



Attachment A

Detailed Analysis of Kaiapoi West

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

Description of Area: Kaiapoi West is a relatively small rectangle of approximately 2.6 hectares, next to the town centre’s business-zoned land. The area is close to Kaiapoi Borough Primary School and Murphy Park (a sport and recreation reserve). The Kaiapoi West Regeneration Area contains a wastewater pump station, includes one remaining private property, and is zoned Residential 1, which allows for relatively high residential densities. For the purposes of the Preliminary Draft Recovery Plan, the Kaiapoi West Regeneration Area has been divided into two sub areas (Area 1 and Area 2), reflecting the preferred land uses within these areas.

A. PREFERRED OPTION AND PROPOSED IMPLEMENTATION

<p>Briefly describe the preferred option and outline the key reasons why it is preferred.</p>	<p>Area 1 (the NE two thirds) is proposed to be a new sport and recreation reserve which would operate in coordination with the adjacent Murphy Park. Area 2 (the remaining third) is proposed to be rezoned from residential to business, to enable suitable commercial activities (which could include car parking and retail) to take place. The business area would complement and extend the existing business areas on Raven Quay to the town centre. Residential development would also be enabled in the business area to provide for a mix of activities.</p> <p>These land use proposals are considered the best fit for this area given the geotechnical constraints and neighbouring activities associated with this location and the requirements for more business activities in Kaiapoi in the future. These proposals were broadly supported by the community.</p>
<p>How does the preferred land use take into account long-term projections and plans, such as demographic projections?</p>	<p>The proposed land uses for these areas reflect the projected demand for more business activities in future years, alongside responding to the increased use of neighbouring Murphy Park.</p>
<p>Is the preferred option the intended long-term use of the area? If no, what is the intended long-term use and why is it different from the short term use?</p>	<p>The proposal is the intended medium and long term use for this area, subject to, amongst other things, interest from and development by the private sector to implement business activities within Area 2.</p>
<p>How does the preferred land use option support and align with existing and planned local and national infrastructure? E.g. roads, schools and health services</p>	<p>The preferred option is complementary to the existing road network, and provides additional recreation space for the neighbouring primary school and Murphy Park, which is at capacity. The Hilton Street wastewater pump station and Dudley Drain will retain their functions and Dudley Drain will be landscaped appropriately to complement the proposed land uses. There are no other significant infrastructure implications and consequences that have been identified at this stage.</p>
<p>What are the proposed ownership and management arrangements of the preferred option? Why are these favoured?</p> <p><i>Note whether vesting is being requested.</i></p>	<p>The Council will discuss with the Crown the possibility of the Crown agreeing to vest the land in Area 1 in the Council as a reserve, including the Dudley Drain and Hilton Street wastewater pump station. The reserve land would be subsequently managed by the Council’s Greenspace and Three Waters Teams.</p> <p>It is proposed that Area 2 remains under Crown ownership, with the Crown considering options for development, including but not limited to expressions of interest from the private sector to develop appropriate business activities, including potential purchase of the land.</p>
<p>What is the proposed implementation of the preferred option? Why is this approach preferred?</p>	<p>If the Council’s land use proposals for Kaiapoi West are supported as part of an approved final Recovery Plan, the Council will discuss options for vesting the land in Area 1 with the Crown. Should vesting take place the Council will develop plans for the area as part of a master plan for Murphy Park. For Area 2 it is proposed that the Council will consider the most appropriate zoning, and will consider options for development of the area including but not limited to seeking expressions of interest from the private sector.</p>
<p>How does the Plan provide for the necessary statutory amendments to enable the preferred option? What are they?</p>	<p>District plan changes may be required to enable the proposed activities in Kaiapoi West; depending on implementation, these actions these will be progressed under the Greater Christchurch Regeneration Act/Recovery Plan process or, if necessary, under the district plan review. These are described as further actions to be completed after and subject to Ministerial approval of the draft Recovery Plan.</p>

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B. HOW WOULD THE PREFERRED LAND USE OPTION HELP TO ACHIEVE EARTHQUAKE RECOVERY OBJECTIVES	
<p>Minister’s direction: 4.1.1 Promote the well-being of greater Christchurch communities</p>	<p>The proposed land uses will provide additional recreation opportunities for the people of Kaiapoi and visitors to the area in an accessible location near to the town centre, and will integrate well with the neighbouring Murphy Park and riverside areas. The specific recreation facilities which will be put in place are yet to be determined but additional recreation facilities will boost people’s health and wellbeing, enhance community cohesion, encourage community engagement with the town, and reflect the broad wishes of the community. Similarly, the proposed business areas integrate well with the existing business areas on Raven Quay which link to the town centre, and are supported by the community. The detailed design and layout of the public spaces within Kaiapoi West will be undertaken through a master planning process to ensure that the design of these areas is consistent with the principle of good urban design, encompassing the provision of safe and secure environments for residents and visitors.</p>
4.1.2 Result in resilient and enduring outcomes	The proposed business area will provide an ongoing financial return to the landowner (depending on the final ownership arrangements). The proposed recreation areas reflect Council’s level of service for greenspace facilities for a growing population and will enable the community to have long term recreational facilities close to the town centre. The land uses within this area have been heavily influenced by the flooding and geotechnical conditions and hazards associated with the location, which is close to the Kaiapoi River. As such, it is considered that the location, design, and function will ensure a sustainable development pattern that is robust and resilient.
4.1.3 Support economic development and growth	Careful consideration of the business activities identified within Area 2 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, and support rather than detract from the economic growth of the town centre area. Most long established town centres/business areas are highly constrained by surrounding older residential development; by contrast the opportunity presented here is for well-planned integrated development of the Kaiapoi town centre in a way which is sympathetic to and enhances the local area.
4.1.4: Be affordable and consistent with the government’s commitment to principles of responsible fiscal management	The proposed business activities will provide a long term financial return to the landowner (depending on the final ownership arrangements). The proposed recreation areas will be funded from within the agreed financial parameters of the Council’s Long Term Plan, with costs being transparent to Waimakariri ratepayers.
<p>Council’s vision and goals: How would the preferred option deliver the vision outlined in the Preliminary Draft Recovery Plan?</p>	<p>The proposed land uses in Kaiapoi West will ensure that the regeneration area will be returned to active use relatively quickly, and will develop and support the economic vibrancy of the Kaiapoi town centre. The area will provide open recreation spaces and facilities that will be “rewarding and exciting places for residents and visitors”, meeting the expectations and aspirations of the community as expressed through various consultation exercises during the development of the Preliminary Draft Recovery Plan.</p>
<p>How would the preferred option help to achieve the goals 1, 2, 3, 4, 5 and 6 outlined in the Preliminary Draft Recovery Plan?</p> <p><i>Note that this should include details about how the goal, vision or objective would be achieved and why this is important. It is not sufficient to merely state ‘Land use option X would contribute significantly to goal Y.’</i></p>	<p>1) Returning the regeneration areas to active use in a timely and efficient and economic manner: The proposed uses can be implemented relatively quickly and will help ensure that Kaiapoi West, which is close to the town centre, will provide a boost to the town’s economic health (responding to the forecast need for more business activities in future as identified in the Property Economics report), and will support and encourage community recreation, both active and passive.</p> <p>2) Significantly enabling Kaiapoi’s journey towards becoming a prosperous and innovative centre to live, work and play: The proposed business uses will provide a coherently-developed enhancement to the economic health of the town centre. The proposed greenspace will enable more effective use of Murphy Park with consequential health and wellbeing, and social cohesion benefits, which are described more fully in Section D below.</p> <p>3) Providing a safe, inspiring and attractive environment for residents and visitors, with public access to and opportunities for recreation, cultural, social and economic activities: Kaiapoi West is close to the town centre and is easily accessible. The proposed activities will be developed taking full account of the location close to the river, ensuring that the design of these areas is consistent with the principles of good urban design, leading to attractively designed green spaces available for a wide range of uses that will be popular with residents and visitors alike.</p> <p>4) Ensuring land use proposals are resilient and built for the future drawing on relevant sound assessment: The area is subject to flooding risk. The proposed land uses within Kaiapoi West have been heavily influenced by the flooding and geotechnical hazards associated with the location, while reflecting the objectives of the Minister’s Direction and the Council’s goals for the Recovery Plan. Given the location, flooding risk and community’s aspirations for the future of this area, the proposed business and recreation uses are considered appropriate for the long term.</p> <p>5) Enabling opportunities to restore the natural environment to support diversity as well as economic prosperity: While not explicitly a focus of the proposed activities in Kaiapoi West, the proposed land uses will be developed and implemented to ensure coherence with the local environment. It is proposed that Dudley Drain will be restored to enhance the natural environment including by providing landscape planting and widening the drain for enhanced capacity. Any business activities put in place will be developed to ensure there will be no adverse impact on the waterways and no degradation of the environmental health of the area.</p>

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	<p>6) <i>Recognising and enhancing Ngāi Tūāhuriri and Ngāi Tahu values, aspirations and the important cultural history of the area:</i> The proposals for Kaiapoi West have been developed in collaboration with representatives from Ngāi Tūāhuriri and Ngāi Tahu, who have indicated broad support for the proposals. This specific area has not been identified for any specific use or treatment by Ngai Tahu and Ngai Tuahuriri. During the development of the Preliminary Recovery Plan, the Council has worked in partnership with Ngāi Tūāhuriri and Te Rūnanga o Ngāi Tahu to ensure that: decision-making reflects the aspirations of Ngāi Tūāhuriri and Ngāi Tahu; the cultural presence of Ngāi Tūāhuriri and Ngāi Tahu is visible and enhanced; shared cultural and natural heritage is respected; and key public spaces are designed and named in collaboration with Ngāi Tūāhuriri. These principles will continue to be applied during the implementation of the future land uses in Kaiapoi West.</p>
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C. EVIDENCE AND ENGAGEMENT	
<p>What are the key geotechnical, flooding and other findings about this area and how have they informed the development of the preferred option for this area?</p> <p>Are there any geotechnical, flooding and other uncertainties? If yes, what further analysis is required?</p>	<p>The Technical Advisory Panel (TAP) <u>report</u> notes that this area is assessed as F6 – the highest level of flood risk (return period for extensive flooding less than every 50 years and exceeding probability of 1 in 200). The TAP report states that the flood risk cannot be mitigated without worsening the impact of flooding in the neighbouring green zones. There are no other major geotechnical considerations that impact of potential land use. The TAP report states that the flooding risk precludes residential development, but that business activities that are flood-tolerant are appropriate. As such the pDRP proposes greenspace and flood tolerant yard based business activities for this area. If development could be designed to avoid transposing flood risk to neighbouring green-zone properties then residential and non-flood tolerant business activities could be undertaken. As such, the Officer’s report recommends that these other types of development are not foreclosed, as the market may produce new techniques/technologies that could mitigate these impacts.</p> <p>The only uncertainty relates to soil contamination - there is a limited risk of some contamination from the demolition of properties. However this is considered a low risk. LINZ is currently undertaking initial investigations with further information due in mid-June 2016.</p>
<p>What short, medium and long-term economic projections and market information is available on this area? How has this information informed the development of the preferred option?</p> <p>Are there any uncertainties related to the information on economic/market conditions? If yes, what further analysis is required?</p>	<p>The relevant economic analysis for this area has been based on economic projections for business activities for the Kaiapoi area as a whole. The Property Economics <u>report</u> (which was peer-reviewed by Market Economics) notes that there will be “increased demand and land provision requirements for business activities in Kaiapoi” for the period up to 2043. In particular, there is demand for industrial land, which includes yard-based and large format retailing. The Colliers <u>report</u> notes that yard-based business activities (which would be potentially appropriate in Kaiapoi West given the flooding risk and other considerations) would be potentially viable from a financial return perspective. Similarly, the forecast population growth has been used to assess “best practice” provision of green space recreation areas within the Kaiapoi Ward and wider district, with more land needed for this purpose in the future in Kaiapoi.</p> <p>The Property Economics report and Colliers report both note that there are wide variations in the potential population growth forecasts. These variations could affect the demand for and financial return from business land. However, the location of Area 2 of Kaiapoi West, which borders the Kaiapoi Town Centre, is likely to be a strong drawcard for potential business developers compared to some other potential land further away from the town centre. It is not anticipated that any further analysis is required at this stage. The Council will undertake a “refresh” of the Town Centre Strategy for Kaiapoi to ensure that the additional business land forms a key component of that strategy.</p>
<p>What other evidence has been used to inform the development of the preferred option? E.g. research on psychosocial or health issues.</p>	<p>No additional specific analysis has been undertaken as part of the Preliminary Draft Recovery Plan development process. Research into the benefits of greenspace has been used to inform the proposed land uses. Greenspace provides a variety of direct and indirect benefits to individuals, the community and the economy. Greenspace has benefits for health and wellbeing (enhancing physical and mental health); social cohesion (bringing people together); place-making (providing a local identity); development and learning (providing a variety of experiences); and economic value (contribution to the local and national economy). These benefits are discussed further in Section D below.</p>
<p>What other uncertainties are there about the preferred option? What further analysis is required?</p>	<p>One uncertainty relates to the nature of potential business activities within the area. There was some disquiet expressed by the community in relation to the stated examples in the preliminary draft, in particular some commenters were strongly opposed to some possible yard-based activities. However, enabling core town centre commercial and retail activities may undermine the function and viability of the existing Kaiapoi Town Centre. The final commercial mix should be considered in combination with the Kaiapoi Town Centre Strategy review and District plan change.</p>
<p>What are the key themes of community feedback received on the preferred option? Were any</p>	<p>There was strong support for the development of more recreation space within this area, with some commenters making specific suggestions about types of activities that could or should not be included. A handful of people disagreed with the recreation proposals, noting that Kaiapoi is already well-served with</p>

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D. BENEFITS AND WHOLE OF LIFE COSTS

alternatives suggested and why were these progressed/not progressed?	recreation spaces that are not always well-used at present. The proposed business uses received broad support but some commenters were concerned about potential for unsightly appearance, depending on the nature of business activities, with for instance, car yards being considered undesirable by a number of people. A minority of commenters opposed business use, favouring green space/recreation for the whole of Kaiapoi West. There was only very limited support for residential development, which as indicated above, is unlikely to be suitable for this area because of the flooding risk.
Outline the views of each of the Strategic Partners on the preferred option. Include whether alternative options have been suggested or supported.	The Strategic Partners have been involved throughout the development of the Preliminary Draft Recovery Plan, including the initial TAP work referred to above. There is broad agreement from all for the future use proposals in Kaiapoi West.
What would be the social benefits of the preferred option to the Waimakariri and greater Christchurch communities and New Zealand taxpayers?	The main social benefits relate primarily to the proposed provision of greenspace to support the efficient operation of Murphy Park. The design of these areas will be consistent with the principle of good greenspace and urban design, and will therefore encompass the provision of safe and secure environments for residents and visitors. The proposed recreation opportunities and ecological developments will have benefits in terms of well-being (through physical activities) and social cohesion (through providing community space close to the town centre). The proposed sport and recreation reserve will also provide land use certainty for the surrounding community. The following research by Lincoln University, while undertaken specifically to assess potential recreation activities in the Avon corridor as opposed to Kaiapoi, provides evidence about the value of recreation spaces to communities. In addition to the benefits of active sport and recreation, natural recreation spaces also contribute to health and wellbeing. A Department of Conservation study in 2013 identified that public conservation areas have positive mental health benefits. Aside from the mental benefits of physical activity in natural spaces, there are also restoration effects which encourage “ <i>recovery from stress and attention fatigue, enabling people to reflect on issues beyond their routine thoughts and activities</i> ”. Natural spaces also have therapeutic benefits with improvements in mood, reduced anger and aggression, and increased vigour. In addition, business land that further strengthens the town centre and provides job opportunities will add vitality to the town.
What would be the economic benefits of the preferred option to the Waimakariri and greater Christchurch communities, New Zealand taxpayers and the Crown (as landowner)?	The proposed business area within Kaiapoi West is 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 business zone as part of the plan change to the District Plan. A vibrant Kaiapoi town centre, which would be enabled in part through the additional business areas in Area 2, will contribute to the economic well-being of Kaiapoi, the wider Waimakariri District and greater Christchurch and Canterbury. The proposed business activities are anticipated to provide an economic return to the Crown. The Lincoln University research referenced above provides evidence of the economic value of recreation spaces. In addition, a 2011 report into the “Economic and Social Value of Sport and Recreation to New Zealand” demonstrated that there is a net economic benefit from participation in sport and recreation activity.
What would be the cultural benefits of the preferred option to the Waimakariri and greater Christchurch communities and New Zealand taxpayers?	The proposed enhancement of Dudley Drain and opportunities for best practice stormwater management will support the mauri and mahinga kai values within the Kaiapoi River. In addition, the design of the greenspace will be developed through a master-planning process which will consider cultural and heritage issues.
What would be the environmental benefits of the preferred option to Waimakariri, greater Christchurch and New Zealand?	The key environmental benefit in Kaiapoi West is the opportunity to enhance Dudley Drain. With best practice stormwater management water quality can also be improved in the catchment, contributing positively to the water quality and aquatic communities within the Kaiapoi River.
Are there any other benefits for Waimakariri, greater Christchurch, New Zealand as a whole and/or the Crown?	The proposals for Kaiapoi West need to be considered holistically with the other proposals for the regeneration areas, which will provide a range of benefits in the future including supporting recovery from the Canterbury earthquakes.
What would be the financial costs of implementing the preferred option, including the approximate on-going management and operational costs?	The Council estimates it will incur infrastructure costs of \$223,000 to enhance Dudley Drain (currently there is a shortfall of \$24,000 in the Council’s LTP Budget for this work). The Area 1 (Sport and Recreation Reserve) Design and Build costs for the Council are estimated at between \$1,370,000 and \$1,790,000, with ongoing yearly maintenance costs of between \$16,000 and \$22,000.

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Specify whether these costs would be for the Council, Crown or a private owner, and ensure timeframes are clearly stated. Include all potential processes e.g. vesting, remediation if applicable.	Area 2 (Business Area) could be on-sold “as is”, in which case any enhancement/remediation costs would sit with the new owner. Development costs would be borne by third parties to prepare the land for business use. These have been estimated for the yard-based commercial scenario, the “over-and-above” cost of land improvement works is estimated to be approximately \$50 to \$80 per square metre of total site area for Kaiapoi West. For the large-format retail scenario, the “over-and-above” cost of land improvement works is estimated to be approximately \$220 to \$370 per square metre of total site area for Kaiapoi West. The Crown will incur ongoing maintenance costs until implementation of the proposed land uses is underway.
What are the other costs (e.g. environmental, health and/or social) of the preferred option?	There could be social and environmental costs associated with disruption during the development of Area 2 for business use, and longer term through a less attractive appearance depending on the nature of business activities that are implemented (e.g. car parking, some yard-based retail and business activities). The main opportunity costs include the loss of amenity/attractive areas through the inclusion of business uses at the expense of green zone in Area 2.
Are there any uncertainties about the anticipated costs? If yes, what do these relate to and could further analysis be undertaken?	The main uncertainties relate to the detailed financial implications of the proposed business activities. In particular, while we have information about what developers are likely to be prepared to pay to lease or purchase the land, there is uncertainty about when will could happen. There are also uncertainties over the required land repair and flooding requirements. These may have an impact on the eventual cost of development. Further analysis could be undertaken for flood mitigation; however it is likely that any further geotechnical analysis would need to be very detailed to confirm costs. If appropriate and required, this further analysis could be undertaken as part of the implementation process.
What are the anticipated financial returns?	Financial returns will accrue from the business activities once underway in Area 2. The beneficiaries of the returns will depend on implementation arrangements (e.g. whether the land is sold to a developer or leased by the Crown/Council).

E. RISKS – IDENTIFICATION AND MITIGATION

How have current and future needs/requirements been balanced from the Council’s perspective?	Consideration has been given to the future needs of the community in terms of greenspace recreation areas (including the Sport and Recreation Reserves Management Plan (2015)) and the need to ensure the ongoing economic vibrancy of the town through the proposed development of business activities in line with future predicted population growth as set out in pages 13 and 14 of the Property Economic report referred to in Section D above.
What would be the environmental risks associated with the area and preferred option? (e.g. natural hazards and future events). How would these be mitigated?	There are no major environmental risks likely through the proposed land uses in Kaiapoi West although the nature of the business activities in Area 2 would need to be assessed to ensure that there would be no adverse environmental implications from the development, nor the ongoing activity. This can be done through the resource consenting process, once a plan change has been undertaken to rezone the land within the District Plan for appropriate business use.
What would be the potential implementation risks of the preferred option? (e.g. unforeseen costs). How would these be mitigated?	The Council considers the main risk to be uncertainty about the nature and timing of the development of appropriate business activities in Area 2. At present it is not certain how much interest there would be from developers in developing this land for business use, and how soon therefore the area would start to provide a financial return, as opposed to the ongoing costs of maintaining the land in its current state. This risk will be mitigated through the Kaiapoi Town Centre Strategy “refresh” and District Plan Change, if and when the Minister approves the final Recovery Plan. The other uncertainty relates to the possible financial implications of any decision by the Crown about whether it may vest the land in Area 1 in the Council, and if so, whether this will be at no charge or not. This issue is being discussed between the Council and Crown with processes underway to seek the Crown’s formal decision about vesting the land in Area 1 prior to final agreement of the Recovery Plan.
What would be the risks relating to community and/or stakeholder buy in? How would these be mitigated?	There remains a residual risk for this area (as with all the regeneration areas) that some in the community oppose the proposed land uses. This risk has been mitigated through the consultation and community engagement processes undertaken so far, and future opportunities for consultation. These have so far demonstrated broad support for the proposals for this area. Many of the issues raised through consultation can be mitigated through the design process which would be subject to further community engagement.

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<p>What would be the risks relating to Council and Crown expenditure?</p> <p>How would these be mitigated?</p>	<p>The main risks and mitigation are essentially the same as the implementation risks identified above, i.e. how much and when would the financial returns start to accrue from the proposed activities, and the potential financial considerations associated with vesting the land in Area 1.</p>
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F. ALTERNATIVES

<p>For the <u>preferred option</u>, what, if any, are the alternative ownership and management options?</p>	<p>The main issue is whether the land (or parts of the land) in Kaiapoi West should continue to be owned by the Crown or vested in the Council. The Crown could consider options for developing Area 2 by seeking expressions of interest from private developers to lease or purchase areas of land directly from the Crown, or could vest the land in the Council for the Council to undertake appropriate implementation activities with developers. The arguments are finely balanced but the preferred option is for the Crown to maintain the land and then consider on-selling to a 3rd party, rather than going through a two-stage (including vesting) process to potentially arrive at the same end outcome, but with additional administrative expenditure and delays. The preferred option would provide a financial return to the Crown.</p>
<p>What are all of the land use options that could be considered for this area?</p>	<p>Other land use options include:</p> <ol style="list-style-type: none"> Residential development on repaired building platforms or pile housing over the entire area. Development of the entire area as green space (recreation reserve) Development of the entire area for flood-tolerant business activities for potential industrial
<p>What would be the key benefits of progressing each alternative option? <i>Add a new row for each option.</i></p>	<p>Key benefits include:</p> <ol style="list-style-type: none"> Residential development - Opportunity for people to live close to the CBD and the river, with a potential financial return available to ratepayers. Greenspace - Additional greenspace area which would create a larger sport and recreation reserve with associated health and wellbeing benefits (through physical activity) and social cohesion (bringing people together). Business activities - Potential economic benefits from further planned expansion of the Kaiapoi town centre, whereas industrial activities could provide a financial return without being part of the town centre expansion.
<p>What would be the key risks of progressing each alternative option? <i>Add a new row for each option.</i></p>	<p>Key risks include:</p> <ol style="list-style-type: none"> Unacceptably high probability of frequent flooding, which could only be mitigated (with potentially high-cost and disruptive remediation) most likely at the expense of flooding being shifted to adjacent green zone residential areas. Additional greenspace is not required to meet Council's levels of service for Kaiapoi. Additional greenspace would require financial expenditure from Council to develop and maintain. Furthermore, it is proposed to create a recreation cluster in the Kaiapoi East Regeneration Area (including sport and recreation reserve). Alienating much of the community with a number of commenters opposing business activities in this area. There is also the risk that potential market appetite for developing this land would be magnified and that therefore this development may not be economically feasible. Any business development in this area could compete with the existing Town Centre to the detriment of the town's overall economic health and vitality. Rezoning the area as Business 2 to enable industrial activities would strongly alienate much of the community, and the area as a whole is also considered too small for viable industrial development.
<p>Why was each alternative land use option discounted? <i>Add a new row for each option.</i></p>	<p>Each alternative land use option has been discounted because:</p> <ol style="list-style-type: none"> Residential development has been discounted because of the unacceptable flooding risk. Additional greenspace has been discounted as Council's level of service in Kaiapoi is met and additional sport and recreation reserve is being proposed as part of a recreation cluster in Kaiapoi East.

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	<p>c) Industrial activities have been discounted because of the geotechnical considerations and the proximity of this area to residential neighbours.</p> <p>The other options are essentially under consideration, but have been proposed as a balanced package including elements of each. This meets a range of goals and objectives, rather than the whole of Kaiapoi West being proposed for one particular use (with the consequential risks and disadvantages identified).</p>
<p>What are the opportunity costs (economic, social, cultural and/or environmental) of not pursuing each alternative option? <i>Add a new row for each option.</i></p>	<p>There are no major further opportunity costs further to the issues discussed above, given the range of uses proposed in relatively small area, and the flooding risks and location constraints which preclude other land uses.</p>

G. OTHER RELEVANT LEGISLATION AND PLANNING OBLIGATIONS

<p>To what extent and how is the preferred option consistent with other Recovery Plans?</p>	<p>The proposals have been developed taking into account the other Recovery Plans (where relevant), in particular the LURP and other key planning documents. The proposals are aligned in particular with the LURP goals to “meet the land use needs of residential and business activities in existing communities and in greenfield areas to accommodate rebuilding and growth”; and “support recovery and rebuilding of central city, suburban and town centres”. It should be noted however that the Residential Red Zone is outside the scope of the LURP.</p>
<p>What would be the implications of the preferred option on relevant local planning instruments?</p>	<p>These land use proposals can align with the Waimakariri District Long Term Plan 2015-2025 and the Kaiapoi Town Centre Plan 2011. It is likely that a bespoke set of district plan provisions will be required for the business area, therefore a plan change is required.</p>
<p>Are there any implications for, or as a result of the:</p> <ul style="list-style-type: none"> • New Zealand Coastal Policy Statement 2010; • Canterbury Regional Policy Statement; • Mahaanui Iwi Management Plan; • Ngāi Tahu Claims Settlement Act 1988; • Resource Management Act 1991? <p>If yes, what are these implications and how will they be dealt with?</p>	<p>The proposals have been assessed as a whole against these key documents, and all are considered to be aligned with the relevant parts of all these documents. There are no significant implications resulting from the future use proposals for Kaiapoi West.</p>