

# Draft Waimakariri Residential Red Zone Recovery Plan

Te Mahere Whakarauora mō te  
Whenua Rāhui o Waimakariri

AUGUST 2016



WAIMAKARIRI  
DISTRICT COUNCIL





# Mayoral Foreword

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## He kōrero whakataki

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**On behalf of our community, the Waimakariri District Council is pleased to present the Draft Waimakariri Residential Red Zone Recovery Plan to the Minister supporting Greater Christchurch Regeneration.**

The development of the Draft Recovery Plan began on 3 September 2015, when the Waimakariri District Council was given the responsibility for developing this Plan. Since then we've worked closely with our community, the Greater Christchurch Group within the Department of the Prime Minister and Cabinet, the Canterbury Earthquake Recovery Authority, Environment Canterbury, Te Rūnanga o Ngāi Tahu and Ngāi Tūāhuriri Rūnanga.

Engaging with our community in October 2015 and in February–March 2016 has been a significant focus. We've been greatly encouraged by the strong level of interest in,

contribution to and feedback on the proposals. People of all generations, cultures and lifestyles have spoken in support, along with offering new ideas and alternative land use options. We are fortunate to live in a place where people care about and feel deeply connected to the land, rivers and coastal environment. Their voices are reflected in this Plan.

Establishing the future of the regeneration areas in Kaiapoi, The Pines Beach and Kairaki with greater certainty will be a significant milestone. Many people are ready and willing to help realise the opportunities the Draft Recovery Plan offers. Many people are more than ready for the long-awaited infrastructure repairs and improvements.

Together we look forward to making this Plan's vision and goals real, starting to implement projects, and breathing new life into our regeneration areas for our communities and future generations.

David Ayers

Mayor, Waimakariri District

1 August 2016

# Te Rūnanga o Ngāi Tahu Foreword

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He mihi nā Te Rūnanga  
o Ngāi Tahu

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**Tēnā koutou e te hapori whānui  
o Waimakariri.**

**Nāia te maioha o Te Rūnanga o Ngāi  
Tahu e rere nei i runga i ngā tini  
āhuatanga o te wā.**

**Tēnā rā koutou katoa.**

Te Mahere Whakarauora mō te Whenua Rāhui o Waimakariri represents a significant milestone for the decision making process in the future use of the red zone land. The development of the Draft Recovery Plan process provided an opportunity for us all to come together as one, to create innovative places that we can all enjoy.

Ngāi Tūāhuriri Rūnanga, one of the primary hapū of Ngāi Tahu, is centred in the geographic area of the Plan. The

Waimakariri River catchment and traditional mahinga kai (food and resource gathering) sites have always played a key role in Ngāi Tūāhuriri life and we see this Plan as an exciting opportunity to recognise this and other important tribal values. We believe this Plan will help to create community spaces that recognise and celebrate the importance of these ancestral lands.

Te Rūnanga o Ngāi Tahu has welcomed the chance to support Ngāi Tūāhuriri and to work with the community in partnership with the Waimakariri District Council, Environment Canterbury and the former Canterbury Earthquake Recovery Authority. We look forward to further contributing to the finalisation of this Plan, which will create exciting new opportunities for our communities.

Mō tātou, ā, mō kā uri ā muri ake nei – for us and our children after us.

Tā Mark Solomon,  
KNZM Kaiwhakahaere  
Te Rūnanga o Ngāi Tahu  
1 August 2016

Figure 1.

## Recovery Plan Development

Te hātepe

**6 - 8 APRIL 2016**

We held public hearings on the preliminary Draft Recovery Plan.

**NOVEMBER – DECEMBER 2015**

We considered feedback and developed a preliminary Draft Recovery Plan.

**3 SEPTEMBER 2015**

The Minister for Canterbury Earthquake Recovery directed the Waimakariri District Council to prepare a Draft Recovery Plan.



"Let's Do..." – Practical next steps for the implementation of the Recovery Plan.



### 1 AUGUST 2016

We presented the Draft Recovery Plan to the Minister Supporting Greater Christchurch Regeneration.



### AUGUST 2016 ONWARDS

The Minister will invite written comments. After consideration of comments, the Minister will make a decision about the Draft Recovery Plan.



### APRIL – JULY 2016

The Hearing Panel considered all comments received and made recommendations to Council. Council adopted the recommendations and then prepared the Draft Recovery Plan.



### 5 FEBRUARY – 4 MARCH 2016

"Let's Plan" – We asked for comments on the preliminary Draft Recovery Plan.

### 3 – 30 OCTOBER 2015

"Let's Discuss" – We asked for comments on an overview of thoughts from Canvas in light of updated technical information on the Waimakariri Red Zone. We invited new ideas as well.

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# Executive Summary

## Te whakarāpopototanga

The Canterbury earthquakes of 2010 and 2011 caused unprecedented and widespread damage to greater Christchurch. In Kaiapoi, The Pines Beach and Kairaki, almost 100 hectares of predominantly residential land, over a fifth of the total residential area, was classified as 'Red Zone' land. This has had a profound effect on the communities, businesses, infrastructure and environment of Kaiapoi and its surrounding areas.

Because of this, the Waimakariri District Council has been directed by the Minister supporting Greater Christchurch Regeneration to prepare a Draft Recovery Plan for the residential red zone areas (called regeneration areas in this Plan).

The Draft Recovery Plan identifies the proposed long term uses of the five regeneration areas in the Waimakariri District to facilitate recovery from the impacts of the Canterbury earthquakes. In doing so, it provides direction and greater certainty for the community and in particular for residents living within and near the regeneration areas, infrastructure providers, iwi and local community groups.

The Plan has been informed by community feedback received during a number of significant consultation exercises, as well as by a range of technical reports covering geotechnical and flooding hazards, potential land remediation costs, market analyses of different land use options and key planning instruments.

The Plan contains a vision and six goals for the five regeneration areas and for wider Kaiapoi. It identifies and considers general and area-specific issues and considerations when proposing long term land uses. Of the key issues, in

addition to natural hazards, the cost of repairing the land and market demand has a significant bearing on the financial viability of possible land uses. In addition, a number of areas of cultural significance to Ngāi Tūāhuriri and Ngāi Tahu should be recognised.

Proposed land uses are set out for the five regeneration areas, including sports fields, mixed use business areas, recreation and ecological linkages (incorporating edible landscapes), a memorial garden (for ash interment), a BMX track, a dog park, vehicle and motor caravan parks, a heritage and mahinga kai area, and temporary residential and rural activities. These preferred land uses, together with key infrastructure, are mapped on spatial plans. Overall, the proposed land uses are considered to best meet the regeneration objectives, the geotechnical and hazard constraints and recognise the community comments.

This Plan sets out key actions to deliver the proposals for the regeneration areas, together with guidance on timing, projected costs and indicative funding sources. Some of the actions proposed can be undertaken relatively easily, whereas others require additional funding and/or would take significantly longer to implement. Ultimately, achieving the Vision and Goals of the Recovery Plan will depend on ongoing support from the community, stakeholders, the Council and the Crown.

# 1. Vision and Goals

## Te moemoeā me ōna wawata

### 1.1. Vision

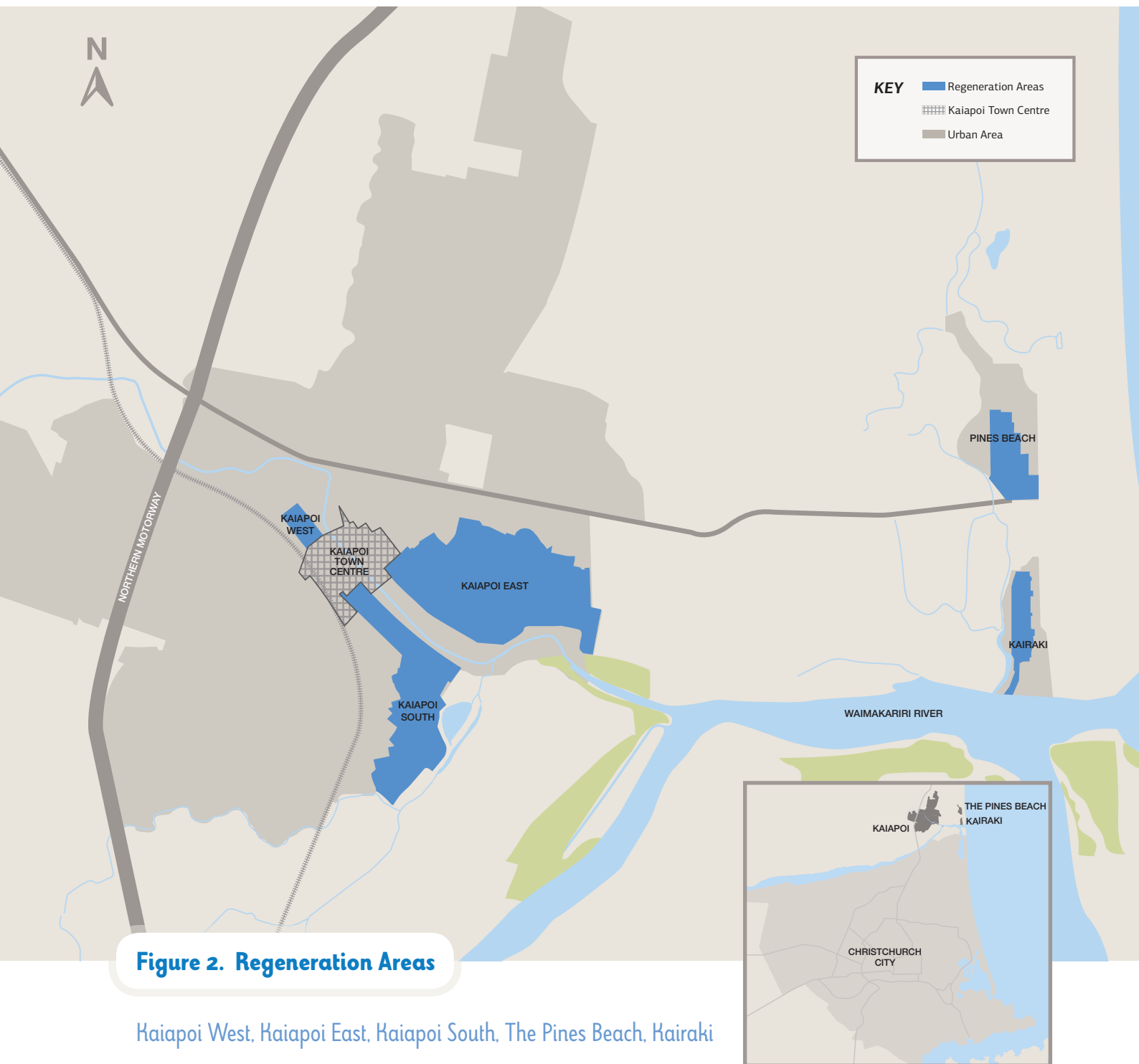
Creatively and cost-effectively returning the regeneration areas to active use, towards ensuring that Kaiapoi, Kairaki, The Pines Beach and the wider district are economically and socially vibrant, resilient, rewarding and exciting places for residents and visitors, while celebrating the significant cultural values of iwi and the wider community.

### 1.2. Goals

1. Returning the regeneration areas to active use in a timely, efficient and economic manner, reflecting the needs and aspirations of the Waimakariri community by:
  - Developing and agreeing with the community and the Crown a Recovery Plan based on long term land use proposals that are affordable, with costs transparently accounted for - that removes uncertainty and allows investment decisions to be made, amenity to be improved, and levels of service restored where practical.
2. Significantly enabling Kaiapoi's journey towards becoming a prosperous and innovative centre to live, work and play in by:
  - Providing for a range of land uses that support and extend the role and development of the Kaiapoi Town Centre for business and jobs, and that attract shoppers and visitors to the town.
3. Providing a safe, inspiring and attractive environment for residents and visitors, of all ages and abilities, with public access to and opportunities for active sport and recreation, cultural, social and economic activities by:
  - Providing a diverse range of green spaces to be developed and enhanced for wide-ranging use and enjoyment by residents and visitors.
4. Ensuring land use proposals are resilient and built for the future drawing on relevant, sound assessment of and prudent response to the risks posed by natural hazards by:
  - Careful assessment and mitigation of natural hazard risks in the planning and provision of infrastructure and the development of future land uses.
5. Enabling opportunities to restore the natural environment to support biodiversity as well as economic prosperity by:
  - Providing opportunities for natural vegetation regeneration that complement and extend initiatives to restore Kaiapoi River water quality, resulting in destinations that are accessible to and attractive for visitors as well as residents.
6. Recognising and enhancing Ngāi Tūāhuriri and Ngāi Tahu values, aspirations and the important cultural history of the area by:
  - Providing for iwi association with important places within regeneration areas and working closely with iwi on future plans and strategies in management decisions affecting these places.

## 2. Background

Te horopaki



## 2.1. Why Do We Need a Recovery Plan?

Following the 2010 and 2011 earthquakes, on 3 September 2015 the then Minister for Canterbury Earthquake Recovery (now Minister supporting Greater Christchurch Regeneration (the Minister)) directed the Waimakariri District Council to prepare a Draft Recovery Plan for the Residential Red Zone. The 'Red Zone' is residential land that suffered severe land damage due to the Canterbury earthquakes, and where the Crown made an offer to purchase properties. This Direction was issued after extensive consultation with and input from the Waimakariri District Council, the Canterbury Earthquake Recovery Authority, Te Rūnanga o Ngāi Tahu and Environment Canterbury.

Recovery Plans were provided for under the Canterbury Earthquake Recovery Act 2011 (CER Act) (which has been carried forward in the Greater Christchurch Regeneration Act 2016 (GCR Act)) to coordinate and direct planning, rebuilding and recovery. Recovery Plans have been a significant part of the recovery and regeneration process. Other Recovery Plans already in place include: the Christchurch Central Recovery Plan, the Land Use Recovery Plan, the Lyttelton Port Recovery Plan, and the Residential Red Zone Offer Recovery Plan.

This Draft Recovery Plan will provide residents and others within and near the regeneration areas (see Figure 2) with greater certainty about what will happen in the future.

## 2.2. Purpose, Objectives and Scope of the Recovery Plan

The Minister's Direction sets the purpose, objectives and scope of the Recovery Plan.

The purpose of the Recovery Plan, as stated in the Minister's Direction, is to:

*"identify the intended long-term uses of the residential red zone in Waimakariri to facilitate recovery from the impacts of the Canterbury earthquakes ... The Recovery Plan will identify the practical next steps for the implementation of the Recovery Plan, including how ownership, funding, and management of different areas will be determined in future."*

'Recovery' does not mean simply replacing what was there before the earthquakes, but includes 'restoration and enhancement' as well. Likewise, 'rebuilding' includes improving land and infrastructure, and rebuilding communities. These definitions are reflected in the objectives of the Recovery Strategy for Greater Christchurch: Mahere Haumanutanga o Waitaha (Recovery Strategy) and in the Minister's Direction.

The four objectives of the Minister's Direction are set out on page 13. The Minister's Direction requires that overall, the decisions about the residential red zone should reflect these objectives.

The purpose of this document, the Draft Recovery Plan, is to set out the Waimakariri District Council's and community's proposed future land uses in the five regeneration areas. It will be submitted to the Minister supporting Greater Christchurch Regeneration, who will then notify it and seek written comments, and other advice if appropriate, before making a final decision.

## Objectives of the Draft Waimakariri Residential Red Zone Recovery Plan

Section 4 of the Direction from the Minister for Canterbury Earthquake Recovery to develop a Draft Waimakariri Residential Red Zone Recovery Plan states the objectives for the Recovery Plan:

### 4. OBJECTIVES

**4.1 The Waimakariri District Council must have particular regard to the objectives for the Recovery Plan. The totality of decisions about the residential red zone should reflect the following objectives:**

**4.1.1 Decisions about the residential red zone should promote the well-being of greater Christchurch communities.**

In particular, decisions should:

- reflect the needs and aspirations of the communities, provided these preferences represent acceptable financial costs to New Zealand taxpayers or Waimakariri District ratepayers;
- integrate with the built and natural environments, particularly the areas surrounding the Waimakariri residential red zone;
- recognise the heritage values of the local communities; and
- recognise and provide 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.

**4.1.2 Decisions about the residential red zone should result in outcomes that are resilient and enduring.**

In particular, the decisions should provide for the restoration and enhancement of social, economic, cultural and environmental well-being. This includes:

- contributing to the restoration and enhancement of ecosystems, and avoidance and mitigation of natural hazards; and
- financial and environmental sustainability across generations.

**4.1.3 Decisions about the residential red zone should support economic development and growth.**

In particular, decisions should:

- Where relevant, facilitate innovation and economic development.
- Further, land ownership and management options, including divestment if and where appropriate, will be considered for all future uses of the residential red zone.

**4.1.4 Decisions about the residential red zone should be affordable and consistent with the government's commitment to principles of responsible fiscal management.**

- In particular, decisions should not expose the Crown to financial risk or costs that are outside the parameters used to assess business cases for Crown investment, as set out in the Better Business Case Guidance published by the New Zealand Treasury.
- Further, the decisions do not result in increased expenditure by the Waimakariri District Council over and above that provided for in the 2015–25 Long Term Plan, or otherwise through amendment to that Plan in accordance with ordinary statutory process.

## 2.3. Status of the Recovery Plan

If the Minister approves the final Recovery Plan, any decision on resource consents, notices of requirement, or changes to planning documents under the Resource Management Act 1991, must not be inconsistent with the Recovery Plan. The requirement not to be inconsistent with the Recovery Plan also applies to other planning instruments such as reserve management plans.

## 2.4. How has this Draft Recovery Plan been developed?

### Process, consultation and community engagement

The Draft Recovery Plan has been developed in accordance with the process set out in Figure 1. Significant consultation has been undertaken with the community throughout this process, principally through Canvas, Let's Discuss, Let's Plan, and the hearing on the preliminary Draft Recovery Plan. The community feedback received has been considered and is reflected in this Draft Recovery Plan. Summaries and analysis of the comments received are included as part of the supporting documentation.

#### Consultation highlights

- 761 formal comments via Canvas, Let's Discuss, and Let's Plan
- 1,700 people interacted with the 3D Model
- Over 3,000 comments on the 3D Model
- 26,000 Facebook views for Let's Plan
- Students from 7 schools presented at the hearing

### Technical information

This Draft Recovery Plan has been informed by a range of technical reports, covering geotechnical and flooding hazards, potential land remediation costs, market analyses of different land use options, and key planning instruments. The relevant technical information is available as part of the supporting documentation.

## Planning and legal framework

This Draft Recovery Plan has been developed in accordance with the requirements of the CER Act, the GCR Act, and the Minister's Direction. The proposed land uses have been considered and assessed against relevant key planning instruments, including:

- The Recovery Strategy for Greater Christchurch: Mahere Haumanutanga o Waitaha
- The New Zealand Coastal Policy Statement 2010
- The Canterbury Regional Policy Statement 2013
- The Waimakariri District Plan
- The Mahaanui Iwi Management Plan 2013
- The Waimakariri District Long Term Plan 2015–2025
- Other Recovery Plans.

An analysis of the relevant provisions and how this Draft Recovery Plan aligns with these planning instruments is available as part of the supporting information.

Of key relevance to this Draft Recovery Plan, the Council is currently progressing a District Plan change for natural hazards, which is anticipated to be notified in the second half of 2016. This District Plan change responds to the requirements set out in the Canterbury Regional Policy Statement to review relevant District Plan provisions and propose amendments as necessary to its objectives, policies, rules and maps. It will apply to the whole district, including the five regeneration areas, and will address specific geophysical events and natural occurrences in regard to flooding, earthquakes, liquefaction, coastal hazards and climate change.

The draft District Plan change does not address the potential for flooding directly from the sea as a result of sea level rise from climate change. However, two key climate change values are factored into the flood modelling that informs the proposed District Plan change: additional rainfall volume and a one metre sea-level rise. The effect of these modelled values is reflected in maximum flood depth and proposed flood hazard categories.

Supporting documentation can be found at  
[www.redzoneplan.nz/resources](http://www.redzoneplan.nz/resources)

## Ngāi Tūāhuriri and Ngāi Tahu

In developing the Draft Recovery Plan, the Council has acknowledged the values of mana whenua, Te Ngāi Tūāhuriri Rūnanga and Ngāi Tahu, and their perspectives on the future use of the regeneration areas. Te Rūnanga o Ngāi Tahu is both a Treaty partner with the Crown and a strategic partner with the Crown, Environment Canterbury and the Council under the GCR Act.

Te Ngāi Tūāhuriri Rūnanga are the mandated representatives of the mana whenua of this takiwā, Ngāi Tūāhuriri. Ngāi Tūāhuriri is one of the primary hapū of Ngāi Tahu. Tuahiwi is the home of Ngāi Tūāhuriri and has played a vital role in Ngāi Tahu history.

The Council has worked in partnership with Ngāi Tūāhuriri and Te Rūnanga o Ngāi Tahu to ensure that:

- Decision-making reflects the aspirations of Ngāi Tūāhuriri and Ngāi Tahu
- The cultural presence of Ngāi Tūāhuriri and Ngāi Tahu is visible and enhanced
- Shared cultural and natural heritage is respected
- Key public spaces are designed and named in collaboration with Ngāi Tūāhuriri.

## Land use assessment criteria

To capture and balance the many different considerations for future land use options in the regeneration areas and to compare alternative land use scenarios, specific criteria were developed and used by the Council and its strategic partners to assess and compare various alternative land use scenarios. These criteria take into account: the objectives and obligations in the Minister's Direction; the Recovery Strategy; the CER Act; the GCR Act; the Draft Recovery Plan's Vision and Goals; Waimakariri District Council's Long Term Plan; and relevant statutory planning documents. The criteria are:

### 1. Best balance of regeneration objectives

- Social – including supporting community wellbeing and growth
- Cultural – including reflecting iwi values, aspirations and history; celebrating heritage values
- Economic – including supporting sustainable business and employment growth

- Environmental – including restoring and enhancing the natural environment

### 2. Optimises value for money

- Considers whole-of-life costs – affordable now and in the future
- Considers the possibility of financial return for the Crown
- Is fiscally responsible – does not expose the Council or the Crown to financial risk
- Is economically viable – considers potential market demand

### 3. Practicality

- Supports a pragmatic, timely approach to regeneration
- Considers land damage and land conditions and feasibility of remediation and flood mitigation
- Considers the impact on the current and future land owners
- Has an efficient implementation and management model

### 4. Resilient

- Balances current and future needs of the District and greater Christchurch
- Takes into account natural hazards and future events
- Integrates with surrounding areas and uses, including infrastructure requirements
- Reflects and promotes community and stakeholder buy-in



Various land use scenarios were considered and assessed against these criteria. The proposals in this Plan were identified as those that best meet these criteria compared with alternative scenarios. The analyses of alternative land use scenarios are available as part of the supporting information.

## 3. Overall Issues and Considerations

### Ngā take whānui

Kaiapoi, Kairaki and The Pines Beach regeneration areas have the following key issues and land use considerations in common.

#### 3.1. Social

- The wellbeing of the residents within and surrounding the regeneration areas needs to be considered
- Different parts of the community often have conflicting aspirations over the appropriate uses for the regeneration areas
- Some green zone neighbourhoods that border the regeneration areas are isolated from the rest of the community now that Crown-owned land has been cleared in the regeneration areas
- Perceptions of inequity may arise if regeneration land is leased or sold for private residential use
- There are a number of privately owned properties spread throughout the regeneration areas. Decisions on any future use (including any remediation works) need to take account of this. These properties also fragment the regeneration areas.

#### 3.2. Economic

- The cost of repairing land in regeneration areas to a standard suitable for residential or business use may be significant and in some cases prohibitive. It will also be influenced by the scale of the repair, which may be on a site-by-site or area-wide basis
- The future land owners will face ongoing costs for the upkeep of the regeneration areas; the eventual cost will depend on how the land is ultimately used
- Providing services to privately owned properties within the regeneration areas comes at a cost

- The current District Plan still applies to the regeneration areas. For this reason, any future development may have to go through a resource consent or District Plan change process
- The demand for commercial and industrial land in Kaiapoi is projected to increase in the medium to long term
- Public and private funding is needed to establish, maintain and manage the proposed land uses
- Funding may need to come from Council, including ratepayer contributions, for proposed Council assets
- The Crown faces an ongoing cost for holding and maintaining land in the regeneration areas
- The Crown either: seeks a financial return for the sale of any land within the regeneration areas, including land for public recreation purposes; or would need a compelling business case provided as to why the Crown would further invest (for example, through vesting land at no cost to other parties) in a particular proposed land use.

#### 3.3. Cultural

- A number of areas are of cultural significance to Ngāi Tuāhuriri and Ngāi Tahu. Any future use should recognise the importance of these areas
- For some of the land held by the Crown in the regeneration areas, Ngāi Tahu may have first right of refusal under the Ngāi Tahu Claims Settlement Act 1998
- Some parts of the regeneration areas – in particular, in Kaiapoi East and Kaiapoi South – have identified heritage values.

#### 3.4. Environmental

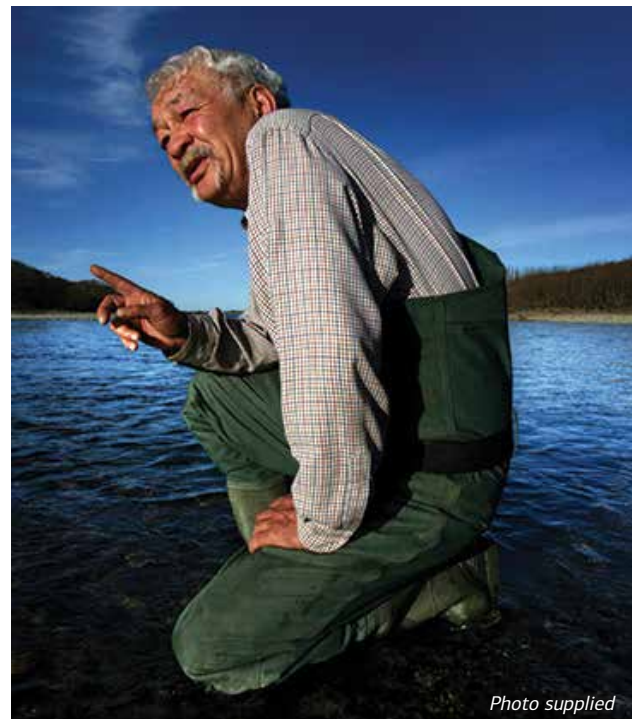
- The regeneration areas are vulnerable to a range of natural hazards, including flooding, geotechnical risks, coastal erosion and sea-level rise, although the level of risk varies between the different regeneration areas. These risks constrain the development opportunities on this land
- The Natural Environment Recovery Programme: Whakaara Taiao<sup>1</sup> has identified areas with opportunities to enhance the natural environment, including for water quality and recreation, during recovery and regeneration

<sup>1</sup> [ecan.govt.nz/herp](http://ecan.govt.nz/herp)

- The regeneration areas will need to be repaired in a way that does not make the surrounding areas more vulnerable to flooding. The regeneration areas could also be used to mitigate flooding and provide stormwater management
- The work involved in remediating the regeneration areas may temporarily reduce the amenity of properties next to those areas and of private properties within the regeneration areas – for example, due to truck movements and construction noise
- The Council has identified that the District could require additional sport and recreational reserves to accommodate future growth in the medium term

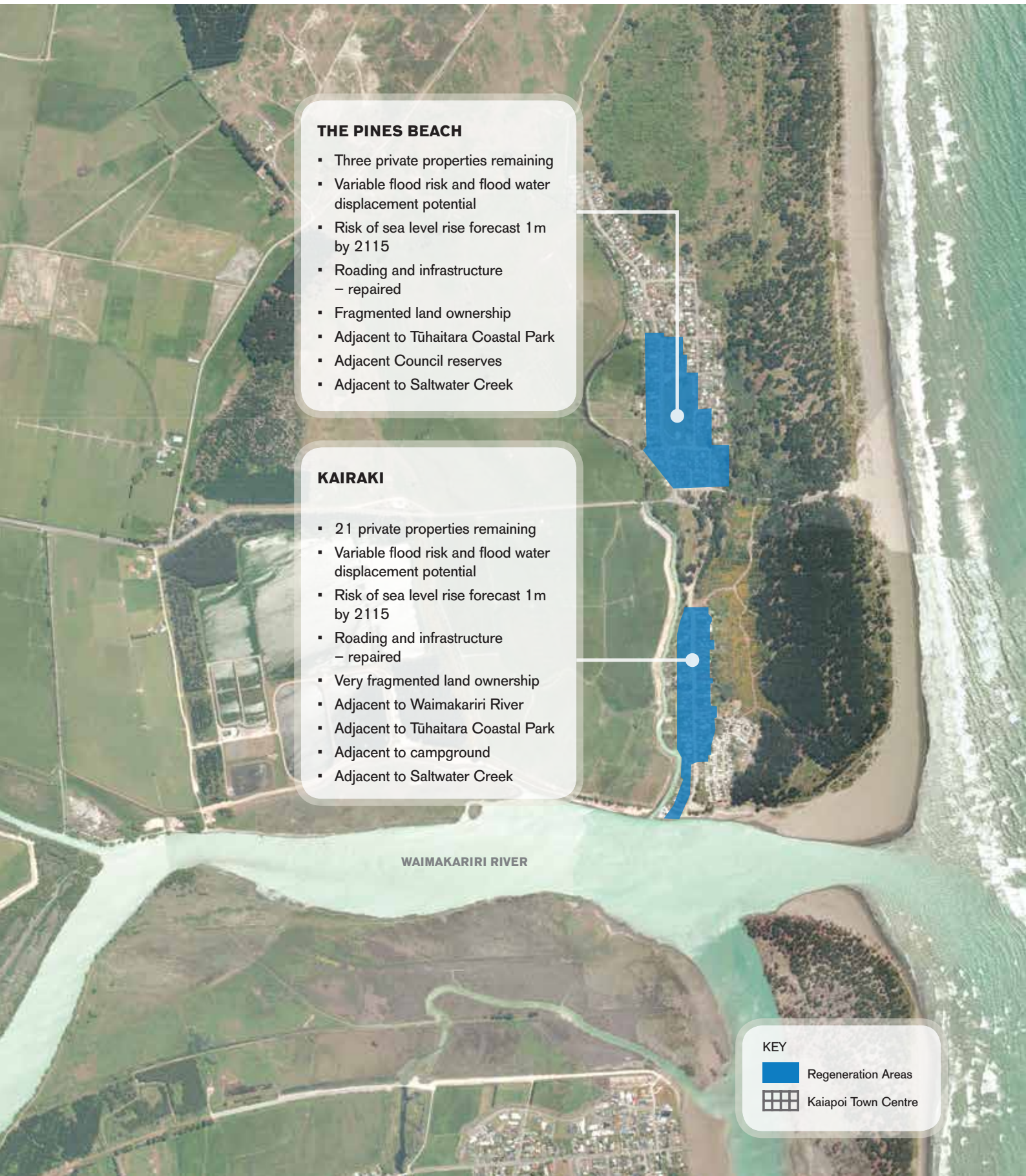
- The regeneration areas are highly modified landscapes with limited biodiversity, but with opportunities to increase the biodiversity in some areas, particularly alongside the river
- Due to historic land uses, the regeneration areas may contain contaminated soil. Therefore, soil testing may need to be undertaken to determine the nature and extent of any contamination.

In addition to the 'Overall Issues and Considerations', specific matters need to be considered for certain places within the regeneration areas, as shown in Figure 3 on the next page.



**Figure 3. Area specific issues and considerations**





**THE PINES BEACH**



- Three private properties remaining
- Variable flood risk and flood water displacement potential
- Risk of sea level rise forecast 1 m by 2115
- Roading and infrastructure – repaired
- Fragmented land ownership
- Adjacent to Tūhaitara Coastal Park
- Adjacent Council reserves
- Adjacent to Saltwater Creek

**KAIRAKI**

- 21 private properties remaining
- Variable flood risk and flood water displacement potential
- Risk of sea level rise forecast 1 m by 2115
- Roading and infrastructure – repaired
- Very fragmented land ownership
- Adjacent to Waimakariri River
- Adjacent to Tūhaitara Coastal Park
- Adjacent to campground
- Adjacent to Saltwater Creek

WAIMAKARIRI RIVER

**KEY**

-  Regeneration Areas
-  Kaipoi Town Centre

## 4. The Regeneration Area Spatial Plans

### Te mahere

#### 4.1. Introduction

This section sets out proposals for activities and land uses, area by area for the five regeneration areas. Key actions for implementing proposed land uses are set out in Section 6 – Implementation and Monitoring.

All the land use proposals below are subject to the Minister approving the Recovery Plan and the Crown, as the land owner, agreeing to these proposals and agreeing to transfer land (where applicable). In addition, whether the proposed Council reserves can be developed cost-effectively depends on the agreed value at which the Crown transfers the land.

The land uses proposed for the five regeneration areas have been informed by a significant body of research. This information is contained within a document (Supporting Information – August 2016) which supports, but is not part of the Draft Recovery Plan and which can be found at:

[www.redzoneplan.nz/resources](http://www.redzoneplan.nz/resources)

Overall, the land uses proposed are considered the most appropriate, aligning with the Vision and Goals and the Land Use Assessment Criteria.

All spatial plans are included in **Appendix 1**.

#### 4.2 Remaining Private Property Owners

33 private residential properties remain within the regeneration areas. The land use proposals in the Draft Recovery Plan have taken into consideration the amenity of these properties – through, for example, restrictions on intensive farming in the proposed rural areas – and the requirement to develop a concept plan (in consultation with the community) for the additional areas proposed to be amalgamated into the Tūhaitara Coastal Park.

This Plan does not direct any District Plan changes for these

private properties. However, if District Plan changes are proposed for land adjacent to a private property, the land owner may wish to include their property in that change. When preparing any future District Plan changes within the regeneration areas, the Council will consult with affected private property owners and consider their residential amenity.

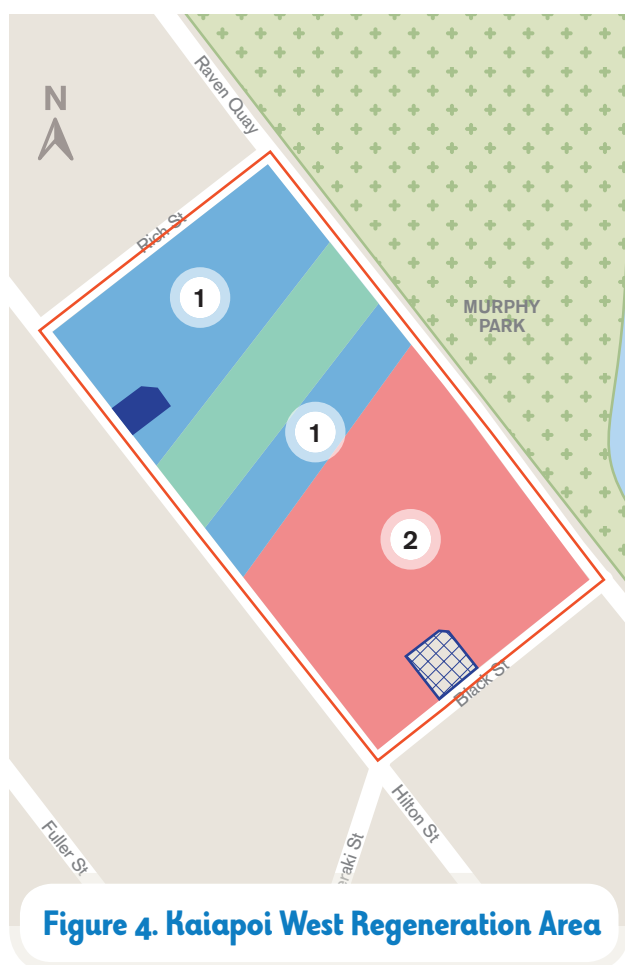
#### 4.3. Kaiapoi West

Kaiapoi West is a relatively small rectangle of approximately 2.6 hectares, bounded by Hilton Street, Raven Quay, Rich Street and Black Street (Figure 4). The area is next to the Kaiapoi Town Centre's business zoned land, which lies to the south east. Kaiapoi Borough Primary School is to the north west, also bounded by Raven Quay and Hilton Street. The Dudley Drain bisects the regeneration area. One privately owned property remains in the area, fronting Black Street. The regeneration area is currently zoned Residential 1 in the Waimakariri District Plan which allows for relatively high residential densities (e.g. town houses).

Murphy Park is a sport and recreation reserve located to the north east of the area. At peak times, car parking to cater for the sport and recreation activities at Murphy Park is insufficient.



Photo credit: Ann Worthy



**Figure 4. Kaiapoi West Regeneration Area**

#### LAND USE/ACTIVITY

##### 1 Sport and recreation reserve

- Space for future lawn based sports
- Overflow parking for Murphy Park
- Paths, seating, planting

##### 2 Mixed use business

#### Notes

1. Land use/activity areas are approximate only.
2. Amenity buffer for existing adjoining land uses to be determined at design stage.



#### KEY

<span style="border: 2px solid orange; padding: 2px;"> </span> Regeneration Area	<span style="background-color: darkblue; width: 15px; height: 15px; display: inline-block;"></span> Utility
<span style="background-color: red; width: 15px; height: 15px; display: inline-block;"></span> Mixed Use Business (1.2ha)	<span style="background-color: green; border: 1px dashed green; width: 15px; height: 15px; display: inline-block;"></span> Existing Reserve
<span style="background-color: blue; width: 15px; height: 15px; display: inline-block;"></span> Sport and Recreation Reserve (0.8ha)	<span style="background-color: blue; border: 1px dashed blue; width: 15px; height: 15px; display: inline-block;"></span> Private Property
<span style="background-color: green; width: 15px; height: 15px; display: inline-block;"></span> Dudley Drain	

#### Proposed future land use

##### 4.3.1. Area 1 – Sport and recreation reserve

It is proposed that Area 1 will include a new sport and recreation reserve. This reserve could include future lawn-based sports, a playground, an open turf area for informal ball play, paths, seating and planting, and overflow parking for the adjacent Murphy Park and to service the proposed reserve.

A sport and recreation reserve in this location would support the residential activities in the area and could be used by the nearby Kaiapoi Borough Primary School. It would also complement the activities at Murphy Park, with the two reserves being considered together for future planning.

These activities are proposed for this area given the identified natural hazards, the identified car-parking shortfall in the area, support from the community for additional recreation areas, and integration with neighbouring land uses.

##### 4.3.2. Area 2 – Mixed use business

It is proposed that this area will be rezoned from residential to mixed use business, to enable a mix of activities; these could include commercial and retail opportunities, public car parking, and potentially residential development. Any future activities on this site would need to appropriately address natural hazards and be compatible with the adjoining residential area, school, and avoid detracting from the viability of the Kaiapoi Town Centre.

Mixed use business is the proposed use for this area given its close proximity to the existing town centre, and the identified business and public car parking needs in the nearby town centre to support a vibrant Kaiapoi Town Centre. Mixed use business was supported by the comments received through the community consultation.

##### 4.3.3. Kaiapoi West infrastructure

The roads and services bordering the regeneration area were extensively damaged during the earthquakes; however, these have now been repaired. The new Hilton Street wastewater pump station and Dudley Drain are located within the proposed reserve area.

The only further infrastructure work currently planned within the Kaiapoi West regeneration area is to upgrade and enhance Dudley Drain. This would involve widening the drain for improved capacity and providing native landscape planting to help improve water quality and enhance the environment.

## 4.4. Kaiapoi South

The regeneration area south of the Kaiapoi River covers approximately 28.4 hectares (Figure 5). Raven Quay runs along its northern boundary, parallel to the Kaiapoi River. To the west is the Kaiapoi Town Centre, and rural land lies to the east and south. Also to the south is the Kaikanui Stream, joining the Courtenay Stream, which runs to the Kaiapoi River.

Kaikanui (former Māori Reserve 877) is located south east of Kaiapoi South. Kaikanui is an old Ngāi Tahu kāinga nohoanga (established village area of occupation) near the Waimakariri River. Ngāi Tahu chose this site to gain access to mahinga kai within the area. It was historically an outpost of the Kaiapoi Pā.

Under the District Plan, Kaiapoi South contains primarily Residential 1 zoned land, with a small pocket of Rural zoned land in the south west corner. The Residential 1 zoning allows for relatively high residential densities (e.g. town houses).

Three privately owned properties are located within Kaiapoi South, along with three Council-owned properties, two of which are used for infrastructure.

### Proposed future land use

#### 4.4.1. Area 3 – Mixed use business

It is proposed that this area be rezoned from residential to mixed use business, to enable a mix of activities to take place; these could include commercial and retail opportunities, a transport interchange, public car parking, and potentially residential development. Any future activities in this area would need to appropriately address natural hazards, and be compatible with the adjoining Heritage and Mahinga Kai Area (Area 4), including a transition area between Area 3 and Area 4 on the Bowler Street frontage.

These activities are proposed for this area given its close proximity to the existing Kaiapoi Town Centre and Kaiapoi's identified business and public car parking needs, and to help achieve a vibrant town centre. Mixed use business was supported by the comments received through the community consultation.

#### 4.4.2. Area 4 – Heritage and Mahinga Kai

It is proposed that this area be set aside as a Heritage and Mahinga Kai Area for public use. Much of the area has been identified as having significant cultural values by Te Ngāi Tūāhuriri Rūnanga and Te Rūnanga o Ngāi Tahu, particularly in relation to mahinga kai.

Mahinga kai is more than a customary food source. Mahinga kai shows how cultural beliefs and practices of mana whenua and Ngāi Tahu are linked to Te Ao Tūroa (the natural environment), which is exercised by Kaitiakitanga. Mahinga kai describes the natural resources that mana whenua gather through their takiwā as well as the places and practices that they use in doing so. It includes the direct and indirect use of those resources for ceremonies, medicines and sustenance. Mahinga kai is also an integrated management concept that focuses on both the protection and sustainable use of resources. Mahinga kai has been identified as a cornerstone of cultural wellbeing.

The Heritage and Mahinga Kai Area would be developed and managed through a partnership between Council and Ngāi Tūāhuriri. This is a unique and important opportunity in the rebuilding of Kaiapoi; one where the Council, community and Ngāi Tūāhuriri work together as they have in the past and as they do in the present.

There are three interrelated aspects to the Heritage and Mahinga Kai Area: physical regeneration, cultural regeneration, and the integrated management of the area.

- Physical regeneration primarily focuses on restoring and enhancing natural environments and indigenous flora and fauna values.
- Cultural regeneration focuses on mahinga kai places, resources and practices. Cultural regeneration also seeks to tell the story of Kaiapoi and its people through the natural environment; and create a distinctive space for passive recreation.
- Integrated management looks at the ongoing protection and enhancement of the environment and mahinga kai, and harvesting and access to such resources. Joint management would bring better cultural, environmental and community outcomes.



## LAND USE/ACTIVITY

**3 Mixed use business**

**4 Heritage and Mahinga Kai Area**  
– cultural and environmental enhancement.

**5 Rural** (excluding intensive farming)

**7 Recreation and ecological linkage**

**8 Courtenay Drive** existing alignment.

## Notes

1. Land use/activity areas are approximate only.
2. Amenity buffer if required for existing adjoining land uses to be determined at design stage.
3. Area 6 – New neighbourhood park, removed through public consultation process

A dedicated Heritage and Mahinga Kai Area would be new to the District; there is no precedent or established level of service to guide its development. The focus is therefore on partnership and the journey.

Setting the area aside for heritage and mahinga kai purposes is the preferred use in this location due to the identified cultural values and the significant natural hazards. This proposed land use complements and extends initiatives to improve the water quality of the Kaiapoi River and also links to existing Council reserves at NCF Park and along Courtenay Stream. The Heritage and Mahinga Kai Area is supported by Ngāi Tūāhuriri and Ngāi Tahu.

#### 4.4.3. Area 5 – Rural

It is proposed that this area will support rural activities in the short to medium term. In the longer term, this area may be appropriate for residential development subject to technological advances in foundation design, and/or market demand changes.

Given the area's proximity to existing residential areas, any rural use would likely include setback buffers and restrictions on the use of land. The land restrictions would help to prevent the establishment of intensive farming (such as poultry farms) and other farming activities that have the potential to create adverse amenity effects on adjoining residential areas. Depending on future land ownership, these restrictions could be implemented through lease agreements, covenants, or a future District Plan change. While the majority of Area 5 is currently zoned Residential 1 in the District Plan, this does not preclude some rural land uses.

Rural is the proposed land use in the short to medium term, given the significant natural hazards, the anticipated land remediation costs and effects, and current market viability for built outcomes. In addition, there is sufficient existing and proposed green space in Kaiapoi South.

*Note: Following public comment on the preliminary Draft Recovery Plan, former Area 6 (Neighbourhood Park land) has now been incorporated within Area 5 (Rural). The neighbourhood park activity will be provided in Area 4 (Heritage and Mahinga Kai).*

#### 4.4.4. Area 7 – Recreation and ecological linkages

It is proposed that these areas will be developed to create recreation and ecological linkages. These areas would provide walking and cycling links between Courtenay Drive and Courtenay Drive Esplanade Reserve, and the Kaiapoi River, improving connectivity between the existing residential areas of Kaiapoi South, the Kaiapoi River and NCF Park. These areas could contain walking and cycling paths, native vegetation and park furniture.

This activity is proposed for the area as the community expressed a clear interest in walking and cycling paths within the Kaiapoi South regeneration area. It was also important to the community that the regeneration areas provide spaces for relaxation, enjoyment and wellbeing.

#### 4.4.5. Kaiapoi South infrastructure

The roads and services within the Kaiapoi South regeneration area were extensively damaged during the earthquakes. While they have been repaired to a functioning standard, they are generally not of a long term sustainable standard. Given this, extensive infrastructure works are planned including:

- New or upgraded water, sewer and stormwater infrastructure to service the existing properties and new facilities within the regeneration area, and on the periphery
- Upgraded roads on the current alignment within the regeneration area to serve existing properties and new facilities within the regeneration area.

These proposed services could be provided to a different standard to that which existed before the earthquakes. For example, sewer services may be provided by way of private on-site pump stations, linked to a public pressure network; water services may be provided through a restricted supply; and the width and design of roads and footpaths would cater for the new land uses. Existing and proposed infrastructure is shown on the Infrastructure Plans in **Appendix 2**. The Council will continue to liaise with the infrastructure providers as required and will engage the community as appropriate.

## 4.5. Kaiapoi East

The regeneration area to the north of the Kaiapoi River and to the east of the Kaiapoi Town Centre covers approximately 53.6 hectares (Figure 6). It is bounded in the south by Council-owned reserve land adjoining the Kaiapoi River (Corcoran Reserve and Askeaton Park). Cass Street bisects the area. To the east is rural land. The north and west are residential and business zones respectively.

Kaiapoi East is currently zoned for residential use in the Waimakariri District Plan. Most of the zoning provides for low-density residential development (Residential 2). A relatively small area in the south west provides for moderately high residential densities (Residential 1). Council-owned neighbourhood parks are located on Kirk Street in the east (Kirk Street Reserve) and between Gray Crescent and Blackwell Crescent in the north (Gray Crescent Reserve). Five privately owned properties are located within the area.

### Proposed future land use

#### 4.5.1. Area 9 – Recreation and ecological linkages

It is proposed that this area be developed to create recreation and ecological linkages between the residential areas to the north, the Kaiapoi River to the south, the town centre to the west, and the Askeaton Park Boat Ramp to the east. These linkages could provide: walking and cycling paths; seating/picnic areas; areas of native vegetation; a heritage trail acknowledging both the European and Māori history of the area; and opportunities for edible landscapes (e.g. community food forest and gardens).

Through the consultation process, the community expressed a clear interest in walking and cycling paths within the Kaiapoi East regeneration area, and these paths would contribute to a sense of place. Other suggestions were to have areas for recreation involving physical activity, and natural open spaces, particularly for families. It was also important to the community that the regeneration areas provide spaces for relaxation, enjoyment and wellbeing. A number of submissions requested that a food forest be re-established. The proposals for this area seek to accommodate and balance all of these community requests.

The activities listed above are proposed for this area because, in addition to recognising community feedback, they provide

a walking and cycling loop around the regeneration area.

This walkway will promote active recreation and provide links through and around the regeneration area.

#### 4.5.2. Area 10 – District sport and recreation reserve

Area 10 is currently zoned Residential 1 and Residential 2 in the District Plan. It is proposed that this area be developed into a sport and recreation reserve and a stormwater management area.

##### North of Cass Street

It is proposed that the area to the north of Cass Street could contain up to four full-sized playing fields, space for other sporting facilities, junior or warm-up fields, a pavilion and changing rooms, on-site car parking, and space for informal play.

The Council currently provides sufficient sport and recreation reserves in the Kaiapoi area to meet its required levels of service. However, the Council has identified that in future (the medium term), additional sport and recreation reserves would be required to serve the needs of a rapidly growing district, if the Council is to continue to provide services equivalent to its current level.

A sport and recreation reserve is proposed for this area because it would enable a large recreation cluster, providing additional sports fields to accommodate future sports growth within Kaiapoi and the wider District. The reserve would be close to the Kaiapoi Town Centre and provide connections between the town centre and the residential areas to the north east. Through the consultation process, the community gave a clear message that they wanted significant areas to be available for a wide range of recreational activities.

##### South of Cass Street

It is proposed that this part of the sport and recreation reserve could be developed into a community BMX track, dog park and stormwater management area.

A BMX track and dog park are proposed for this area given the natural hazards associated with the area and, through the consultation process, the community requested these activities. They would help to enable a recreation cluster close to the Kaiapoi Town Centre (in combination with the proposed sport



**Figure 6. Kaiapoi East Regeneration Area**

## KEY

- Regeneration Area
- Mixed Use Business (3.7ha)
- Rural (14.1ha)
- District sport and recreation reserve (12.5ha)
- Recreation and ecological link (7.6ha)
- Memorial Gardens (2.9ha) - ash interment only
- Mixed Use Business Motor Caravan Park (1.0ha)
- Parking (0.8ha)
- Stormwater management (3.3ha)
- Utility
- Existing reserve (10.0ha)
- Existing reserve abandoned (0.5ha)
- Private Property
- Legal Road Corridor
- New Road
- Boat ramp

## LAND USE/ACTIVITY

- 9 Recreation and ecological link**
  - Edible landscapes (e.g. Food forest)
  - Native planting
  - Paths, seating
- 10 District sport and recreation reserve**

**North of Cass Street:**

  - Up to four full sized playing fields
  - Space for other sporting facilities
  - Pavilion/changing rooms
  - On site parking
  - Space for informal play

**South of Cass Street:**

  - Dog park
  - Community BMX track
- 11 Memorial gardens**
  - Cremation ash interment only
- 12 Rural** – excluding intensive farming
- 13 Kirk Street Reserve**
  - Reserve classification to be uplifted
- 14 Possible access link**
  - Possible land swap with Area 12a. Enables a walking/cycling link between Beach Road and Askeaton Park
- 15 Mixed use business (motor caravan park)**
  - Managed by New Zealand Motor Caravan Association (NZMCA)
- 16 Parking** - including parking for boat trailers
- 17 Mixed use business**
- 18 New road connections:**
  - Feldwick Drive, Gray Crescent to Bracebridge Street
  - Oram Place to Cass Street
  - Charles Street connection to Askeaton Park

Change in road level of service for Cass Street and Feldwick Drive (road narrowing and low speed environment). Existing road corridor to remain.

## Notes

1. Land use/activity areas are approximate only.
2. Amenity buffer for existing adjoining land uses if required to be determined at design stage.
3. Exact road geometry for new connections to be confirmed at design stage.

and recreation reserve to the north of Cass Street). This easily accessible location also takes advantage of links with existing riverside reserves (Corcoran Reserve and Askeaton Park). Spoil from the Kaiapoi River channel flood and ecological maintenance and upgrade works may be used to partially raise the area proposed to be developed into a BMX track.

A stormwater management area is required south of Cass Street. This is a suitable use for this area as it is a natural low point that enables stormwater detention. This stormwater management area would likely be permanently wet given the high ground water in the area. It would be designed and landscaped with predominantly native species, and to integrate with the proposed BMX track and dog park.



*Photo credit: Ann Worthy*

#### 4.5.3 Area 11 – Memorial garden

Area 11 is currently zoned Residential 2 in the District Plan. It is proposed that this area be developed into a memorial garden type cemetery (for cremation ash interment only; no scattering of ashes). The memorial garden could contain ash plots, columbaria (for storage of cinerary urns), on-site car parking, paths and park furniture, specimen trees and landscape gardens.

This land use is proposed, as there will be insufficient capacity in the District's existing cemeteries in the long term as the population of the District continues to grow.

This activity is preferred within this area because it would provide the Council with an opportunity to establish a cemetery space within an urban area, with few immediate neighbours (resolving the initial community concerns over its location).

#### 4.5.4 Areas 12 and 13 – Rural, and Kirk Street Reserve

It is proposed that these areas will support rural activities in the short to medium term. In the longer term, they may be appropriate for residential development subject to technological advances in foundation design, and/or market demand changes.

Given the proximity of Areas 12 and 13 to existing residential areas, any rural use would likely include setback buffers and restrictions on the use of land. The land restrictions will help to prevent the establishment of intensive farming (such as poultry farms) and other farming activities that have the potential to create adverse amenity effects on adjoining residential areas. Depending on future land ownership, these restrictions could be implemented through lease agreements, covenants or a future District Plan change. While Area 12 is currently zoned Residential 2 in the District Plan, this does not preclude some rural land uses.

An additional stormwater management area is required within Area 12. This is a suitable use for the south-eastern corner of this area, as it is a natural low point that enables stormwater detention. This stormwater management area would likely be permanently wet given the high ground water in the area. It would be designed and landscaped with predominantly native species.

There is also one Council-owned reserve (Kirk Street Reserve) in Area 13 that is no longer required. It is proposed that this reserve status will be uplifted and the reserve land amalgamated with the surrounding rural area.

Rural is the proposed land use in the short to medium term, given the significant natural hazards, the anticipated land remediation costs and effects, and current market viability for built outcomes. In addition, there is sufficient existing and proposed green space in Kaiapoi East.

#### 4.5.5 Areas 12a and 14 – Possible access link (subject to land swap agreement)

In order to improve drainage, and provide a walking and cycling link between the Kaiapoi River and the Beach Road area of Kaiapoi, the Council has proposed an equivalent area land swap with the rural land owner to the east of Feldwick Drain. The Council could acquire Area 14, and the adjacent rural land owner could acquire Area 12a.

#### 4.5.6 Area 15 – Mixed use business (motor caravan park)

It is proposed that this area be rezoned from residential to mixed use business, to enable a motor caravan park or, if this park does not proceed, alternative mixed use business activities. Further rationale for the proposed mixed use business zoning is set out under Area 17 below.

Through the consultation process, the New Zealand Motor Caravan Association Inc. expressed an interest in establishing a motor caravan park on this site.

The motor caravan park is proposed for this area because of natural hazards and it is in close proximity to the existing Council-owned effluent disposal station, the supermarket, the Kaiapoi Information Centre, the Kaiapoi River and walking tracks. The site is also within walking distance of the Kaiapoi Town Centre and the metropolitan bus route. The motor caravan park would cater for short stays for self-contained vehicles.

#### 4.5.7. Area 16 – Mixed use business (car park)

It is proposed that this area be vested in the Council and a new car parking area be established. This car park would service the riverbank recreation activities, including the Kaiapoi wharf area and Morgan Williams Reserve, Corcoran Reserve, the dog park and community BMX track proposed in Area 10. It would also provide overflow car parking for the Kaiapoi Town Centre.

#### 4.5.8. Area 17 – Mixed use business

It is proposed that this area be rezoned from residential to mixed use business, to enable a range of activities to take place, provided that any future activity can mitigate the natural

hazards associated with the area, and not detract from the viability of the Kaiapoi Town Centre. These activities could include commercial and retail opportunities and, potentially, residential development.

These activities are proposed for this area given its close proximity to the existing Kaiapoi Town Centre, providing an opportunity for the town centre to grow towards the Kaiapoi River, instead of following its current linear growth along Williams Street. It will also support Kaiapoi's identified business and public car parking needs. Mixed use business was supported through the community consultation as it was considered that these activities would contribute to a vibrant town centre.

#### 4.5.9. Kaiapoi East infrastructure

The roads and services within the Kaiapoi East regeneration area were extensively damaged during the earthquakes. While they have been repaired to a functioning standard, they are generally not of a long-term sustainable standard. Given this, extensive infrastructure works are planned, including:

- New or upgraded roads, and water, sewer and stormwater infrastructure to service the properties on the periphery of the regeneration area. A new wastewater pump station has been constructed on Crown-owned land within the regeneration area at the corner of Moore Street and Shields Place
- New or upgraded water, sewer and stormwater infrastructure within the regeneration area to provide services to existing properties and new facilities within the regeneration area
- Upgraded roads on the current alignment or access measures (lanes, rights of way, etc.) to serve existing properties and new facilities within the regeneration area.

These proposed services could be provided to a different standard to that which existed before the earthquakes. For example, sewer services may be provided by way of private on-site pump stations, linked to a public pressure network; water services may be provided through a restricted supply; and the width and design of roads and footpaths would cater for the new land uses. Existing and proposed infrastructure is shown on the Infrastructure Plans in **Appendix 2**. The Council will continue to liaise with the infrastructure service providers as required and will engage the community as appropriate.

## 4.6. The Pines Beach

The Pines Beach is approximately 4 kilometres east of Kaiapoi, just over 1 kilometre north of the Waimakariri River Mouth and about 600 metres from the coastal marine area (Figure 7). A wetland lies to the north. The underlying land is predominantly stabilised sand dunes or river sand. The Tūhaitara Coastal Park separates the area from the coast, while Saltwater Creek forms the western boundary. The regeneration area covers approximately 9 hectares of The Pines Beach, including Pines Oval. The northern end of The Pines Beach is accessed through the regeneration area. The coastal lowland region from the Waimakariri River to the Rakahuri River is recognised and provided for as a Ngāi Tahu cultural landscape of immense importance.

Within The Pines Oval, a new toilet and playground have been constructed, replacing those facilities damaged in the earthquakes, and a new community hall has also been consented. This Plan anticipates that The Pines Oval will remain a recreation reserve.

The District Plan identifies The Pines Beach as a Residential 3 zone. Three privately owned properties are located in the regeneration area.

### Proposed future land use

#### 4.6.1. Area 19 – Private lease (Council owned)

Given the significant flooding and longer-term sea-level rise issues associated with The Pines Beach, it is proposed that this area provides for interim land uses such as low-intensity activities and non-permanent structures that can be relocated in the future.<sup>2</sup> This is consistent with the feedback from The Pines Beach community, who have expressed a clear interest in retaining and strengthening their community.

In order to best manage the proposed land use, it is proposed that this area be vested in the Council and leased back to private individuals. Conditions of any lease agreement would seek to manage the amenity of The Pines Beach area.

Allowing an interim land use also recognises that significant capital works have been undertaken within The Pines Beach in order to establish new community facilities and service the

remaining residents. A new community hall has been consented, and will be built within the Pines Oval. A new path has been installed between The Pines Beach and Kairaki.

It is proposed that the Council holds the land as it already has large areas of Council reserve adjacent to the regeneration area. If there is low demand for private lease of the land, the remaining land can instead be managed with the adjacent reserve.

#### 4.6.2 Area 20 – Amalgamate with the Tūhaitara Coastal Park

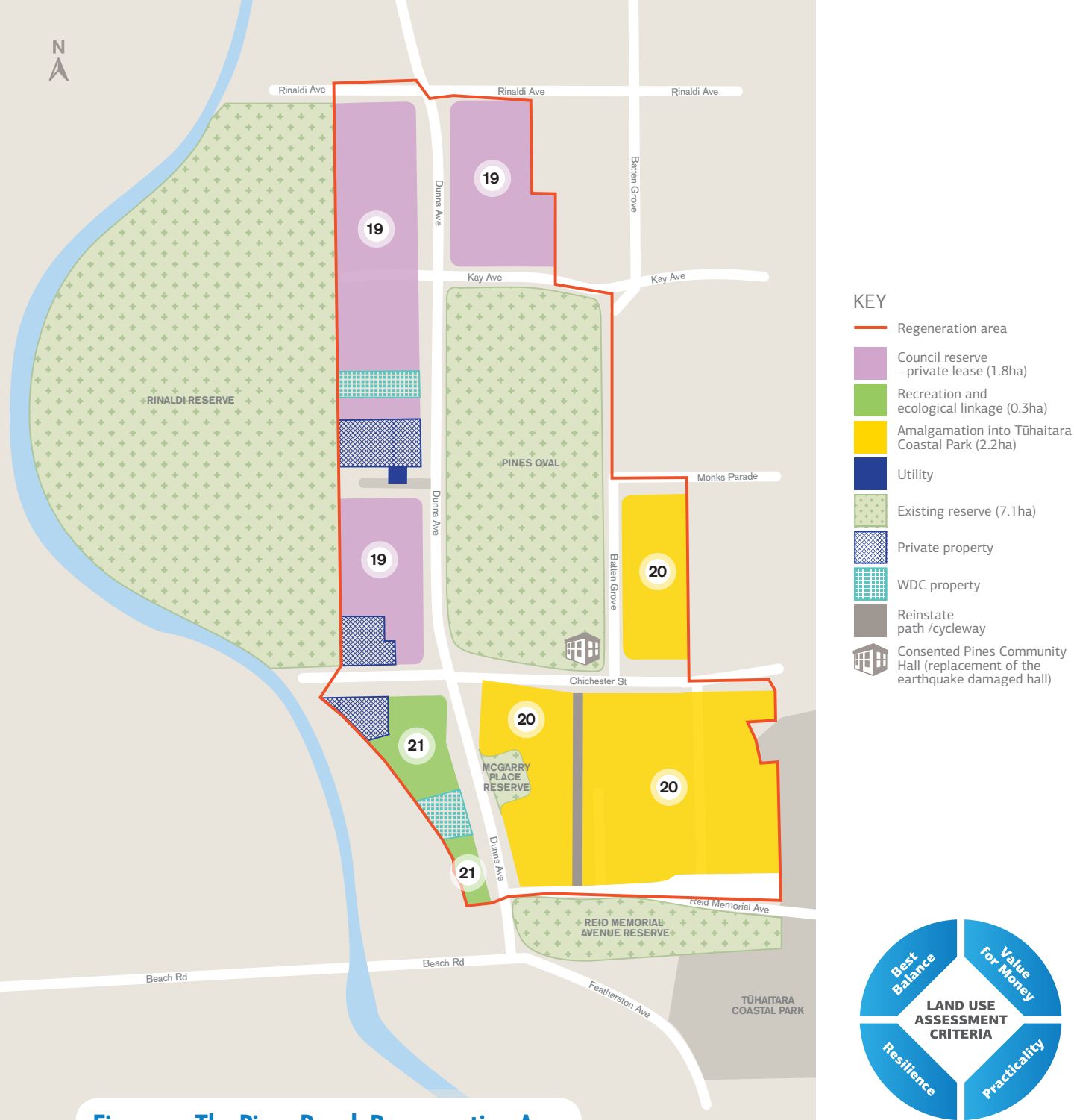
It is proposed that this area be amalgamated into the neighbouring Tūhaitara Coastal Park. The Tūhaitara Coastal Park covers approximately 575 hectares of land along the coastline from the Waimakariri River mouth to the township of Waikūku. This area contains a range of natural features of local, regional and national importance, including Tūtaepatu Lagoon. This proposed land use would provide additional opportunities for recreational and cultural activities and ecological enhancement, and would support the existing Tūhaitara Coastal Park. It also recognises the significant flooding and longer-term sea-level rise issues associated with The Pines Beach.

The proposed land use reflects the preferred use for this area by Te Rūnanga o Ngāi Tahu, by providing opportunities to enhance existing mana whenua values. The area is part of a cultural landscape with significant historical, traditional, cultural and contemporary associations.

Ngāi Tahu and in particular 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 presence of recorded archaeological finds (kāinga middens and others) at or near Kaiapoi, combined with the history of Ngāi Tahu occupation and activity within the area, indicates a strong potential for the presence of as yet undiscovered Māori archaeological sites. Te Rūnanga o Ngāi Tahu regards the recorded archaeological sites as indicator sites, with the potential for additional sites to be located nearby.

Including this area in the Tūhaitara Coastal Park would 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.

<sup>2</sup> Non-permanent buildings are any structure that could be readily removed from the site, including but not limited to caravans, removable holiday baches and garden sheds.



## LAND USE/ACTIVITY

- 19 Potential private lease**  
Area to remain in Council ownership with potential private lease of some of the area (no permanent buildings).
- 20 Amalgamation into Tūhaitara Coastal Park**
- 21 Recreation and ecological linkage**
  - Native planting
  - Paths, seating

## Notes

- Land use/activity areas are approximate only.
- Amenity buffer for existing adjoining land uses to be determined if required at a later stage.

The extension of the park is supported by Te Kōhaka o Tūhaitara Trust, which has expressed an interest in managing this land as part of the Tūhaitara Coastal Park. Te Kōhaka o Tūhaitara Trust is a registered charitable organisation made up of six Trustees, three appointed by Te Rūnanga o Ngāi Tahu and three by the Council.

Should the proposed land use be approved, when amalgamating within the Tūhaitara Coastal Park, Te Kōhaka o Tūhaitara Trust will prepare a concept plan, in conjunction with an addition to the Tūhaitara Coastal Park Management Plan, for Area 20 before it is amalgamated into the Tūhaitara Coastal Park. This would involve consultation with the community.

If Area 20 is amalgamated into the Tūhaitara Coastal Park, the Council supports discussion on using further Council-owned land for the Coastal Park.

#### 4.6.3 Area 21 – Recreation and ecological linkage

It is proposed that this area be vested in the Council as a recreation and ecological linkage. This would provide an attractive entrance to The Pines Beach and efficient use of a discrete area.

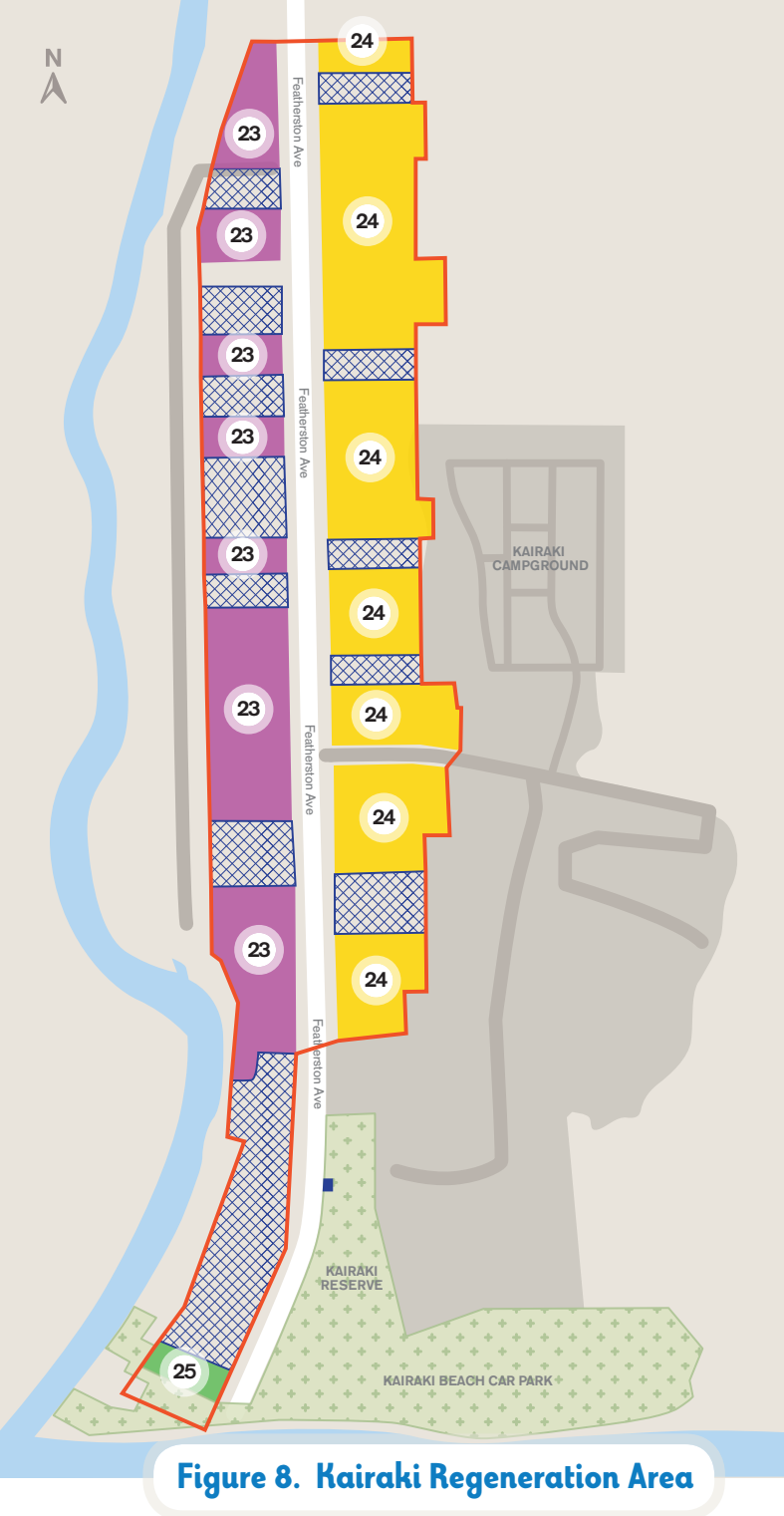
#### 4.6.4. The Pines Beach infrastructure

The roads and services within The Pines Beach regeneration area were extensively damaged during the earthquakes. Damaged roads and water, sewer and stormwater infrastructure within the area have recently been replaced or upgraded by the Council.

All of the existing roads within The Pines Beach regeneration area are proposed to be retained, except for Hood Avenue, which would become a pedestrian/cycle link.



Photo supplied



**Figure 8. Kairaki Regeneration Area**

## 4.7. Kairaki

The Kairaki regeneration area covers approximately 5.8 hectares located on Featherston Avenue, between The Pines Beach and the Waimakariri River Mouth (Figure 8). The settlement is separated from the coast by the Tūhaitara Coastal Park. The Kairaki Motor Camp lies to the east of the regeneration area. Recent changes to the motor camp have seen it extend northwards. Saltwater Creek borders Kairaki to the west and is subject to the tide. The Waimakariri Sailing

and Power Boat Club is located at the confluence of Saltwater Creek and the Waimakariri River Mouth. The coastal lowland region from the Waimakariri River to the Rakahuri River is recognised and provided for as a Ngāi Tahu cultural landscape of immense importance.

The District Plan identifies the Kairaki area as Residential 3 zone. This regeneration area contains 21 privately owned properties.

## Proposed future land use

### 4.7.1 Area 23 – Private lease /sale (Crown owned)

Given the significant flooding and longer-term sea-level rise issues associated with Kairaki, it is proposed that this area provide for interim land uses such as low-intensity activities and non-permanent structures that can be relocated in the future.<sup>3</sup> This is consistent with the feedback from the Kairaki community who have expressed a clear interest in retaining and strengthening their community, with some families having lived there for six generations.

In order to best manage the proposed land use and provide an economic return, it is proposed that this area would be managed by the Crown and could be leased or sold to private individuals. Conditions of the lease or sale agreement would seek to manage the amenity in the Kairaki area.

Allowing an interim land use also recognises that significant capital works and investment have been undertaken by Council within Kairaki in order to service the remaining residents and visitors. Roding, wastewater, drinking water, and stormwater systems have been repaired and in some instances upgraded. The Kairaki Beach car park has also been upgraded, and the Kairaki Campground has been relocated by the Council.

It is proposed that this area remain in Crown ownership in the short term, with the Crown deciding whether to sell or lease the land. In either case, it is anticipated that permanent structures would be restricted through the terms of any agreement.

### 4.7.2. Area 24 – Amalgamate with the Tūhaitara Coastal Park

As for Area 20 in The Pines Beach, it is proposed that this area be amalgamated into the neighbouring Tūhaitara Coastal Park. This proposed land use would provide additional opportunities for recreational and cultural activities and ecological enhancement, and would support the existing Tūhaitara Coastal Park. It also recognises the significant flooding and longer-term sea-level rise issues associated with Kairaki.

The proposed land use also reflects the preferred use for this area by Te Rūnanga o Ngāi Tahu, by providing opportunities to enhance existing mana whenua values. The area is part of a

cultural landscape with significant historical, traditional, cultural and contemporary associations.

The extension of the park is supported by Te Kōhaka o Tūhaitara Trust, which has expressed an interest in managing this land as part of the Tūhaitara Coastal Park. Should this land use proposal be approved, Te Kōhaka o Tūhaitara Trust will prepare a concept plan, in conjunction with an addition to the Tūhaitara Coastal Park Management Plan for Area 24, before it is amalgamated into the Tūhaitara Coastal Park. This would involve consultation with the community.

If Area 24 is amalgamated in the Tūhaitara Coastal Park, the Council supports discussion on using further Council-owned land for the Coastal Park.

### 4.7.3. Area 25 – Amalgamate into the Kairaki Beach Car Park Reserve

It is proposed that this area 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 given the heavy use of the car park and the strong support of the Waimakariri Sailing and Power Boat Club.

### 4.7.4. Kairaki infrastructure

The roads and services within the Kairaki regeneration area were extensively damaged during the earthquakes. Damaged roads and water, sewer and stormwater infrastructure within the area have recently been replaced or upgraded by the Council.



Photo credit: Ann Worthy

<sup>3</sup> Non-permanent buildings are any structure that could be readily removed from the site, including but not limited to caravans, removable holiday baches and garden sheds.

## 5. Preliminary Funding Options

### Ngā whiringa pūtea

The land uses proposed in the Draft Recovery Plan will require funding in order to be implemented. The potential funding sources available are: the Crown, Waimakariri District Council, Environment Canterbury, Te Rūnanga o Ngāi Tahu, Te Ngāi Tūāhuriri Rūnanga and public-private partnerships (including philanthropic sources). Some of these costs have been identified (such as Waimakariri District Council infrastructure and reserve costs); however many non-Council costs remain uncertain. This is particularly so for the mixed use business areas (Areas 2, 3, 15, 16, and 17) which are anticipated to be developed by the private sector, and the Tūhaitara Coastal Park additions which are anticipated to be developed by the Te Kōhaka o Tūhaitara Trust.

#### 5.1. The Crown

As the owner of a significant amount of land in the five regeneration areas, the Crown has an interest in the funding of and potential returns from the land use proposals. A number of central government agencies may have a specific funding interest, for example LINZ has the responsibility to maintain the Crown-owned land in the regeneration areas in the interim, until future use decisions are made.

#### 5.2. Waimakariri District Council

Council budgets include funding for a number of the land use proposals in this Draft Recovery Plan (see the projected costs tables below). The Council has (through its Long Term Plan 2015–2025) committed to capital expenditure of \$24,705,000, comprising:

- Roding - \$4,963,000<sup>4</sup>
- Proposed / remaining Council infrastructure - \$13,042,000<sup>5</sup>
- Red zone recovery (reserves and other projects) - \$6,700,000

In addition, there is \$0.57 million allocated for red zone recovery maintenance.

The total projected cost for the identified Council projects (roading, infrastructure and green space) in the tables below is \$32,934,000. This gives a projected short fall of \$9,436,000. As this Recovery Plan cannot commit the Council to expenditure outside the Council's Long Term Planning process (under the Local Government Act 2002), any additional funding is required to be sought through future public Long Term Planning processes.

The tables that follow, set out the projected Council project costs by regeneration area. The total area costs exclude any land acquisition costs, which is a matter for discussion with the Crown as will be determined by the Crown's divestment plan (Table 9, Action 1 a). The projected capital development costs, particularly for reserves, may extend over two or more 10-year Long Term Plan periods and over that period a wide range of funding options becomes feasible.

<sup>4</sup> and <sup>5</sup> The budgeted funding for roading and proposed / remaining Council infrastructure is subject to a cost share agreement between the Council and the Crown.

## 5.2.1 Kaiapoi West – Projected Costs

**Table 1: Cost of Proposed/Remaining Council infrastructure**

Infrastructure Type	Projected Cost	LTP Budget	Cost vs Budget
Utilities replacement	N/A	N/A	N/A
Other (Dudley Drain)	\$223,000	\$198,000	Shortfall of \$25,000
<b>TOTAL AREA COST</b>	<b>\$223,000</b>	<b>\$198,000</b>	<b>Shortfall of \$25,000</b>

**Table 2: Cost of Proposed Council-owned/managed reserves**

Area Number (shown on spatial maps)	Design and Build Cost	Yearly Maintenance Cost
Area 1	\$1,370,000–\$1,790,000	\$16,000–\$22,000
<b>TOTAL AREA COST</b>	<b>\$1,370,000–\$1,790,000</b>	<b>\$16,000–\$22,000</b>

## 5.2.2 Kaiapoi South – Projected Costs

**Table 3: Cost of Proposed/Remaining Council infrastructure**

Infrastructure Type	Projected Cost	LTP Budget	Cost vs Budget
Utilities replacement	\$2,731,000	\$2,731,000	\$0
Roading (rebuild existing roads)	\$1,091,000	\$964,000	Shortfall of \$127,000
<b>TOTAL AREA COST</b>	<b>\$3,822,000</b>	<b>\$3,695,000</b>	<b>Shortfall of \$127,000</b>

**Table 4: Cost of Proposed Council-owned/managed reserves**

Area Number (shown on spatial maps)	Design and Build Cost	Yearly Maintenance Cost
Area 4	\$1,240,000–\$1,600,000	\$31,000–\$41,000
Area 7	\$430,000–\$560,000	\$10,000–\$13,000
<b>TOTAL AREA COST</b>	<b>\$1,670,000–\$2,160,000</b>	<b>\$41,000–\$54,000</b>

### 5.2.3 Kaiapoi East – Projected Costs

**Table 5: Cost of Proposed/Remaining Council infrastructure**

Infrastructure Type	Projected Cost	LTP Budget	Cost vs Budget
Utilities replacement	\$10,700,000	\$10,113,000	Shortfall of \$587,000
Pressure sewer system to new facilities	\$356,000	\$0	Shortfall of \$356,000
On-demand water supply to new facilities	\$342,000	\$0	Shortfall of \$342,000
Roading	\$3,365,000	\$3,999,000	Surplus of \$634,000
<b>TOTAL AREA COST</b>	<b>\$14,763,000</b>	<b>\$14,112,000</b>	<b>Shortfall of \$651,000</b>

**Table 6: Cost of Proposed Council-owned/managed reserves and projects**

Area Number (shown on spatial maps)	Design and Build Cost	Yearly Maintenance Cost
Area 9	\$1,440,000–\$1,880,000	\$31,000–\$40,000
Area 10 North of Cass Street South of Cass Street	\$1,920,000–\$2,500,000 \$730,000–\$960,000	\$53,000–\$69,000 \$37,000–\$48,000
Area 11	\$1,390,000–\$1,810,000	\$51,000–\$67,000
Area 13	\$0	\$0
Area 14	\$120,000–\$160,000	\$3,000–\$5,000
Area 15	\$300,000–\$450,000	\$0
Area 16	\$1,600,000–\$2,300,000	\$9,000–\$11,000
<b>TOTAL AREA COST</b>	<b>\$7,500,000–\$10,060,000</b>	<b>\$166,000–\$216,000</b>

## 5.2.4 The Pines Beach – Projected Costs

**Table 7: Cost of Proposed Council-owned/managed reserves**

Area Number (shown on spatial maps)	Design and Build Cost	Yearly Maintenance Cost
Area 19	\$0	\$0
Area 20 <sup>6</sup>	\$0	\$0
Area 21	\$31,000–\$41,000	\$3,000–\$5,000
<b>TOTAL AREA COST</b>	<b>\$31,000–\$41,000</b>	<b>\$3,000–\$5,000</b>

Note: There is no new infrastructure proposed.

## 5.2.5 Kairaki – Projected Costs

**Table 8: Cost of Proposed Council-owned/managed reserves**

Area Number (shown on spatial maps)	Design and Build Cost	Yearly Maintenance Cost
Area 23	\$0	\$0
Area 24 <sup>7</sup>	\$0	\$0
Area 25	\$57,000–\$75,000	\$1,400–\$1,800
<b>TOTAL AREA COST</b>	<b>\$57,000–\$75,000</b>	<b>\$1,400–\$1,800</b>

Note: There is no new infrastructure proposed.

<sup>6 and 7</sup> Area 20 and 24 proposals anticipate amalgamation / vesting with the Te Kōhaka o Tūhaitara Trust. Costings will be determined regarding development and maintenance once these proposals are confirmed.

### 5.3. Environment Canterbury

The Kaiapoi, Waimakariri, and Saltwater Creek stopbanks are recognised as Environment Canterbury's maintenance/renewal responsibilities in the Asset Management Plan for the Waimakariri-Eyre-Cust Rating District. These assets will be maintained in perpetuity, unless there is a need to upgrade and/or abandon these in response to climate change (sea-level rise and/or increased flood flows). Any Environment Canterbury decision to do this would need supporting investigation, design and costing and would require significant community consultation and a formal Long Term Plan decision.

The stopbanks on the Cam and Cust Rivers and the south side of the Ashley River, which are also included in the Waimakariri-Eyre-Cust Rating District, provide protection for the regeneration areas. All of these stopbanks are subject to the same asset management obligations as above.

Environment Canterbury has budgets for these assets in its Long Term Plan 2015–2025. In particular, the Long Term Plan notes the following.

- Flood protection infrastructure will be maintained against agreed levels and the construction of flood protection infrastructure will be completed in accordance with the capital expenditure programme. Environment Canterbury has set revenue and funding at a level to afford an ongoing asset renewal and replacement programme. The cost of managing drainage schemes and flood protection and river control works averages \$14.6 million per year for the 10-year life of the Long Term Plan. It is expected that \$120.5 million in operating expenditure over the next 10 years will be needed for flood protection and flood control works to maintain the levels of service that Environment Canterbury currently provides.
- Environment Canterbury will meet its statutory obligations towards a safe coastal environment by providing information about coastal areas susceptible to coastal erosion and sea water flooding.
- The Waimakariri Flood Protection project involves constructing a secondary stopbank to provide additional protection to the residents of Christchurch, Selwyn and Waimakariri. The project would cost an estimated \$19.9 million over the remaining construction period. However,

given that completing it within this period would involve a significant rates increase, Environment Canterbury has decided to spread the cost of construction over 25 years.

### 5.4. Public-Private Partnerships

Innovative co-funding opportunities with the private sector could be explored for a number of the proposals in this Draft Recovery Plan. For example, these could include proposals to:

- Construct and maintain a bridge/ferry for pedestrians and cyclists across the Kaiapoi River to connect the proposed cycling and walking tracks through Kaiapoi East and Kaiapoi South
- Construct and maintain a BMX track in Kaiapoi East
- Plant and maintain an edible landscape in Kaiapoi East
- Construct and maintain a motor caravan park in Kaiapoi East
- Develop a 'park and ride' transport interchange in Kaiapoi South.

There will also be opportunities for philanthropic funding contributions.



Photo credit: Ann Worthy

## 6. Implementation and Monitoring

Te whakatinanatanga,  
me te aroturuki

### 6.1. Introduction

The proposed land uses identified in this Draft Recovery Plan contribute significantly towards achieving this Plan's Vision and Goals and the objectives in the Minister's Direction.

Should the Minister approve the Recovery Plan, it is recognised that some of the actions proposed can be undertaken relatively easily. Other changes would require additional funding and/or will take significantly longer to implement. Ultimately, the realisation of the Recovery Plan will depend on ongoing community and stakeholder support for the Vision, and a common understanding that not all perspectives and preferences can be accommodated. It will also require commitment by the Council and other parties to work within the framework provided by the Recovery Plan.

The tables in Section 6.4 provide a high-level implementation schedule for the proposals set out in the Draft Recovery Plan. Some actions are sequential and can or should only be considered after others are progressed, and some initiatives need to be closely interrelated to be successful.

The timing of implementation for a number of projects is dependent on the timing of land remediation, undertaken within parts of the regeneration areas. In addition, the timing of projects is subject to individual project plans and, in some cases, depends on progress of other linked projects. For these reasons, this schedule provides a broad indication of timing.

Where District Plan changes are required within the next five years, especially those required within the next 12–18 months, it is anticipated that they may be progressed under the GCR Act; for example, to enable the mixed use business areas. District Plan changes beyond this timeframe are anticipated to be progressed under the Resource Management Act 1991.

While many of the projects will not be fully implemented within the life-span of the Recovery Plan, they can be implemented through other Council plans such as the Long Term Plan (2015–2025).

### 6.2. Ongoing Community Consultation

To date, there has been a significant amount of community engagement on the future use of regeneration areas. The Council is committed to continuing this engagement as Kaiapoi, The Pines Beach and Kairaki continue to recover and regenerate.

The implementation tables in Section 6.4 indicate where further community consultation would occur for each of the land use proposals. In general, further consultation is required for future District Plan changes, substantive changes to Reserve Management Plans, and proposed for master and concept planning of reserve areas. In addition, the Council will endeavour to keep the wider community informed of overall progress and key consultation opportunities.

One of the actions in Table 9 is to prepare a high level communication and engagement plan to outline opportunities for continued community involvement in the regeneration of Kaiapoi, The Pines Beach, and Kairaki. It is anticipated that the [redzoneplan.nz](http://redzoneplan.nz) website will be maintained, and will remain a key information portal in addition to regular Council updates, community notices and an annual monitoring report.

### 6.3. Monitoring

Implementing the proposals set out in this Draft Recovery Plan would help deliver the Vision and Goals for the regeneration areas. To assess progress, should the Minister approve the Recovery Plan the Council will develop a Monitoring Plan in consultation with the strategic partners and government agencies. This Monitoring Plan will:

- Monitor progress towards achieving the Recovery Plan Vision and Goals; and
- Monitor the implementation of the Recovery Plan actions.

The Council expects to publish an annual monitoring report on progress which would also be informed by the existing monitoring the Council already undertakes, and other relevant data as appropriate.

Information about the progress of the actions in the Recovery Plan will help investors, home owners, infrastructure developers, service providers and the wider community to make decisions critical to the regeneration areas, the wider District and/or their own futures.













## 6.4. Implementation Tables

The following assumptions apply to the implementation actions:









1. The Recovery Plan is approved with no substantive amendments.
2. All parties are committed to achieving the Recovery Plan actions.
3. No additional risks, delays or unforeseen circumstances arise.
4. The Land Divestment Plan (Action 1 a) is completed within the timeframe specified.
5. The timeframes are indicative and if able to be progressed earlier, will be.
6. Additional required Council funding is approved through the Long Term Plan process.
7. The required non-Council funding is available.















**Table 9: Area Wide Implementation**

Project	Key Action and Scope	Responsibility Note: Agency Lead in bold	Timing					
			Short		Medium		Long	
			2016-18		2018-28		2028+	
Land Divestment	1) Within 6 months of the gazettal of this Recovery Plan: a. Confirm the Land Divestment Plan, including interim uses, for all proposed areas (unless otherwise specified), including governance arrangements for integrated planning, implementation and management.	<b>Crown</b> / Council						
	b. Investigate subdivision requirements to enable divestment.	<b>Crown</b> / Council						
	c. Initiate the land disposal process under the Ngai Tahu Claims Settlement Act.	<b>Crown</b> / Te Rūnanga o Ngāi Tahu						
	2) Within 6 months of the gazettal of this Recovery Plan: a. Prepare and lodge the necessary subdivision consents to enable divestment.	Crown / Council						
Kaiapoi Town Centre Plan	3) Within 12 months of the confirmation of the Land Divestment Plan (Action 1a): a. Initiate the review the Kaiapoi Town Centre Plan, taking into account the proposed mixed use business areas and other relevant matters.	<b>Council</b>						
District Plan Amendments	4) Within 12 months of the confirmation of the Land Divestment Plan (Action 1a): a. In addition to specific District Plan review actions outlined below, consider any additional changes to the District Plan required and prepare and lodge necessary plan changes to the District Plan via the GCR Act to the Minister supporting GCR. The Minister will determine any public process required to give effect to those amendments.	<b>Council</b> / Crown						
Reserve Management Plan Amendments	5) Within 18 months of confirmation of the Land Divestment Plan (Action 1a): a. In addition to specific Reserve Management Plan review actions outlined below, consider any additional Reserve Management Plan changes required and initiate pursuant to the Reserves Act 1977.	<b>Council</b>						
Redundant Services	6) Within 12 months of gazettal of this Recovery Plan: a. Initiate the decommissioning of redundant services.	<b>Council</b> / Crown						
Communication and Engagement Plan	7) Within 6 months of the gazettal of this Recovery Plan: a. Prepare a high level communication and engagement plan to outline opportunities for continued community engagement in Red Zone recovery.	<b>Council</b>						
Monitoring	8) Within 9 months of gazettal of this Recovery Plan: a. Develop a Monitoring Plan.	Crown / Council						
	9) Every 12 months after the completion of Action 8a: a. Prepare an annual monitoring report.	Crown / Council						
Complimentary Projects	10) Within 6 months of the gazettal of this Recovery Plan: a. Consider the implications and synergies for completing Recovery Plan actions and planning and implementation of the following complimentary projects: i. The Kaiapoi River Banks project ii. The Kaiapoi River Rehabilitation project iii. Murphy Park Master Planning iv. Any other identified complimentary projects	<b>Council</b>						

**Table 10: Kaiapoi West Implementation**

Project	Key Action and Scope	Responsibility Note: Agency Lead in bold	Timing					
			Short		Medium		Long	
			2016-18		2018-28		2028+	
Area 1 – Sport and recreation reserve	<b>Design and development</b>							
	11) Within 12 months of gazettal of the Recovery Plan: a. Develop and consult on a reserve masterplan for Murphy Park / Kaiapoi West Reserve.	<b>Council</b>						
	12) Within 12 months of completion of Action 11a, a. Prepare concept plans, detailed design work and costings for Area 1.	<b>Council</b>						
	13) Undertake the staged construction of the physical works for Area 1.	<b>Council</b>						
Area 2 – Mixed use business	<b>Planning and divestment processes</b>							
	14) Within 12 months of the confirmation of the Land Divestment Plan (Action 1a) and taking into account Actions 3, 19 and 56: a. Determine the most appropriate District Plan provisions for Area 2, and if required, use s61 of the GCR Act to change or vary the District Plan to rezone the area mixed use business. The Minister will determine the appropriate public process required to give effect to the changes or variations proposed.	<b>Council / Crown</b>						
	15) Implement the lease/sale of land in Area 2 in accordance with the Land Divestment Plan (Action 1a).	<b>Crown / Council</b>						
Utilities	16) Upon the confirmation of the Land Divestment Plan (Action 1a): a. Vest the wastewater pump station land and Dudley Drain area in the Council	<b>Crown / Council</b>						
	<b>Dudley Drain</b>							
	17) Within 24 months gazettal of the Recovery Plan: a. Prepare a concept plan, detailed design work and costings for enhancement of Dudley Drain.	<b>Council</b>						
	18) Undertake the staged construction of the physical works for Dudley Drain enhancement.	<b>Council</b>						

**Table 11: Kaiapoi South Implementation**










Project	Key Action and Scope	Responsibility Note: Agency Lead in bold	Timing					
			Short		Medium		Long	
			2016-18		2018-28		2028+	
Area 3 – Mixed use business	<b>Planning and divestment processes</b>							
	19) Within 12 months of the confirmation of the Land Divestment Plan (Action 1a) and taking into account Actions 3, 14 and 56: a. Determine the most appropriate District Plan provisions for Area 3, and if required, use s61 of the GCR Act to change or vary the District Plan to rezone the area mixed use business. The Minister will determine the appropriate public process required to give effect to the changes or variations proposed.	<b>Council / Crown</b>						
	20) Implement for the lease/sale of the area in accordance with the Land Divestment Plan (Action 1a).	<b>Crown / Council</b>						
	<b>Public Carpark</b>							
	<b>Planning processes</b>							
	21) Within 6 months of the gazettal of the Recovery Plan a. Investigate the feasibility for a public carpark adjacent to Kaiapoi Town Centre.	<b>Council / Crown</b>						
	<b>Design and development</b>							
	22) If feasible, prepare a concept plan, detailed design work and costings for public carpark.	<b>Council</b>						
	23) If feasible, undertake the staged construction of the physical works.	<b>Council</b>						
	<b>Public Transport Interchange</b>							
	<b>Planning processes</b>							
	24) Within 24 months of gazettal of the Recovery Plan: a. Investigate the feasibility of a 'park and ride' transport interchange adjacent to Kaiapoi Town Centre.	<b>Council / NZTA / ECAN</b>						
	<b>Design and development</b>							
	25) If feasible, prepare a concept plan, detailed design work and costings for transport interchange.	<b>Council / NZTA / ECAN</b>						
	26) If feasible, undertake the staged construction of the physical works.	<b>Council / NZTA / ECAN</b>						
Area 4 – Heritage and Mahinga Kai Area	<b>Planning and divestment processes</b>							
	27) Within 18 months of gazettal of the Recovery Plan: a. Confirm the ownership structure and governance arrangements of the Heritage and Mahinga Kai Area.	<b>Council / Crown / Ngāi Tūāhuriri</b>						
	<b>Design and development</b>							
	28) Within 18 months of completion of Action 27a and taking into account Action 32a: a. Develop and consult on a Reserve Management Plan and reserve masterplan for the Heritage and Mahinga Kai Area.	<b>Council / Ngāi Tūāhuriri</b>						
	29) Within 12 months of completion of Action 28a, a. Prepare concept plans, detailed design work and costings for Area 4.	<b>Council / Ngāi Tūāhuriri</b>						
	30) Undertake the staged construction of the physical works for Area 4.	<b>Council / Ngāi Tūāhuriri</b>						

**Table 11: Kaiapoi South Implementation (continued)**

Project	Key Action and Scope	Responsibility Note: Agency Lead in bold	Timing					
			Short		Medium		Long	
			2016-18		2018-28		2028+	
Area 5 – Rural <sup>8</sup>	<b>Divestment process</b>							
	31) Implement for the lease/sale of this area, in accordance with the Land Divestment Plan (Action 1a).	<b>Crown</b> / Council						
Area 7 – Recreation and ecological linkage	<b>Design and development</b>							
	32) Within 18 months of the gazettal of the Recovery Plan, and taking into account Action 28a: a. Prepare concept plans, detailed design work and costings for Area 7.	<b>Council</b>						
	33) Undertake the staged construction of the physical works for Area 7.	<b>Council</b>						
Roading and Utilities	<b>Divestment process</b>							
	34) Upon the confirmation of the Land Divestment Plan (Action 1a): a. Vest the wastewater pump station land in the Council.	<b>Crown</b> / Council						
	<b>Design and development</b>							
	35) Within 6 Months of the gazettal of the Recovery Plan: a. Initiate the detailed design for roading and utilities within Kaiapoi South.	<b>Council</b>						
	36) Undertake the staged construction of the physical works for roading and utilities within Kaiapoi South.	<b>Council</b>						





<sup>8</sup> Area 6 has been removed from the draft Recovery Plan following public feedback.

**Table 12: Kaiapoi East Implementation**

Project	Key Action and Scope	Responsibility <small>Note: Agency Lead in bold</small>	Timing					
			Short		Medium		Long	
			2016-18		2018-28		2028+	
Area 9 – Recreation and ecological linkage Area 10 – District sport and recreational reserve	<b>Design and development</b> 37) Within 24 months of gazettal of the Recovery Plan: a. Initiate the development and consultation on a Reserve Masterplan for Kaiapoi East, also taking into account Area 14 (Actions 48a, 49a and 50).	<b>Council</b>						
	<b>Recreation and ecological link (Area 9)</b> <b>Design and development</b> 38) Within 12 months of completion of Action 37a: a. Prepare concept plans, detailed design work and costings for Area 9. 39) Undertake the staged construction of the physical works for Area 9.	<b>Council</b> <b>Council</b>						
	<b>District Sports Reserve (Area 10)</b> <b>Design and development</b> 40) Within 10 years of completion of Action 37a: a. Prepare concept plans, detailed design work and costings for Area 10. 41) Undertake the staged construction of the physical works for Area 10.	<b>Council</b> <b>Council</b>						
	<b>Dog Park and BMX Track (Area 10)</b> <b>Design and development</b> 42) Within 24 months of the gazettal of the Recovery Plan, and taking into account Action 37a: a. Prepare concept plans, detailed design work and costings for Dog Park and BMX Track (Area 10). 43) Undertake the staged construction of the physical works for Dog Park and BMX Track (Area 10).	<b>Council</b> <b>Council</b>						
	<b>Memorial Garden (Area 11)</b> <b>Design and development</b> 44) Within 15 years of completion of Action 37a: a. Prepare concept plans, detailed design work and costings for Memorial Garden (Area 11). 45) Undertake the staged construction of the physical works for Memorial Garden (Area 11).	<b>Council</b> <b>Council</b>						
Area 12 – Rural	46) Implement the lease/sale of this area, in accordance with the Land Divestment Plan (Action 1a).	<b>Crown / Council</b>						
Area 13 – Kirk St Reserve	<b>Planning processes</b> 47) Within 6 months of gazettal of the Recovery Plan: a. Pursuant to the Reserves Act 1977, begin the process to revoke the Kirk St Reserve status.	<b>Council / Crown</b>						

**Table 12: Kaiapoi East Implementation (continued)**








Project	Key Action and Scope	Responsibility Note: Agency Lead in bold	Timing					
			Short		Medium		Long	
			2016-18		2018-28		2028+	
Area 14 – Possible land swap	<b>Planning process</b>							
	48) Within 12 months of gazettal of the Recovery Plan: a. Investigate a land swap between Areas 12a and 14, and if agreed proceed with land swap in accordance with the Land Divestment Plan (Action 1a).	<b>Council/Crown</b>	→					
	<b>Design and development</b>							
	49) Within 12 months of completion of Action 47a: a. If agreement reached, prepare concept plans, detailed design work and costings for Area 14.	<b>Council</b>		→				
	50) If agreement reached, undertake the staged construction of the physical works for Area 14.	<b>Council</b>			→			
Area 15 – Mixed use business (motor caravan park) Area 16 – Mixed use business (carpark)	<b>Planning process</b> Note: Planning process to be undertaken as Action 56a below.							
	<b>Design and development</b>							
	<b>Motor caravan park (Area 15)</b>							
	51) Within 12 months of the confirmation of the Land Divestment Plan (Action 1a) and taking into account Action 56a: a. Explore an agreement between the Council and the New Zealand Motor Caravan Association Inc. b. If agreement is not reached, explore alternatives.	<b>Council /NZMCA</b>	→					
	52) If agreement is reached, prepare a concept plan, detailed design work and costings for Area 15.	<b>Council</b>		→				
	53) If agreement is reached, undertake the staged construction of the physical works for Area 15.	<b>Council / private sector partner</b>			→			
	<b>Car Park (Area 16)</b>							
	54) Within 24 months of the confirmation of the Land Divestment Plan (Action 1a) and taking into account Action 56a: a. Prepare a concept plan, detailed design work and costings for Area 16.	<b>Council</b>		→				
	55) Undertake the staged construction of the physical works for Area 16.	<b>Council</b>			→			
Area 17 – Mixed use business	<b>Planning Processes</b>							
	56) Within 12 months of the confirmation of the Land Divestment Plan (Action 1a) and taking into account Actions 3, 14 and 19: a. Determine the most appropriate District Plan provisions for Area 17, and if required, use s61 of the GCR Act to change or vary the District Plan to rezone the area mixed use business. The Minister will determine any public process required to give effect to those amendments.	<b>Council/Crown</b>	→					
	57) Implement the lease/sale of the area in accordance with the Land Divestment Plan (Action 1a).	<b>Council/Crown</b>			→			

Project	Key Action and Scope	Responsibility Note: Agency Lead in bold	Timing					
			Short		Medium		Long	
			2016-18		2018-28		2028+	
Area 18 – portion of Gray Crescent Reserve	58) Within 6 months of gazettal of the Recovery Plan: a. Pursuant to the Reserves Act 1977, initiate the process to revoke the Gray Crescent Reserve status for the portion of Gray Crescent reserve that is required to build the new link road between Feldwick Drive and Bracebridge Street.	<b>Council</b>						
Roading and Utilities	<b>Divestment process</b>  59) Upon the confirmation of the Land Divestment Plan (Action 1a): a. Vest the wastewater pump stations land and land required for new road in the Council.  <b>Design and development</b>  60) Within 6 months of gazettal of the Recovery Plan: a. Initiate detailed design for roading and utilities within Kaiapoi East. 61) Undertake the staged construction of the physical works for roading and utilities, including the two stormwater management areas within Kaiapoi East.	<b>Crown / Council</b>  <b>Council / Crown</b> <b>Council / Crown</b>						
								
								

**Table 13: The Pines Beach Implementation**

Project	Key Action and Scope	Responsibility Note: Agency Lead in bold	Timing					
			Short		Medium		Long	
			2016-18		2018-28		2028+	
Area 19 – Private Lease (Council Reserve)	<b>Planning Processes</b>  62) Within 12 months of the confirmation of the Land Divestment Plan (Action 1a): a. Investigate the requirement for a Reserve Management Plan. b. Investigate and develop a Council Leasing Policy framework. c. Initiate Council Leasing Policy.	<b>Council</b> / Crown						
Area 20 – Amalgamate with the Coastal Park	<b>Design and development</b>  63) Within 12 months of the confirmation of the Land Divestment Plan (Action 1a) and in coordination with Action 67: a. Te Kōhaka o Tūhaitara Trust will begin developing a concept plan, in consultation with the community, and amendments to the Tūhaitara Coastal Park Management Plan to include Area 20. b. Te Kōhaka o Tūhaitara Trust will implement the agreed Plan(s) when funding is available.	<b>Te Kōhaka o Tūhaitara Trust</b> / Community						
Area 21 – Recreation and Ecological Linkage	<b>Design and development</b>  64) Within 12 months of the gazettal of the Recovery Plan, taking into account Action 5a: a. Prepare concept plans, detailed design work and costings for Area 21. 65) Undertake the staged construction of the physical works for Area 21.	<b>Council</b>						

**Table 14: Kairaki Implementation**

Project	Key Action and Scope	Responsibility Note: Agency Lead in bold	Timing					
			Short		Medium		Long	
			2016-18		2018-28		2028+	
Area 23 – Private Lease (Crown Reserve)	<b>Planning Processes</b> 66) Within 12 months of the confirmation of the Land Divestment Plan (Action 1a): a. Investigate and develop a Crown Leasing Policy for Area 23. b. Initiate Crown Leasing Policy.	<b>Crown / Council</b>						
		<b>Crown / Council</b>						
Area 24 – Amalgamate with the Coastal Park	<b>Design and development</b> 67) Within 12 months of the confirmation of the Land Divestment Plan (Action 1a) and in coordination with Action 63: a. Te Kōhaka o Tūhaitara Trust will begin developing a concept plan, in consultation with the community, and amendments to the Tūhaitara Coastal Park Management Plan to include Area 24. b. Te Kōhaka o Tūhaitara Trust will implement the agreed Plan(s) when funding is available.	<b>Te Kōhaka o Tūhaitara Trust / Community</b>						
		<b>Te Kōhaka o Tūhaitara Trust / Community</b>						
Area 25 – Amalgamate into the Kairaki Beach Car Park Reserve	<b>Planning Processes</b> 68) Within 6 months of the confirmation of the Land Divestment Plan (Action 1a): a. Determine appropriate lease arrangements with the Waimakariri Power Boat and Sailing Club. <b>Design and development</b> 69) Within 6 months of completion of Action 68a and taking into account Action 5a: a. Prepare concept plans, detailed design work and costings for Area 25. 70) Undertake the construction of the physical works.	<b>Council</b>						
		<b>Council</b>						
		<b>Council</b>						

# Glossary of Terms and Abbreviations

## Ngā kupu me ngā whakapotonga

<b>Canterbury Earthquake Recovery Authority (CERA)</b>	The government agency leading and coordinating the earthquake recovery effort through until April 2016
<b>Canterbury Regional Policy Statement</b>	The document prepared by Environment Canterbury under the Resource Management Act 1991 that sets the regional planning and development framework
<b>Concept plan</b>	A potential development proposal for all or part of an area. It will show some design details (e.g. location of seats and planting)
<b>Council</b>	Waimakariri District Council
<b>District plans</b>	Documents prepared under the Resource Management Act 1991 to provide a framework for the management of land use and subdivision within a territorial authority area. For example, they define zones (areas) for residential or industrial activities, each with its own set of rules
<b>ECan</b>	Environment Canterbury/Canterbury Regional Council
<b>greater Christchurch</b>	Defined under the Canterbury Earthquake Recovery Act 2011 as being the districts of Christchurch City, Selwyn District and Waimakariri District, and the coastal marine area next to these districts; under the Greater Christchurch Regeneration Act 2016 the greater Christchurch metropolitan area is a smaller area comprising the City and towns and rural areas between Rangiora and Rolleston and Lincoln
<b>GCR Act</b>	Greater Christchurch Regeneration Act 2016
<b>Intensive farming</b>	The production of plant and animal produce, where the predominant productive processes are not dependent on the soil characteristics of the site on which it is situated. Processes may involve: poultry, pig, rabbit, fitch and opossum; production of compost; mushroom farming; and feedlots for commercial livestock such as cattle. It excludes those activities where production requires pasture or ground cover to be maintained, glasshouses and horticulture.
<b>Long term action</b>	Action forecast to be completed more than 10 years after the final Recovery Plan is gazetted
<b>Low-density residential development</b>	Usually stand-alone, single-storey housing with larger suburban lots
<b>LTP</b>	Long Term Plan, prepared by the regional and district councils under the Local Government Act 2002
<b>Mahinga kai</b>	Food and other resources, and the areas they are sourced from. Also the work (mahi), methods and cultural activities involved in getting foods and resources
<b>Mana whenua</b>	Those who have traditional/customary authority or title over land and the rights of ownership and control of use on the land, forests rivers etc. Also the land area (and boundaries – rohe) within which such authority is held
<b>Master plan</b>	An overall layout plan which shows how a site may be developed. It will show key areas, activities, and links
<b>Medium term action</b>	Action forecast to be completed between two and ten years of the final Recovery Plan being gazetted
<b>Minister's Direction</b>	Direction issued to the Waimakariri District Council instructing it to prepare the Draft Waimakariri Residential Red Zone Recovery Plan in collaboration with the strategic recovery partners; as notified in the New Zealand Gazette Notice No. 95 (3 September 2015)

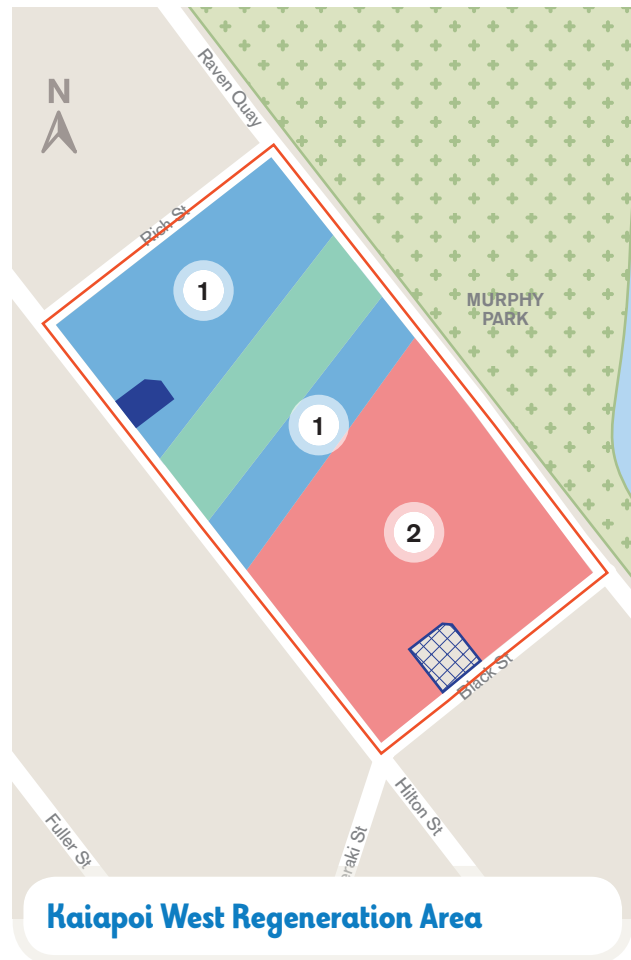
<b>Ngā Papatipu Rūnanga</b>	The representative bodies of the six Ngāi Tahu Papatipu Rūnanga in greater Christchurch – Te Ngāi Tūāhuriri Rūnanga, Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga, Te Rūnanga o Koukourārata, Wairewa Rūnanga, Te Taumutu Rūnanga, Ōnuku Rūnanga
<b>Ngāi Tahu</b>	The iwi of Ngāi Tahu, consisting of the collective of the individuals who descend from the primary hapū of Waitaha, Ngāti Māmoē and Ngāi Tahu, namely, Ngāti Kuri, Ngāti Irakehu, Kāti Huirapa, Ngāi Tūāhuriri and Kāi Te Ruahikihiki
<b>Non-permanent buildings</b>	Any structure that could be readily removed from a site, including but not limited to caravans, removable holiday baches and garden sheds
<b>NZMCA</b>	New Zealand Motor Caravan Association Inc.
<b>Recovery Strategy</b>	Recovery Strategy for Greater Christchurch: Mahere Haumanutanga o Waitaha; prepared under the Canterbury Earthquake Recovery Act 2011
<b>Regeneration area</b>	An area of the Residential Red Zone as defined below, with regeneration encompassing ecological restoration and/or enabling appropriate uses suitable to the status of the land
<b>Reserve Management Plan</b>	A management plan prepared under the Reserves Act 1977
<b>Residential Red Zone</b>	An area of residential land that suffered severe land damage due to the Canterbury earthquakes, and where the Crown made an offer to purchase properties. In this Draft Recovery Plan, it refers to the areas of land in Kaiapoi, The Pines Beach and Kairaki that were zoned red
<b>Short term action</b>	Action forecast to be completed within two years of the final Recovery Plan being gazetted
<b>Strategic partners under the GCR Act</b>	The Department of the Prime Minister and Cabinet, Te Rūnanga o Ngāi Tahu, New Zealand Transport Agency, Environment Canterbury, Christchurch City Council, Selwyn District Council and Waimakariri District Council
<b>Te Rūnanga o Ngāi Tahu</b>	Te Rūnanga o Ngāi Tahu, which is statutorily recognised as the representative tribal body of Ngāi Tahu Whānui and was established as a body corporate on 20 April 1996 under section 6 of Te Rūnanga o Ngāi Tahu Act 1996

# Appendices

## He āpitihanga

### Appendix 1

#### Regeneration Area Spatial Plans



#### LAND USE/ACTIVITY

- 1 Sport and recreation reserve**
- Space for future lawn based sports
  - Overflow parking for Murphy Park
  - Paths, seating, planting

- 2 Mixed use business**

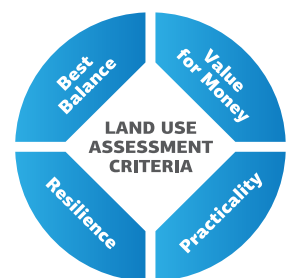
#### Notes

1. Land use/activity areas are approximate only.
2. Amenity buffer for existing adjoining land uses to be determined at design stage.



#### KEY

- Regeneration Area
- Mixed Use Business (1.2ha)
- Sport and Recreation Reserve (0.8ha)
- Dudley Drain
- Utility
- Existing Reserve
- Private Property



## LAND USE/ACTIVITY

- 3 Mixed use business**
- 4 Heritage and Mahinga Kai Area**  
– cultural and environmental enhancement.
- 5 Rural** (excluding intensive farming)

- 7 Recreation and ecological linkage**
- 8 Courtenay Drive** existing alignment.

## Notes

- Land use/activity areas are approximate only.
- Amenity buffer if required for existing adjoining land uses to be determined at design stage.
- Area 6 – New neighbourhood park, removed through public consultation process



## Kaiapoi East Regeneration Area



### KEY

- Regeneration Area
- Mixed Use Business (3.7ha)
- Rural (14.1ha)
- District sport and recreation reserve (12.5ha)
- Recreation and ecological link (7.6ha)
- Memorial Gardens (2.9ha) - ash interment only
- Mixed Use Business Motor Caravan Park (1.0ha)
- Parking (0.8ha)
- Stormwater management (3.3ha)
- Utility
- Existing reserve (10.0ha)
- Existing reserve abandoned (0.5ha)
- Private Property
- Legal Road Corridor
- New Road
- Boat ramp

### LAND USE/ACTIVITY

- 9 Recreation and ecological link**
  - Edible landscapes (e.g. Food forest)
  - Native planting
  - Paths, seating
- 10 District sport and recreation reserve**

**North of Cass Street:**

  - Up to four full sized playing fields
  - Space for other sporting facilities
  - Pavilion/changing rooms
  - On site parking
  - Space for informal play

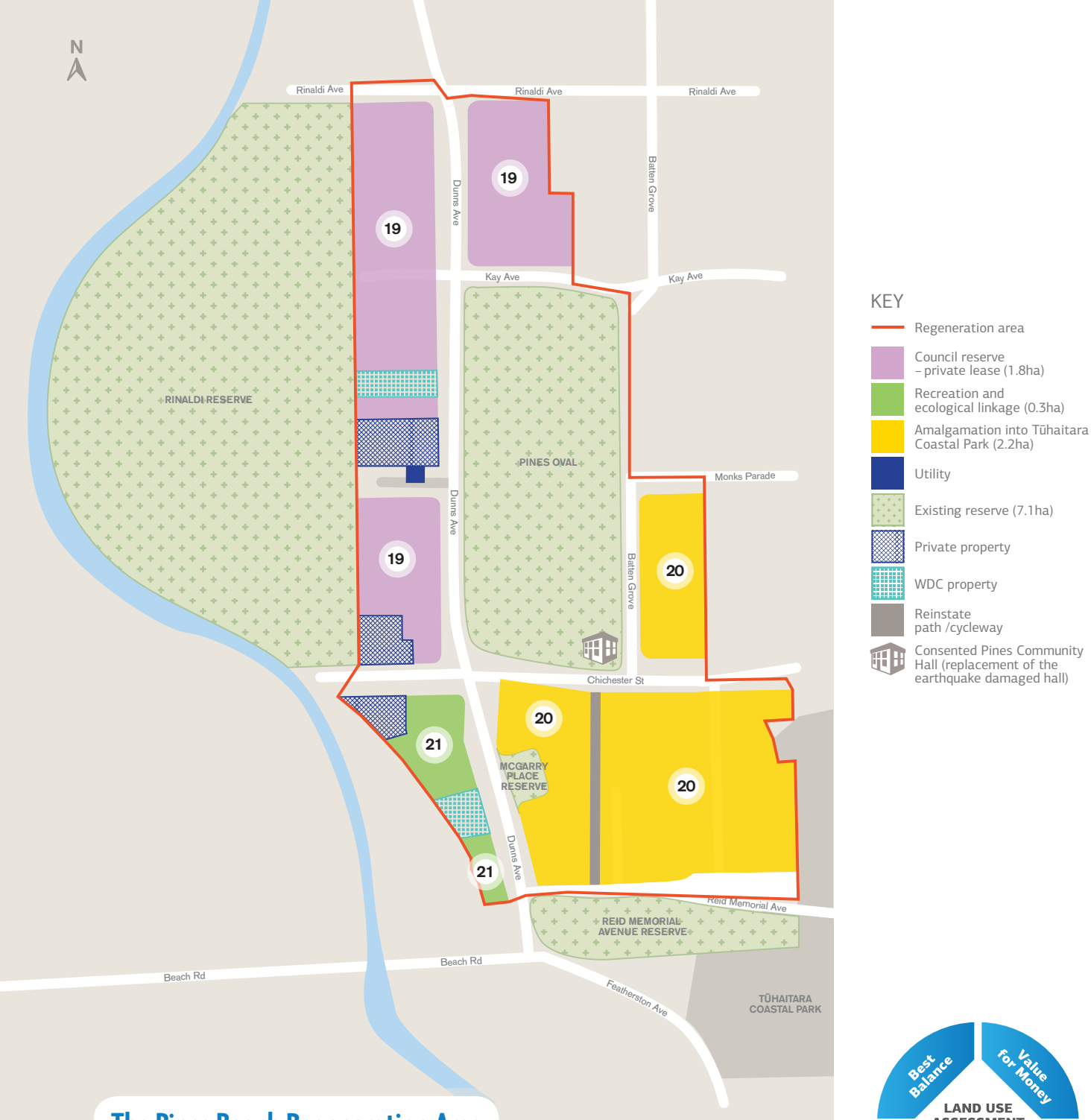
**South of Cass Street:**

  - Dog park
  - Community BMX track
- 11 Memorial gardens**
  - Cremation ash interment only
- 12 Rural** – excluding intensive farming
- 13 Kirk Street Reserve**
  - Reserve classification to be uplifted
- 14 Possible access link**
  - Possible land swap with Area 12a. Enables a walking/cycling link between Beach Road and Askeaton Park
- 15 Mixed use business (motor caravan park)**
  - Managed by New Zealand Motor Caravan Association (NZMCA)
- 16 Parking** - including parking for boat trailers
- 17 Mixed use business**
- 18 New road connections:**
  - Feldwick Drive, Gray Crescent to Bracebridge Street
  - Oram Place to Cass Street
  - Charles Street connection to Askeaton Park

Change in road level of service for Cass Street and Feldwick Drive (road narrowing and low speed environment). Existing road corridor to remain.

### Notes

1. Land use/activity areas are approximate only.
2. Amenity buffer if required for existing adjoining land uses to be determined at design stage.
3. Exact road geometry for new connections to be confirmed at design stage.

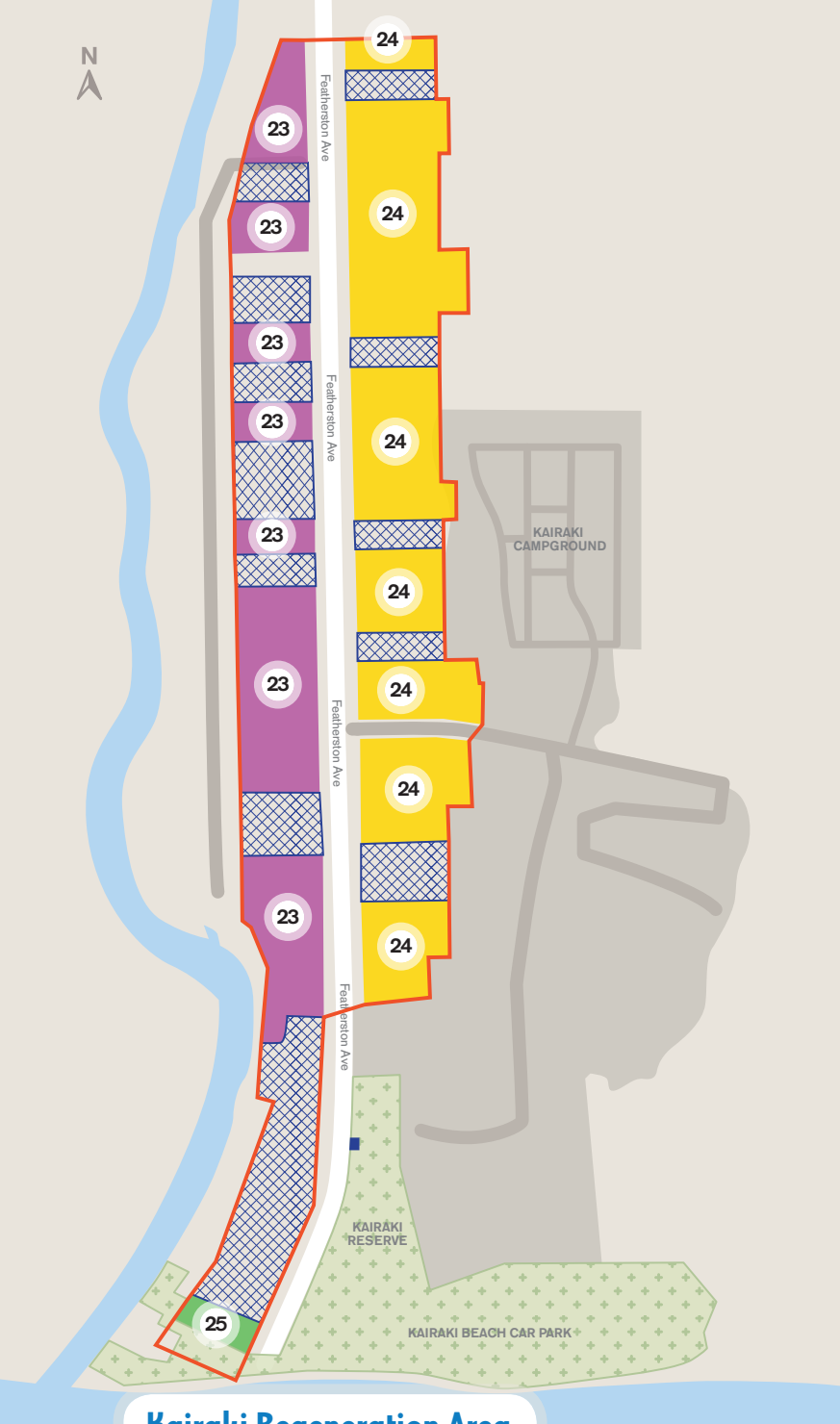


## LAND USE/ACTIVITY

- 19 Potential private lease**  
Area to remain in Council ownership with potential private lease of some of the area (no permanent buildings).
- 20 Amalgamation into Tūhaitara Coastal Park**
- 21 Recreation and ecological linkage**
  - Native planting
  - Paths, seating

## Notes

- Land use/activity areas are approximate only.
- Amenity buffer for existing adjoining land uses to be determined if required at a later stage.



## Kairaki Regeneration Area

### LAND USE/ACTIVITY

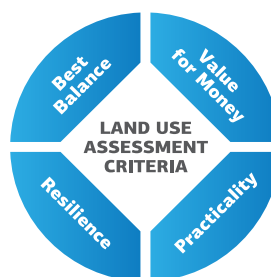
- 23 Potential private lease**  
Remain in Crown ownership with potential private lease (no permanent buildings).
- 24 Amalgamation into Tūhaitara Coastal Park**
- 25 Recreation and ecological linkage**  
Reserve to be amalgamated into the Kairaki Beach Car Park Reserve

### Notes

1. Land use/activity areas are approximate only.
2. Amenity buffer for existing adjoining land uses if required to be determined at design stage.

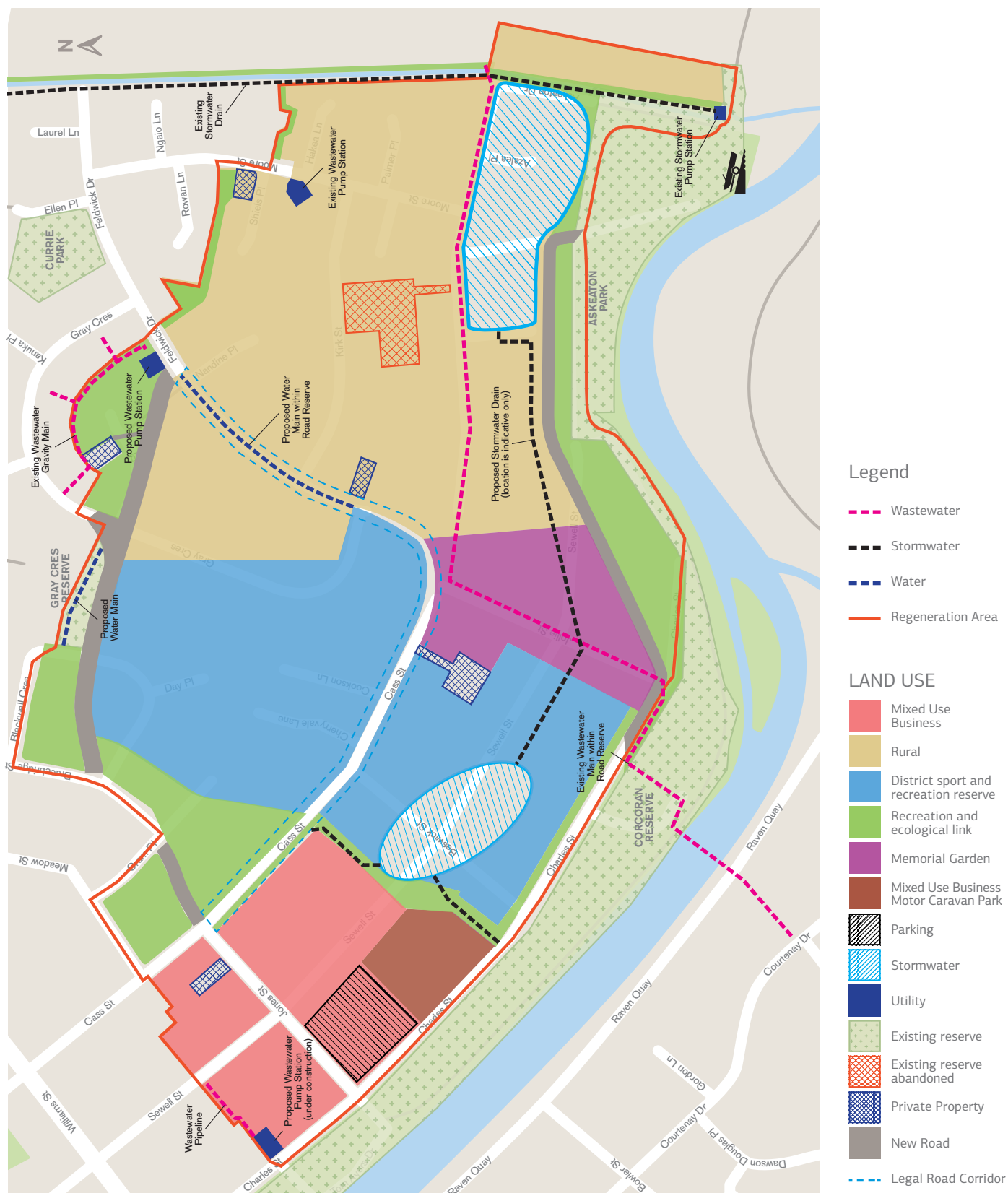
### KEY

- Regeneration area
- Crown land – private lease (1.2ha)
- Recreation and ecological linkage (0.06ha)
- Amalgamation into Tūhaitara Coastal Park (1.9ha)
- Utility
- Existing reserve (1.6ha)
- Private property

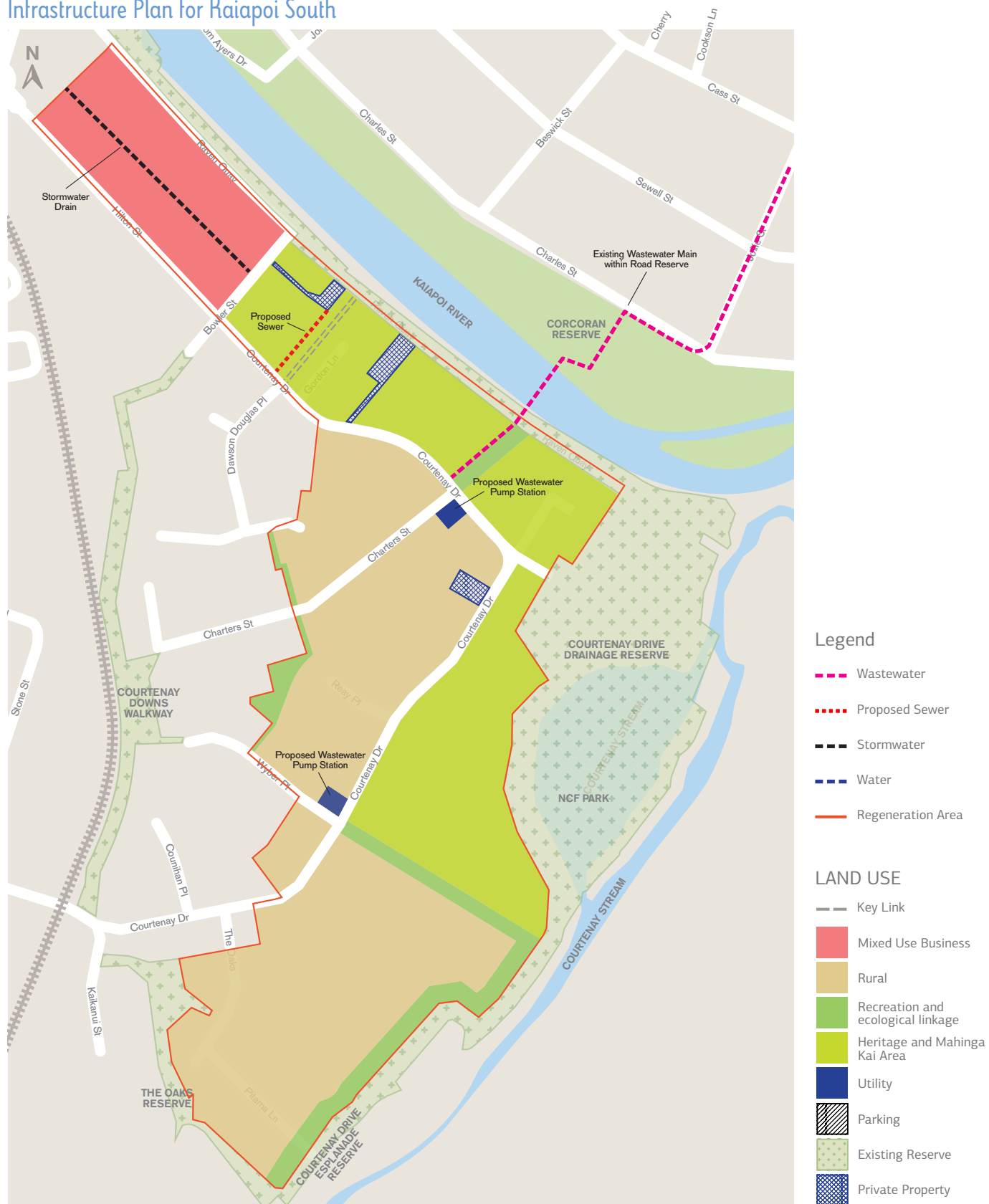


## Appendix 2

### Infrastructure Plan for Haiapo East



## Infrastructure Plan for Kaiapoi South





**NOTE**  
 This plan is indicative only.  
 MainPower must be consulted to  
 ascertain the exact location of  
 any power cables.

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*Photo credit: Ann Worthy*



