about economic/market conditions for Kairaki, although as indicated earlier, there may be some low key small-scale commercial development opportunities e.g. mobile coffee cart, appropriate user-pays recreation facilities (including the possibility of being facilitated by and contributing financially to Te Kohaka o Tūhaitara Trust).</p>
<p>What other evidence has been used to inform the development of the preferred option? E.g. research on psychosocial or health issues.</p>	<p>No additional specific analysis has been undertaken as part of the Recovery Plan development process. Research in to the benefits of green space has been used to inform the proposed land uses. Green space provides a variety of direct and indirect benefits to individuals, the community and the economy. Green space has benefits for: health and wellbeing (enhancing physical and mental health); social cohesion (bringing people together); place-making (providing a local identity); development and learning (providing a variety of experiences); and economic value (contribution to the local and national economy).</p>
<p>What other uncertainties are there about the preferred option? What further analysis is required?</p>	<p>There is some uncertainty about the level of interest in the temporary leasing arrangements for Area 23, although this land use proposal reflects significant community interest in retaining connections to this area.</p>
<p>What are the key themes of community feedback received on the preferred option? Were any alternatives suggested and why were these progressed/not progressed?</p>	<p>There was broad support for the future land use proposals for Kairaki. While the private lease proposals were not universally supported, there was majority agreement to the proposed arrangements, provided clarity was provided about the terms of any leases to avoid unsightly temporary structures, leading to a “shantytown” appearance. There was some minority support for permanent built structures in Kairaki, but as noted earlier, this would not be appropriate given the forecast sea level and the prospect of inundation and risk of regular flooding in this area. Similarly, the majority of commenters supported the proposal to incorporate land into the Tūhaitara Coastal Park, but some sought more information about the Trust’s proposals for the land, which will be provided in the short term implementation stage through a public management plan for the area. Concern was raised by some commenters about the proposals for Area 25 next to the Waimakariri Sailing and Power Boat Club. Clarification has now been provided through the more explicit proposal to lease the land to the Waimakariri Sailing and Power Boat Club for the purposes of boat rigging and storage.</p>

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Outline the views of each of the Strategic Partners on the preferred option. Include whether alternative options have been suggested or supported.	The Strategic Partners have been involved throughout the development of the Recovery Plan, including the initial TAP work and report. There is broad agreement from all for the future use proposals in Kairaki; Te Rūnanga o Ngāi Tahu indicated a strong preference at an early stage in the Recovery Plan development process that some of the land in Kairaki should be incorporated into the Tūhaitara Coastal Park.
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D. BENEFITS AND WHOLE OF LIFE COSTS

What would be the social benefits of the preferred option to the Waimakariri and greater Christchurch communities and New Zealand taxpayers?	<p>The main social benefits relate primarily to the proposed provision of active and passive green space with the expanded Tūhaitara Coastal Park. The Trust’s plans for the area are still at an initial stage but will encompass the provision of safe and secure environments for residents and visitors.</p> <p>The proposed recreation opportunities and ecological developments will have benefits in terms of well-being (through physical activity such as walking, and experiencing nature); social cohesion (through providing community space, as well as supporting different cultures); place-making (through the conservation of cultural landscapes, biodiversity enhancement, and contributing to a local identity). The proposed coastal park extension will also provide land use certainty for the surrounding community and enable the Trust and the community to build a relationship with positive community outcomes. The following research by Lincoln University, while undertaken specifically to assess potential recreation activities in the Avon corridor as opposed to Waimakariri, provides evidence about the value of recreation spaces to communities. In addition to the benefits of active sport and recreation, natural recreation spaces also contribute to health and wellbeing. A Department of Conservation study in 2013 identified that public conservation areas have positive mental health benefits. Aside from the mental benefits of physical activity in natural spaces, there are also restoration effects which encourage “<i>recovery from stress and attention fatigue, enabling people to reflect on issues beyond their routine thoughts and activities</i>”. Natural spaces also have therapeutic benefits with improvements in mood, reduced anger and aggression, and increased vigour.</p> <p>The proposed additional green space adjacent to the car park (Area 25) will have social benefits for users of the Waimakariri Sailing and Power Boat Club and car park users. The provision of a dedicated space for rigging and storage rather than shared use of the Kairaki Beach Car Park will benefit both groups by avoiding user conflicts in a very busy car park space, and improved safety through the separation of rigging and parking activities.</p>
What would be the economic benefits of the preferred option to the Waimakariri and greater Christchurch communities, New Zealand taxpayers and the Crown (as landowner)?	There would be very limited specific economic benefits resulting from the proposed land uses although small-scale low-key commercial development may be possible in the Kairaki area, in line with the recreation focus, the existence of a popular motor camp, and desirability of an accessible coastal location in an attractive environment. The Lincoln University research referenced above provides evidence of the economic value of recreation spaces. In addition, a 2011 report into the “Economic and Social Value of Sport and Recreation to New Zealand” demonstrated that there is a net economic benefit from participation in sport and recreation activity.
What would be the cultural benefits of the preferred option to the Waimakariri and greater Christchurch communities and New Zealand taxpayers?	Much of the Kairaki area has been identified as having significant cultural values by Ngāi Tahu and Te Ngāi Tūāhuriri Rūnanga, and is considered part of a cultural landscape with significant historical, traditional, cultural and contemporary associations. The land uses proposed seek to recognise and enhance the cultural values associated within these areas. The expansion of the Tūhaitara Coastal Park will provide further opportunities to educate people locally and from further afield about the important cultural relevance and history of the area.
What would be the environmental benefits of the preferred option to Waimakariri, greater Christchurch and New Zealand?	There will be potentially significant environmental benefits from the proposed land uses in Kairaki. The Kairaki regeneration areas are currently heavily modified landscapes with little or no natural character at present, given that prior to the earthquakes they contained domestic land uses. It is also noted that these areas have not been identified within the Waimakariri District Plan as being an outstanding natural feature or landscape. Therefore, the proposed expansion of the Tūhaitara Coastal Park and the ecological enhancement proposed for Area 24, with increased native plantings and a focus on sustainable biodiversity, will provide significant environmental benefits including through improved water health, recovery of natural species and greater and sustainable biodiversity. The Council recognises the importance of reflecting community concerns by ensuring that any non-permanent structures developed in Area 23 should be appropriate to the locality and surroundings, and the importance of avoiding an untidy “shantytown” appearance that could detract from the environment.

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Are there any other benefits for Waimakariri, greater Christchurch, New Zealand as a whole and/or the Crown?	There are a range of overall benefits associated with returning the regeneration areas to active use in ways sympathetic to the local surroundings, which reflect the natural hazards associated with this location while focusing on ecological enhancement and culturally-relevant developments. The proposals for Kairaki need to be considered holistically with the other proposals for the regeneration areas, which will provide a range of benefits in future including supporting the full recovery and regeneration of greater Christchurch from the Canterbury earthquakes. One particular strength of some of the proposed land uses in Kairaki is that they provide the opportunity for a ground-breaking approach to biodiversity and the ecological enhancement of native species, which reflect Ngāi Tūāhuriri and Te Rūnanga o Ngāi Tahu cultural values, potentially providing a “blueprint” for other parts of the country to adopt and adapt.
What would be the financial costs of implementing the preferred option, including the approximate on-going management and operational costs? <i>Specify whether these costs would be for the Council, Crown or a private owner, and ensure timeframes are clearly stated. Include all potential processes e.g. vesting, remediation if applicable.</i>	Excluding any land acquisition costs, the estimated costs to the Council are estimated as \$0 for Areas 23 and 24. For Area 25 the Council would incur a Design and Build cost of \$57,000 - \$75,000, followed by annual costs for maintaining this area of between \$1,400 and \$1,800. There are no costs likely to fall to the Crown except any interim maintenance costs and potentially some administration associated with the management of the proposed leasing arrangements. There will be development and maintenance costs for Te Kohaka o Tūhaitara Trust for plantings and ongoing maintenance, which have not been quantified.
What are the other costs (e.g. environmental, health and/or social) of the preferred option?	No other major costs have been identified although current uncertainty about the plans for Area 24 as part of the Tūhaitara Coastal Park may have some social costs for residents of Kairaki until more information is available. Similarly there may be some environmental costs associated with the non-permanent leasing arrangements for Area 23 unless steps are taken to avoid some activities. There may be social costs for residents of Kairaki in relation to the non-permanent leasing uses in Area 23, unless safeguards are put in place to restrict unsightly appearance. The main opportunity costs are likely to be the time needed for the Te Kohaka o Tūhaitara Trust to implement its plans for the area proposed to be transferred to the coastal park, and possible disruption in that area and also in Area 23 as leasing arrangements are implemented.
Are there any uncertainties about the anticipated costs? If yes, what do these relate to and could further analysis be undertaken?	The main uncertainties relate to the financial implications (including the likely take-up and the appropriate pricing) of the proposed leasing (or sale) arrangements for Area 23, but these will be at the margins of the overall financial implications of the Recovery Plan as a whole.
What are the anticipated financial returns?	Financial returns will accrue from the leasing of land in Area 23 but this has not been quantified yet. Te Kohaka o Tūhaitara Trust may be able to seek a financial return should it prove feasible to develop commercial activities in Area 24, to be available to paying customers in the Coastal park.

E. RISKS – IDENTIFICATION AND MITIGATION

How have current and future needs/requirements been balanced from the Council’s perspective?	Consideration has been given to the future needs of the community in terms of recreation areas and development of enhanced ecological areas. While additional green space is not considered required in Kairaki to meet the Council’s levels of service, the significance of the coastal park from a cultural, social, ecological and environmental perspective is acknowledged. Consideration has been given to the future needs of the community through the provision of a storage/rigging area adjacent to the Kairaki Beach Reserve Car Park.
What would be the environmental risks associated with the area and preferred option? (e.g. natural hazards and future events). How would these be mitigated?	There are no major environmental risks likely through the proposed land uses in the Kairaki regeneration areas although the impact of the forecast sea level rise could have some adverse environmental risks in future depending on the possible removal of existing built structures which could be subject to inundation.

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<p>What would be the potential implementation risks of the preferred option? (e.g. unforeseen costs).</p> <p>How would these be mitigated?</p>	<p>The Council considers the main risk to be uncertainty about the nature and timing of the leasing (or sale) arrangements in Area 23. At present it is not certain how much interest there would be from individuals and organisations in leasing this land, given the constraints that would need to be put in place over the nature of built structures. This risk will be mitigated through the development of the implementation phase, if and when the Minister approves the final Recovery Plan.</p> <p>There is also a risk that negotiations between the Council, the Crown and the Te Kohaka o Tūhaitara Trust about incorporating the land in Area 24 to the Trust, may not be concluded in a timely and transparent manner. There is a risk that Te Kohaka o Tūhaitara Trust does not have sufficient funding or capacity to develop and maintain the extension to the Coastal Park. This issue was raised by some commenters during consultation. The impacts of this would be poorly maintained areas with potential pest and weed issues, and with low amenity values. This situation would also potentially impair the relationship between the Kairaki community and the Trust. There is the further risk that Council would be asked to provide additional funding, or be asked to take over development and maintenance, for which there are financial implications.</p> <p>The other uncertainty relates to the possible financial implications of any decision by the Crown about its willingness to remain the landowner for Area 23. If not it may be an option for the land to be vested in the Council for the Council to manage the leasing arrangements or if could be sold with suitable covenants in place. There is also uncertainty about whether the Crown may vest the land in Area 25 in the Council, and if so, whether this will be at no charge or not. These issues are being discussed between the Council and Crown with processes underway to seek if possible, the Crown's formal decision about the land in Areas 25 prior to final agreement of the Recovery Plan.</p>
<p>What would be the risks relating to community and/or stakeholder buy in?</p> <p>How would these be mitigated?</p>	<p>There remains a residual risk for this area (as with all the regeneration areas) that some in the community strongly oppose the proposed land uses. This risk has been mitigated through the consultation and community engagement processes undertaken so far, and future opportunities for consultation. Consultations so far has demonstrated broad support from the majority of commenters for the proposals for this area with concerns being predominantly about lack of transparency about implementation details. Greater clarity about the proposed leasing arrangements for Area 23 and how Te Kohaka o Tūhaitara Trust will develop and maintain the land in Area 24 will help to mitigate the concerns raised at the time of the preliminary draft Recovery Plan about. One further uncertainty relates to possible scepticism amongst some in the community about the forecast sea level rise and the extent to which it will impact on Kairaki and over what timeframe.</p>
<p>What would be the risks relating to Council and Crown expenditure?</p> <p>How would these be mitigated?</p>	<p>The main risks are essentially the same as the implementation risks identified above, i.e. how much and when would the financial returns start to accrue from the leasing (or sale) arrangements, and the potential financial considerations associated with vesting the land. These risks will be mitigated during the implementation phase once the risks have been appropriately assessed.</p>

F. ALTERNATIVES

<p>For the <u>preferred option</u>, what, if any, are the alternative ownership and management options?</p>	<p>It may be possible for the Crown to vest the land in Area 23 in the Council, and for the Council to administer leasing arrangements for this area as opposed to Crown doing so.</p>
<p>What are all of the land use options that could be considered for this area?</p>	<p>Other land use options include:</p> <ol style="list-style-type: none"> a) Selling some of the regeneration land to private owners to re-establish permanent residential activities. b) Development of Area 23 as Council green space (recreation reserve) c) Development of Area 24 as Council green space (recreation reserve) d) Development of low key, commercial recreation type activities (e.g. ropes course, mini-golf etc). <p>The main alternative option that has been proposed during community consultation is selling some of the regeneration land (Area 23) to private owners to re-establish residential activities. There has also been some suggestion that the land in Area 23 could be developed into a recreation reserve held by the Council, and some members of the community have expressed disquiet about the incorporation of land into the Tūhaitara Coastal Park. Some commenters have expressed disquiet about the fact that a large number of residents have been “allowed” to stay, and that the creation of a reserve for the whole area could include the removal of these properties. There have</p>

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	also been suggestions for low key commercial activities; these kinds of ideas are not necessarily foreclosed by the Council’s preferred options and can be considered further during the implementation phase.
What would be the key benefits of progressing each alternative option? <i>Add a new row for each option.</i>	Key benefits include: <ul style="list-style-type: none"> a) Enabling residential development - providing a financial return to the landowner, and potentially also allowing some former residents to return to the area. b) Additional green space – creation of a large natural park within Kairaki with associated health and wellbeing benefits (through physical activity and experience in a natural environment); social cohesion (through provision of community space); place-making (through providing a local identity, conserving landscapes and enhancing biodiversity). c) As above. d) Low key/commercial activities – creation of a destination for visitors with some potential financial return to the landowner
What would be the key risks of progressing each alternative option? <i>Add a new row for each option.</i>	Key risks include: <ul style="list-style-type: none"> a) Enabling residential development - challenge of responding to the natural hazards associated with sea level rise and flooding. It would be unlikely that private developers would pay for land in these circumstances, even given the uncertainties about timeframe and scale of actual sea level rise. Therefore it would be unlikely for there to be any meaningful financial return, and instead the land would require expenditure to maintain. b) Additional green space is not required to meet Council’s levels of service for Kairaki. Additional green space would require financial expenditure from Council to develop and maintain. c) As above d) Willingness of appropriate businesses to locate at Kairaki; potential impacts on surrounding residents.
Why was each alternative land use option discounted ? <i>Add a new row for each option.</i>	Each alternative land use option discounted because: <ul style="list-style-type: none"> a) Residential development - discounted because of the natural hazards identified in Kairaki, and in particular the forecast sea level rise which would mean permanent dwellings in these areas would in time be inundated with water. b) Additional green space - Discounted as Council’s level of service in Kairaki is met. c) As above d) There are options for low key, commercial recreation type activities to locate within Areas 23 and 24 if desired.
What are the opportunity costs (economic, social, cultural and/or environmental) of not pursuing each alternative option? <i>Add a new row for each option.</i>	There are no major further opportunity costs further to the issues discussed above, particularly given that the land in Kairaki is not appropriate for the alternative land uses, for the reasons identified.

G. OTHER RELEVANT LEGISLATION AND PLANNING OBLIGATIONS

To what extent and how is the preferred option consistent with other Recovery Plans ?	The proposal has been developed taking into account the other Recovery Plans (where relevant), in particular the LURP and other key planning documents. The proposals are aligned in particular with the LURP goal to “take account of natural hazards and environmental constraints that may affect rebuilding and recovery.” It should be noted however that the Residential Red Zone is outside the scope of the LURP.
What would be the implications of the preferred option on relevant local planning instruments ?	These land use proposals are in alignment with the LURP and other relevant planning documents, including the Waimakariri District Long Term Plan 2015-2025. The preferred option can align with the District Plan depending on the level of commercial activity proposed in Area 24. If permanent structures are not managed through the lease or sale agreements a district plan change may be required to achieve this.
Are there any implications for, or as a result	The proposals in the draft Recovery Plan (including the proposals for the Kairaki regeneration area) have been assessed as a whole against these key documents, and all



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<p>of the:</p> <ul style="list-style-type: none">• New Zealand Coastal Policy Statement 2010;• Canterbury Regional Policy Statement;• Mahaanui Iwi Management Plan;• Ngāi Tahu Claims Settlement Act 1988;• Resource Management Act 1991? <p>If yes, what are these implications and how will they be dealt with?</p>	<p>are considered to be aligned with the relevant parts of all the documents, for Kairaki most notably the New Zealand Coastal Policy Statement 2010, the Canterbury Regional Policy Statement 2013, and the Mahaanui Iwi Management Plan. There are no significant implications resulting from the future use proposals for Kairaki.</p>
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