



Attachment C

Detailed Analysis of Kaiapoi East

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

Description of Area: Kaiapoi East is a large area of approximately [53.5] hectares, located to the north of the Kaiapoi River and to the east of the Kaiapoi Town centre. It borders Council-owned reserve land to the south (bordering the river), rural land to the east, residential areas to the north and a business area to the west. It is zoned Residential 1 over the majority of the area, with two Council-owned neighbourhood parks (Kirk St Reserve and Gray Crescent Reserve) and a newly-constructed wastewater pump station at the corner of Moore Street and Shields Place. The area contains six remaining private properties. For the purposes of the preliminary draft Recovery Plan, the Kaiapoi East Regeneration Area has been divided into [ten] sub areas (Areas 9 to 18), reflecting the preferred land uses within these areas.

A. PREFERRED OPTION AND PROPOSED IMPLEMENTATION

Briefly describe the **preferred option** and outline the key reasons why it is preferred.

The preferred option contains a mix of: recreation and ecological linkages (Area 9); sport and recreation reserve (Area 10); a memorial garden (Area 11); rural (Areas 12 and 13); an access link (Area 14); and business, including parking and a campervan park (Areas 15, 16 and 17). Area 18 covers the road connections.

- **Recreation and Ecological Linkage (Area 9):** this reserve creates walking and cycling links, from the residential areas to the north to the Kaiapoi River and the Town Centre. Linkage to the east supports a circular route around the regeneration area, particularly with the suggested addition of linkage between Moore Street and Feldwick Drive. Recreation and ecological linkages provide opportunities to develop walking and cycling paths, passive recreation spaces, community events space, native planting areas, and edible landscapes (e.g. food forests and community gardens). These linkages also act as buffer between existing green zone residences and the proposed recreation, rural and business activities in the regeneration area. This is a preferred land use for this area due to strong community support for walking and cycling links, passive recreation, event space and edible landscapes. Within the Kaiapoi East Regeneration Area there is also a lack of realistic alternatives given that alternative activities such as business, rural and sports and recreation can be located elsewhere and better integrated with surrounding activities and (where appropriate) existing land uses.
- **Sport and Recreation Reserve (Area 10):** the area north of Cass St could provide up to four full-sized playing fields, space for other sporting facilities, junior or warm-up fields, a pavilion/ changing rooms, onsite car parking, and space for informal play. The area south of Cass Street could provide a community BMX track and a dog park; these features could be integrated with a stormwater management area proposed for this location. The provision of additional sport and recreation facilities within the regeneration area received some community support, and reflects the future needs of the District (to uphold the Council level of service for sport and recreation reserve). The sport and recreation reserve creates a flexible recreation “cluster” in an easily-accessible location close to the Kaiapoi Town Centre and Kaiapoi River.
- **Memorial Gardens (Area 11):** The Council proposes that this area be developed (in the long term) into a memorial garden cemetery (for cremation interment only). This responds to the need for additional interment space in the district’s cemeteries in the future. In the interim, the area could be leased for grazing. This original proposal for a cemetery received mixed feedback from the community with more opposition than support. However, it is considered this was in part due to a lack of clarity about the proposal, with some commenters envisaging a traditional cemetery rather than a memorial garden type setting. The area is subject to lateral spread and flooding risk and therefore alternative uses, other than for reserve or rural land uses are limited.
- **Rural Area (Areas 12 and 13):** this area could provide opportunities for rural activities either on a sale or lease basis. Rural activities are preferred in this location given the significant geotechnical and flooding risk, and the opportunity to provide a return to the Crown. Area 13 is the existing Kirk Street Reserve. The reserve is located fully within Area 12, and it is proposed that the Reserve classification be uplifted and the area be used for rural activities. An additional stormwater management area is proposed in Area 12 to the south east.
- **Access Link (Area 14):** this link would provide walking and cycling access through to Beach Road. It is subject to a land swap agreement being reached with the adjacent property owner for a section of the regeneration area (proposed for rural use) east of Askeaton Drive.
- **Business Areas (Areas 15, 16 and 17):** suitable commercial activities are proposed for these areas. These could include yard based and/or large format retail. Residential development could also be enabled in the business area to provide for a mix of activities. Area 16 is proposed to be a car parking area to support the use of a boat-ramp being constructed by the Coastguard on Charles Street. Area 15 is proposed to be a campervan park



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	<p>for self-contained, short stay vehicles. These uses are preferred as they complement and extend the existing business areas to the north east of the Town Centre, and could provide a financial return to the Crown.</p> <ul style="list-style-type: none"> • Roading (Area 18): these are proposed new road links to improve connections through the regeneration area. New links are proposed between Feldwick Drive and Bracebridge Street, Oram Place and Cass Street, and an extension of Charles Street to Askeaton Park. <p>Overall, these land uses are preferred as they are based on judicious assessment of the geotechnical and flood hazard risks, they reflect the need to provide additional sport and recreation facilities for the district in the future, and support the Kaiapoi Town Centre. The proposed activities are also broadly supported by the community and can integrate with the neighbouring activities and land uses.</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 need for more business activities (as set out in the analysis by Property Economics and Colliers International). The business area also provides the opportunity for additional facilities to support more tourism and Town Centre support activities within Kaiapoi through the provision of the campervan park.</p> <p>The proposed sport and recreation reserve and memorial gardens will enable the Council to meet future potential district shortfalls for these land uses. Council analysis indicates that to meet the current levels of service for sport and recreation reserves additional space will be required in the district in the long-term (by 2020). Similarly, the district’s cemetery has a finite capacity with additional interment space likely to be required in approximately 30 years’ time.</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 17. In the long term the activities in parts of the rural areas may evolve as technology and market economics evolve, to include residential activities. Residential development is currently not economically viable in Kaiapoi East (although it may become viable in future) except potentially as part of a package of mixed use activities within Area 15.</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 other existing infrastructure, and the need to provide additional stormwater management areas north of the Kaiapoi River in appropriate low-lying areas. The proposed car parking in Area 16 will support the roading network, should these be progressed. The proposed uses align with and make use of the existing Courtenay Drive Drainage Reserve. 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>	<ul style="list-style-type: none"> • Recreation and Ecological Linkage Area (Area 9), Sport and Recreation Reserve (Area 10) and Memorial Gardens (Area 11): it is proposed that these areas are vested in the Council as reserves, This approach is favoured, as the proposed activities are better managed as reserves for the community, although Area 10 and 11 could be grazed in the interim, providing a potential return to the Crown. • Rural area (Areas 12 to 14): the Council proposes that these areas will be owned and maintained by the Crown in the short term although the Council could also undertake this role should the Crown decide to vest this land, although the preferred option provides a return for the Crown which otherwise may not occur if the land is vested at little or no cost (the Council would not necessarily have funding for this land). Under the preferred option, the Crown may call for expressions of interest to lease or buy the land. Discussion will take place with the adjoining land owner about a potential land swap for the link to Beach Road. • Business Areas (Areas 15, 16 and 17): For Area 15, the Council will discuss appropriate ownership/management options with the Crown to enable development of this land as a campervan park. For the proposed car parking in Area 16 the Council will seek to acquire this land from the Crown, while the proposal for Area 17 is private ownership or lease from the Crown, to enable divestment and development. • Rooding (Area 18): this will remain a road reserve vested in the Council. New roads may entail vesting as road reserves.

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	<ul style="list-style-type: none"> • Infrastructure: the land required for the stormwater management areas is proposed to be vested in the Council as the Council will provide these services.
What is the proposed implementation of the preferred option? Why is this approach preferred?	<ul style="list-style-type: none"> • Recreation and Ecological Linkages (Area 9) and Sport and Recreation Reserve (Area 10): the Council will discuss with the Crown, options for vesting these areas. Should vesting take place the Council will develop a reserve master plan for these areas. Preparation of this master plan will involve community consultation, with construction taking place in the medium term. • Memorial Gardens (Area 11): the Council will discuss options with the Crown for vesting this land in the long term, with the Crown potentially leasing the land in the interim for rural uses. • Rural area (Areas 12 to 14): this area will be owned and maintained by the Crown in the short term. The Crown may call for expressions of interest to lease or buy the land. Discussion will take place with the adjoining land owner about a potential land swap for the link to Beach Road. • Business Areas (Areas 15, 16 and 17): For Area 15, the Council will discuss appropriate options with the Crown to enable development of this land as a campervan park, then will work with the NZMCA to implement the proposals over the next two years. For the proposed car parking in Area 16 the Council will seek to acquire this land from the Crown. Vesting discussions will take place in the next two years, with construction potentially taking place in the medium term. The Crown could consider options for leasing/selling the land in Area 17 to developers.
How does the Plan provide for the necessary statutory amendments to enable the preferred option? What are they?	District plan changes may be required to enable the proposed activities in Kaiapoi East; 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 final Recovery Plan.

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

<p>Minister's direction:</p> <p>4.1.1 Promote the well-being of greater Christchurch communities</p>	<p>The preferred greenspace land uses in Kaiapoi East will provide sport and recreation opportunities in an accessible location near to the town centre. The greenspaces will link existing residential neighbourhoods with the town centre and river, and will integrate with neighbouring existing reserves. The greenspace will provide opportunities for active recreation (e.g. sports) and passive recreation (e.g. walking); formal and informal recreation (e.g. club games versus playing with friends). The proposed greenspaces will provide health and wellbeing benefits (through enhancing physical and mental health); social cohesion benefits (bringing people together through the provision of physical links, community space, opportunities for establishing social networks); place-making benefits (through the creation of a sport and recreation cluster); and potential economic benefits through links with the town centre.</p> <p>The proposed business areas integrate well with the existing business areas on Williams St, Cass St and Charles St, which link to the town centre area north of the Kaiapoi River and are broadly supported by the community. The detailed design and layout of the public spaces (including the memorial garden) and recreation areas within Kaiapoi East will be undertaken through a master planning process which will 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 land uses within Kaiapoi East have been heavily influenced by the flooding and geotechnical hazards associated with the location. As such, it is considered that the type, location, design, and function of the various activities will ensure a sustainable development pattern that is robust and resilient.
4.1.3 Support economic development and growth	Careful consideration of the appropriate business activities within Area 17 will be undertaken to ensure that any future commercial activities within this area do not detract from the function and viability of the existing Kaiapoi Town Centre, and support rather than detract from the economic growth of

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	<p>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. The greenspaces provide an opportunity to develop walking and cycling networks that connect surrounding neighbourhoods to the town centre. The greenspaces could also act as a destination attraction thereby supporting the adjacent town centre. The proposed campervan park will also encourage tourists to stay close to the town centre, thereby boosting economic activity. The rural areas could support a variety of activities including commercial recreation (subject to resource consents).</p>
<p>4.1.4: Be affordable and consistent with the government’s commitment to principles of responsible fiscal management</p>	<p>It is anticipated that the proposed business and rural areas will provide a financial return to the Crown, which will benefit taxpayers. The proposed recreation and ecological linkages will be funded from within the agreed financial parameters of the Council’s Long Term Plan, with costs being transparent to Waimakariri District ratepayers. These costs are set out in the preliminary draft Recovery Plan.</p>
<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 East will enable the regeneration area to be returned to active use in a creative and cost effective manner. The proposed greenspace land uses will support the economic vibrancy of the Kaiapoi Town Centre through improved physical links from surrounding residential neighbourhoods. In addition the creation of a recreation cluster (containing a variety of greenspaces) will draw locals and visitors to Kaiapoi and the town centre. Proposed additional activities such as edible landscapes, dog park and community BMX track, will link to existing greenspaces and proposed riverside enhancements (e.g. the Kaiapoi Wharf redevelopment) creating rewarding and exciting places for residents and visitors. The proposed campervan park will encourage tourists to stay close to the town centre with flow-on support for local businesses and activities. The proposed uses are considered resilient, being heavily influenced by the identified geotechnical and flooding hazards.</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><i>1) Returning the regeneration areas to active use in a timely and efficient and economic manner:</i> The implementation of the proposed uses has been carefully scheduled, with the majority of actions occurring in the short and medium term. The proposed package of uses is considered to be the most economic, and will support and encourage community recreation, and ecological awareness.</p> <p><i>2) Significantly enabling Kaiapoi’s journey towards becoming a prosperous and innovative centre to live, work and play:</i> The proposed car park, campervan area and business uses will support the economic health of Kaiapoi Town Centre, by drawing in more visitors and locals to shop in Kaiapoi. The proposed greenspaces will help make Kaiapoi East and surrounds, an attractive play to live and play with consequential health and wellbeing, and social cohesion benefits, which are described more fully in Section D below. The proposed greenspaces will support the Kaiapoi Town Centre through improved physical links and the creation of a recreation cluster which will draw locals and visitors. The proposed campervan park will encourage tourists to stay close to the town centre with flow on support for local businesses.</p> <p><i>3) Providing a safe, inspiring and attractive environment for residents and visitors, with public access to and opportunities for recreation, cultural, social and economic activities:</i> The land use proposals include different greenspaces (active and passive, formal and informal) that provide opportunities for all the community. The greenspaces are flexible and can be used for wide-ranging activities from sport competitions to recreational walking and cycling; community events (e.g. a market day) to family picnics; edible landscapes to native revegetation. Creating opportunities for all these activities will bring people together, creating networks and building social capital. The design of the greenspaces will be consistent with the principles of good greenspace and urban design, particularly Crime Prevention Through Environmental Design. This will enable spaces which are safe, inspiring and attractive which will contribute to health and wellbeing, social cohesion and place-making (evidence for this is discussed more fully in Section D below).</p> <p><i>4) Ensuring land use proposals are resilient and built for the future drawing on relevant sound assessment:</i> The proposed land uses within Kaiapoi East have been heavily influenced by the flooding and geotechnical hazards associated with the location. The type, location and design of development will ensure a sustainable development pattern that is resilient.</p>

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	<p>5) <i>Enabling opportunities to restore the natural environment to support diversity as well as economic prosperity:</i> The proposed greenspaces, particularly the recreation and ecological linkages, provide opportunities for native revegetation and environment enhancement. They also link with existing riverside greenspaces (e.g. Corcoran Reserve and Askeaton Park) enabling a network of ecological corridors. The proposed stormwater management areas will contribute to improved water quality. Opportunities to restore the natural environment will have benefits for place-making (providing a local identity, conserving nature and biodiversity, greening our cities); health and wellbeing (enhancing physical and mental health, providing ecosystem services).</p>
	<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 the Kaiapoi East Regeneration Area have been developed in collaboration with representatives from Ngāi Tūāhuriri and Ngāi Tahu. They have expressed their broad support for the land use proposals for Kaiapoi East excluding the proposed memorial garden, with which they would like additional discussion with Council.</p>

C. EVIDENCE AND ENGAGEMENT	
<p>What are the key geotechnical, flooding and other findings about this area and how have they informed the development of the preferred option for this area?</p> <p>Are there any geotechnical, flooding and other uncertainties? If yes, what further analysis is required?</p>	<p>The Technical Advisory Panel (TAP) report identifies different flooding and geotechnical constraints for Kaiapoi East depending on area, most notably differentiating between the areas south and north of Cass Street. The geotechnical assessments and flood hazards range from 2 to 4, with the area south of Cass St being assessed at the higher end of the scale, compared to the area north of Cass St. Based on these findings the TAP report describes different types of activities as not feasible, technically feasible but not advisable, technically feasible and suitable. The TAP report notes that there are a wide range of possible land uses and that these are further widened if a comprehensive approach to remediation of land is considered. From a technical perspective, possible options include:</p> <ul style="list-style-type: none"> - Residential at variable densities north of Cass Street. Could locate lower density (lifestyle blocks) to the east. - Large footprint commercial/industrial buildings to the west. - Integrate land for extensive recreation, stormwater mitigation or environmental enhancements in the area south of Cass Street <p>The geotechnical analysis completed is only Stage 1. As such there are uncertainties over the most efficient and effective land repair strategies and therefore costs. T&T has proposed a Stage 2 assessment; this has not been undertaken at this time but more detailed geotechnical analysis might be required as part of implementation.</p> <p>The flooding analysis has not considered minimum floor level requirements as, when undertaken, there were no specified requirements in the district plan. A natural hazards plan change is being prepared by the Council which will provide further guidance on required minimum floor levels.</p> <p>Another uncertainty relates to contamination - there is a risk of some contamination from the demolition of properties. Further work is being undertaken on this by the Crown. This information is anticipated to be available by 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>The preferred option has been based on economic projections for business activities for the Kaiapoi area as a whole. The Property Economics report (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 valuation report notes that yard-based business activities (which would be potentially appropriate in Kaiapoi East given the flooding risk and other considerations) would be potentially viable from a financial return perspective.</p>



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<p>Are there any uncertainties related to the information on economic/market conditions? If yes, what further analysis is required?</p>	<p>The Property Economics assessment 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 17, which is close to the Kaiapoi Town Centre and an existing business area with a busy supermarket, is likely to be a strong draw for potential business developers compared to some other potential land further away from the town centre. Further analysis on potential impacts on the existing Kaiapoi Town Centre is required.</p> <p>In terms of residential demand and market value, these have been assessed in the Colliers valuation report. The findings conclude that residential development is not <i>currently</i> financially viable. The preferred option for Kaiapoi East is consistent with this advice.</p> <p>In terms of rural activity demand, this has been assessed in the Colliers valuation report, which concludes that there is current demand for this activity, which can sensibly be located in Kaiapoi East. The preferred land uses for Kaiapoi East are consistent with this advice.</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>Reports on the geotechnical and flooding constraints and land repair costs (TAP and T&T) have informed the preferred option.</p> <p>No other additional specific analysis has been undertaken as part of the preliminary draft Recovery Plan development process. However there are multiple evidence sources world-wide demonstrating the value of shared active and passive recreation spaces within towns and urban areas, including for psycho-social health and community well-being.</p> <p>Research in to 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 with references to relevant research included.</p>
<p>What other uncertainties are there about the preferred option? What further analysis is required?</p>	<p>An identified 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 Recovery Plan, and 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 proposed Kaiapoi Town Centre Strategy review.</p> <p>There is uncertainty identified in the T&T report on land repair options and costs. The need for additional work is identified in the report which will be considered as appropriate during implementation.</p>
<p>What are the key themes of community feedback received on the preferred option? Were any alternatives suggested and why were these progressed/not progressed?</p>	<p>There was general support for the preferred land use options. In particular, the proposed recreation areas (Area 10) received broad support, although some commenters were concerned about under-utilisation of existing sports fields and the scope for noise and parking disruption at certain times. There were a number of specific suggestions for particular sporting facilities, such as a softball diamond, which can be potentially accommodated during the implementation stage as part of the master planning process.</p> <p>Similarly the business uses proposed for Area 17 were broadly supported, as was the proposal for car parking (Area 16) and the campervan park (Area 15) although some commenters were concerned about the potential for unsightly appearance, depending on the nature of business activities, with for instance, car yards being considered undesirable. Some commenters sought residential development in the business area. Given these comments the Officer’s report suggested enabling mixed-use business activities in Area 17.</p> <p>The proposed cemetery (as it was then described) received mixed feedback, with more commenters in opposition than support. In response the Officer’s</p>



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D. BENEFITS AND WHOLE OF LIFE COSTS	
	<p>report suggested revising the description of the cemetery to more accurately describe its use and purpose (hence the terminology change to a Memorial Garden) and moving the location.</p> <p>Also in response to feedback, the proposed campervan park location is proposed to be modified. There were a number of generally supportive comments about the proposed ecological linkages but more information sought about location and the potential for a food forest.</p> <p>A minority of commenters opposed business land use, favouring more greenspace /recreation activities. This option has not been progressed as additional greenspace is not considered required to achieve the desired levels of service for Kaiapoi and the wider district now and in the future. More greenspace would place an additional financial burden on Council in terms of development and maintenance. A number of commenters sought to re-establish residential development, whereas others opposed any residential development. Residential development has not been proposed in the preferred option given the community feedback and because it is not currently economically viable.</p>
Outline the views of each of the Strategic Partners on the preferred option. Include whether alternative options have been suggested or supported.	The Strategic Partners have been involved throughout the development of the Recovery Plan, including the initial Technical Assessment Panel assessment. There is broad agreement from all for the future use proposals in Kaiapoi East now that residential development is proposed to be included in the Business area (Area 17) and not foreclosed in the Rural area (Area 12).
What would be the social benefits of the preferred option to the Waimakariri and greater Christchurch communities and New Zealand taxpayers?	<p>The key social benefits relate to the proposed provision of greenspace. The sport and recreation reserve will have benefits in terms of health and wellbeing, social cohesion (bringing people together), and place-making (local identity). The recreation and ecological linkage will have benefits in terms of health and wellbeing, social cohesion, place-making, and development and learning.</p> <p>The design of the greenspaces will be consistent with the principle of good greenspace and urban design, and will therefore create vibrant, safe and secure environments for the enjoyment of residents and visitors.</p> <p>The following research by Lincoln University, while undertaken specifically to assess potential recreation activities in the Avon River 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.</p> <p>The provision of greenspace supports the strong desire for recreation space expressed by the community during consultation. The involvement of the community in the design and development of these spaces through the reserve master planning process will further bring people together. The proposed provision of different types, and flexible, greenspace will enable varied recreation opportunities (active and passive, formal and informal). This variety will appeal to a wide cross section of the community (i.e. something for everyone), spread the resulting benefits throughout the community, and support the creation of a positive community.</p> <p>Certainty over proposed land uses in Kaiapoi East will also be appreciated by the surrounding neighbourhoods and the community, further contributing to their social wellbeing.</p>

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<p>What would be the economic benefits of the preferred option to the Waimakariri and greater Christchurch communities, New Zealand taxpayers and the Crown (as landowner)?</p>	<p>The proposed business area within Kaiapoi East 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 a plan change to the Waimakariri District Plan. A vibrant Kaiapoi Town Centre 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 proposed rural area could also provide an economic return to the Crown. The proposed recreation areas and ecological linkages could act as a destination activity, supporting the town centre. The preferred option will result in a reduction or removal of the ongoing maintenance costs to the Crown. The proposed greenspaces provide key physical links to the Kaiapoi Town Centre and the creation of a recreation cluster will support the town centre and local economy. 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.</p>
<p>What would be the cultural benefits of the preferred option to the Waimakariri and greater Christchurch communities and New Zealand taxpayers?</p>	<p>There are no significant explicit cultural benefits resulting from the proposed land uses in Kaiapoi East, although cultural benefits accrue through the food forest and water quality improvements, arising from more environmentally sensitive stormwater management. This will positively impact on the mauri of Kaiapoi River.</p> <p>The proposed memorial gardens will provide a local space for remembering loved ones in an easily accessible, high amenity garden setting. It also provides a local option for ash interment in the long-term given the finite capacity of the district’s existing cemeteries.</p> <p>The proposed recreation and ecological linkages provide an opportunity to conserve cultural landscapes and history through native planting, edible landscapes, interpretive trails, sculpture walks, etc.</p>
<p>What would be the environmental benefits of the preferred option to Waimakariri, greater Christchurch and New Zealand?</p>	<p>The key environmental benefit in Kaiapoi East is the opportunity to improve water quality in the catchment through best practice stormwater management, contributing positively to the water quality and aquatic communities within the Kaiapoi River. The proposed recreation and ecological linkages with native revegetation, and the opportunity to develop edible landscapes will encourage a focus on biodiversity and sustainability, and provide further environmental benefits to the local and district community.</p>
<p>Are there any other benefits for Waimakariri, greater Christchurch, New Zealand as a whole and/or the Crown?</p>	<p>The proposals for Kaiapoi East 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.</p>
<p>What would be the financial costs of implementing the preferred option, including the approximate on-going management and operational costs?</p> <p><i>Specify whether these costs would be for the Council, Crown or a private owner, and ensure timeframes are clearly stated. Include all potential processes e.g. vesting,</i></p>	<p><i>WDC Costs¹</i></p> <ul style="list-style-type: none"> • Utilities replacement: \$10,700,000 (capex) • Pressure sewer system to new facilities \$356,000 (capex) • On-demand water supply to new facilities \$342,000 (capex) • Roading (Area 18): \$3,365,000 (capex) • Ecological linkage (Area 9): Design and Build \$1,440,000 to \$1,880,000. Yearly maintenance \$31,000 - \$40,000 • Sports and Recreation (Area 10): Design and Build \$2,650,000 - \$3,460,000. Yearly maintenance \$90,000 – \$117,000 • Memorial Gardens (Area 11): Design and Build \$1,390,000 – \$1,810,000. Yearly maintenance \$33,000 – \$43,000 • Access Link (Area 14, land swap): Design and Build \$120,000 to \$160,000. Yearly maintenance \$31,000 - \$40,000

¹ These costs (except other staff costs) are taken from the pDRP, Section 6, Table 8, page 69. The utilities and roading costs are apportioned according to the Council / Crown cost share agreement: Council – 40%, Crown - 60%

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<p><i>remediation if applicable.</i></p>	<ul style="list-style-type: none"> • Campervan park (Area 15): Design and Build \$120,000 to \$160,000. • Car parking (Area 16): Design and Build \$1,600,000 to \$2,300,000. Yearly maintenance \$9,000 - \$11,000 • Other staff costs (implementation, liaison, monitoring, reporting, plan changes): already covered in the Kaiapoi South Table – 1 FTE for the implementation and maintenance work across the regeneration areas. <p>Totals (assuming middle of estimated ranges) Capex: \$23,308,000 Opex till 2028: \$222,500 p.a. (suggest apply until 2021)</p> <p><i>WDC additional potential Costs (Area 16) – for the car park</i></p> <ul style="list-style-type: none"> • Land purchase from the Crown: assumed nominal amount • Land repair costs: from T&T report - unknown at this time (depends on proposed activities and facilities) • Design and construction of facilities: not determined at this time <p><i>Crown</i></p> <ul style="list-style-type: none"> • Maintenance costs (LINZ): approximately \$160,000 p.a. for whole red zone (89ha). Kaiapoi East (c. half the area) share is c. \$80,000 p.a. (assume costs apply until 2019) • Land disposal: (vesting / tendering / sale): unknown at this time • Staff costs (implementation, liaison, monitoring, reporting, oversight): unknown at this time <p><i>Private Owner – Area 17 (assuming the land is sold and the developer undertakes the land repair)</i></p> <ul style="list-style-type: none"> • Land repair costs: depends on proposed activities and structures. <ul style="list-style-type: none"> ○ For yard based activities land repair costs are estimated as \$1,550,000 for the whole area² ○ For large format retail activities land repair costs are estimated as \$7,000,000 for the whole area³ • Other costs, such as: providing utilities on site; stormwater management; site preparation and build costs - unknown at this time <p><i>Note: utilities will be provided to the boundary by Council and are already costed in WDC Utilities costs above.</i></p>
<p>What are the other costs (e.g. environmental, health and/or social) of the preferred option?</p>	<p>There could be social and environmental costs associated with disruption during the development of the various areas, particularly those proposed 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 creation of the sports and recreation cluster will result in the removal of some trees with a potential adverse impact on birdlife.</p>
<p>Are there any uncertainties about the anticipated costs? If yes, what do these relate to and could further analysis be undertaken?</p>	<p>There are uncertainties about the nature and timing of the proposed business activities in Area 17. 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 and therefore the financial return to the Crown from sale or lease. 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.</p>

² Tonkin and Taylor Kaiapoi Red Zones Engineering Feasibility of Potential Land Uses – Stage 1 Report January 2016. Section 7.5, page 54 (Area D1 and 50% of Area D2)

³ Ibid



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<p>What are the anticipated financial returns?</p>	<p>The anticipated financial return depends on such things as: the activities undertaken; sale vs lease; actual cost of land repair; expected market value. Financial returns will accrue from the business activities once underway in Area 17 and rural activities in Area 12. 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).</p> <p><i>Area 17 (Business)</i></p> <ul style="list-style-type: none"> • Large format retail option: gross realisation = $\\$280 /m^2 \times 34,800m^2 = \\$9,744,000^4$, less anticipated remediation costs of \$7,000,000 for the block⁵ = \$2,744,000 (excluding developer and sale costs). Colliers advised return for the block including developer and sale costs is - \$13.7m for the whole of Areas 15, 16 and 17⁶ • Yard-based option: = $\\$150 /m^2 \times 34,800m^2 = \\$5,220,000^7$, less anticipated remediation costs of \$1,550,000 for the block⁸ = \$3,670,000 (excluding developer and sale costs). Colliers advised return for the block (all of areas 15, 16 and 18)including developer and sale costs is \$1.41m⁹ <p><i>Areas 9 and 11 (Ecological Linkage and Memorial Gardens)</i></p> <ul style="list-style-type: none"> • Vesting land in the Council: assumed to be vested at nominal value therefore no meaningful financial return. <p><i>Area 12 (Rural)</i></p> <ul style="list-style-type: none"> • Lease option: \$500 per Ha, p.a.¹⁰ = $\\$500 \times 20 \text{ Ha} = \\$10,000 \text{ p.a.}$ financial return
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E. RISKS – IDENTIFICATION AND MITIGATION

<p>How have current and future needs/requirements been balanced from the Council’s perspective?</p>	<p>The proposed sport and recreation reserve (Area 10) and memorial gardens (Area 11) will contribute to meeting the Council’s level of service for the future provision these land uses. Consideration has been given to the need to ensure the ongoing economic vibrancy of the town through the proposed development of business activities in line with future population growth and business land demand, as set out in pages 13 and 14 of the Property Economic report referred to in Section D above.</p>
<p>What would be the environmental risks associated with the area and preferred option? (e.g. natural hazards and future events).</p>	<p>There are no major environmental risks likely through the proposed land uses in Kaiapoi East although the nature of the business activities in Area 17 and also potentially the rural activities in Area 12, 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 for appropriate business use. Appropriate design would be needed to ensure the effective operation of the proposed stormwater management areas.</p>
<p>How would these be mitigated?</p>	
<p>What would be the potential implementation risks of the preferred</p>	<p>The main risk is uncertainty about the nature and timing of the development of appropriate business activities in Area 17. 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 provide a financial</p>

⁴ Colliers International Valuation Consultancy Report: WDC Residential Red Zone Recovery Plan Kaiapoi December 2015. Section 7.4, page 34

⁵ Ibid

⁶ Ibid

⁷ Ibid

⁸ Ibid

⁹ Ibid

¹⁰ Colliers International Valuation Consultancy Report: Waimakariri District Residential Red Zone Kaiapoi May 2016. Paragraphs 32, 46 and 47, pages 9 and 10
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<p>option? (e.g. unforeseen costs).</p> <p>How would these be mitigated?</p>	<p>return as opposed to the ongoing costs of maintaining the land in its current state. This risk will be mitigated through the proposed Kaiapoi Town Centre Strategy ‘refresh’ and the District Plan Change if and when the Minister approves the final Recovery Plan.</p> <p>If the Crown undertook the land repair works this could result in implementation risks if equipment, specialists, fill, etc, are unavailable or more costly or disruptive to the local community than anticipated.</p> <p>The other uncertainty relates to the possible financial implications of any decision by the Crown about whether it may vest in the Council the land in Areas 9 to 11, and if so, whether this will be at no charge. This issue is being discussed between the Council and Crown with processes underway to seek the Crown’s formal decision about vesting the land prior to final agreement of the Recovery Plan.</p>
<p>What would be the risks relating to community and/or stakeholder buy in?</p> <p>How would these be mitigated?</p>	<p>There remains a residual risk for this area (as with all the regeneration areas) that some in the community 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 from 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.</p>
<p>What would be the risks relating to Council and Crown expenditure?</p> <p>How would these be mitigated?</p>	<p>The main risks are essentially the same as the implementation risks identified above, i.e. how much and when would any financial returns start to accrue from the proposed activities, and the potential financial considerations associated with vesting the land in Areas 9, 10 and 11. Also, there could be a financial risk if the Crown undertook the land repair works.</p> <p>The Council also has potential expenditure risk relating to the proposed car park should this proceed.</p>

F. ALTERNATIVES

<p>For the <u>preferred option</u>, what, if any, are the alternative ownership and management options?</p>	<p>There are no viable alternative ownership or management options for the recreation and ecological linkages (Area 9), the access link (Area 14), the district sport and recreation reserve (Area 10) and Memorial Gardens (Area 11) other than Council ownership and management.</p> <p>For the business areas (Areas 15, 16 and 17), this area could be Crown, Council, privately owned or a combination of these depending on the Council’s assessment of the most appropriate mechanism for managing car parking and the campervan park, and the Crown’s desire to maintain ownership. The Crown could consider options for developing Area 17 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.</p> <p>For the rural area (Area 12), this area could be owned and maintained by the Crown and leased, or sold to the private sector. Again the Crown could call for expressions of interest to lease or buy the land.</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> <ul style="list-style-type: none"> a) Residential Focus Scenario: replacing rural activity with residential activity in the parts of Kaiapoi East north of Cass street b) Business Focus Scenario: extending business activity into the recreation area (Area 10) and the ecological linkages (Area 9) c) Rural Focus Scenario: extending rural activities into the ecological linkage area (Area 9) d) Commercial Recreation Scenario: replacing some or all of the rural activity (Area 12) with commercial recreation

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	<ul style="list-style-type: none"> e) Greenspace (Recreation) Focus Scenario: converting some of the rural area (Area 12) to greenspace f) Heritage and Mahinga Kai and Coastal Park Focus Scenario: providing a heritage and mahinga Kai area which could be located within parts of the business area (Area 17), recreation area (Area 10) ecological linkage areas (Area 9) and/or Rural Area (Area 12)
<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> <ul style="list-style-type: none"> a) The key benefits of additional residential development would be an opportunity for people to live relatively close to the CBD and the Kaiapoi River, with social/mental health/economic benefits related to accessibility and increased greenspace/riverfront accessibility. There would be a potential financial return available to taxpayers (however this is not supported by identified financial analysis, at this point in time). b) The key benefits of additional business development would be a potential financial return available to taxpayers (however this is only supported by identified financial information for yard based activities), providing an opportunity to support the existing Kaiapoi Town Centre, and providing additional business land in response to the identified future demand. c) The key benefit of additional rural area is a potential financial return available to taxpayers through lease fees. d) The key benefits of additional commercial recreation spaces is a potential financial return available to taxpayers through lease fees and the opportunity to establish new destination activities. e) The key benefits include the health and wellbeing, social cohesions, place-making, development and learning, economic benefits associated with additional greenspace. f) The key benefits of additional Heritage and Mahinga Kai Area are the opportunity for expanded native habitat restoration, and increased recreation and education opportunities. This has health and wellbeing, social cohesion, place-making, development and learning and potential economic value benefits.
<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> <ul style="list-style-type: none"> a) The key risks of additional residential development would be the potential financial loss to the taxpayer if the Crown undertook remediation, and development was subsequently not financially viable, or the area remaining undeveloped in the medium term. If undeveloped and still owned by the Crown, the Crown is liable for ongoing maintenance costs. Any development would need to manage flooding risk to avoid flooding adjacent green-zone areas. b) The key risks of additional business development would be the potential to undermine the Kaiapoi Town Centre if the activities are not managed, and the potential for reverse sensitivity effects on existing residences and other proposed land uses from business operations. There were also comments received during consultation in opposition to business activities in Kaiapoi East. Based on current analysis there is also a financial risk if the area is developed for large format retail activities as these activities are assessed as not financially viable. c) The main risks associated with additional rural area are potential environmental side effects, and from a community perception the loss of further recreation opportunities and a perception that the use would not be facilitating recovery. d) The key risks of additional commercial recreation are additional reverse sensitivity effects on the existing residences, and if there is no demand, the area remaining underutilised.



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	<ul style="list-style-type: none"> e) The key risk of additional greenspace is financial including additional costs to the ratepayer for development and management and, if the area is not required to achieve levels of service and/or underutilised, these additional costs will be unjustifiable. f) There key risk of additional Heritage and Mahinga Kai area is financial including additional costs to the ratepayer and potentially taxpayer and, if the area is underutilised, these additional costs will be unjustifiable.
<p>Why was each alternative land use option discounted and 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>Each alternative land use option has been discounted for the following reasons:</p> <ul style="list-style-type: none"> a) Additional residential development was discounted because this activity is not financially viable at this stage (see the above comments about costings) in Kaiapoi East. In addition, there were mixed community views on reinstating residential activity in the red-zone. There are no opportunity costs of not pursuing this additional development as there are other residential development opportunities available in Kaiapoi, and residential development is not currently financially viable in Kaiapoi East, although the option is no foreclosed for the longer term. The mixed use business activities proposed for area 17 allow for some residential activities. b) Additional business development was discounted because of the potential to undermine the Kaiapoi Town Centre if the activities are not managed, the potential for reverse sensitivity effects on existing residences from business operations and the lack of support from the community for this activity during the consultation. The opportunity cost of not pursuing this option is that industrial land will need to be provided elsewhere to meet the projected industrial land demand through to 2043. c) Additional rural development was discounted because the proposed mix of activities better meets the recovery plan goals and provides an appropriate level of opportunity for ecological and recreation activities. The opportunity costs from not pursuing this alternative would be the loss of opportunity to receive a return from leasing the land. d) Additional commercial recreation area was discounted because there is uncertain demand for this type of activity. If located too close to existing residential areas these activities can create reverse sensitivity effects. The opportunity costs of not having this additional area are that if a suitable activity was proposed for this area it could not establish if it was inconsistent with the Recovery Plan. e) Additional greenspace area was discounted because it will result in additional costs to the ratepayer and, if the area is not required to achieve levels of service and/or underutilised, these additional costs will be unjustifiable. The main opportunity costs from not pursuing this alternative would be the loss of opportunities to develop an attractive greenspace area throughout Kaiapoi East and forfeiting potential mental health benefits associated with living close to greenspace, and potentially forfeiting the opportunity to “landbank” significant amount of greenspace land for the longer term (e.g. next 100 years); however substantial greenspace is proposed in the preferred option. f) Developing a heritage and mahinga kai area was discounted because this option was not sought by Ngai Tahu. The main opportunity cost from not pursuing this alternative are the loss of opportunity to extend heritage and mahinga kai areas more widely as a key driver in the regeneration of the Waimakariri regeneration area; however there is already a sufficiently large Heritage and Mahinga Kai area proposed within the Kaiapoi South Regeneration Area.

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G. OTHER RELEVANT LEGISLATION AND PLANNING OBLIGATIONS	
To what extent and how is the preferred option consistent with other Recovery Plans ?	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.
What would be the implications of the preferred option on relevant local planning instruments ?	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 District Plan change is required.
Are there any implications for, or as a result of the: <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? If yes, what are these implications and how will they be dealt with?	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 East.