



Let's  
**Discuss**

Let's  
**Plan**

Let's  
**Do...**

We'd like to keep you up to date with progress on the Residential Red Zone Recovery Plan for Kaiapoi, The Pines Beach and Hairaki, currently being undertaken by the Waimakariri District Council in collaboration with CERA, Te Runanga o Ngai Tahu and Environment Canterbury. This is a summary of the feedback we received from Let's Discuss in October this year.

We'll be asking for your further feedback in February 2016 on **Let's Plan**, a document bringing together your thoughts, the technical elements and the funding realities that determine their feasibility.

**Let's Plan** will provide will provide some broad-scale land use options for you to think through – we'd like your response to what is proposed. Look out for **Let's Plan** – 6 Feb to Mar 4, 2016

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## Background:

A discussion document, "Let's Discuss", providing information on the future use of the residential red zone land in Waimakariri was released in October 2015. It included background information and new information gathered since the CERA led Canvas public engagement campaign in 2014 as well as identifying at a high level, broad types of land use that may potentially be suitable in different areas of the Waimakariri residential red zone.

Feedback was sought to understand the community needs and wants to assist in the preparation of the Preliminary Draft Residential Red Zone Recovery Plan, alongside a range of other relevant information including technical information about the land and social, economic, cultural and environmental matters.

Wide community engagement opportunities, including public meetings, a business breakfast meeting, drop-in sessions at the library, displays at the Ohoka Farmers Market and Kaiapoi New World, radio advertising, print advertising, a dedicated website, social media platforms, emails to community groups and postal letters to residents in and near the red zone areas in Kaiapoi, Pines Beach and Kairaki, promoted the opportunity to participate in this process.

The consultation period was 3 October – 30 October 2015.

## Summary of Let's Discuss Submissions:

25 submissions were received.

Much thought and preparation went into submissions received and below is a summary of key points raised in those submissions that will contribute to the Preliminary Draft Residential Red Zone Recovery Plan.

1. There are significant Mana Whenua and Ngai Tahu values identified in the southern part of Kaikanui/Kaiapoi South and adjacent to the Kaiapoi River, particularly in relation to mahinga kai areas and past occupation. There are opportunities to further advance significant Mana Whenua/Te Ngai Tuahuriri Runanga and Ngai Tahu values of the area, in particular in areas where access to mahinga kai and taonga plant species can occur. Te Runanga and Ngai Tuahuriri strongly support the inclusion of these significant values within the Recovery Plan

There are significant Mana Whenua and Ngai Tahu values associated with The Pines Beach and Kairaki area. It was a rich mahinga kai resource for local Maori. The Tuhaitara Coastal Reserve Management Plan includes Ngai Tahu, recreation, community and education values. There are opportunities to further enhance significant mana whenua/Te Ngai Tuahuriri Runanga and Ngai Tahu values of the area.

Although Kaiapoi West and Kaiapoi North were not identified within the technical report as having specific high cultural values, it is important to note that environmental enhancements may contribute to supporting mana whenua and Ngai Tahu values.

The Recovery Plan should give respect to and recognition of the Ngai Tahu Claims Settlement Act 1998 and consideration to the Mahaanui Iwi Management Plan

2. Feedback has been received from The Pines Beach and Kairaki Residents Association in the form of a map.

Within The Pines Beach it is suggested that the western section be leased to private landowners as a licence to occupy/lease by neighbour, the north-eastern section be leased to private owners with some other license to occupy lease arrangement, and the southern section be added to the Tūhaitara Trust Reserve. Within the area to be added to the Tūhaitara Trust Reserve, it is suggested that a business could be established which would include mini golf, ropes course, a maze and an outdoor exercise area.

Within Kairaki it is suggested that the majority of the area to the west of Featherstone Ave be leased to private landowners as a licence to occupy/lease by neighbour, and the majority area to the east of Featherstone Ave be added to the Tūhaitara Trust Reserve. It is suggested that the remaining parts of Kairaki be used for community tennis courts, a mobile coffee or food truck, sailing club boat storage, and other licence to occupy leases.

3. Create a positive legacy which is at the heart of putting Kai back into Kaiapoi by seeing the worst affected Crown owned land in the Red Zone planted out as a food forest, connected by walking tracks with open spaces as picnic areas, playgrounds, workout areas for people to connect with the river, BBQ areas, sculpture parks, adventure playground and a dog park. In time a food forest education centre could be developed. Food forests would be a legacy project, provide food security for the community, be environmentally friendly, potentially be a tourist draw card and tie Kai with Kaiapoi. Some of the YouMeWeUs food forest team are trained and could assist with planning and supplying some of the trees and plants.
4. Residential development should be investigated. The option of relocating the golf course and the feasibility of using that land for urban development should be explored further in a more detailed assessment. Red zoned land

as far east as Jolly St should be developed as medium density residential housing.

5. Supporting Mana Whenua values has gains for all. Any recreational land uses will be valuable to the wider Kaiapoi community with walkways to coastal reserves enhancing environmental values. Long term maintenance costs should be a key determinant of the best options.
6. Red Zone land between Williams Street, Raven Street, Bowler Street, and Railway Line could be developed as the future Kaiapoi Town Centre. A full master plan for the town centre should include a railway/bus station, entertainment and recreational facilities, more parking close in and a new bridge over the Kaiapoi river in the vicinity of the NCF reserve.
7. Consider commercial operations that recognise Kaiapoi's assets and historical values e.g. paddle boat steamer with get on, get off stops along the river, a replica Maori Pa, a 'Ferrymead' type park.
8. Build a sensory playground for preschools that would allow the children to use their senses i.e. touch tunnels that have different textures on the inside, LED lighting that changes colour and is powered by solar. Interactive sculptures and Dr Seuss like sculptures that inspire the imagination so that children can build on their experiences and dare to dream of possibilities. Develop gardens with scent and texture. It would be a great drawcard to Kaiapoi from preschools throughout the district and families from Christchurch and surrounds.
9. Within the Red Zone there are a number of streets named after local and national personalities:
  - a. Kirk Street, named after Norman Kirk, Prime Minister and youngest Mayor of Kaiapoi
  - b. Hall Street after Matthew Hall, who was the first Mayor of Kaiapoi
  - c. Cherry Vale Lane, site of the original orchard and homestead which was owned by Carl Hanson who was Mayor of Kaiapoi
  - d. Beswick Street named after Samuel Beswick who was Kaiapoi's first doctor

e. Cookson Lane was named after a pioneer merchant

Consider street names no longer in use to name walkways, picnic areas e.g. Norman Kirk walkway. Plaques and memorial areas could be set up, detailing the value the person added to Kaiapoi. Old heritage roses, salvaged from some red zone properties, could be donated for memorial areas. In addition a large rhododendron tree on Sewell Street (that is one of only three in NZ) could be salvaged and relocated to this area.

10. Use this fertile land for a working farm type environment where we can teach self-sufficiency and learning to live off the land. Make it a working partnership with Lincoln University, the District's High School, Ngai Tahu, Rabobank and the Academies.
11. A car parking area close to the current New World site would provide for people to park and take a walk along the waterfront, provide easy access to the growing commercial area, Post Office, children play areas, iSite visitor centre, wharf, dog parks etc. The carpark could also be used as a free camping site, with waste dump facilities close by.
12. Council need to mitigate flood risk from existing green zones. However, suggest that the areas identified be pushed closer to the river, utilising reserve land as part of the solution. Siting flood ponding in these areas would be more appropriate than using less damaged, more valuable potential residential or closer commercial sites. Locate the areas for flood mitigation further away from commercial areas, closer to rural land.
13. Use sediment excavated from the bed of the Kaiapoi River to support potential new land uses within the Residential Red Zone for a variety of potential purposes. These include use of sediment in the formation of future stormwater or flood management areas or within wetlands, as fill. Relevant testing would ensure it was not contaminated.
14. A new and improved marina developed where the current boat ramp is on Hall Street, with the BMX track on a neighbouring area sharing a paved parking area. This

area would also serve the neighbouring dog park and close by park areas. Within the park area a little historical or Maori village – a bit like Ferrymead but with a Kaiapoi focus would help preserve the historical elements of Kaiapoi. The river is one of Kaiapoi's unique assets and by creating a marina to allow greater access for a wide range of water craft would see a greater range of people visiting people.

15. The New Zealand Fire Service (NZFS) wishes to ensure that new developments provide for the access and manoeuvring of fire appliances, meet with the NZFS Firefighting Water Supplies Code of Practice and enable the development of new emergency service facilities.
16. The 'Red Zone' title creates misconceptions and problems for communities being able to recover and move forward – it should stop being used after the FURZ decision.
17. Natural hazards, including liquefaction and sea level rise, affect more than just the red zone so must be managed with district wide policy and existing consenting processes that will manage those risks.

In addition, ideas for specific areas of Kaiapoi were collected and have been summarised below.

### Key themes:

**Kaiapoi East** - we asked if there were any uses that were supported or opposed.

- Planned recreational areas – walking tracks with open spaces, picnic areas, playgrounds, BBQ areas, sculpture parks, dog park, basketball hoop, rugby post
- Food Forest and in time a Food Forest Education Centre
- Outdoor movie theatre
- Free camping, caravan park and motor home park
- Sports grounds
- Remediate southern portion and allow rebuilding
- Working farm, that has educational and community benefits
- Recover costs and urbanise in the future
- Car parking
- Parkland, no residential

- Further community garden options close to school and current garden. Areas of fruit trees (food forest concept) could supplement this
- Utilise old heritage roses from the red zone in open space/ garden areas
- Walking and cycling tracks to ensure suburbs do not get 'isolated' from town centre
- Don't have a BMX track in this area – too noisy and unsightly
- Enhance similar to Hagley Park – walkways, bike tracks, horse riding and a golf course, landscaped gardens with water features and picnic areas
- Walk bridge crossing the river to Courtenay Lake

**Kaiapoi South** - we asked if there were any uses that were supported or opposed.

- Community gardens and recreational uses e.g. walkways, BMX track
- Partial urbanisation – a greater mix of densities
- Relocate boat ramp with access close to new Coastguard building
- Caravan and freedom camping
- Retirement village
- 9 hole golf course
- Car parking close to town centre
- Explore relocating golf course to this area and using that land for residential
- Support development of and focus on wetland/stream enhancement.
- Area closest to town centre feature a little square with car-parking available to the east

**Kaiapoi West** - we asked if there were any uses that were supported or opposed.

- Leave as parkland, no housing
- Explore investment opportunities/urbanisation
- Car parking
- Sports grounds

- Community garden close to school & food forest
- High density residential
- Educational facilities
- Not retail activity
- Environmental enhancements may contribute to supporting mana whenua

**Pines Beach** - we asked if there were any uses that were supported or opposed.

- Children playgrounds
- Open spaces with picnic and BBQ facilities, walkways to coastal reserve
- Public Community Centre with catering
- Housing, if financially feasible and there is demand
- Camping or park-over facility for fully self-contained motorhomes
- Becomes reserve land
- Recreational businesses for one area should be considered

**Kairaki** - we asked if there were any uses that were supported or opposed.

- The eastern side of Featherstone Ave to become a reserve, with some lease/licence to occupy
- The western side mostly maintained by occupy/leases
- Consider possibility of future sales
- Flexibility for resident community initiated uses e.g. Waimakariri Sailing and Powerboat Club's request for land for boat storage
- Residential 3 zoning should remain in place
- Limited camping or park-over facility for fully self-contained motorhomes
- Selling low density sections for rebuilding homes on raised foundations
- Support mana whenua values and invest in environmental and recreational purposes
- Baches could be allowed/encouraged
- Maintain access to river mouth
- Limited camping