

# Draft Waimakariri Residential Red Zone Recovery Plan

**Te Mahere Whakarauora mō te  
Whenua Rāhui o Waimakariri**

## Supporting Information

**AUGUST 2016**



**1.**

PAGE 5

## Impact Assessment

A summary of the social, economic, cultural and environmental impacts of the Draft Recovery Plan.

**2.**

PAGE 15

## Cost Benefit Analysis

A high-level analysis of the costs and benefits of the Draft Recovery Plan.

**3.**

PAGE 21

## Technical Information Summary

A summary of the supporting technical information to the Draft Recovery Plan.

**4.**

PAGE 29

## Public Engagement

A summary of the consultation and public engagement including CANVAS, Let's Discuss and Let's Plan.

**5.**

PAGE 37

## Planning Assessment

A summary assessment of the Draft Recovery Plan against statutory and non-statutory planning instruments.

*\* This document is supporting information only, and does not form part of the Draft Recovery Plan.*



1.

# Impact Assessment

A summary of the social, economic,  
cultural and environmental impacts of the  
Draft Recovery Plan.

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## 1.1 Introduction

Clause 8.4.3 of the Minister's Direction to develop a Draft Waimakariri Residential Red Zone Recovery Plan requires the Council to ensure that the Draft Recovery Plan is supported by an impact assessment, using an appropriate impact assessment methodology, including an analysis of recommendations and an explanation of how that informed the preparation of the Draft Recovery Plan. The requirement to prepare an impact assessment is also set out in The Recovery Strategy for Greater Christchurch, where it states that the preparation of recovery plans will use impact assessment methodologies and tools in order to help integrate activities, connect components of recovery, and implement the goals of the recovery strategy.

In accordance with the above requirements, this impact assessment has been prepared to support the Draft Recovery Plan development process.

## 1.2 Key Issues

An impact assessment requires the screening and scoping of key issues. For the Draft Waimakariri Residential Red Zone Recovery Plan, the key issues were captured through the government's expectations for the Draft Recovery Plan outlined in the Minister's Direction, and through feedback from the local community (and others) during the "Canvas" consultation exercise. This was followed by the analysis of key issues included within "Let's Discuss", and the preliminary Draft Recovery Plan. The key findings from these analyses, which essentially set out the implications of the status quo situation (i.e. doing nothing), are set out below:

- International literature suggests that psychosocial recovery after a disaster takes five to ten years. Wellbeing improves when people start to move forward with their lives, and this has not yet been possible for many people in the Kaiapoi, Kairaki and The Pines Beach areas because of uncertainty about the future use of the red zone land (regeneration areas). Different parts of the community often have conflicting aspirations over the appropriate uses for the regeneration areas. More prosaically, the regeneration areas are considered by some in the community to be

unsightly although others, particularly some people living in Kairaki and The Pines Beach, enjoy the views over the cleared regeneration areas.

- The key economic considerations include the potentially large opportunity costs associated with not using the regeneration areas in a productive way to support the economic development of the district. The demand for commercial and industrial land in Kaiapoi is projected to increase. Providing services to remaining privately-owned properties within the regeneration areas comes at a cost. There is an ongoing cost to the Crown to hold and maintain ownership of land in the regeneration areas.
- There are a number of areas of cultural significance to Ngāi Tūāhuriri and Ngāi Tahu within the regeneration areas, but this aspect is not celebrated or highlighted with the land in its current state. Some parts of the regeneration areas – in particular, in Kaiapoi East and Kaiapoi South – have heritage value. 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 within The Pines Beach and Kairaki regeneration areas.
- In terms of environmental issues, 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. The regeneration areas are highly modified landscapes with a limited range of biodiversity, and in some locations may contain contaminated soil.

## 1.3 Impact Assessment Methodologies

This impact assessment has been informed by two key inputs: an Integrated Assessment, conducted primarily during the preparation of the preliminary Draft Recovery Plan; and a cost benefit assessment of the Draft Recovery Plan proposals. In addition, the impact assessment draws on various other sources of evidence used during the development of the Draft Recovery Plan, such as international literature setting out the social and economic benefits of active and passive recreation spaces.

### 1.3.1 Integrated Assessment

For the Draft Recovery Plan, a key methodology used for the impact assessment has been through a tool known as Integrated Assessment. A similar process was used to assess and help improve early drafts of other Recovery Plans. An Integrated Assessment involves a set process to determine a series of assessment criteria, using four headings – social, economic, cultural, and environmental, in particular sustainability, and health and wellbeing considerations. Various iterations of the Draft Recovery Plan are then assessed against these criteria, with amendments recommended as appropriate to ensure that the revised plan reflects the issues raised and meets stakeholder expectations and requirements.

For the Draft Waimakariri Residential Red Zone Recovery Plan Integrated Assessment process, a number of people representing the community (business, environment, local groups, iwi and many others) and professionals from a range of disciplines, together with those involved in producing the preliminary Draft Recovery Plan, were invited to a series of three workshops held between December 2015 and March 2016. The workshops enabled direct and explicit recommendations to improve the plan to be made at various stages during its development. Stakeholder identification and analysis had already been done as part of previous processes (including assessments of who might be affected and how), and earlier consultation. The workshops consisted of the following:

- Workshop 1 agreed the detailed assessment criteria to be used (under the four main headings of social, economic, cultural, and environmental). The development of criteria built on relevant work previously undertaken, including the Recovery Strategy for Greater Christchurch, the Urban Development Strategy (including Health Impact Assessment), the “Share-An-Idea” process, and a number of already-completed well-being and sustainability assessments. Rankings ranged from -2 (a negative impact) to + 3 (a strong positive impact).

- Workshop 2 set “top” (i.e. ideal) and “bottom” (i.e. acceptable) levels for each of the criteria, and ranked the then version of the preliminary Draft Recovery Plan (unpublished, as at 21 December 2015) for each of the detailed criteria. Suggested changes to the preliminary Draft Recovery Plan were recommended.
- Workshop 3 assessed the published preliminary Draft Recovery Plan (March 2016), to determine the extent to which recommendations from Workshop 2 had been addressed, and suggested additional changes where appropriate.

A final desktop analysis of the Draft Recovery Plan was undertaken (in June 2016), to analyse the extent to which relevant recommendations from the earlier workshops have been included in the Draft Recovery Plan. A description of these recommended changes are set out below, alongside an analysis of how the Draft Recovery Plan has incorporated these recommendations.



Table 1: Recommended Draft Recovery Plan Changes

IA Recommendation	Response
1. Residential development - explore the possibility of high density residential development.	The Draft Recovery Plan now enables residential development in the mixed-use areas (formerly business areas) and recognises that residential development may occur in the rural areas in the longer term.
2. Business land – the business land uses are too specific - remove the possible land uses from the Map keys and identify the process for the development of these areas.	The descriptions have been removed from the Map keys to enable flexibility in future uses. The process for development of these areas is uncertain and is therefore identified as a future action.
3. Natural Hazards – provide further explanation on the proposed District Plan Change and how natural hazards, including climate change, have informed the proposed land uses.	Additional explanation on the proposed District Plan Change is provided. Explanation of how natural hazards have informed the proposed land uses is now clearer.
4. Costs for ratepayers – include costs for the proposals in terms of rates increases.	The known costs to ratepayers have been included in the Draft Recovery Plan. The Draft Recovery Plan identifies where these are within current budgets or where funding is required to be confirmed.
5. Impact for taxpayers – Crown to provide expectations and figures to inform future decision making.	It is anticipated that these will be provided by the Crown as part of the final Recovery Plan.
6. Water Quality, Ecology & Riparian Margins – be more explicit about water quality, ecological linkages, mahinga kai and riparian margin aspirations and benefits.	The Draft Recovery Plan now includes greater detail on aspirations and benefits for these matters, for example, the Heritage and Mahinga Kai Area now provides greater explanation on the inter-relationship between land uses and water quality.
7. Accessibility – the plan needs to focus on the Disability Strategy.	Opportunities for considering and enhancing accessibility (Objective 9 of the New Zealand Disability Strategy, 2001) can be considered as part of future master planning and design exercises.
8. Community involvement - there is a need to amend the plan to explain the Council's commitment to community involvement in the ongoing planning and implementation.	The Implementation section has been amended to include a statement on ongoing community involvement.
9. Monitoring – there is a need to be more explicit about monitoring and how that reflects the vision and goals and anticipated outcomes.	The Monitoring section has been amended to provide greater detail and legibility.
10. Implementation – the tone in the implementation tables is not always reflected in the text of the Draft Recovery Plan. Explain the implementation differences in more detail for funded versus non-funded projects.	Care has been taken to identify which projects have funding allocation and those for which funding sources are still to be determined.
11. Remembering the earthquakes – add a paragraph to the Background section acknowledging the likely various responses to the treatment of land. Be more explicit about a memorial.	The Draft Recovery Plan does not preclude a memorial from being located within proposed public open space areas. Due to the sensitivities associated with a memorial, it is considered inappropriate to bind the location of a memorial through the Draft Recovery Plan. This should be done through a separate consultation process. Furthermore there could be locations outside the red zone (e.g. town centre) that are more appropriate for a memorial.

### 1.3.2 Cost Benefit Assessment

In addition to the Integrated Assessment, a high level cost benefit assessment was also undertaken during the development of the Draft Recovery Plan. This process involved the development of seven theoretical alternative land use scenarios (in addition to the Council's preferred scenario). The alternative scenarios were based on suggestions received during public engagement, constraints identified in the Technical Advisory Panel (TAP) report, further detailed geotechnical information, and market valuation information. The assessment was also informed by more detailed assessments of the proposals in each of the five sub areas: Kaiapoi West; Kaiapoi South; Kaiapoi East; The Pines Beach; and Kairaki.

For all eight land use scenarios (seven alternative plus preferred) the key features, issues, assumptions and benefits were identified. Relevant criteria were developed to succinctly capture and balance the multiple considerations for future land use options. These considerations include: the objectives and obligations in the Minister's Direction; the Recovery Strategy; the Canterbury Earthquake Recovery Act; the Greater Christchurch Regeneration Act; the vision and goals in the preliminary Draft Recovery Plan; Waimakariri District Council's Long-Term Plan; and relevant statutory planning documents. The resultant criteria were: best balance of regeneration objectives; optimises value for money; practicality; and resilience.

Each of the alternative scenarios was then assessed according to the criteria, and 'scored'.<sup>1</sup> For the three highest scoring scenarios the implementation capital costs were collated (where known) and key benefits identified. The Council's preferred scenario scored highest, and is included in the Draft Recovery Plan. A final cost benefit assessment has subsequently been produced for the proposals in the Draft Recovery Plan. Relevant key conclusions from this final cost benefit assessment, grouped by social, economic, cultural and environmental perspectives, are included in the overall findings below in section 1.4.

## 1.4 Key findings

These conclusions are based on the Integrated Assessment (with a June 2016 desk-top review of the criteria), the cost

benefit assessment, and other relevant information (such as various source references used in the cost benefit assessment).

### Social

- The proposals in the Draft Recovery Plan will help to provide certainty for the community, which will help people move on with their lives. The level of community engagement throughout the development of the Draft Recovery Plan provides confidence that the proposals in the Draft Recovery Plan will provide significant social benefits compared to the status quo.
- The Draft Recovery Plan provides a range of benefits for those living in or adjacent to the red zone, through the inclusion of a range of passive and active recreation opportunities. Green space has been shown to provide significant enhancements to wellbeing and health, social cohesion, local identity and community ownership, and supporting co-operation between different parts of the community. The Draft Recovery Plan includes a range of walking and cycling routes for recreation and social connectedness, particularly in Kaiapoi East and Kaiapoi South. This provides accessibility and meets key considerations of the New Zealand Disability Strategy. The Draft Recovery Plan also recognises the importance of way-finding and legibility, which was not a strong feature in earlier iterations; these issues will likely be addressed further at the design stage. The proposed amalgamation of Areas 20 and 24 into the Tūhaitara Coastal Park would result in an increase in public open space and walking access, as the Te Kōhaka o Tūhaitara Trust has indicated that if the proposal was to go ahead this area would be heavily planted with native species and defined access points would be established.
- The Draft Recovery Plan also encourages support for community groups and organisations to use the land in the regeneration areas, including within the recreation areas in Kaiapoi East, and enables facilities for gatherings, meetings, art and the celebration of community identity and culture in public and private spaces.
- The Draft Recovery Plan allows for deliberate, inclusive and participatory quality community involvement in

<sup>1</sup> The high level cost benefit assessments were undertaken in a workshop format involving representatives of the Waimakariri District Council, the Greater Christchurch Group (DPMC), Ngāi Tahu and the Core Project Team.

ongoing recovery planning and implementation, to foster community ownership. There has been significant community engagement throughout the development of the Draft Recovery Plan so far, and the need to retain community engagement throughout the design and implementation phases is made clear.

- The Draft Recovery Plan acknowledges the property rights of existing private properties in the regeneration areas. The proposed land uses have been developed taking this into account. Services and roading access to private properties are proposed to remain; this is an important human rights consideration. However, the level of service to which these are provided may change.
- The Draft Recovery Plan provides for recognition and acknowledgment of the earthquakes' effects, potentially through the provision of a memorial or place of remembrance. This was an issue which polarised views in the Canvas consultation exercise, with some commenters seeking a memorial for the earthquakes, and others being opposed to this.
- There will likely be some negative social impacts during the implementation of some of the proposed land use proposals, particularly the disruption caused by necessary remediation of land to prepare it for mixed use business activities in Areas 2, 3 and 17. In addition, a number of commenters were opposed to the provision of a cemetery in Area 11. While more clarity has been provided in the Draft Recovery Plan that this area would be an attractive memorial garden, and would not contain burial plots or scattered ashes, there remains the risk that some in the community will be disappointed by this proposed land use. A counter to this is the importance of responding to the District's need for more cemetery space in future, and the provision of an ash interment location to meet the needs of a growing population. In addition, the cemetery has been relocated away from the green zone residential areas to avoid potential amenity impacts.
- There also remains some uncertainty about the timeframes for implementation, particularly for the mixed use business areas, where implementation will depend on third party financial commitment to develop the areas. In addition,

concern has been raised about the potential unsightliness of the areas in The Pines Beach and Kairaki proposed for non-permanent leasing.

- More generally, while there was generally strong majority support for the proposals in the preliminary Draft Recovery Plan, there was some opposition to some of the proposals. This will mean that some people in the community will be disappointed by the final land use proposals, although most in the community will be content.

### Cultural

- The land use proposals in the Draft Recovery Plan will help to conserve and provide education about local cultural landscapes and history.
- The Draft Recovery Plan commits to actions that will reflect mana whenua cultural and spiritual values of wāhi tapu and wāhi taonga. The Plan requires the consideration and promotion of mana whenua kaitiakitanga responsibilities in all relevant projects and processes.
- The objectives and policies of the Mahaanui Iwi Management Plan 2013 have been considered throughout the development of the Plan. Area 4 (within the Kaiapoi South regeneration 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 access, and this has been reflected in the proposal for this area to be a heritage and mahinga kai area. Also, the Draft Recovery Plan acknowledges that Areas 20 and 23 (within The Pines Beach and Kairaki regeneration areas) are part of a cultural landscape with significant historical, traditional, cultural and contemporary associations. The land uses proposed within these areas seek to recognise and enhance the cultural values associated with these areas.
- The Draft Recovery Plan includes the provision of facilities for gatherings, meetings, art and the celebration of community identity and culture in public and private spaces, for instance in the recreation areas in Kaiapoi East. The appropriate consideration of facilities for broader community gatherings will be undertaken during the development of masterplans for Kaiapoi East and Kaiapoi South.

- The Draft Recovery Plan enables the incorporation of aesthetics and sense of place. This includes ensuring that implementation of the land use proposals will utilise Ngāi Tahu names, history and mahinga kai associated with the area, and the placement of markers and art works associated with Ngāi Tahu.
- The Draft Recovery Plan also actively provides for recognition, celebration and integration of heritage issues and history, including European and industrial history, which was a major consideration that a number of respondents commented on during the consultation exercises. This will include but not be limited to, development of the heritage and mahinga kai areas.
- There would however be a range of economic costs such as those associated with third party development and implementation of land uses (including Te Kōhaka o Tūhaitara Trust for the Coastal Park, and business development costs); the cost of District Plan changes and divestment of land; and the costs of upgrading and maintaining infrastructure. There are also potential economic opportunity costs associated with not pursuing alternative land uses in some areas such as residential development and more business uses. However, the analysis undertaken through the cost benefit assessment indicates significant uncertainty about the prospect of securing economic returns, which was a significant factor in these ideas not being preferred.

### Economic

- The Draft Recovery Plan provides for the economic growth of Kaiapoi, The Pines Beach, Kairaki and wider Waimakariri District businesses, and identifies land uses that promote economic development and prosperity, particularly through the provision of mixed use business areas in Kaiapoi West, Kaiapoi East and Kaiapoi South. The proposals provide for planned development that will help deliver other relevant economic strategies including the Kaiapoi Town Centre Strategy. The Draft Recovery Plan provides clarity (although not certainty at this stage) for the business sector through the identification of proposed land uses and regulatory processes.
- The Draft Recovery Plan also identifies land for recreation purposes, which research has shown can provide economic benefits through having a healthier more active community, reducing burdens on the health system.
- The proposals in the Draft Recovery Plan, particularly those for heritage and mahinga kai areas, and the development of a motor caravan park, can enhance tourism activity and expenditure in Kaiapoi and the surrounding areas.
- The Draft Recovery Plan identifies productive land for productive uses with benefits to the wider community. The mahinga kai and food forest areas potentially will provide some community economic benefits.
- The Draft Recovery Plan outlines, where known, the financial implications on ratepayers, and identifies proposals for future use that are transparent and affordable.

### Environmental

- There are a significant range of positive environmental impacts from the proposals within the Draft Recovery Plan.
- Although the regeneration areas do not contain waterways, the Draft Recovery Plan does acknowledge the effect the land uses adjacent to the Kaiapoi River have on the mauri and mahinga kai values within the river. The ability to influence water quality is limited, as there are many other influences from outside the red zone area that won't be controlled by this Draft Recovery Plan. Therefore the predominant concerns regarding water quality are focused on stormwater infrastructure. The Draft Recovery Plan is explicit about aspirations for water quality and highlights the opportunities for environmental improvements along Dudley Drain in Kaiapoi West and stormwater management in Kaiapoi East. It is also considered that proposed native plantings within Areas 4, 7, 9, 20, 21, and 24 complement initiatives to improve the water quality of the lowland streams adjoining the regeneration areas.
- The Draft Recovery Plan enables the use of best practice urban design principles within the local context for land development.
- The Draft Recovery Plan acknowledges, enables and enhances the values and practices of mahinga kai through the provision of explicit heritage and mahinga kai areas in Kaiapoi South.
- There are currently no areas of significant biodiversity within the regeneration areas. The proposed land uses

within Area 4 (Heritage and Mahinga Kai), Areas 7 and 9 (Recreation and Ecological Linkages), Areas 20 and 24 (amalgamation into Tūhaitara Coastal Park), and Area 21 (Council Reserve) all include provision for a range of native planting which will enhance the presence of biodiversity within the regeneration areas. The Draft Recovery Plan therefore protects, promotes and enhances ecosystems and biodiversity including through the planting of native trees.

- The Draft Recovery Plan requires maintaining and improving public access to the coastal environment through the proposals to transfer land to Tūhaitara Coastal Park, and expanding car parking facilities in Kairaki.
- The proposals strongly reflect the geotechnical conditions and natural hazards associated with the land. This was assessed during the integrated assessment as being a very strong feature of the proposals. The Draft Recovery Plan indicates how the management of natural hazards will be dealt with through a proposed change to the District Plan, and also how natural hazard considerations have informed the proposed land use pattern and possible activities. This includes for instance, adaptive strategies to manage the effects of sea level rise so that any negative effects on people and places are minimised, such as the proposal not to enable permanent development in The Pines Beach and Kairaki.
- The Draft Recovery Plan encourages the location of business and residential land to make best use of existing and future proposed infrastructure, e.g. Dudley Drain in Kaiapoi West and the proposed stormwater areas in Kaiapoi East.
- The main environmental drawbacks of the proposals relate to potential disruption from the development of mixed use business areas, rural and recreation areas (particularly the impact on bird life of removing trees to develop recreation facilities in Kaiapoi East). Potential environmental costs associated with some rural activities will be minimised through restricting the nature and scale of agricultural and horticultural activities.

## 1.5 Conclusion

The proposals in the Draft Recovery Plan will provide a significant range of positive impacts and benefits to the Waimakariri community and more widely, although there are also some drawbacks, predominantly through the social and environmental consequences of the development and implementation phases of some of the proposed land uses.

The various processes undertaken, and which have contributed to this impact analysis, including relevant underpinning evidence, indicates that significant quantified and unquantified benefits would accrue from implementing the proposals in the Draft Recovery Plan, and that the overall benefits would significantly exceed the total costs. The Council is confident that the Draft Recovery Plan strongly meets the various regeneration objectives, and will respond to community and business needs and aspirations, both now and in the future.

Certainty about future land uses will help people in the community continue their journey of recovery from the earthquakes, while the proposals themselves will provide a range of social, cultural, economic and environmental benefits.

The Council is confident that this process has enabled the consideration of a full range of inputs and perspectives, and provides confidence that the proposed land uses are the best way forward for the regeneration areas.

### Supporting information:

The key supporting information includes the following documents, which can be found at [www.redzoneplan.nz](http://www.redzoneplan.nz)

*WDC: Integrated Assessment Report – 7 March 2016*

*WDC High Level Cost Benefit Assessment of Development Scenarios – 31 May 2016*

*High-Level Cost Benefit Analysis for Waimakariri Residential Red Zone Recovery Plan – June 2016*







## 2.

# Cost Benefit Analysis

A high-level analysis of the costs and benefits of the Draft Recovery Plan.





## High-Level Cost Benefit Analysis For Waimakariri Residential Red Zone Recovery Plan

Clause 4.14 of the Minister's Direction to develop a Draft Waimakariri Residential Red Zone Recovery Plan requires decisions about the residential red zone to be affordable and consistent with the Government's commitment to principles of responsible fiscal management. The following table provides a high level analysis of this:

Impacts	Monitised or Intensity of Impact <sup>2</sup>		Assumptions	Certainty <sup>3</sup>
Overall estimated impact on key outcomes				
A cost-effective and resilient package of land uses for all RRZ areas, which overall provides the best balance of meeting regeneration objectives and all parties’ interests.		Medium	<ul style="list-style-type: none"><li>▪ Based on projections of current and future needs; geotechnical information about the state/location of the land, risk assessment of natural hazards and potential future events; and Council estimates of whole-of-life costs.</li></ul>	Medium
Council Costs and Benefits				
Costs to WDC				
Costs ( <b>capital</b> ) to implement land uses (including District Plan zoning changes, and investigations for transport interchange).	\$12.78m – \$16.33m		<ul style="list-style-type: none"><li>▪ Land uses would be implemented over the short, medium and long term.</li><li>▪ The costings are accurate and contain an adequate contingency.</li><li>▪ The anticipated levels of service will not change.</li></ul>	High
Repair/replacement of <b>infrastructure and roading</b> .	\$7.52m		<ul style="list-style-type: none"><li>▪ Costs shared between Crown (60%) and Council (40%).</li></ul>	Medium
Increased yearly maintenance ( <b>operational</b> ) costs.	\$0.23m – \$0.30m pa		<ul style="list-style-type: none"><li>▪ Primarily costs of green space maintenance.</li><li>▪ Roading and infrastructure maintenance are covered by existing budgets.</li></ul>	Medium
Benefits to WDC				
Meets the <b>regeneration objectives</b> within the draft Recovery Plan, including supporting well-being (through health benefits, social cohesion, place-making), robust and resilient outcomes, and supporting the Kaiapoi Town Centre.		Medium/High	<ul style="list-style-type: none"><li>▪ Certainty of land uses and additional recreational spaces will improve community wellbeing.</li><li>▪ Additional business development will not undermine the existing Kaiapoi Town Centre.</li></ul>	Medium
Meets long term <b>economic and social requirements</b> , including for increased green space, and an ash interment location to meet the needs of a growing population.		Medium/High	<ul style="list-style-type: none"><li>▪ Based on population projections and economic assessments.</li></ul>	High
Reflects best balance of <b>community needs</b> and aspirations; the community has confidence in the Council.		High	<ul style="list-style-type: none"><li>▪ Based on community engagement throughout the process of developing the Draft Recovery Plan.</li></ul>	High
Crown Costs and Benefits				
Costs to Crown				
<b>Opportunity costs</b> associated with not implementing land uses which offer a potentially higher financial return to the Crown (noting that there are significant uncertainties), or increased social/environmental and/or cultural benefits.		Low	<ul style="list-style-type: none"><li>▪ Assumes that there are alternative land uses with a potentially higher financial return to the Crown.</li><li>▪ Assumes that social, environmental and/or cultural benefits are increased with more green space and Heritage and Mahinga Kai / Coastal Park areas.</li></ul>	Medium
<b>Economic</b> costs associated with District Plan zone changes.	\$0.03m – \$0.15m		<ul style="list-style-type: none"><li>▪ Plan changes will proceed.</li><li>▪ Costs shared between Crown (60%) and Council (40%).</li></ul>	High
<b>Economic</b> costs associated with repair/replacement of infrastructure and roads.	\$11.30m		<ul style="list-style-type: none"><li>▪ Costs shared between Crown (60%) and Council (40%).</li></ul>	High
<b>Economic</b> costs associated with divestment of red zone land.		Low	<ul style="list-style-type: none"><li>▪ Assumes Crown willing to divest, using a standard divestment process.</li><li>▪ Assumes no return if divested to the Council. Costs include costs already incurred.</li></ul>	Low
<b>Economic</b> costs associated with property management and administration costs for Crown leasing.		Low	<ul style="list-style-type: none"><li>▪ Assumes Crown will retain ownership and management of some areas (e.g. Kairaki – residential [no permanent build] lease land).</li><li>▪ Assumes there is private sector demand for leasing.</li></ul>	Low

<sup>2</sup> Intensity of Impact is relative to financial implications (additional funding required) of implementing the Draft Recovery Plan:

Low	Low – if little financial implication
Medium	Medium – if substantial financial implication
High	High – if significant financial implication

<sup>3</sup> Level of confidence in the assumptions and evidence is rated:

Low	Low – if limited relevant evidence is available and/or there are significant uncertainties
Medium	Medium – if based on reasonable information and some compelling evidence
High	High – if based on significant information and compelling evidence

Crown Costs and Benefits				
Benefits to Crown				
Helps meet the Crown's overall <b>recovery/regeneration objectives</b> and key obligations (including <b>social, community and environment</b> ).		Medium	<ul style="list-style-type: none"> <li>Assumes the key objectives are those from the Minister's Direction, CER Act, Recovery Strategy, GCR Act, relevant statutory planning documents.</li> </ul>	High
<b>Economic</b> benefits resulting from financial returns to the Crown e.g. lease or sale.		Low	<ul style="list-style-type: none"> <li>Assumes ongoing lease payments for leased land.</li> <li>Assumes third party demand, and financial viability / return for sale of land.</li> </ul>	Low
<b>Economic</b> benefits as a result of reduction/ending of ongoing maintenance & management costs.	\$0.16mpa			High
Community Costs and Benefits (including iwi, business and community groups)				
Costs to Community				
Potential <b>environmental</b> costs of developing business, rural and greenspace (particularly impact on bird life of removing trees for recreation facilities).		Low	<ul style="list-style-type: none"> <li>Depends on nature of business and rural activities (although there would be restrictions on the nature and scale of the latter in particular).</li> </ul>	Medium
Potential <b>social/cultural</b> costs associated with not meeting some community and stakeholder aspirations and perceived opportunity costs associated with this.		Low	<ul style="list-style-type: none"> <li>Community views have been accurately captured.</li> <li>There is a risk that the community will not accept the final Recovery Plan, leading to social / cultural issues.</li> </ul>	High
<b>Economic</b> costs associated with 3rd party development and implementation of land uses (including TKoT Trust for the Coastal Park, and business development costs).		Medium	<ul style="list-style-type: none"> <li>Assumes that third parties are prepared to fund the development and implementation of the various land uses where indicated.</li> </ul>	Medium
Benefits to Community				
<b>Environmental</b> benefits related to increased native plantings, including improved water quality, enhancing habitat for native species, and more sustainable biodiversity, leading to a positive impact on the mauri of the Kaiapoi River.		Medium	<ul style="list-style-type: none"> <li>Assumes best practice stormwater management and reserve design.</li> <li>Assumes use of native plants.</li> </ul>	Medium
<b>Social</b> benefits to the community associated with land uses which reflect and respond to the natural hazards in the RRZ areas.		High	<ul style="list-style-type: none"> <li>The land use pattern and proposed land repair avoids or mitigates natural hazards to an acceptable level.</li> </ul>	High
<b>Social</b> benefits such as enhancing people's well-being and mental health, improving social cohesion, and therapeutic benefits arising from additional greenspace, more recreational opportunities, and greater certainty about the future of these areas.		Medium	<ul style="list-style-type: none"> <li>Assumes community utilisation of green space and recreation areas.</li> </ul>	Medium
<b>Cultural</b> benefits related to recognising/enhancing cultural values in specific areas, including place-making, and creating/celebrating a unique and important local identity through conserving and providing education about local cultural landscapes and history.		High	<ul style="list-style-type: none"> <li>Assumes timely development, implementation and funding for ongoing management of Heritage and Mahinga Kai Area, &amp; Tūhaitara Coastal Park.</li> <li>Assumes joint management of Heritage and Mahinga Kai Area between Ngai Tūāhuriri and the Council.</li> </ul>	Medium
<b>Economic</b> benefits associated with a more vibrant and resilient Kaiapoi Town Centre, including greater employment opportunities and township resilience.		Medium	<ul style="list-style-type: none"> <li>Assumes business areas support and enhance the viability of the existing Kaiapoi Town Centre and community.</li> </ul>	Medium
<b>Economic</b> benefits associated with greater greenspace and recreation facilities.		Low	<ul style="list-style-type: none"> <li>Assumes increased participation in sport and recreation, and associated health / wellbeing benefits leading to lower health costs and greater patronage of the nearby town centre.</li> </ul>	Medium
Summary of Opportunity Costs (for all parties)				
There are a range of alternative land uses, some of which may potentially offer a higher financial return to the Crown; however, with current technology, land repair costs mean that built outcomes are not financially viable. Also, demand is uncertain and exposes the Crown to financial risk, and leads to uncertainty for the community.		Medium/High	<ul style="list-style-type: none"> <li>For opportunity costs to exist; the activities need to be financially viable, i.e. there is demand and funding. Current technical advice concludes that there will not be demand in the short, medium or long term, and therefore it is unlikely that a developer will fund such a project.</li> </ul>	Medium

#### Overarching Assumptions<sup>4</sup>

1. The Crown does not wish to be a long-term land owner for large parts of the RRZ.
2. The Crown will not undertake further capital investment for such things as land repair / remediation.
3. All Green space areas proposed to be vested in the Council will be divested by the Crown at no or negligible cost.
4. Green space areas not owned by the Council could still be managed by the Council, with the Crown retaining ownership.
5. There will be no compulsory purchases of private residential properties in the RRZ.
6. All the technical supporting information is accurate, and can be relied upon to remedy or mitigate the constraints.
7. There will be no more than 5% soil contamination in any regeneration area.
8. The existing Cost Sharing Agreement between the Council and the Crown for infrastructure (including roading) will continue to apply.
9. The Council's infrastructure cost estimates allow for services to the lot boundary.
10. The Council's infrastructure cost estimates include a confidence based contingency and engineering fees, but exclude GST.
11. Private developer(s), such as for the business area, will cover all development costs including land repair and flood mitigation costs.
12. There are development contribution credits that could be applied to replacement business activities.
13. If there is damage to infrastructure arising from land repair works, these are additional, unbudgeted costs for third parties.
14. The roading layout in the RRZ is broadly the same as existing, with the exception of the new roads already identified in the pDRP.
15. New roads would be designed with a level of service appropriate to the end use.
16. New commercial development would require a gravity sewer system.
17. Funds will be approved through the Council's Long-Term Plan process.
18. The costs and benefits are based on current demographics and population projections for Kaiapoi and the Waimakariri District.
19. Any land required for new roads will be divested at no cost to the Council.
20. The removal of any existing redundant infrastructure is excluded from the Council's budgeted costs.

#### Conclusions

This high level analysis and the underpinning evidence, indicates that significant quantified and unquantified benefits (for the Crown, the Council, other stakeholders and the wider community) would accrue from the Draft Recovery Plan, and that the overall benefits would significantly exceed the total costs.

There are nevertheless some uncertainties, in particular about some costs, demands, potential returns and timeframes. Therefore, there is a medium level of confidence about this assessment. It is anticipated that the level of confidence will improve once decisions about the divestment of Crown-owned land are made. Many of the proposed future uses are based on the assumption that the Crown will be willing to divest the land to the Council or the ToTK Trust at no or negligible cost. Should these assumptions be incorrect, there would be a significant impact on the costs and benefits outlined in the table.

The Council is confident that the Draft Recovery Plan strongly meets the various regeneration objectives, and will respond to community and business needs and aspirations, both now and in the future. The Council has conducted an extensive public engagement process, including holding a public hearing. The Council is confident that this process has enabled the consideration of a full range of inputs and perspectives, and provides confidence that the proposed land uses are the best way forward for the RRZ areas.

#### Supporting Evidence And Information

The key supporting information includes the following documents, which can be found at [www.redzoneplan.nz](http://www.redzoneplan.nz):

1. Technical Waimakariri District Residential Red Zone. Preliminary Assessment of Land Use Capability – TAP report – June 2015
2. Tonkin & Taylor: Kaiapoi Red Zone Engineering Feasibility of Potential Land Uses – 4 February 2016
3. Aurecon: Kaiapoi Red Zone Engineering Feasibility Peer Review – 25 February 2016
4. Abley Transport Consultants: Red Zone Roding Options Assessment – 19 January 2016
5. Colliers International: Kaiapoi Red Zone Valuation Report (Business and Residential) – 4 December 2015
6. Property Economics: Kaiapoi Town Centre Business Land Requirements – October 2015
7. Market Economics: Kaiapoi Town Centre Business Land Requirements Peer Review – January 2016
8. Waimakariri District Council Long Term Plan 2015-25
9. CERA: Canvas. Your thinking for Red Zones – December 2014
10. WDC: Officers Report to Council – Preliminary Draft Waimakariri Residential Red Zone Recovery Plan for Consultation – 28 January 2016
11. Let's Plan - Preliminary Draft Waimakariri Residential Red Zone Recovery Plan – February 2016
12. WDC: Integrated Assessment Report – 7 March 2016
13. WDC: Summary of Public Comments 'Lets Plan' – March 2016
14. WDC: Planning Officers Report to Hearing Panel – 24 March 2016
15. WDC: Report on 3D Model – School Sessions – March 2016
16. WDC: Report on 3D Model – Community Sessions – March 2016
17. WDC: Supplementary Planning Assessment – April 2016
18. MainPower: Kaiapoi South and Kaiapoi East Network Servicing Plan – 4 April 2016
19. WDC: Kaiapoi East Servicing Plan – 24 March 2016
20. WDC: Kaiapoi South Servicing Plan – 24 March 2016
21. WDC: Kaiapoi Existing Reserves – 7 April 2016
22. WDC: Pines Beach and Kairaki Existing Reserves – 7 April 2016
23. WDC: Table of Existing Reserves – 7 April 2016
24. WDC Memorandum to Hearing Panel – 31 May 2016 – includes various technical reports
25. WDC: Value of Green space

Further evidence and information can be found at [www.redzoneplan.nz](http://www.redzoneplan.nz)

**This is not Central Government Policy**

<sup>4</sup> These are the overarching assumptions of the technical evidence that have informed the Draft Recovery Plan.







# 3.

## Technical Information Summary

**A summary of the supporting technical  
information to the Draft Recovery Plan.**









Under Clause 8.4.1 of the Minister's Direction to develop a Draft Waimakariri Residential Red Zone Recovery Plan, the Draft Recovery Plan must be supported by an appropriate level of technical information suitable to the scale and effect of the proposals to support recommended uses and any proposed amendments to statutory instruments. The table below identifies and summarises the technical information that supported the development of the Draft Recovery Plan.



Document and reference	Report Description and Key Findings
<p><b>1. Technical Advisory Panel Preliminary Assessment of Land Use Capability, June 2015</b></p> <p>This report can be accessed here:</p> <ul style="list-style-type: none"> <li>Technical Advisory Panel Preliminary Assessment of Land Use Capability</li> </ul> 	<p><b>Description:</b></p> <p>This report is a high level summary (at a broad geographic level), of the constraints (principally natural hazards) and opportunities for use of the Residential Red Zone (RRZ) land, identifying areas suitable for broad types of land use.</p> <p>The Technical Advisory Panel (TAP) was made up of members from the Council, Environment Canterbury, Te Rūnanga o Ngāi Tahu and Christchurch Earthquake Recovery Authority (CERA).</p> <p><b>Key Findings:</b></p> <p>This report divided the RRZ into 8 distinct areas and concluded the following:</p> <ul style="list-style-type: none"> <li>West Kaiapoi (approximately 2.6ha) is suitable or technically feasible for recreation, environmental enhancement or commercial / industrial activities where flooding is mitigated or tolerated;</li> <li>Townside in Kaiapoi South (approximately 2.5ha) is suitable or technically feasible for environmental enhancement or commercial / industrial activities where flooding is mitigated or tolerated;</li> <li>Kaiapoi East (approximately 53.5ha) is suitable or technically feasible for possible built outcomes north of Cass Street, including residential activity at varying densities (e.g. lower density to the east), recreation and stormwater mitigation and associated environmental enhancement south of Cass Street, and possible commercial / industrial large footprint to the west, adjacent to the town centre;</li> <li>Courtenay Drive in Kaiapoi South (approximately 10.8 ha) is suitable or technically feasible for possible built residential (Note that other activities are possible, but not technically as well rated in the evaluation);</li> <li>Riverside Kaiapoi in Kaiapoi South (approximately 5.2 ha) is suitable or technically feasible for Mana Whenua / Ngai Tahu Cultural Interests, environmental enhancement, possible built outcomes (excluding the area where F6 flood remediation category applies). (Note: whilst the Panel agreed that it may be possible to remediate part of this land for built outcomes, there was variation in the view as to whether this was advisable);</li> <li>Riverside Courtenay in Kaiapoi South (approximately 9.8ha) is suitable or technically feasible for Mana Whenua / Ngai Tahu Cultural Interests, environmental enhancement;</li> <li>The Pines Beach (approximately 9.0ha) is suitable or technically feasible for Mana Whenua / Ngai Tahu Cultural Interests, environmental enhancement, rural and recreation activities; and</li> <li>Kairaki (approximately 5.8ha) is suitable or technically feasible for recreation, Mana Whenua / Ngai Tahu Cultural Interests, environmental enhancement and rural activities.</li> </ul>
<p><b>2. Tonkin &amp; Taylor Ltd Engineering Feasibility of Potential Land Uses, January 2016</b></p> <p>This report can be accessed here:</p> <ul style="list-style-type: none"> <li>Tonkin &amp; Taylor Engineering Feasibility of Potential Land Uses - Report</li> </ul> 	<p><b>Description:</b></p> <p>This report is an initial high-level engineering feasibility assessment focussing on the main engineering issues for residential land development in the Kaiapoi East and Kaiapoi South Courtenay Drive RRZ, and commercial land development in the RRZ adjacent to the Kaiapoi Town Centre. It estimates costs (within a wide range) and potential consequences of undertaking remediation work to enable those land uses within the identified areas.</p> <p><b>Key Findings:</b></p> <p>This report has not identified any immediate 'fatal flaws' regarding the engineering feasibility of land improvement works to enable residential (standard density approximately 650m<sup>2</sup> lots), large lot residential (5,000m<sup>2</sup> lots) and commercial (yard-based or large format retail) development in the areas examined. However, a number of significant technical constraints and potential adverse effects on neighbouring areas have been identified which include: the necessity to raise and compact the land to meet flood, TC2 foundation and infrastructure requirements; ground stabilisation would be required to reduce ground deformations in future earthquake events; placing the required amount of fill to raise the land has the potential to exacerbate flooding in the surrounding area; the large volume of fill material required necessitates a large number of truck deliveries, with associated adverse effects for local traffic, noise and vibration for nearby residents, and accelerated wear on local streets.</p> <p>For standard density residential development the preliminary "most likely" estimate of construction cost over and above normal subdivision servicing is approximately \$90k and \$135k per lot for Kaiapoi East and Kaiapoi South (Courtenay Drive) respectively. For large lot residential the cost estimates are approximately \$285k and \$380k for Kaiapoi East and Kaiapoi South (Courtenay Drive) respectively. For yard-based commercial, the "over and above" cost of land improvement works is estimated to be approximately \$40 – \$60 per m<sup>2</sup> for Kaiapoi East, and \$50 – \$80 per m<sup>2</sup> for Kaiapoi West and Kaiapoi South. For large format retail commercial, the "over and above" cost of land improvement works is estimated to be approximately \$160 – \$300 per m<sup>2</sup> for Kaiapoi East, and \$220 – \$370 per m<sup>2</sup> for Kaiapoi West and Kaiapoi South.</p>






Document and reference	Report Description and Key Findings
<p><b>2a. Aurecon New Zealand Ltd: Kaiapoi Red Zone Engineering Feasibility Peer Review, February 2016</b></p> <p>This report can be accessed here:</p> <ul style="list-style-type: none"> <li>• Kaiapoi Red Zone Engineering Feasibility Peer Review</li> </ul> 	<p><b>Description:</b> This report reviewed the Tonkin and Taylor engineering feasibility report.</p> <p><b>Key Findings:</b> The peer review concluded that: "We consider the T&amp;T (2016) assessment to be reasonable and highlights the main project risks and uncertainties. We agree with T&amp;T conclusions, that from an engineering perspective, it is feasible to undertake the proposed redevelopment in the different areas using readily available construction techniques around Christchurch."</p>
<p><b>3. Property Economics Ltd: Kaiapoi Town Centre Business Land Requirements, October 2015</b></p> <p>This report can be accessed here:</p> <ul style="list-style-type: none"> <li>• Property Economics: Kaiapoi Town Centre Business Land Requirements</li> </ul> 	<p><b>Description:</b> This report quantifies the future business land requirements for Kaiapoi in terms of demand generated by the town centre's core market (current and future), with the assessments including high and low growth scenarios, based in part on population projections for the town and district.</p> <p><b>Key Findings:</b> In respect of the retail market, Kaiapoi is predominantly a supermarket-based convenience centre with a small scattering of comparison retail store types. Kaiapoi experiences significant competition both within the District and from Christchurch and experiences retail leakage, capturing only 49% of its annualised generated retail spend. This is not unexpected and will continue. However, a properly performing Kaiapoi Town Centre has the opportunity to capture a net retail expenditure level equivalent to around 50% - 60% of that generated by the core catchment. The core economic market of Kaiapoi is projected to experience net growth in its population base of between 4,700 and 10,800 residents over the period to 2043. This growth flows through to increased demand and land provision requirements for business activities in Kaiapoi.</p> <p>In terms of commercial office and industrial employment trends over the last 14 years, Kaiapoi has experienced strong growth. Kaiapoi's core market is forecast to experience industrial sector employment growth of around 1,500 employees (90%) over the LTP period, while commercial office employment is projected to increase by around 70% over the same period. Given the growth predicted, it is anticipated that Kaiapoi will have the following additional land requirements: Retail – 2.5ha; Commercial Services – 1.7ha; Industrial - 33.0ha; and Commercial Office – 2.6ha. With existing vacant B1 / B2 land of 12.2ha, this gives a net additional land requirement of 27.6ha.</p>
<p><b>3a. Market Economics Ltd: Kaiapoi Town Centre Business Land Requirements Peer Review, January 2016</b></p> <p>This report can be accessed here:</p> <ul style="list-style-type: none"> <li>• Kaiapoi Town Centre Business Land Peer Review</li> </ul> 	<p><b>Description:</b> This report reviewed the Property Economics report.</p> <p><b>Key Findings:</b> The peer review report concluded that "Overall PEL's assessment is based on an appropriate methodology and the assumptions made generally appear to be reasonable".</p>



Document and reference	Report Description and Key Findings
<p><b>4. Colliers International Ltd Kaiapoi Red Zone Valuation (Business and Residential) Report, December 2015</b></p> <p>This report can be accessed here:</p> <ul style="list-style-type: none"> <li>Colliers: Kaiapoi Red Zone Valuation (Business and Residential) Report</li> </ul> 	<p><b>Description:</b></p> <p>This report considers the economic feasibility of residential (approx. 600m<sup>2</sup> per lot), large lot residential (5,000m<sup>2</sup> per lot and classified as rural residential in the report), large format retail and yard-based commercial development options within the regeneration areas, based on the remediation costs provided by Tonkin &amp; Taylor Ltd (T&amp;T).</p> <p><b>Key Findings:</b></p> <p>Using the “most likely” remediation costs and including additional development costs required to bring residential and business land to the market, the feasibility analysis indicates that:</p> <ul style="list-style-type: none"> <li>Residential and rural residential development is uneconomic;</li> <li>Large format retail is uneconomic;</li> <li>Yard-based development is potentially economic.</li> </ul>
<p><b>5. Colliers International Ltd Waimakariri District Residential Red Zone (Rural) Report, May 2016</b></p> <p>This report can be accessed here:</p> <ul style="list-style-type: none"> <li>Colliers Valuation Report (Rural Land)</li> </ul> 	<p><b>Description:</b></p> <p>This report identifies suitable rural land uses and the likely market return (sale or lease) for rural activities.</p> <p><b>Key Findings:</b></p> <p>The land identified as suitable for rural land activities totals approximately 30.4ha. If the land was to be sold, this highest and best use would be disposal of 4ha (the Waimakariri District Plan's minimum subdivision size for rural lots) bare land blocks, each with a remediated building site. It is anticipated that these blocks would fetch between \$375,000 and \$400,000. The report notes that this option is contingent on the feasibility and economics of providing a remediated dwelling site to each of the 4ha blocks.</p> <p>Should retaining the land be favoured, it is suitable for a range of rural land uses including cattle and horse grazing, hay and silage making, cropping and community gardens. It is anticipated that the annual rental for this land would be in the order of \$500 per ha.</p>
<p><b>6. Colliers International Ltd WDC Residential Red Zone Marginal Land, Kaiapoi, The Pines and Kairaki Report, May 2016</b></p> <p>This report can be accessed here:</p> <ul style="list-style-type: none"> <li>Colliers Valuation Report (Marginal Land)</li> </ul> 	<p><b>Description:</b></p> <p>This report identifies the likely market return (sale or lease) for residential land annexed to adjoining green zoned land or remaining red zone residences.</p> <p><b>Key Findings:</b></p> <p>This report assumes that no permanent building improvements will be permitted on the annexed red zone land and that any temporary improvements will only be insurable for fire and not natural disaster. The report concludes that the value of red zone land annexed to adjoining green zone land or remaining red zone residences effectively provides additional marginal utility to the adjacent property. Based on an analysis of marginal utility of additional land in various residential subdivisions and the restricted utility of the land, the anticipated value range for annexed land in Kaiapoi is between \$14.00 and \$23.00 per m<sup>2</sup>, depending on the area involved (100m<sup>2</sup> – 2,000m<sup>2</sup>). Ground rents have been assessed at 5% of the underlying value, which equates to a rental of \$115 to \$1,440 per annum, depending on the area involved.</p> <p>For The Pines Beach and Kairaki, based on an analysis of marginal utility of additional land in various residential subdivisions and the restricted utility of the land, the anticipated value range for annexed land is \$72,000 in The Pines Beach and \$48,000 in Kairaki for a 650m<sup>2</sup> lot. Ground rents have been assessed at 5% of the underlying value which equates to a rental of \$3,600 per annum in The Pines Beach and \$2,400 per annum in Kairaki.</p>

Document and reference	Report Description and Key Findings
<p><b>7. Abley Transportation Consultants Kaiapoi Parking Business Case Report, October 2014</b></p> <p>This report can be accessed here:  <ul style="list-style-type: none"> <li>• Abley: Kaiapoi Town Centre Car Parking Business Case</li> </ul> </p> 	<p><b>Description:</b></p> <p>This report sought to determine where, if any, additional off-street car parking may be required for the Kaiapoi Town Centre.</p> <p><b>Key Findings:</b></p> <p>The analysis determined that an at-grade area of at least 4,500m<sup>2</sup> will be required to support car parking within the Kaiapoi Town Centre to 2026. Without this additional car parking motorists will be required to circulate more often searching for a car park and probably park further away from their intended destination.</p> <p>The report noted that there are street improvement projects in the town centre currently underway which will potentially reduce on-street vehicle parking supply. However, the magnitude of this loss was not considered to greatly influence the outcomes of this analysis. The report looked at possible red zone locations for car parking and concluded that a Kaiapoi South location (bounded by Raven Quay, Hilton Street, Bowler Street and an existing town centre car park) was the most optimum location for a new large area of town centre parking.</p>
<p><b>8. Abley Transportation Consultants Kaiapoi South and Kaiapoi East Red Zone Roding Options Assessment, January 2016</b></p> <p>This report can be accessed here:  <ul style="list-style-type: none"> <li>• Abley Red Zone Roding Options Assessment - Technical Note</li> </ul> </p> 	<p><b>Description:</b></p> <p>This Technical Note outlines the assessment undertaken on roading options in Kaiapoi South and Kaiapoi East.</p> <p><b>Key Findings:</b></p> <p>A multi-criteria assessment (MCA) approach was undertaken for the assessment of the proposed roading options. The assessment is considered a 'high level' assessment based on potential impacts of roading alignments provided by Council and informed by previous feedback from the community. The findings of this report have not been summarised here as it is an explanation of work undertaken and has been subsequently complemented by information provided through public consultation on the roading options in response to the preliminary Draft Recovery Plan.</p>
<p><b>9. Integrated Assessment Interim Report, March 2016</b></p> <p>This report can be accessed here:  <ul style="list-style-type: none"> <li>• WDC Integrated Assessment Report</li> </ul> </p> 	<p><b>Description:</b></p> <p>This Integrated Assessment (IA) was undertaken to assess and inform the preparation of the preliminary Draft Recovery Plan. It involved three workshops with a diverse group of people representing the community (business, environment, local groups, iwi and many others) and professionals (preferably from the local community) from a range of disciplines, together with the plan writers and those involved in producing the plan. It involved baseline tests relating to the four wellbeing pillars (social, economic, cultural and environmental).</p> <p><b>Key Findings:</b></p> <p>This report sets out the IA purpose, process, the criteria, assessment results and recommendations. 37 criteria were developed in Workshop 1, which were used to assess the 21 December 2015 draft version of the preliminary Draft Recovery Plan in Workshop 2. Scores ranged from -2 (a negative impact), to + 3 (a strong positive impact). In Workshop 3 the notified preliminary Draft Recovery Plan was assessed to determine whether the recommendations put forward in Workshop 2 had been addressed. Recommendations were made on 11 topics ranging from residential development to remembering the earthquakes. The suggested changes ranged from detailed changes, such as removing references to possible land uses from the key on the spatial plans, to being more explicit about aspirations for water quality, ecological linkages, mahinga kai and riparian margins, and the myriad of benefits that proposals in the residential red zone could bring.</p>

Document and reference	Report Description and Key Findings
<p><b>10. WDC Value of Green Space Report, May 2016</b></p> <p>This report can be accessed here:</p> <ul style="list-style-type: none"> <li>Value of Green Space Report</li> </ul> 	<p><b>Description:</b></p> <p>The aim of this paper is to give a high level and broad overview of key points that identify the benefits and value of green space. It has been prepared to support the green space land use options proposed for the regeneration areas in the preliminary Draft Waimakariri Residential Red Zone Recovery Plan.</p> <p><b>Key Findings:</b></p> <p>Green space, in this case parks and reserves, provides a variety of direct and indirect benefits to individuals, the community and the economy. Green space and its use for sport and recreation, benefits community health and wellbeing, strengthens communities and enhances social cohesion, makes places vibrant and attractive to live in, enhances development and learning, and contributes to economic development.</p>
<p><b>11. WDC Supplementary Planning Assessment, April 2016</b></p> <p>This report can be accessed here:</p> <ul style="list-style-type: none"> <li>WDC Supplementary Planning Assessment</li> </ul> 	<p><b>Description:</b></p> <p>This memorandum analyses how the preliminary Draft Waimakariri Residential Red Zone Recovery Plan (pDRP) aligns with the relevant sections of the following planning documents:</p> <ul style="list-style-type: none"> <li>Canterbury Earthquake Recovery Act 2011 and Greater Christchurch Regeneration Act 2016</li> <li>Resource Management Act 1991</li> <li>New Zealand Coastal Policy Statement 2010</li> <li>Recovery Strategy for Greater Christchurch: Mahere Haumanutanga o Waitaha</li> <li>Land Use Recovery Plan – Te Mahere Whakahaumanu Taone</li> <li>Canterbury Regional Policy Statement 2013</li> <li>Waimakariri District Plan</li> <li>Ngāi Tahu Claims Settlement Act 1998</li> <li>Mahaanui Iwi Management Plan 2013</li> <li>Waimakariri District Long Term Plan 2015 - 2025</li> <li>Kaiapoi Town Centre Plan 2011</li> <li>Waimakariri District Walking and Cycling Strategy and Implementation Plan 2011</li> <li>Sport and Recreation Reserves Management Plan (2015)</li> <li>Waimakariri District Visitor's Strategy (2010 - 2015)</li> <li>Waimakariri District Council Community Development Strategy 2015 – 2025</li> <li>Waimakariri Disability Strategy 2011</li> <li>Waimakariri Local Economic Development Strategy (2012)</li> </ul> <p><b>Key Findings:</b></p> <ul style="list-style-type: none"> <li>CER Act: the process undertaken to develop the pDRP, and land uses proposed within the pDRP are consistent with the purpose of the CER Act.</li> <li>RM Act: the land uses proposed within the pDRP achieve the direction set out in Part Two (the Purpose and Principles) of the RMA.</li> <li>NZCPS: the land uses proposed within the pDRP are consistent with the relevant objectives and policies of the Strategy.</li> <li>RSGC: the land uses proposed within the pDRP are consistent with the Strategy.</li> <li>LURP: the land uses proposed within the pDRP are consistent with the outcomes sought in the pDRP.</li> <li>CRPS: the land uses proposed within the pDRP have regard to the relevant objectives and policies of the CRPS, in accordance with Section 8.4.4 of the Minister's Direction.</li> <li>WDP: District Plan changes will be required to enable business land uses proposed in the pDRP and possibly rural land uses also.</li> <li>NTCS Act: the pDRP acknowledges that the NTCS Act includes first right of refusal mechanism which allows Ngāi Tahu the first opportunity to acquire a range of Crown assets. The process of taking up this offer is a process which is undertaken outside of the pDRP process.</li> <li>MIMP: the land uses proposed within the pDRP are consistent with the relevant objectives and policies of the Plan.</li> <li>WDLTP: the land uses proposed within the pDRP are consistent with the Community Outcomes in the LTP.</li> <li>KTCP: the pDRP supports the vision as the proposed land uses seek to complement the activities within the town centre, while ensuring the proposed land uses do not detract from the economic viability of the town centre. The proposed activities attempt to attract visitors to the area and propose car parking close to the town centre which will support the town centre being accessible and easy to park in.</li> <li>WDWCSIP: the pDRP supports this vision as walking and cycling are proposed within Kaiapoi South and Kaiapoi East.</li> <li>SRRMP: the pDRP supports the desired outcomes as it provides future additional district sport and recreation reserves to meet Council's required levels of service. The objectives and policies will be considered during the detailed design and development of the sport and recreation reserves.</li> <li>WDVS: the land uses proposed within the pDRP are consistent with the Strategy.</li> <li>WDCCDS: the land uses proposed within the pDRP are consistent with the Strategy.</li> <li>WDS: the land uses proposed within the pDRP are consistent with the Strategy.</li> <li>WLEDs: the land uses proposed within the pDRP are consistent with the Strategy.</li> </ul>

Document and reference	Report Description and Key Findings
<p><b>12. Canvas, Let's Discuss and Let's Plan Consultation reports</b></p> <p>The reports can be accessed here:</p> <ul style="list-style-type: none"> <li>Canvas Summary of findings for the Waimakariri District</li> </ul>  <ul style="list-style-type: none"> <li>Let's Discuss Summary</li> </ul>  <ul style="list-style-type: none"> <li>Let's Plan - Preliminary Draft Waimakariri Residential Red Zone Recovery Plan Summary of Public Comments</li> </ul>  <ul style="list-style-type: none"> <li>Let's Plan - Report on 3D Model School Sessions</li> <li>Let's Plan - Report on 3D Model Community Sessions</li> </ul>	<p><b>Description:</b></p> <p>The following reports summarise the methodology and findings of various Residential Red Zone Recovery Plan related consultation. Further information on these reports is set out in the Summary of Public Engagement report.</p> <ul style="list-style-type: none"> <li>Canvas: Your Thinking for the Red Zones: A summary of findings from the public engagement on the future use of the red zones in the Waimakariri District, December 2014</li> <li>Let's Discuss Summary</li> <li>Let's Plan - Preliminary Draft Waimakariri Residential Red Zone Recovery Plan: Summary of Public Comments, March 2016</li> <li>Let's Plan - Report on 3D Model School Sessions, March 2016</li> <li>Let's Plan - Report on 3D Model Community Sessions, March 2016</li> </ul> <p><b>Key Findings:</b></p> <p>Canvas – Over 300 people provided comment through Canvas. Key themes included: recreation, business and commercial, environment, infrastructure and public facilities, art, culture and heritage, and community and people.</p> <p>Let's Discuss – 25 people provided comments. Key themes included: cultural and heritage values, private residential lease, food forest, recreation (parks, BMX, sports grounds), town centre expansion, farming, car parking, natural hazard risk, river enhancement and river activities.</p> <p>Let's Plan – 136 formal comment forms were received. The majority of comments were received on the specific proposed land uses for each regeneration area. In relation to non-area specific themes, the highest number of points were raised in relation to recreation, business, ecological enhancement and tourism.</p> <p>Let's Plan - 3D Model School Sessions – Six local primary schools and Kaiapoi High School participated in the 3D model sessions. 1,100 students were engaged and almost 4,000 flag comments were received. The most common ideas related to business uses and sports and recreation facilities. The majority of flag comments related to Kaiapoi East and Kaiapoi South. Overall, the ideas were not incompatible with the pDRP.</p> <p>Let's Plan - 3D Model Community Sessions – The model was displayed at three community locations. A total of 446 people attended, with 197 flag comments received. The vast majority of flag comments supported the land use concepts, and the majority of new ideas can be considered when undertaking the master planning process for specific projects as they focused on detail (e.g. location of seating, paths, play equipment, etc.).</p>  



# 4.

## Public Engagement

**A summary of the consultation and public engagement including CANVAS, Let's Discuss and Let's Plan.**





## 4.1 Introduction

Under Clause 8.4.2 of the Minister's Direction to develop a Draft Waimakariri Residential Red Zone Recovery Plan, the Waimakariri District Council must ensure that the Draft Recovery Plan is supported by a summary of consultation undertaken and an analysis / explanation of how the consultation and engagement process(es) have informed the preparation of the Draft Recovery Plan.

Significant consultation has been undertaken on the issues and possible future uses for the Waimakariri Residential Red Zone (regeneration areas). In addition to various Council communications on specific matters such as roading options for Kaiapoi South and Kaiapoi East there were three extensive community engagement exercises:

- Canvas (2014);
- Let's Discuss (2015); and
- Let's Plan (2016).

The consultation methods, comments and how the comments have informed the Draft Recovery Plan are set out below.

## 4.2 Canvas



**YOUR THINKING FOR THE RED ZONES**  
Ō WHAKAARO MŌ NGĀ WĀHI WHEREO

Consultation on possible uses of the regeneration areas was undertaken through the CERA-led Canvas engagement from 30 July to 12 September 2014.

### 4.2.1 Engagement Methods

People could participate in the following ways:

- At the website ([www.canvasredzone.org.nz](http://www.canvasredzone.org.nz)) people could contribute their ideas, find out more information about the land and see what others were saying. Over the period of engagement the website had nearly 12,000 unique page views;

- Three community workshops were held (one of which was specifically focused on Pines Beach and Kairaki). Each was attended by approximately 30 people;
- A transportable information centre (called the Future Christchurch Visionarium) was located in Kaiapoi for two weeks and Rangiora for one-and-a-half weeks. More than 1,400 people visited the Visionarium, including school groups;
- Ideas cards were posted to 20,000 households. Of these, 198 were returned. An additional 107 Ideas cards and 27 pictures were received via the Visionarium;
- Ideas cards were handed out to spectators at Saturday morning sport in Kaiapoi and Rangiora (30 August);
- Ideas boxes were distributed to Waimakariri District Councillors, the Kaiapoi Community Board and a further 11 community leaders to assist them in having conversations with special interest groups. The Ideas boxes were also distributed to council offices, and community and sports centres; and
- Learning activity guides and Ideas boxes were sent to 26 schools across Waimakariri District to assist teachers to talk to students about the potential future uses of the land.

### 4.2.2 Comments Received

Over 300 people contributed their ideas for the regeneration areas. Around 95% of the ideas received related to the Kaiapoi red zone and 5% related to The Pines Beach and Kairaki. In the comments analysis report the comments were grouped into People and Place Values and also by land use types (Recreation; Business and Commercial; Environment; Infrastructure and Public Facilities; Arts, Culture, Education and Heritage; and Community and People).

In terms of People Values, recreation involving physical activity in natural open spaces was the most common suggestion, with walking, cycling and picnicking commonly mentioned. Relaxation, enjoyment, individual and community wellbeing, reflecting the local culture and supporting the natural environment were important outcomes for people. Others mentioned the importance of providing some kind of financial return.

In terms of Place Values, good management of the environment was important to participants. This was most commonly represented in creating a green natural space, with some wanting the land to be returned to what it was prior to human use. Native forests and plants were important to some people and to others it was desirable to use the land for food production. How the land is used to represent the community is important to people with an earthquake memorial, and remembrance of earlier times in Kaiapoi being suggested.

In terms of topic comments, Recreation ideas included: informal spaces for unstructured recreation; dog parks; playgrounds; barbeque areas; cycle ways; a BMX track; and formalised sports fields for soccer, rugby and netball. For Business and Commercial, ideas included: mini golf; a maze; theme parks; motorhome parks; campsites; markets; cafes; market gardens; and primary industry. For Environment, ideas included: natural land areas such as reserves, nature walks, arboretums, wetlands, native flora and fauna. For Infrastructure and Public Facilities, ideas included: car parks; boat ramps; park and ride; seats, benches, tables and toilets; and a new fire station. For Art, Culture, Education and Heritage, ideas included: an amphitheatre; information boards; meaningful naming of areas; memorials, plaques and gardens; community events; and a sculpture park. For Community and People, ideas included: spaces for active and passive recreation; playgrounds, picnic, barbeque, walking and cycling areas; good lighting; safe buildings; equipment and facilities for all ages and physical abilities.

### 4.2.3 How the comments have informed the Draft Recovery Plan

An analysis of how the preliminary Draft Recovery Plan responds to the comments is set out in Appendix 1 of the preliminary Draft Recovery Plan (pDRP). As set out in the pDRP, some of the suggested activities such as car parking, a dog park, a BMX track and sports areas are specifically identified on the spatial plans. For other ideas, the spatial plans support a range of base land use types (for example, Business, Green space, Heritage and Mahinga Kai, and Coastal Park) that can accommodate the suggested specific ideas and activities and achieve the people and place values expressed.

In many cases the suggestions can be considered and included through the master planning proposed for the areas as part of the proposed Further Actions.

## 4.3 Let's Discuss



Following on from the Minister for Canterbury Earthquake Recovery's Direction to the Waimakariri District Council to prepare a Draft Waimakariri Residential Red Zone Recovery Plan on 31 August 2015, an initial phase of communications, 'Let's Discuss', was undertaken from 3 to 30 October 2015.

The purpose of 'Let's Discuss' was to reinvigorate the discussion about the future use of the red zone land in Kaiapoi, The Pines Beach and Kairaki. Let's Discuss presented new technical information gathered since Canvas, high level broad types of land use that may be potentially suitable, and asked for feedback on these land uses options along with any new ideas for the regeneration areas.

### 4.3.1 Engagement Methods

Views were sought from the community using the following methods:

- Publication of a consultation booklet, 'Let's Discuss – Residential Red Zone Future Use'. This was distributed to Council Service Centres and Libraries in Kaiapoi, Rangiora and Oxford;
- Circulation of key messages, FAQs, media releases, website links/material available for public to pick up at the Council Service Centres and Libraries in Kaiapoi, Rangiora and Oxford;
- Website: [www.redzoneplan.nz](http://www.redzoneplan.nz); Facebook page: [www.facebook.com/LetsDiscussLetsPlanLetsDo](https://www.facebook.com/LetsDiscussLetsPlanLetsDo)
- Letters posted / delivered to red zone property owners /



residents and property owners / residents in green zone areas in Kaiapoi, The Pines Beach and Kairaki;

- Emails to community organisations, sports clubs, local businesses, strategic project partners - CERA, Environment Canterbury, Te Rūnanga o Ngāi Tahu and Te Ngāi Tūāhuriri Rūnanga, Waimakariri District Council elected representatives and Council staff;
- Posters distributed for display in local Kaiapoi businesses;
- Invitations to interest / community organisations to meet with staff to learn more;
- Public meetings: 9 October (Business and Community Leaders); 13 October (Kaiapoi focus); 14 October (The Pines Beach / Kairaki focus);
- Radio advertising campaign on NewstalkZB, Radio Sports, MOREFM, and The Breeze during 3 – 30 October;
- Print advertising in The Press, Northern Outlook, The News, Kaiapoi Advocate during 3 – 30 October;
- Editorials in The Press, Northern Outlook, The News, Kaiapoi Advocate during 3 – 30 October;
- Drop-in information sessions at Ruataniwha Kaiapoi Civic Centre – one hour sessions each over seven days; 12, 14, 16, 17, 18, 20 and 22 October;
- Information display stands at Ruataniwha Kaiapoi Civic Centre, Rangiora Library and Kaiapoi New World supermarket from 3 October – 30 October; and
- Stalls at the Ohoka Farmers Market on 9 October and the Rangiora A & P Show 23 October.

#### 4.3.2 Comments Received

Twenty five comments were received, commenting generally on such things as the significant Mana Whenua and Ngai Tahu values in the regeneration areas; the opportunity to create a food forest; investigating sensory playgrounds, residential development and shifting the Kaiapoi Golf Course; and creating a working farm for learning. Specific ideas were also suggested for each of the regeneration areas such as: having a car park, movie theatre, new and improved marina and sports grounds in Kaiapoi East; extending the Kaiapoi Town Centre, creating car parking and a retirement village in Kaiapoi South; and creating camping, parking, playgrounds and reserves in

The Pines Beach and Kairaki, as well as identifying areas for private lease and incorporation into the Tūhaitara Coastal Park.

#### 4.3.3 How the comments have informed the draft Recovery Plan

An analysis of how the preliminary Draft Recovery Plan responds to the comments is set out in Appendix 1 of the preliminary Draft Recovery Plan. As for the Canvas comments, the spatial plans support a range of base land use types that can accommodate many of the suggested ideas and activities. In many cases the suggestions can be considered and included through the master planning proposed for the areas as part of the proposed Further Actions.

### 4.4 Let's Plan



The preliminary Draft Waimakariri Residential Red Zone Recovery Plan (pDRP) was released on 5 February 2016 and the community was asked to provide comments by 4 March 2016 about the proposed land uses and roading options for the five regeneration areas in Kaiapoi, Kairaki and The Pines Beach.

#### 4.4.1 Engagement Methods

Communication methods used to reach and engage with the community involved:

- Production of a summary document for the preliminary Draft Waimakariri Residential Red Zone Recovery Plan; 21,000 summary documents distributed to every household in the Waimakariri District;
- Letters sent to red zone property owners / residents and property owners / residents in green zone areas in Kaiapoi, The Pines Beach and Kairaki;

- Pre-release briefing invitation and meeting for the red zone property owners / residents - attended by 22 people;
- Publishing of the pDRP, including background technical reports, on the project website - [www.redzoneplan.nz](http://www.redzoneplan.nz) for viewing and downloading;
- Videos of Kaiapoi West, Kaiapoi South, Kaiapoi East, Kairaki and The Pines Beach - 2,000 views;
- Facebook posting on [www.facebook.com/LetsDiscussLetsPlanLetsDo](http://www.facebook.com/LetsDiscussLetsPlanLetsDo) - 28 posts, with 26,000 views and over 3,000 clicks, likes, comments and shares during 6 February to 4 March 2016;
- Emails to community organisations, sports clubs, local businesses, strategic project partners – CERA, Environment Canterbury, Te Rūnanga o Ngāi Tahu and Te Ngāi Tūāhuriri Rūnanga, Council elected representatives and staff on 1 February (pre-notification), 19 February and 3 March 2016;
- Posters distributed for display in local Kaiapoi businesses;
- Business and community leaders meeting on 23 February 2016 – 36 people attended;
- Radio advertising campaign of 600 adspots on NewstalkZB, Radio Sports, MOREFM, and The Breeze during 5 February to 4 March 2016;
- Print advertising in The Press, Northern Outlook, The News, Kaiapoi Advocate during 5 February to 4 March 2016 – 8 advertisements (7 full page in local papers);
- Editorials in The Press, Northern Outlook, The News, Kaiapoi Advocate - 20 articles from 14 January to 11 March 2016; and
- 3 billboards located at the southern entrance to Kaiapoi, in the town centre and at the entrance to The Pines Beach and Kairaki.



Kairaki residents at the 3D model engagement session



*Kaiapoi Borough School students at the 3D model engagement session*

A key community engagement method for Let's Plan involved the development and display of a touring three dimensional interactive model of the five regenerations areas (refer photo above).

The model was displayed at:

- St Patricks School, 10 February 2016
- Kaiapoi High School, 11-12 February 2016
- Waimakariri Power Boat & Sailing Club, Kairaki, 13-14 February 2016
- Kaiapoi North School, 15-16 February 2016
- Woodend School, 17 - 18 February 2016
- Ruataniwha Kaiapoi Civic Centre, 22 - 28 February 2016
- Kaiapoi Borough School, 29 February - 1 March 2016
- Kaiapoi Workingmen's Club, 3-4 March 2016

A public hearing of comments received was held from the 6 to 8 April in the Ruataniwha Kaiapoi Civic Centre. The hearing was chaired by a four person panel, including two independent members, the Waimakariri District Mayor and a local Councillor.

#### 4.4.2 Comments Received

The consultation period, which closed on Friday 4 March 2016, drew 136 formal comments. Of these 20 were from organisations and 116 were from individuals. 38 requested to be heard.

The highest number of comment points were raised in relation to Kaiapoi East (81), with considerable support (39) and partial support (31), nine opposed and two neutral. The vision and goals had the next highest number of points raised (61), with a high number of support (49) and partial support (7), and only three in opposition and two neutral. In relation to non-area specific themes, the highest number of points were raised in relation to recreation (39), with support (25), partial support (9) and five in opposition. Other non-area related points raised include business, ecological, tourism and residential housing.

The 3D model proved immensely popular, attracting over 1,700 people throughout the month-long campaign and drawing over 3,000 comments. The vast majority of the comments received supported the land use concepts



suggested, and if new ideas were suggested the majority of these ideas could be considered when undertaking the master planning process for the specific projects.

For the school sessions, the majority of the 'likes' were in relation to the sports and recreational areas in Kaiapoi East (Areas 9 and 10), while the majority of the 'concerns' were in response to food and beverage ideas suggested adjacent to the Kaiapoi South regeneration area. Most of the ideas proposed by the students related to business or recreation activities and were generally consistent with the land uses proposed within the pDRP.

Informal comment received from people attending the 3D interactive model display suggests strong support for the Council in the preparation of the pDRP itself, the presentation of the various options and the comprehensive level of communications surrounding the consultation.

#### 4.4.3 How the comments have informed the Draft Recovery Plan

An analysis of the comments received and recommended changes to the Draft Recovery Plan in response is set out in the Officer's Report to the Hearings Panel. As for Canvas and Let's Discuss, the spatial plans support a range of base land use types that can accommodate many of the suggested ideas and activities. These can also be considered and included through the master planning proposed for the areas as part of the proposed Further Actions. In addition, the Officer's Report recommended a number of specific changes for the Draft Recovery Plan in response to comments received.

The Hearings Panel considered the comments and Officer's recommendations, and made a number of recommendations to the Council on the content of the Draft Recovery Plan. These changes include: minor changes to the goals; providing for residential activity within the Business Areas; requiring greater detail on the key outcomes for the Heritage and Mahinga Kai Area; relocating the proposed neighbourhood park in Kaiapoi South; renaming and shifting the proposed ash interment cemetery; requiring a concept plan and addition to the Tūhaitara Coastal Park Management Plan for the proposed coastal park extension areas; adopting the recommended roading layouts; and adding a statement on ongoing consultation.

These changes were approved by the Council when adopting the final Draft Recovery Plan.

#### Attachment 1 – Web addresses for the relevant reports

##### 1. Canvas Report

- A more detailed summary of the Canvas consultation findings can be found at [www.redzoneplan.nz](http://www.redzoneplan.nz):  
*CERA: Summary of Canvas findings for the Waimakariri District - December-2014.pdf*
- An analysis of how the preliminary Draft Recovery Plan responds to the Canvas comments is set out in Appendix 1 (page 75 – 81) of the preliminary Draft Recovery Plan, which can be found at [www.redzoneplan.nz](http://www.redzoneplan.nz):  
*Let's Plan – Preliminary Draft Waimakariri Residential Red Zone Recovery Plan – February 2016*

##### 2. Let's Discuss

- A more detailed summary of the Let's Discuss consultation findings can be found at [www.redzoneplan.nz](http://www.redzoneplan.nz):  
*WDC: Let's Discuss – Summary of Let's Discuss Submissions.pdf*
- An analysis of how the preliminary Draft Recovery Plan responds to the Let's Discuss comments is set out in Appendix 1 (page 75 – 81) of the preliminary Draft Recovery Plan, which can be found at [www.redzoneplan.nz](http://www.redzoneplan.nz):  
*Let's Plan – Preliminary Draft Waimakariri Residential Red Zone Recovery Plan – February 2016*

##### 3. Let's Plan

- A summary of the Let's Plan consultation findings can be found at [www.redzoneplan.nz](http://www.redzoneplan.nz):  
*WDC: Preliminary Draft Waimakariri Residential Red Zone Recovery Plan – Summary of Public-Comments – March-2016*
- Further detail on the Let's Plan comments received and how the Draft Recovery Plan responds to these can be found in the Officer's Report to the Hearings Panel, the 3D Model Reports and the Hearing Panel recommendations at [www.redzoneplan.nz](http://www.redzoneplan.nz):  
*WDC: Planning Officers Report to Hearing Panel – 24 March 2016*  
*WDC: Report on 3D Model – School Sessions – 24 March 2016*  
*WDC: Report on 3D Model – Community Sessions – 24 March 2016*  
*Hearing Panel Report and Recommendations – 28 June 2016*

# 5.

## Planning Assessment

**A summary assessment of the  
Draft Recovery Plan against statutory and  
non-statutory planning instruments.**



## Introduction

The following assessment is required by Clause 8.4.4 of the Minister's Direction to develop a Draft Waimakariri Residential Red Zone Recovery Plan which requires that the Waimakariri District Council must ensure that the Draft Recovery Plan clearly illustrates the intended long-term uses of the residential red zone, and is supported by:

*'an assessment of the proposals with regard to relevant statutory and non-statutory instruments, including the New Zealand Coastal Policy Statement 2010, the Canterbury Regional Policy Statement, the Mahaanui Iwi Management Plan, the Ngāi Tahu Claims Settlement Act 1998, the Canterbury Earthquake Recovery Act 2011, the Resource Management Act 1991, and relevant Waimakariri District Council strategies and plans.'*

The following report assesses the proposals of the Draft Waimakariri Residential Red Zone Recovery Plan (the Draft Recovery Plan) with regard to the following relevant statutory and non-statutory instruments:

1. Canterbury Earthquake Recovery Act 2011 and Greater Christchurch Regeneration Act 2016
2. Resource Management Act 1991
3. New Zealand Coastal Policy Statement 2010
4. Recovery Strategy for Greater Christchurch
5. Land Use Recovery Plan - Te Mahere Whakahaumanu Taone
6. Canterbury Regional Policy Statement 2013
7. Waimakariri District Plan
8. Ngāi Tahu Claims Settlement Act 1998
9. Mahaanui Iwi Management Plan 2013
10. Waimakariri District Long Term Plan 2015-2025
11. Kaiapoi Town Centre Plan 2011
12. The Waimakariri District Walking and Cycling Strategy and Implementation Plan 2011
13. Sport and Recreation Reserves Management Plan (2015)
14. Waimakariri District Visitors Strategy (2010-2015)
15. Waimakariri District Council Community Development Strategy 2015-2025
16. Waimakariri Disability Strategy (2011)
17. Waimakariri Local Economic Development Strategy (2012)

## 5.1 Canterbury Earthquake Recovery Act 2011 and Greater Christchurch Regeneration Act 2016

The red-zoning of the regeneration areas and the Direction to develop the Draft Recovery Plan were undertaken under the Canterbury Earthquake Recovery Act 2011 (CER Act). While this has now been revoked with the gazettal of the Greater Christchurch Regeneration Act 2016 (GCR Act), this later Act sets out those matters in the CER Act which remain in force for the purposes of the Waimakariri Residential Red Zone Recovery Plan. Schedule 1 Section 4 states that:

*'Despite the repeal of the Canterbury Earthquake Recovery Act 2011, section 16, 18, 19, 20, and 21 of the Act are to be treated as remaining in force for the purposes of the development of the Waimakariri Residential Red Zone Recovery Plan.'*

As such, the table below sets out the sections of the CER Act which are relevant to the Draft Recovery Plan and provides an assessment of how the Draft Recovery Plan has recognised these provisions.

Table 1: Assessment against Canterbury Earthquake Recovery Act 2011

Relevant CER Act Sections	Draft Recovery Plan Assessment
<p><b>Section 16 - Recovery Plans Generally</b></p> <p>(1) The Minister may direct 1 or more responsible entities to develop a Recovery Plan for all or part of greater Christchurch for his or her approval.</p> <p>(2) The direction must specify the matters to be dealt with by the Recovery Plan, which matters may include provision, on a site-specific or wider geographic basis within greater Christchurch, for—</p> <p>(a) any social, economic, cultural, or environmental matter:</p> <p>(b) any particular infrastructure, work, or activity.</p> <p>...</p>	<p>The Minister directed the Waimakariri District Council to develop a Draft Residential Red Zone Recovery Plan in a Direction gazetted on the 3rd of September 2015.</p> <p>The Draft Recovery Plan has responded to the specific matters outlined in the Direction including:</p> <ul style="list-style-type: none"> <li>Promoting the well-being of communities</li> <li>Result in outcomes that are resilient and enduring</li> <li>Support economic development and growth</li> <li>Affordable and consistent with the Crown's commitment to principles of responsible fiscal management</li> </ul> <p>A detailed analysis of compliance with the Direction is included in these documents found at <a href="http://www.redzoneplan.nz">www.redzoneplan.nz</a>:</p> <p>WDC: Detailed Analysis of Options - Kaiapoi West</p> <p>WDC: Detailed Analysis of Options - Kaiapoi South</p> <p>WDC: Detailed Analysis of Options - Kaiapoi East</p> <p>WDC: Detailed Analysis of Options - The Pines Beach</p> <p>WDC: Detailed Analysis of Options - Kairaki</p>
<p><b>Section 18 - Relationship between Recovery Plans and Recovery Strategy</b></p> <p>(1) A Recovery Plan must be consistent with the Recovery Strategy.</p>	<p>As shown in Section 5.4 below, the Draft Recovery Plan is consistent with the Recovery Strategy.</p>
<p><b>Section 19 - Development of Recovery Plans</b></p> <p>(1) The Minister may, subject to sections 17 and 20, determine how Recovery Plans are to be developed, including any requirements as to consultation or public hearings.</p> <p>(3) Neither the Minister nor any responsible entity has a duty under this Act to consult any person about the development of a Recovery Plan, except as provided under this section or in section 17 or 20.</p>	<p>Within the Minister's Direction to the Waimakariri District Council to develop a Draft Recovery Plan, Sections 8.2 and 8.3 set out the Council's consultation requirements. It is considered that the extensive consultation undertaken in the development of the Draft Recovery Plan, including holding a public hearing has met these requirements.</p> <p>The Draft Recovery Plan has been developed in accordance with this section of the CER Act.</p>

Given the above assessment, it is considered that the Draft Recovery Plan has been developed in accordance with the relevant sections of the CER Act.



The following table sets out the purposes of the GCR Act, and provides an assessment of how the Draft Recovery Plan has recognised these provisions.

Table 2: Assessment against the Greater Christchurch Regeneration Act 2016

Relevant GCR Act Sections	Draft Recovery Plan Assessment
<p><b>Section 3 – Purposes</b></p> <p>This Act supports the regeneration of greater Christchurch through the following purposes:</p>	
<p>(a) enabling a focused and expedited regeneration process:</p>	<p>The Draft Recovery Plan is focussed on the regeneration areas, setting out the future work program within each of the regeneration areas, and signalling the approximate cost associated with each of the land use proposals. It is considered that this will ensure the development of the regeneration areas will occur in a focused and timely manner. See the implementation tables within the Draft Recovery Plan.</p>
<p>(b) facilitating the ongoing planning and regeneration of greater Christchurch:</p>	<p>The Draft Recovery Plan facilitates the ongoing planning and regeneration of the Kaiapoi, The Pines Beach and Kairaki regeneration areas, by setting out proposed future land uses within each of the regeneration areas, and outlining the process of implementing these proposed land uses. See the implementation tables within the Draft Recovery Plan for more details.</p>
<p>(c) enabling community input into decisions on the exercise of powers under section 71 and the development of Regeneration Plans:</p>	<p>The community has been involved extensively in the development of the Draft Recovery Plan. See the summary of Public Engagement.</p>
<p>(d) recognising the local leadership of Canterbury Regional Council, Christchurch City Council, Regenerate Christchurch, Selwyn District Council, Te Rūnanga o Ngāi Tahu, and Waimakariri District Council and providing them with a role in decision making under this Act:</p>	<p>The Draft Recovery Plan has been developed by the Waimakariri District Council in partnership with the Canterbury Regional Council, Te Rūnanga o Ngāi Tahu, and the Canterbury Earthquake Recovery Authority / Department of Prime Minister and Cabinet – Greater Christchurch Group. It is considered that this multi-agency approach has provided each agency with a role in the decision making.</p>

Given the above assessment, it is considered that the Draft Recovery Plan has been developed in accordance with the purpose of the GCR Act.

## 5.2 Resource Management Act 1991

The following table sets out the parts of the Resource Management Act 1991 (RMA) which are relevant to the Draft Recovery Plan and provides an assessment of how the Draft Recovery Plan has recognised these provisions.

Table 3: Assessment against the Resource Management Act 2016

Relevant RMA Sections	Draft Recovery Plan Assessment
<p><b>Section 5 – Purposes</b></p> <p>(1) The purpose of this Act is to promote the sustainable management of natural and physical resources.</p> <p>(2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—</p> <p>(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and</p> <p>(b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and</p> <p>(c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.</p>	<p>The idea of sustainable management was a key consideration when developing the land uses within the regeneration areas. In particular, given the natural hazards associated with the regeneration areas, the land uses proposed have ensured that the health and safety of the community is maintained as a first priority.</p> <p>The Draft Recovery Plan also includes a number of proposals which seek to enhance the social and cultural well-being of the community. The proposed inclusion of a variety of different public spaces for both formal and informal recreation will support and enhance the social wellbeing of the community. The inclusion of the Heritage and Mahinga Kai Area in Kaiapoi South and the amalgamation of land into the Tūhaitara Coastal Park will support and enhance the cultural wellbeing of the area.</p> <p>The mixed-use zones identified on the fringes of the Kaiapoi Town Centre will enable some economic development within the regeneration area, while ensuring that any future commercial activities within these areas do not detract from the function and viability of the existing Kaiapoi Town Centre.</p>
<p><b>Section 6 – Matters of national importance</b></p> <p>In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:</p> <p>(a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:</p> <p>(b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:</p> <p>(c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:</p> <p>(d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:</p>	<p>The regeneration areas are heavily modified landscapes with little or no natural character, given that prior to the earthquakes they contained domestic land uses. As such, it is considered that there is little natural character value within these areas that require preservation. The planting and restoration proposed on the margin of the Kaiapoi River within the heritage and mahinga kai area will complement initiatives to improve the water quality of the Kaiapoi River.</p> <p>None of the regeneration areas have been identified within the District Plan as being an outstanding natural feature or landscape.</p> <p>There are no identified areas of significant indigenous vegetation and significant habitats of indigenous fauna in the regeneration areas. However, the proposed land uses within Area 4 (Heritage and Mahinga Kai), Areas 7 and 9 (Ecological and Recreation Linkages), Areas 20 and 24 (amalgamation into Tūhaitara Coastal Park), and Area 21 (Council Reserve) all propose a range of native planting which will enhance biodiversity within the regeneration areas.</p> <p>As noted in the NZCPS assessment above, the proposed amalgamation of Areas 20 and 24 into the Tūhaitara Coastal Park would result in an increase in public open space, and walking access along the coast (the Te Kōhaka o Tūhaitara Trust has indicated that if the proposal was to go ahead defined trail access points would be established). Furthermore, the land uses proposed adjoining the Kaiapoi River (Heritage and Mahinga Kai – Area 4 and Ecological Linkages – Area 9) will also include the establishment of walkways along the river.</p>

Relevant RMA Sections	Draft Recovery Plan Assessment
<p>(e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:</p>	<p>In developing the Draft Recovery Plan, one of the important matters acknowledged was the values of mana whenua/Te Ngāi Tūāhuriri Rūnanga and Ngāi Tahu and their perspectives on the future use of the regeneration areas. The Council has worked in partnership with Ngāi Tūāhuriri and Te Rūnanga o Ngāi Tahu to ensure that:</p> <ul style="list-style-type: none"> <li>Decision-making reflects the aspirations of Ngāi Tūāhuriri and Ngāi Tahu</li> <li>The cultural presence of Ngāi Tūāhuriri and Ngāi Tahu is visible and enhanced</li> <li>Shared cultural and natural heritage is respected</li> <li>Key public spaces are designed and named in collaboration with Ngāi Tūāhuriri.</li> </ul> <p>Furthermore, the objectives and policies of the Mahaanui Iwi Management Plan 2013 have been considered throughout the development of the Draft Recovery Plan.</p>
<p>(f) the protection of historic heritage from inappropriate subdivision, use, and development:</p>	<p>The Draft Recovery Plan acknowledges that Te Rūnanga o Ngāi Tahu and in particular Ngāi Tūāhuriri have a long-standing history and relationship with the Kaiapoi River, The Pines Beach and Kairaki areas. The proposed land uses within Areas 4, 20 and 24 (Heritage and Mahinga Kai and amalgamation into Tūhaitara Coastal Park) will provide a range of opportunities to preserve Te Rūnanga o Ngāi Tahu values, retain and enhance rare and indigenous biodiversity and provide recreational and educational opportunities.</p>
<p>(g) the protection of protected customary rights.</p>	<p>There are no protected customary rights associated with the regeneration areas.</p>
<p><b>Section 7 – Other matters</b></p> <p>In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to –</p>	
<p>(a) kaitiakitanga:</p> <p>(aa) the ethic of stewardship:</p>	<p>As noted in the assessment above, when developing the Draft Recovery Plan, one of the important matters acknowledged was the values of mana whenua/Te Ngāi Tūāhuriri Rūnanga and Ngāi Tahu and their perspectives on the future use of the regeneration areas.</p>
<p>(b) the efficient use and development of natural and physical resources:</p>	<p>Throughout the development of the Draft Recovery Plan, the efficient use and development of the regeneration areas was considered at length, based on the identified opportunities, community views and constraints (e.g. natural hazards).</p>
<p>(ba) the efficiency of the end use of energy:</p>	<p>N/A</p>
<p>(c) the maintenance and enhancement of amenity values:</p>	<p>All the proposed land uses within the Draft Recovery Plan seek to enhance the amenity values of the regeneration areas in some way. In particular, the walking and cycling connections, the Heritage and Mahinga Kai Areas, the proposed sport and recreation area, and amalgamation of land into Tūhaitara Coastal Park will all significantly enhance the amenity values of not only the regeneration areas but also the wider Kaiapoi area.</p>

Relevant RMA Sections	Draft Recovery Plan Assessment
(d) intrinsic values of ecosystems:	While there is limited intrinsic value associated with the ecosystems within the regeneration areas currently, the proposed land uses within Area 4 (Heritage and Mahinga Kai), Areas 7 and 9 (Recreation and Ecological Linkages), Areas 20 and 24 (amalgamation into Tūhaitara Coastal Park), and Area 21 (Council Reserve) all propose a range of native planting which will enhance biodiversity within the regeneration areas.
(e) [Repealed]	
(f) maintenance and enhancement of the quality of the environment:	
(g) any finite characteristics of natural and physical resources:	N/A
(h) the protection of the habitat of trout and salmon:	N/A
(i) the effects of climate change:	<p>The technical reports have predicted that The Pines Beach and Kairaki will be impacted by shoreline retreat due to passive inundation by 2100. As such, the Draft Recovery Plan has proposed restrictions on new dwellings within these areas to manage the natural hazard risk associated with these areas.</p> <p>The TAP report has also considered changes to the frequency and severity of rainfall events, this has been a consideration when determining proposed land uses.</p>
(j) the benefits to be derived from the use and development of renewable energy.	N/A
<b>Section 8 – Treaty of Waitangi</b> In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).	As noted in the assessment above, when developing the Draft Recovery Plan, one of the important matters acknowledged were the values of mana whenua/Te Ngāi Tūāhuriri Rūnanga and Ngāi Tahu and their perspectives on the future use of the regeneration areas.

### 5.3 New Zealand Coastal Policy Statement (NZCPS)

The following table sets out the Objectives and Policies of the NZCPS which are relevant to the Draft Recovery Plan and provides an assessment of how the Draft Recovery Plan aligns with these provisions. Currently, neither the Waimakariri District Plan, nor the Regional Coastal Environment Plan, identify or map the location of the 'Coastal Environment'. However, the Technical Advisory Panel report<sup>5</sup> has predicted that The Pines Beach and Kairaki regeneration areas will be impacted by shoreline retreat due to passive inundation based on a future sea level rise projection of 1.0m by 2115. Therefore, based on the attributes of the coastal environment listed in Policy 1(2) of the NZCPS, The Pines Beach and Kairaki regeneration areas may be considered part of the coastal environment in future planning documents.

Table 4: Assessment against the New Zealand Coastal Policy Statement

Relevant NZCPS Objectives and Policies	Draft Recovery Plan Assessment
<p>Objective 1 relates to safeguarding the biological and physical processes, ecosystems, and water quality.</p> <p>This is supported by policies:</p> <ul style="list-style-type: none"> <li>- 11 Indigenous biodiversity</li> <li>- 21 Enhancement of water quality</li> <li>- 22 Sedimentation</li> <li>- 23 Discharge of contaminants</li> </ul>	<p>Policy 11 - While there are no identified areas of significant biodiversity within the regeneration areas, native planting can occur in Area 21 (Recreation and Ecological Linkages), and also there will be opportunity for the Te Kōhaka o Tūhaitara Trust to undertake planting in Areas 20 and 24 (amalgamation into the Tūhaitara Coastal Park). Policies 21, 22, 23 - Although the regeneration areas do not contain coastal waterbodies, the Draft Recovery Plan does acknowledge the potential effect the land uses adjacent to the Kaiapoi River, Courtney Stream, and Saltwater Creek, and provides opportunities to enhance water quality values and reduce sedimentation and contaminants entering these waterbodies.</p> <p>Given the above, appropriate consideration has been given to Objective 1 and the supporting policies.</p>
<p>Objective 2 relates to the identification and preservation of the natural character and features and landscape values of the coastal environment.</p> <p>This is supported by policies:</p> <ul style="list-style-type: none"> <li>- 1 Extent and characteristics of the coastal environment</li> <li>- 13 Preservation of natural character</li> <li>- 14 Restoration of natural character</li> <li>- 15 Natural features and natural landscapes</li> </ul>	<p>Policy 1 – Neither the District Plan nor the Regional Coastal Environment Plan for the Canterbury Region contain mapping of the coastal environment area. However, as noted in the introductory paragraph above, Policy 1(2) of the NZCPS provides a list of attributes the coastal environment includes. Policy 1(2)(d) states that the coastal environment includes 'areas at risk from coastal hazards'. As such, it is considered that The Pines Beach and Kairaki regeneration areas may be considered part of the coastal environment within future planning documents.</p> <p>Policies 13, 14 and 15 - The Pines Beach and Kairaki regeneration areas are heavily modified landscapes with little or no natural character, given that prior to the earthquakes they contained domestic land uses. It is also noted that these areas have not been identified within the District Plan as being an outstanding natural feature or landscape. As such, it is considered that there is little natural character value or natural features within these areas that require protection.</p> <p>The future land uses proposed by the Draft Recovery Plan have had regard to the existing modified coastal character, surrounding landscape and features. Amalgamation of land into the Tūhaitara Coastal Park (Areas 20 and 24) will provide the opportunity for the Te Kōhaka o Tūhaitara Trust to restore the natural character of the adjacent sand dunes. It is acknowledged that this will take a number of generations to achieve given the non-native plantings and highly modified nature of the dune system.</p> <p>Given the above, appropriate consideration has been given to Objective 2 and the supporting policies.</p>

<sup>5</sup> Waimakariri District Residential Red Zone Preliminary Assessment of Land Use Capability (2015) Technical Advisory Panel

Relevant NZCPS Objectives and Polices	Draft Recovery Plan Assessment
<p>Objective 3 relates to the principles of the Treaty of Waitangi.</p> <p>This is supported by polices:</p> <ul style="list-style-type: none"> <li>- 2 The Treaty of Waitangi, tangata whenua and Māori heritage</li> <li>- 4 Integration</li> </ul>	<p>The values of mana whenua/Te Ngāi Tūāhuriri Rūnanga and Ngāi Tahu and their perspectives on the future use of the regeneration areas has been central to the development of the Draft Recovery Plan. Te Rūnanga o Ngāi Tahu is both a Treaty partner with the Crown, and a strategic partner of the Council. The Council has worked in partnership with Ngāi Tūāhuriri and Te Rūnanga o Ngāi Tahu to ensure that:</p> <ul style="list-style-type: none"> <li>▪ Decision-making reflects the aspirations of Ngāi Tūāhuriri and Ngāi Tahu</li> <li>▪ The cultural presence of Ngāi Tūāhuriri and Ngāi Tahu is visible and enhanced</li> <li>▪ Shared cultural and natural heritage is respected</li> <li>▪ Key public spaces are designed and named in collaboration with Ngāi Tūāhuriri.</li> </ul> <p>Given the above, appropriate consideration has been given to Objective 3 and the supporting policies.</p>
<p>Objective 4 relates to maintaining and enhancing public open space and recreational opportunities of the coastal environment.</p> <p>This is supported by polices:</p> <ul style="list-style-type: none"> <li>- 18 Public open space</li> <li>- 19 Walking access</li> <li>- 20 Vehicle access</li> </ul>	<p>Policy 18 and 19 - The proposed amalgamation of Areas 20 and 24 into the Tūhaitara Coastal Park would result in an increase in public open space, and walking access within the coastal environment area. The Te Kōhaka o Tūhaitara Trust would continue to establish walking trails and improve access points.</p> <p>Policy 20 - While no new vehicle access is proposed by the Recovery Plan, Area 25 is proposed to be amalgamated with the Kairaki Beach carpark, improving vehicle parking and rigging areas. Given the above, appropriate consideration has been given to Objective 4 and the supporting policies.</p>
<p>Objective 5 relates to ensuring coastal hazards risk (taking into account climate change) are managed.</p> <p>Objective 7 relates to ensuring that management of the coastal environment recognises and provides for New Zealand's international obligations regarding the coastal environment.</p> <p>This is supported by polices:</p> <ul style="list-style-type: none"> <li>- 3 Precautionary Approach</li> <li>- 24 Identification of coastal hazards</li> <li>- 25 Subdivision use, and development in areas of coastal hazard risk</li> <li>- 26 Natural defence against coastal hazards</li> <li>- 27 Strategies for protecting significant existing development from coastal hazards risk</li> </ul>	<p>Policies 3 and 25 – The TAP report<sup>6</sup> has predicted that The Pines Beach and Kairaki will be impacted by shoreline retreat due to passive inundation by 2100. As such, the proposed land uses within The Pines Beach and Kairaki regeneration areas have adopted a precautionary approach by restricting permanent structures within Areas 19 and 23, and amalgamating Areas 20 and 24 into the Tūhaitara Coastal Park. These land uses seek to avoid increasing the risk of social, environmental and economic harm from coastal hazards by restricting development, or changes in land use, which would increase the risk of adverse effects from coastal hazards.</p> <p>Policy 24 – It is noted that the identification of coastal hazards is being undertaken at a district wide scale through the Waimakariri District Plan review process. A draft of the Waimakariri District Natural Hazards Plan Change has been released for public feedback. The draft hazards mapping identifies parts of The Pines Beach and Kairaki regeneration areas as 'high hazard areas', 'medium hazard' and other part as 'low hazard' in terms of the flooding risk. The Draft Recovery Plan land use proposals have taken this into account.</p> <p>Policies 26 and 27 – No natural defences, or hard protection structures have been proposed as part of the Draft Recovery Plan.</p> <p>Given the above, appropriate consideration has been given to Objective 5 and the supporting policies.</p>

<sup>6</sup> Waimakariri District Residential Red Zone Preliminary Assessment of Land Use Capability (2015) Technical Advisory Panel

Relevant NZCPS Objectives and Policies	Draft Recovery Plan Assessment
<p>Objective 6 relates to enabling people and communities to provide for their social, economic, and cultural wellbeing and their health and safety, through subdivision, use, and development.</p> <p>This is supported by Policies;</p> <ul style="list-style-type: none"> <li>- 6 Activities in the coastal environment, including infrastructure</li> <li>- 7 Strategic Planning</li> <li>- 17 Historic heritage identification and protection</li> </ul>	<p>Policy 6(a) – The roading and infrastructure within The Pines Beach and Kairaki has been repaired.</p> <p>Policy 6(c) and 7 – There is no extension to the Residential 3 Zone boundary proposed within the Draft Recovery Plan given the hazards identified.</p> <p>Policy 6(f) – Any future development in The Pines Beach and Kairaki areas will need to ensure the character of the existing built environment is maintained. This could be achieved through the terms of the lease arrangement and the design of public spaces.</p> <p>Policy 17 – The Draft Recovery Plan acknowledges that Te Rūnanga o Ngāi Tahu and in particular Ngāi Tūāhuriri have a long-standing history and relationship with The Pines Beach and Kairaki areas. 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 within The Pines Beach and Kairaki regeneration areas. The proposed land uses within Areas 20 and 24 (amalgamation into Tūhaitara Coastal Park) will provide a range of opportunities to preserve Te Rūnanga o Ngāi Tahu values, retain and enhance rare and indigenous biodiversity and provide recreational and educational opportunities.</p> <p>Given the above, appropriate consideration has been given to Objective 6 and the supporting policies.</p>

Given the above assessment, it is considered that the Draft Recovery Plan, in particular future land use proposals for The Pines Beach and Kairaki, has had regard to the relevant Objectives and Policies of the NZCPS.

## 5.4 Recovery Strategy for Greater Christchurch

The following table sets out the goals of the Recovery Strategy for Greater Christchurch and provides an assessment of how the Draft Recovery Plan has recognised these goals.

Table 5: Assessment against the Recovery Strategy for Greater Christchurch

Recovery Strategy Goal	Draft Recovery Plan Assessment
<p><b>Leadership Goal</b></p> <p>CERA, the public and private sector and communities coordinate with each other to contribute to the recovery and future growth of greater Christchurch.</p>	<p>The Draft Recovery Plan facilitates a timely and efficient recovery of the regeneration areas by setting out the future work program within each of the regeneration areas, and signalling the approximate cost associated with each of the land use proposals.</p> <p>Through the development of the Draft Recovery Plan a range of technical information has been gathered, (see the technical report summary for details). These technical reports have informed the development of the Draft Recovery Plan, to ensure that the land uses proposed will be resilient to the effects of ongoing seismic activity.</p>
<p><b>Economic Goal</b></p> <p>Revitalise greater Christchurch as the heart of a prosperous region for business, work, education, and increased investment in new activities.</p>	<p>The Draft Recovery Plan proposes a range of mixed-use areas (in Areas 2, 3, and 17) which will ensure that the Kaiapoi Town Centre will continue to prosper. However, careful consideration will be undertaken to ensure that any future commercial activities within these areas do not detract from the function and viability of the existing Kaiapoi Town Centre. Furthermore, the sport and recreation cluster proposed in Kaiapoi East (Areas 9, 10 and 15), and the recreational and ecological linkages within both Kaiapoi South and Kaiapoi East (Areas 7 and 9), seek to grow Kaiapoi as a destination for visitors.</p>



Recovery Strategy Goal	Draft Recovery Plan Assessment
<b>Social Goal</b> Strengthen community resilience, safety and wellbeing, and enhance quality of life for residents and visitors.	<p>The development of the Draft Recovery Plan included three rounds of community consultation (Canvas, Let's Discuss, and the preliminary Draft Recovery Plan feedback and hearing process), which provided the opportunity for the Kaiapoi community to shape and lead the way in their own recovery process. Furthermore, the implementation process set out in the Draft Recovery Plan requires the development of master plans for each of the proposed regeneration areas. This master planning process will ensure that the regeneration areas are designed to enhance quality of life for residents and visitors.</p>
<b>Cultural Goal</b> Renew greater Christchurch's unique identity and its vitality expressed through sport, recreation, art, history, heritage and traditions.	<p>The cultural identity of the Kaiapoi Area is reflected in a number of the land uses proposed within the Draft Recovery Plan. For example, Area 4 (Heritage and Mahinga Kai) 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 access. As such, the Draft Recovery Plan provides opportunities for restoring and enhancing indigenous fauna and flora with management via a joint management plan between Council, Ngāi Tahu and Ngāi Tūāhuriri Rūnanga.</p> <p>The recreation and ecological linkages proposed within both Kaiapoi South and East (Areas 7 and 9), are proposed to include a heritage trail acknowledging both European and pre-European history.</p>
<b>Built Environment Goal</b> Develop resilient, cost effective, accessible and integrated infrastructure, buildings, housing and transport networks.	<p>The roading pattern proposed in the Kaiapoi South and Kaiapoi East regeneration areas has been considered at length through the development of the Draft Recovery Plan. It is considered that the roading alignments proposed provide a sustainable, affordable and safe roading pattern which supports the land uses proposed with the Draft Recovery Plan.</p> <p>The implementation tables within the Draft Recovery Plan provide timeframes for the establishment of services within each of the regeneration areas. It is considered that the timing and proposed levels of service for both roading and infrastructure will ensure that the proposed land uses are adequately serviced.</p> <p>As noted above, through the development of the Draft Recovery Plan a range of technical information has been gathered on the natural hazard risks associated with the regeneration areas. These reports have informed the development of the Draft Recovery Plan, to ensure that the land uses proposed are cognisant of the seismic and environmental constraints associated with the regeneration areas.</p>

## 5.5 Land Use Recovery Plan - Te Mahere Whakahaumanu Taone (LURP)

The following table sets out the LURP Outcomes which are relevant to the Draft Recovery Plan and provides an assessment of how the Draft Recovery Plan aligns with these provisions.

The LURP sets out a number of 'Actions' to be undertaken by the Waimakariri District Council. These 'Actions' have been implemented through a series of District Plan Changes, and as such have not been analysed below.

It is noted that Section 1.2 of the LURP sets out what the LURP covers. It states that the future use of land in the areas known as the 'residential red zone' has been considered, but are not specifically addressed within the LURP because these matters will be addressed through the Residential Red Zone Programme. As such, the Draft Recovery Plan is not bound by the outcomes set out in the LURP; however, the following analysis has been undertaken to show the consistency between the two documents.

It is also noted that a review of the LURP has been undertaken and signed off by the Minister on the 16th of April 2016. The review resulted in the following amendments to the LURP:

- Making Figure 4 of the Land Use Recovery Plan 'indicative only';
- Removing Appendix 1 of Volume Two; and,
- Updating the status of the 50 actions.

These amendments do not have any impact on the outcomes sought in the Draft Recovery Plan in any way.

Table 6: Assessment against the Land Use Recovery Plan - Te Mahere Whakahaumanu Taone

Relevant LURP outcomes	Draft Recovery Plan Assessment
1. A clear planning framework directs where and how new development should occur so that it integrates efficiently and effectively with infrastructure programmes and avoids key hazards and constraints.	The spatial maps, included within the Draft Recovery Plan, clearly set out the proposed land uses and infrastructure within each of the regeneration areas. The proposed land uses are heavily influenced by the key hazards associated with each of specific areas.
2. Servicing of land for housing and business and its release to the market keep pace with anticipated demand.	The implementation tables within the Draft Recovery Plan provide timeframes for the establishment of services within each of the regeneration areas. It is considered that the timing and proposed levels of service for both roading and infrastructure will ensure that the proposed land uses are adequately serviced.
4. RMA plans and regulatory processes enable rebuilding and development to go ahead without unnecessary impediments.	The implementation tables within the Draft Recovery Plan set out the future work program within each of the regeneration areas, and signal a process in which changes to the District Plan could be undertaken if required. In addition, the District Plan will respond to any changes set out in the Draft Recovery Plan to enable this.
10. Key activity centres and neighbourhood centres provide for commercial activity needs and support rejuvenation of damaged areas.	The Draft Recovery Plan acknowledges that careful consideration of the business activities identified within Areas 2, 3, and 17 needs to be undertaken to ensure that any future commercial activities within these areas do not detract from the function and viability of the existing Kaiapoi Town Centre.
11. Sufficient industrial business land is available to accommodate relocations and industrial sector growth.	A report on the Kaiapoi Town Centre Business Land Requirements <sup>7</sup> identified that additional industrial land would be required in the future within Kaiapoi. Additional business areas are proposed, whether these will provide for industrial business activities requires further work.
14. More people walk and cycle in and between centres of activity and for local trips.	Walking and cycling connections are proposed within both the Kaiapoi South and Kaiapoi East regeneration areas. Area 7 will provide walking and cycling links between the existing residential neighbourhoods to the west with NCF Park and the Kaiapoi River. Area 9 will provide walking and cycling links between the residential neighbourhood to the north with the Kaiapoi River and the Kaiapoi Key Activity Centre.

Given the above assessment, it is considered that the Draft Recovery Plan is consistent with the outcomes sought within the LURP. The review of the LURP has also been taken into account.

<sup>7</sup> Kaiapoi Town Centre Business Land Requirements (October 2015) by Property Economics.

## 5.6 Canterbury Regional Policy Statement 2013 (CRPS)

The following table sets out the Objectives and Policies of the CRPS which are relevant to the Draft Recovery Plan and provides an assessment of how the Draft Recovery Plan aligns with these provisions.

Table 7: Assessment against the Canterbury Regional Policy Statement 2013

Relevant CRPS Objectives and Polices	Draft Recovery Plan Assessment
<p>Chapter 4 of the CRPS sets out a number of tools and processes to sustain good working relationships. This section sets out that Territorial authorities will:</p> <ul style="list-style-type: none"> <li>include provisions for the relationship between Ngāi Tahu, their culture and traditions, and their ancestral lands, water, sites, wāhi tapu and other taonga within district plans.</li> <li>include methods for the protection of Ngāi Tahu ancestral lands, water, sites, wāhi tapu and other taonga within district plans.</li> <li>take into account iwi management plans during plan development.</li> </ul>	<p>In developing the Draft Recovery Plan, one of the important matters acknowledged were 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 of the Council. The Council has worked in partnership with Ngāi Tūāhuriri and Te Rūnanga o Ngāi Tahu to ensure that:</p> <ul style="list-style-type: none"> <li>Decision-making reflects the aspirations of Ngāi Tūāhuriri and Ngāi Tahu</li> <li>The cultural presence of Ngāi Tūāhuriri and Ngāi Tahu is visible and enhanced</li> <li>Shared cultural and natural heritage is respected</li> <li>Key public spaces are designed and named in collaboration with Ngāi Tūāhuriri.</li> </ul> <p>Furthermore, the objectives and policies of the Mahaanui Iwi Management Plan 2013 have been considered throughout the development of the Plan. Area 4 (within the Kaiapoi South regeneration 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 access. Also, the Draft Recovery Plan acknowledges that Areas 20 and 23 (within The Pines Beach and Kairaki regeneration areas) are part of a cultural landscape with significant historical, traditional, cultural and contemporary associations. The land uses proposed within these areas seek to recognise and enhance the cultural values associated with these areas.</p>
<p>Objective 5.2.1 provides directions as to the location, design and function of development within the region.</p> <p>This objective is supported by:</p> <ul style="list-style-type: none"> <li>Policy 5.3.1 which ensures sustainable development patterns that: <ul style="list-style-type: none"> <li>ensure any urban growth and limited rural residential development occur in a form that concentrates, or is attached to, existing urban areas</li> <li>encourage within urban areas, housing choice, recreation and community facilities, and business opportunities of a character and form that supports urban consolidation</li> <li>maintain and enhance the sense of identity and character of the region's urban areas; and</li> <li>encourage high quality urban design.</li> </ul> </li> <li>Policy 5.3.3 which ensures substantial developments are designed and built to be of a high-quality, and are robust and resilient.</li> </ul>	<p>As the regeneration areas are within the existing Kaiapoi urban area, redeveloping these areas is considered a sustainable development pattern.</p> <p>The land uses proposed within Areas 2, 3, and 17 are described as suitable for a mix of activities, including residential, depending on further technical and economic analysis. It is noted that these areas are located in proximity to Kaiapoi's 'Key Activity Centre' and as such they will support urban consolidation. The resource and building consent process will ensure that these areas will be designed and built to be of a high quality.</p> <p>Given the above, appropriate consideration has been given to Objective 5.2.1 and the supporting policies.</p>
<p>Objectives 6.2.1, and 6.2.5 set out a recovery framework that:</p> <ul style="list-style-type: none"> <li>identifies Key Activity Centres which provide a focus for high quality, and, where appropriate, mixed-use development that incorporates the principles of good urban design;</li> <li>protects and enhances indigenous biodiversity and public space;</li> <li>protects people from unacceptable risk from natural hazards and the effects of sea-level rise.</li> </ul> <p>These objectives are supported by Policy 6.3.1 which requires that the location and extent of the key activity centres are identified and that development which may adversely affect the function and viability of the key activity centres is to be avoided. They are also supported by, Policy 6.3.2 which requires that business, residential, and public space development gives effect to the principles of good urban design, as set out below.</p>	<p>Map A of the CRPS identifies the Kaiapoi Town Centre as a Key Activity Centre. This area is located outside, but adjacent to, the Kaiapoi regeneration areas.</p> <p>Business / mixed land use is proposed for Areas 2, 3, and 17, which are immediately adjacent to the town centre. These areas would be managed to ensure that the activities within these areas do not detract from the function and viability of the existing Kaiapoi Town Centre. This may be achieved by introducing a bespoke mixed-use zone as part of any plan change to the District Plan.</p> <p>As noted above, the land uses within the regeneration areas have been heavily influenced by the flooding and geotechnical hazards associated with each of these specific areas.</p> <p>Given the above, appropriate consideration has been given to Objectives 6.2.1 and 6.2.5 and the supporting policies.</p>

Relevant CRPS Objectives and Polices	Draft Recovery Plan Assessment
<p>Objectives 6.2.2 and 6.2.3 set out the urban form and settlement pattern within Greater Christchurch.</p> <p>These objectives are supported by:</p> <ul style="list-style-type: none"> <li>Policy 6.3.2 which requires that business, residential, and public space development gives effect to the principles of good urban design including: <ul style="list-style-type: none"> <li>Tūrangawaewae</li> <li>Integration</li> <li>Connectivity</li> <li>Safety</li> <li>Choice and diversity</li> <li>Environmentally sustainable design</li> <li>Creativity and innovation</li> </ul> </li> <li>Policy 6.3.7 which requires residential intensification in specified areas of Greater Christchurch.</li> <li>Policy 6.3.8 which encourages the regeneration of brownfield land.</li> <li>Policy 6.3.9 which sets out the process for developing new rural residential areas.</li> </ul>	<p>Policy 6.3.2 - The detailed design and layout of the public spaces within the regeneration areas will be undertaken through a master planning process. This process will ensure that the design of these areas is consistent with the principles of good urban design.</p> <p>Policy 6.3.7 – While residential development has been enabled in parts of the regeneration areas, given the identified flooding and geotechnical constraints intensive residential development adjacent to the Kaiapoi Town Centre has not been required in the Draft Recovery Plan.</p> <p>6.3.8 – There are no areas within the regeneration area which meet the definition of 'Brownfield' within the CRPS. As such, this policy is not applicable.</p> <p>6.3.9 - The CRPS defines 'rural residential' as residential units at an average density of between 1 and 2 households per hectare. It is anticipated that any future residential use in the regeneration areas would not result in a land use that would be considered 'rural residential' within the CRPS.</p> <p>Given the above, appropriate consideration has been given to Objectives 6.2.2 and 6.2.3 and the supporting policies.</p>
<p>Objective 6.2.4 requires integration of transport infrastructure and land uses.</p> <p>This objective is supported by:</p> <ul style="list-style-type: none"> <li>Policy 6.3.4 which ensures that an efficient and effective transport network is restored, protected and enhanced.</li> <li>Policy 6.3.5 which requires the integration of land use and infrastructure to ensure that the timing of new developments are co-ordinated with the development of transport and other infrastructure.</li> </ul>	<p>Policy 6.3.4 – The roading patterns for each of the regeneration areas have been considered at length (both prior to the development of the Draft Recovery Plan and also through the drafting of the Draft Recovery Plan). The proposed roading patterns identified in the Draft Recovery Plan utilise existing roading corridors and the underlying pavement and utility structures as much as practicable.</p> <p>Policy 6.3.5 – The Draft Recovery Plan proposes the redevelopment of an existing urban area. As such there are no additional adverse impacts on infrastructure.</p> <p>The implementation tables within the Draft Recovery Plan provide time frames for the establishment of services within each of the regeneration areas. It is considered that the timing and proposed levels of service for both roading and infrastructure will ensure that the proposed land uses are adequately serviced in accordance with the direction set out in the CRPS.</p> <p>Given the above, appropriate consideration has been given to Objective 6.2.4 and the supporting policies.</p>
<p>Objective 6.2.6 requires land for the recovery and growth of business activities is identified and provided for in a manner that supports Objective 6.2.2.</p> <p>This is supported by Policy 6.3.6 which recognises that new commercial activities are primarily to be directed to the Key Activity Centres and neighbourhood centres where these activities reflect and support the function and role of those centres.</p>	<p>Policy 6.3.6 – The Draft Recovery Plan identifies a small amount of new business land adjacent to the Kaiapoi Town Centre.</p> <p>In relation to recognising that new commercial activities are primarily to be directed to the Key Activity Centres, the Draft Recovery Plan has acknowledged that the mixed use activities identified within spatial plans as Areas 2, 3, and 17 will be carefully managed to ensure that the activities within these areas will not detract from the function and viability of the existing Kaiapoi Town Centre.</p> <p>Given the above, appropriate consideration has been given to Objective 6.2.6 and the supporting policy.</p>
<p>Objective 11.2.1 requires that new subdivision, use and development of land that increases risks associated with natural hazards is to be avoided or mitigated.</p> <p>This is supported by Policy 11.3.1 which requires the avoidance or mitigation of natural hazards in high hazard areas.</p>	<p>Technical reports<sup>8 9</sup> have demonstrated that the majority of the regeneration areas meet the definition of a 'high hazard area' within the CRPS given the flooding and coastal erosion hazards associated with the area. Under the CRPS the effects of the natural hazard in these existing urban areas must be avoided or mitigated. The land uses proposed in the Draft Recovery Plan are cognisant of these requirements. The low intensity uses proposed are unlikely to suffer significant damage or result in loss of life during natural hazard occurrence. For business and residential activities, minimum floor levels to manage flood hazards will be considered through the District Plan Review process which covers the regeneration areas.</p> <p>Given the above, appropriate consideration has been given to Objective 11.2.1 and the supporting policy.</p>

<sup>8</sup> Kaiapoi Town Centre Business Land Requirements (October 2015) by Property Economics.

<sup>9</sup> Waimakariri District Residential Red Zone Preliminary Assessment of Land Use Capability (2015) Technical Advisory Panel

Relevant CRPS Objectives and Policies	Draft Recovery Plan Assessment
<p>Objective 11.2.2 ensures that the adverse effects from hazard mitigation are avoided or mitigated.</p> <p>This is supported by Policy 11.3.7 which requires that the adverse effects of physical works to mitigate natural hazards are avoided, remedied or mitigated.</p>	<p>The Draft Recovery Plan notes that within the Kaiapoi South and Kaiapoi East regeneration areas, one of the reasons residential development was not preferred was because the remediation of the geotechnical and flooding hazards within these areas would require considerable physical works. This would result in significant adverse effects on adjoining green zoned properties (i.e. flood displacement, impact on privacy and amenity due to increase in ground levels and adverse amenity effects given the noise and traffic associated with the potential remediation works).</p> <p>Given the above, appropriate consideration has been given to Objective 11.2.2 and the supporting policy.</p>
<p>Objective 11.2.3 ensure that the effects of climate change, and its influence on sea levels and the frequency and severity of natural hazards, are recognised and provided for.</p> <p>This is supported by policy 11.3.8 which requires that particular regard is had to the effects of climate change when determining if new use or development is appropriate and sustainable.</p>	<p>The TAP report<sup>10</sup> has predicted that The Pines Beach and Kairaki will be impacted by shoreline retreat due to passive inundation by 2100. As such, the Draft Recovery Plan has proposed restrictions on new dwellings within these areas.</p> <p>The TAP report has also considered changes to the frequency and severity of rainfall events, and this has been a consideration when determining proposed land uses.</p> <p>Given the above, appropriate consideration has been given to Objective 11.2.3 and the supporting policy.</p>

Given the above assessment, it is considered that the Draft Recovery Plan has had regard to the relevant Objectives and Policies of the CRPS, in accordance with Section 8.4.4 of the Minister's Direction.

## 5.7 Waimakariri District Plan

The following table provides a high level assessment of the Waimakariri District Plan with regard to the Draft Recovery Plan, noting that the District Plan cannot be inconsistent with a Recovery Plan.

Table 8: Assessment against the Waimakariri District Plan

Relevant Provisions	Draft Recovery Plan Assessment
<p>The District Plan sets out objectives, policies and methods on such topics / areas as:</p> <ul style="list-style-type: none"> <li>- land and water margins;</li> <li>- indigenous vegetation,</li> <li>- fauna and habitats;</li> <li>- natural hazards;</li> <li>- heritage;</li> <li>- traffic management;</li> <li>- rural and urban areas;</li> <li>- subdivision; and</li> <li>- amenity management.</li> </ul>	<p>It is considered that the proposed land uses in the Draft Recovery Plan are not inconsistent with and provide opportunities to meet the relevant District Plan objectives (e.g. responding to natural hazards, managing traffic, and providing appropriate levels of amenity to remaining and neighbouring residents).</p> <p>Through the development of the proposed land uses within the Draft Recovery Plan, consideration has been had to the neighbouring land uses, to ensure that the any future land uses will be compatible.</p> <p>It is considered that a range of amenity standards (setbacks, height, site coverage, signage, earthworks, noise, temporary activities, etc.), and transport standards (road widths, sight distances, crossing requirements, etc.), which are set out in the current District Plan, will continue to be relevant to the proposed land uses within the regeneration areas.</p>
<p>The Operative District Plan has zoned the regeneration areas as follows:</p> <p><b>Kaiapoi West</b></p> <ul style="list-style-type: none"> <li>- Residential 1</li> </ul> <p><b>Kaiapoi South</b></p> <ul style="list-style-type: none"> <li>- Residential 1</li> <li>- Rural</li> </ul> <p><b>Kaiapoi East</b></p> <ul style="list-style-type: none"> <li>- Residential 1</li> <li>- Residential 2</li> </ul> <p><b>The Pines Beach</b></p> <ul style="list-style-type: none"> <li>- Residential 3</li> </ul> <p><b>Kairaki</b></p> <ul style="list-style-type: none"> <li>- Residential 3</li> </ul>	<p>In terms of zoning, it is considered that the operative District Plan zones generally enable the sport and recreation areas, recreational and ecological linkages, the district cemetery, the heritage and mahinga kai, and residential lease areas. However, district plan changes may be required to fully provide for and manage these activities.</p> <p>It is considered that the proposed Rural and Business (mixed use) areas will potentially require district plan changes to facilitate and manage these future land uses. The details of future plan changes will be further investigated though the implementation phase.</p>

<sup>10</sup> Waimakariri District Residential Red Zone Preliminary Assessment of Land Use Capability (2015) Technical Advisory Panel

## 5.8 Ngāi Tahu Claims Settlement Act 1998

The following table sets out the parts of the Ngāi Tahu Claims Settlement Act 1998 which are relevant to the Draft Recovery Plan and provides an assessment of how the Draft Recovery Plan has recognised these provisions.

Table 9: Assessment against the Ngai Tahu Claims Settlement Act 1998

Relevant Sections	Draft Recovery Plan Assessment
<p><b>Part 9 – Right of first refusal</b></p> <p>The Crowns Settlement Offer includes a Right of First Refusal on the sale of Crown assets that were in Crown ownership at the time of the 1998 Settlement. This mechanism ensures that Ngāi Tahu will have first opportunity to acquire a large range of Crown assets, at current market value. The first right of refusal is triggered whenever Crown agencies decide to 'dispose' of assets.</p>	<p>There are a number of Crown owned properties located within the regeneration area which were used for the purposes of state housing, and purchased pre-1998. The majority of these properties are located within the Kaiapoi East regeneration area, with one property located in the Kaiapoi South regeneration area.</p> <p>Te Rūnanga o Ngāi Tahu have been consulted in relation to these properties and been heavily involved in the development of the land uses proposed in the Draft Recovery Plan, generally supporting the land uses proposed. It is noted that any discussions related to the Right of First Refusal should firstly be between the Crown and Ngāi Tahu.</p>

## 5.9 Mahaanui Iwi Management Plan 2013

The following table sets out the chapters of the Mahaanui Iwi Management Plan 2013 (IMP) which are relevant to the Draft Recovery Plan and provides an assessment of how the Draft Recovery Plan has recognised these provisions.

Table 10: Mahaanui Iwi Management Plan 2013

Relevant IMP Chapters	Draft Recovery Plan Assessment
<p>Chapter 5.1 – Kaitiakitanga, sets out a range of objectives and policies recognising Manawhenua, Kaitiakitanga, Te Tiriti o Waitangi and also promoting the collaboration of agencies in order to protect natural resources and the environment.</p>	<p>As noted in the assessments above, one of the important matters acknowledged when developing the Draft Recovery Plan were 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 of the Council. The Council has worked in partnership with Ngāi Tūāhuriri and Te Rūnanga o Ngāi Tahu to ensure that:</p> <ul style="list-style-type: none"> <li>Decision-making reflects the aspirations of Ngāi Tūāhuriri and Ngāi Tahu</li> <li>The cultural presence of Ngāi Tūāhuriri and Ngāi Tahu is visible and enhanced</li> <li>Shared cultural and natural heritage is respected</li> <li>Key public spaces are designed and named in collaboration with Ngāi Tūāhuriri.</li> </ul> <p>The joint management structure proposed within Area 4, and the proposed amalgamation of Areas 20 and 24 into the Tūhaitara Coastal Park provide future opportunities for Kaitiakitanga.</p>
<p>Chapter 5.3 - Wai Māori, sets out a range of objectives and policies outlining Ngāi Tahu rights and interests in freshwater.</p> <p>In particular, Objective 4 states that mauri and mahinga kai are recognised as key cultural and environmental indicators of the cultural health of waterways and the relationship of Ngāi Tahu to water.</p>	<p>The Draft Recovery Plan acknowledges the effect the land uses adjacent to the Kaiapoi River have on the mauri and mahinga kai values within the river.</p> <p>Area 4 (Heritage and Mahinga Kai) 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 access. As such, the Draft Recovery Plan provides opportunities for restoring and enhancing indigenous fauna and flora with management via a joint management plan between Council, Ngāi Tahu and Ngāi Tūāhuriri Rūnanga. Furthermore, enhancement plantings are proposed for the banks of Dudley Drain that runs north-south through the Kaiapoi West regeneration area.</p> <p>It is considered that the Draft Recovery Plan will complement initiatives to improve the water quality of the Kaiapoi River.</p>



Relevant IMP Chapters	Draft Recovery Plan Assessment
Chapter 5.4 – Papatūānuku, sets out objectives and policies which ensure that land use and development activities in the takiwā are managed in a way that works with the land and not against it.	The land uses proposed within the regeneration areas have been heavily influenced by the natural and cultural elements associated with each specific area. In addition, iwi will have input into the master planning of development. As such, it is considered that the location, design, and function of development within the regeneration areas will result in development which is resilient, and acknowledges historic and cultural uses of the area.
Chapter 5.5 - Tāne Mahuta, sets out objectives and policies relating to the significance of indigenous biodiversity and mahinga kai.	While there are no areas of significant biodiversity within the regeneration areas currently, the proposed land uses within Area 4 (Heritage and Mahinga Kai), Areas 7 and 9 (Ecological and Recreation Linkages), Areas 20 and 24 (amalgamation into Tūhaitara Coastal Park), and Area 21 (Council Reserve) propose a range of native planting / habitat enhancement which will enhance biodiversity within the regeneration areas.
Chapter 5.6 – Tangaroa, sets out objectives and policies outlining Ngāi Tahu rights and interests in the coastal environment	As noted in the NZCPS assessment above, the Draft Recovery Plan acknowledges that Te Rūnanga o Ngāi Tahu and in particular Ngāi Tūāhuriri have a long-standing history and relationship with The Pines Beach and Kairaki areas. The proposed land uses within Areas 20 and 24 (amalgamation into Tūhaitara Coastal Park) will provide a range of opportunities to preserve Te Rūnanga o Ngāi Tahu values, recognise their rights and interests and express Kaitiakitanga.
Chapter 5.8 - Ngā tūtohu whenu, sets out objectives and policies relating to the identification and management of Ngāi Tahu's cultural heritage. This includes a range of sites of significance, and traditional and contemporary landscapes.  Map 4 within the chapter sets out Ngāi Tahu's culturally significant zones in the Kaiapoi Red Zones (attached in Appendix 1).	As noted in the CRPS analysis above, the Draft Recovery Plan acknowledges that Area 4 (within the Kaiapoi South regeneration 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 access. Also, the Draft Recovery Plan acknowledges that Areas 20 and 23 (within The Pines Beach and Kairaki regeneration areas) are part of a cultural landscape with significant historical, traditional, cultural and contemporary associations. The land uses proposed within these areas seek to recognise and enhance the cultural values associated with these areas.
Chapter 6.4 – Waimakariri, sets out catchment specific objectives and policies relating to the lands and waters of the Waimakariri catchment.  The objectives and policies most relevant to the Waimakariri Regeneration Areas relate to the management of: <ul style="list-style-type: none"> <li>- lowland streams</li> <li>- subdivision and development</li> <li>- cultural landscapes</li> </ul> The 'Cultural Landscapes' section states that: <i>The whole of the Waimakariri catchment can be identified as a cultural landscape. Ngāi Tahu land use and occupancy extended from the mountains to the sea (and beyond) in this catchment. The traditional place names and other cultural landscape features associated with the lower Waimakariri catchment are evidence of the extensive use of the area.</i>  <i>However, within this larger landscape of land use and occupancy particular areas are identified as cultural landscapes with significant historical, traditional, cultural and contemporary associations. Examples of cultural landscapes of particular importance in the Waimakariri catchment are the coastal, lower catchment region between the Waimakariri and Rakahuri rivers, the original Kaiapoi Māori Reserve 873 lands and Kura Tawhiti.</i>	The catchment specific objectives, policies, and cultural landscapes have been considered within the Draft Recovery Plan as follows: <ul style="list-style-type: none"> <li>- It is anticipated that planting programs within Areas 4, 7, 9, 20, 21 and 24 will seek to restore and enhance indigenous biodiversity within these regeneration areas, thereby complementing initiatives to improve the water quality of the lowland streams adjoining the regeneration areas.</li> <li>- The reduced level of development (relative to that existing pre earthquakes) will result in less stormwater run-off in the catchment.</li> <li>- The land uses proposed within Areas 4, 20 and 23 acknowledge the cultural significance of the area, and seek to recognise and enhance these cultural values.</li> <li>- The detailed design and layout of the public spaces within the regeneration areas will be undertaken through a master planning process. This process will allow the historic and cultural values associated with an area to be included within the design of the area.</li> </ul>

Given the above assessment, it is considered that the land uses proposed within the Draft Recovery Plan are consistent with the relevant Objectives and Policies of the IMP.



## 5.10 Waimakariri District Long Term Plan 2015-2025

The Long Term Plan describes the community outcomes for the District and the activities of Council. It provides for integrated decision-making and coordination of Council resources and a basis for accountability to the community. It also sets out the Council's budget for the works associated with the regeneration areas (for further details on the Council's LTP budgets associated with the development of the regeneration areas, see the 'Preliminary Funding Option' section of the Draft Recovery Plan).

Table 11: Assessment against the Waimakariri District Long Term Plan 2015-2025

Relevant IMP Chapters		Draft Recovery Plan Assessment
Environment	There is a safe environment for all	The detailed design and layout of the public spaces within the regeneration areas will be undertaken through a master planning process. This process will ensure that the design of these areas is consistent with the principle of good urban design, and will therefore encompass the provision of safe and secure environments for residents and visitors.  As noted above, the land uses within the regeneration areas have been heavily influenced by the flooding and geotechnical and hazards associated with each of specific areas.
	There is sufficient clean water to meet the needs of communities and ecosystems	The Draft Recovery Plan acknowledges the effect the land uses adjacent to the Kaiapoi River have on the mauri and mahinga kai values within the river. The infrastructure commitment within the Draft Recovery Plan will contribute to the provision of clean waterways. Proposed plantings within Areas 4, 7, 9, 20, 21, and 24 seek to restore and enhance indigenous biodiversity within regeneration areas. It is considered that this planting complements initiatives to improve the water quality of the lowland streams adjoining the regeneration areas.
	The air and land is healthy	The proposed land uses within Area 4 (Heritage and Mahinga Kai), Areas 7 and 9 (Ecological and Recreation Linkages), Areas 20 and 24 (amalgamation into Tūhaitara Coastal Park), and Area 21 (Council Reserve) all propose a range of native planting which will enhance the presence of biodiversity within the regeneration areas and therefore contribute to land and water that is healthy.
Places and Spaces	There are areas of significant indigenous vegetation and habitats for indigenous fauna	The proposed recreation and ecological linkages (Areas 7, 9 and 21) and the Heritage and Mahinga Kai (Area 4) will have a focus on indigenous vegetation and habitats.
	The community's cultures, arts and heritage are conserved and celebrated	The proposed cemetery (memorial gardens) (Area 11), Heritage and Mahinga Kai (Area 4) and recreation and ecological linkages (Areas 7, 9, and 21) provide opportunities for celebrating culture, art and heritage.
	Public spaces and facilities are plentiful, accessible and high quality	The Draft Recovery Plan includes a variety of different public spaces for formal and informal recreation and community use.
	The distinctive character of our towns, villages and rural areas is maintained	The proposals in the Draft Recovery Plan have been developed reflecting the unique existing and proposed future cultural, economic and environmental characteristics of Kaiapoi, The Pines Beach and Kairaki.
	People are friendly and caring, creating a strong sense of community in our District	The Draft Recovery Plan provides a number of proposals for cultural and recreation activities which will enhance people's well-being and further engender the maintenance of a positive community within the area. The proposed inclusion of a variety of different public spaces for both formal and informal recreation supports community health and wellbeing.

Relevant IMP Chapters		Draft Recovery Plan Assessment
Services	Transport is accessible, convenient, reliable, affordable and sustainable.	There is a proposal for a 'public transport interchange' in Area 3. More work will be done through the implementation to confirm arrangements for private and public transport, including the potential development of a Park & Ride / Transport Interchange.  The Draft Recovery Plan identifies opportunities to increase areas available for parking.
	Core utility services are provided in a timely, sustainable and affordable manner	The spatial maps included within the Draft Recovery Plan clearly set out the proposed land uses and infrastructure within each of the regeneration areas, with the proposed land uses heavily influenced by the key hazards associated with each of specific areas.
	Our community's needs for health and social services are met	While not an explicit focus of the Draft Recovery Plan, the proposals to develop more areas for passive and active recreation will help ensure a healthier population. Walking and cycling connections are proposed within both the Kaiapoi South and Kaiapoi East regeneration areas.
	People have wide ranging opportunities for learning and being informed	The implementation of any approved Recovery Plan will create ongoing opportunities for community involvement and engagement. Implementation of any approved Recovery Plan will involve a signage and wayfinding strategy.
	Businesses in the District are diverse, adaptable and growing	The Draft Recovery Plan proposes a range of mixed-use areas (in Areas 2, 3, and 17). Careful consideration will be undertaken to ensure that any future commercial activities within these areas do not detract from the function and viability of the existing Kaiapoi Town Centre.
Governance	There are wide ranging opportunities for people to contribute to the decision making by local, regional and national organisations that affects our District	The process of developing the proposals in the Draft Recovery Plan has included and will continue to include a wide level of awareness-raising, consultation and engagement. Implementation of the proposals will, where relevant, include mechanisms within existing planning instruments which incorporate appropriate public engagement and involvement. A number of proposals in the Draft Recovery Plan strongly reflect community groups' explicit aspirations and will make positive changes in response to these.
	Public effect is given to the spirit of the Treaty of Waitangi	A number of areas (particularly Areas 4, 20 and 23) have been identified as having significant cultural values by Te Ngāi Tūāhuriri Rūnanga and Te Rūnanga o Ngāi Tahu, and are considered part of a cultural landscape with significant historical, traditional, cultural and contemporary associations. The land uses proposed within these areas seek to recognise and enhance the cultural values associated within these areas.

Given the above assessment, it is considered that the Draft Recovery Plan has had regard to the Community Outcomes in the Long Term Plan.

## 5.11 Kaiapoi Town Centre Plan 2011

The issues and vision of the KTCP has been considered through the development of the Draft Recovery Plan. The vision of the KTCP is as follows:

***'An attractive historic river town – a place to visit, shop, and socialise'***

This is supported by the following vision statements. Kaiapoi town centre will be:

- *An economically viable centre where both residents and visitors want to spend time and money.*
- *A centre with a strong community feel.*
- *Attractive with a river town charm and a high quality environment, which reflects and enhances Kaiapoi's heritage.*
- *Identified by its river and riverside attractions.*
- *Well defined.*
- *Diverse with a good variety of shops, cafes and restaurants, leisure and entertainment activities for all ages.*
- *Easy to get around, by foot, bicycle or mobility vehicle, with a variety of spaces to sit, meet and play.*
- *Accessible by vehicle and easy to park in.*

The Draft Recovery Plan supports this vision, as the land uses within the Kaiapoi West, Kaiapoi South, and Kaiapoi East regeneration areas seek to complement the activities within the town centre, while ensuring that the proposed land uses do not detract from the economic viability of the town centre. The proposed activities such as new recreational areas, walking and cycling tracks and a dog park attempt to attract visitors to the Kaiapoi area, and proposed car parking areas close to the town centre will support the town centre being accessible to vehicle and easy to park in. For these reasons, the Draft Recovery Plan has had regard to the Kaiapoi Town Centre Plan.

## 5.12 Waimakariri District Walking and Cycling Strategy and Implementation Plan 2011

While none of the projects listed within the Waimakariri District Walking and Cycling Strategy and Implementation Plan (WDWCSIP) specifically relate to the regeneration areas, the

vision of the WDWCSIP has been considered through the development of the Draft Recovery Plan. The WDWCSIP lists three vision statements as follows:

- *Provide an increase in the number of people who choose to walk and cycle as a means of travel and/or recreation.*
- *Provide an increase in the frequency with which people will choose to walk or cycle.*
- *To create a walking and cycling environment that is friendly, safe and accessible.*

The Draft Recovery Plan supports this vision as walking and cycling connections are proposed within both the Kaiapoi South and Kaiapoi East regeneration areas. Area 7 will provide walking and cycling links between the existing residential neighbourhoods to the west with NCF Park and the Kaiapoi River. While Area 9 will provide walking and cycling links between the residential neighbourhood to the north with the Kaiapoi River and the Kaiapoi Key Activity Centre. The land uses proposed in Areas 4, 20, and 24 will also result in the establishment of additional walking and cycling tracks.

Overall, it is considered that the land uses proposed within the Draft Recovery Plan have sought to provide walking and cycling links to better connect the regeneration areas with the adjacent green zone residential areas, the Kaiapoi Town Centre, The Pines Beach coastline, and the Kaiapoi River.

## 5.13 Sport and Recreation Reserves Management Plan (2015)

This management plan, prepared in accordance with the Reserves Act 1977, covers the District's sport and recreation reserves. This plan includes objectives and policies that guide the day-to-day management of sport and recreation reserves. Five main policy areas are identified in the management plan:

- Management of reserves
- Use of reserves
- Buildings, facilities, furniture
- Natural values
- Cultural values

The Sport and Recreation Reserves Management Plan is relevant to Areas 1 and 10.

In identifying Areas 1 and 10 as sport and recreation reserve, these areas will be subject to the Sport and Recreation Reserves Management Plan.

The Council's desired outcomes for sport and recreation reserves are:

- To provide and maintain sports field capacity to meet reasonable demand; and
- Recreation facilities will be managed to meet the recreation needs of the community or sports code

The Draft Recovery Plan supports these desired outcomes as it provides future additional district sport and recreation reserves (Areas 1 and 10). The objectives and policies, relating to the five main policy areas will be considered during the detailed design and development of the sport and recreation reserve. It is considered that the development of Areas 1 and 10 will be consistent with the Sport and Recreation Reserves Management Plan and that overall the Draft Recovery Plan has had regard to the Sports and Recreation Reserves Management Plan.

## 5.14 Waimakariri District Visitors Strategy (2010-2015)

The Visitors Strategy sets the following vision:

*Waimakariri is renowned for welcoming all peoples and so growing its visitor numbers and spend by providing quality attractions and experiences and well managed natural environment and infrastructure to achieve this and thereby obtaining significant social and economic benefits back to its community and businesses.*

To give effect to this vision, five strategic goals are identified in the strategy.

Table 12: Assessment against the Waimakariri District Visitors Strategy (2010-2015)

Relevant IMP Chapters	Draft Recovery Plan Assessment
GOAL 1: Visitors are attracted to visit and stay by the special experiences and attractions 'packages' we offer	The Draft Recovery Plan is considered to deliver three attraction 'packages' – a sport and recreation cluster in Kaiapoi East (Areas 9, 10 and 15), natural and cultural opportunities in Kaiapoi South (Areas 4 and 7), and recreation and ecological opportunities in The Pines Beach and Kairaki (Areas 20 and 24).
GOAL 2: Promote and support quality events which reinforce the strengths and brand of the District and are embraced by the community	The Draft Recovery Plan facilitates events through the provision of an outdoor community events space in Kaiapoi East (within Areas 9 and 10).
GOAL 3: Visitors receive timely, quality information and promotions that encourage their interest and visitation	Implementation of any approved Recovery Plan will involve a signage and wayfinding strategy.
GOAL 4: Develop and Build a Sustainable Tourism Industry	This goal seeks to provide business advice, support, training and networking opportunities to local tourism business. This is outside the scope of the Draft Recovery Plan.
GOAL 5: Manage infrastructure and services development to meet future needs through a "Place Based" approach	This goal seeks a place based approach to the visitor experience. The creation of different recreation opportunities in Kaiapoi East including the NZMCA proposal (Area 15) and Kaiapoi South is considered to give effect to this goal.

Given the above assessment, it is considered that the Draft Recovery Plan has had regard to the Waimakariri District Visitors Strategy.

## 5.15 Waimakariri District Council Community Development Strategy 2015-2025

The Community Development Strategy “reflects Council’s desire to work with the community to identify community development priorities now and into the future and reflects the continuing growth and diversity of the Waimakariri community”.

According to the strategy the Community’s vision for community development is:

*That Waimakariri District is a safe, caring place to live:*

- *where people come first, and everyone is respected and valued*
- *where we welcome different perspectives and plan collaboratively so that our District is inclusive, cohesive, affordable and growth is sustainable*
- *where we will work toward having realistic services and resources so that everyone has equal access, regardless of age, ability, gender, ethnicity.*

The strategy identifies four themes and goals to achieve this vision.

Table 13: Assessment against the Waimakariri District Council community Development Strategy 2015-2025

Theme	Goal	Draft Recovery Plan Assessment
<b>Theme 1 - Strengthening Communities</b> <ul style="list-style-type: none"> <li>▪ community partnerships</li> <li>▪ strengthening collaborative relationships</li> <li>▪ participation/inclusion</li> </ul>	To foster and support inclusion, coordination, cooperation and participation at all levels.	<p>The proposed inclusion of a variety of different public spaces for both formal and informal recreation encourages participation.</p> <p>The inclusion of opportunities for mahinga kai, edible landscapes and joint management encourages community coordination, cooperation and participation.</p>
<b>Theme 2 - Community belonging/acceptance</b>	To support local initiatives that respond to identified local needs.	The inclusion of recreation and mahinga kai opportunities, edible landscapes and joint management in the Draft Recovery Plan is in response to identified local needs.
<b>Theme 3 - Safe healthy community</b> <ul style="list-style-type: none"> <li>▪ Supporting Injury Prevention Supporting Rural Safety</li> <li>▪ Supporting Road Safety</li> <li>▪ Supporting provision of health and social services</li> </ul>	To work with our community for a safe, healthy and happy District.	The proposed inclusion of a variety of different public spaces for both formal and informal recreation supports community health and wellbeing.
<b>Theme 4 - Information and Communication Exchange</b>	To gather, collate and distribute quality information, in plain English, that meets the community’s needs	The Draft Recovery Plan has given people the opportunity to be involved in the decision making on the future use of the regeneration areas in Kaiapoi. The implementation of any approved Recovery Plan will create further opportunities for community involvement.

Given the above assessment, it is considered that the Draft Recovery Plan has had regard to the Waimakariri District Council Community Development Strategy.



## 5.16 Waimakariri Disability Strategy (2011)

The vision for an inclusive District is one where “all can engage in their personal, community, and civic life with independence”. The strategy identifies eight broad goals for achieving an inclusive environment, and two of those goals are considered to be of relevance to the Draft Recovery Plan.

Table 14: Assessment against the Waimakariri Disability Strategy (2011)

Relevant Disability Strategy goal	Draft Recovery Plan Assessment
GOAL 4 People with impairments have access to public services, facilities and spaces	The design of public services, facilities and spaces will consider and implement the disability strategy as part of any approved Recovery Plan.
GOAL 6 Injuries are avoided and rates of impairment reduced	

Given the above assessment, it is considered that the Draft Recovery Plan has had regard to the Waimakariri District Disability Strategy.

## 5.17 Waimakariri Local Economic Development Strategy (2012)

The Local Economic Development Strategy recognises that the private sector makes most of the key decisions affecting Waimakariri's economy; however, the Council has a role to play in the District's economic future. The Strategy sets out the ways in which the Council and Enterprise North Canterbury (as Council's economic development agency) intend to enable and contribute to the District's economic development. The vision for local economic development is:

*The Waimakariri District is the heart of the North Canterbury economy  
– a place where business prospers; a place where people love to live.*

The Strategy identifies seven key interrelated themes that contribute towards achieving the vision; infrastructure, regulation, planning, life, land business and visitors. Those of relevance to the Draft Recovery Plan are discussed below.

Table 15: Assessment against the Waimakariri Local Economic Development Strategy (2012)

Relevant local economic development objective	Draft Recovery Plan Assessment
1. Infrastructure – Ensure the provision of good infrastructure to meet the essential needs of a growing community and enable more businesses to set up in the District, including telecommunications, transport and connectivity, and water for irrigation. Strategic Direction: <ul style="list-style-type: none"> <li>Maintaining and improving transport and connectivity</li> </ul>	The spatial maps included within the Draft Recovery Plan clearly set out the proposed land uses and some infrastructure within each of the regeneration areas. The Draft Recovery Plan proposes a range of business / mixed-use areas (in Areas 2, 3, and 17) which enables more businesses to set up.  There is a proposal for a 'public transport interchange' in central Kaiapoi and more work will be done through the implementation to confirm arrangements for private and public transport, including the potential development of a Park & Ride / Transport Interchange.
3. Life – Invest in a vibrant community through ensuring provision of social and community facilities in a way that supports a high quality of life and keeps abreast of social needs and community expectations. Strategic Direction: <ul style="list-style-type: none"> <li>Provide social and community facilities</li> </ul>	The proposed inclusion of a variety of public spaces, community facilities, and recreation options in the Draft Recovery Plan supports recreation, cultural and social life, and contributes to the health and wellbeing of the community.

Relevant local economic development objective	Draft Recovery Plan Assessment
<p>4. Planning –</p> <p>Undertake long-term strategic planning of the District's spatial environments, such as business land and town centres, in order to enable and encourage economic growth.</p> <p>Strategic Direction:</p> <ul style="list-style-type: none"> <li>▪ Making best use of business land</li> <li>▪ Planning for future business land</li> <li>▪ Maintaining and enhancing town centre vitality</li> </ul>	<p>The business / mixed-use areas identified within spatial plans as Areas 2, 3, and 17 are proposed to be managed to ensure that the activities within these areas support the function and viability of the existing Kaiapoi Town Centre. This may be achieved by introducing a bespoke mixed-use zone as part of the plan change to the District Plan.</p>
<p>5. Land –</p> <p>Explore potential that could be harnessed in local agriculture and rural activities, which continue to dominate the District's economy.</p>	<p>Areas 5 and 12 have been identified as suitable for rural (non-intensive) activities.</p>
<p>6. Business –</p> <p>Boost the District's local economy and jobs by securing more businesses to relocate to the District, as well as supporting and growing the capacity of existing local businesses.</p> <p>Strategic Direction:</p> <ul style="list-style-type: none"> <li>▪ Retaining and growing District businesses</li> <li>▪ Attracting businesses to the District</li> </ul>	<p>The Draft Recovery Plan proposes the development of a range of business / mixed-use activities (in Areas 2, 3, and 17). Careful consideration will be undertaken to ensure that any future commercial activities within these areas do not detract from the function and viability of the existing Kaiapoi Town Centre.</p>
<p>7. Visitors –</p> <p>Grow the District's visitor industry through marketing the District and boost local tourism infrastructure to enable and encourage visitors to discover the Waimakariri District.</p> <ul style="list-style-type: none"> <li>▪ Marketing the District as a visitor destination</li> <li>▪ Growing tourism business and facilities</li> </ul>	<p>The proposed inclusion of a variety of public spaces, community facilities, and recreation options in the Draft Recovery Plan will encourage visitors to Kaiapoi.</p>

Given the above assessment, it is considered that the Draft Recovery Plan has had regard to the Local Economic Development Strategy.

Appendix 1 – Map 4 of the Mahaanui Iwi Management Plan showing Ngāi Tahu's culturally significant zones in the vicinity of the Kaiapoi Red Zones

