

WAIMAKARIRI DISTRICT COUNCIL

REPORT

FILE NO and TRIM NO: GOV-01-11 / 160127006097

REPORT TO: Council

DATE OF MEETING: 28 January 2016

FROM: Rachel McClung – Senior Policy Analyst – Waimakariri Red Zone Recovery

Michelle Flanagan – Green Space Community Engagement Officer

SUBJECT: Preliminary Draft Waimakariri Residential Red Zone Recovery Plan for consultation

SIGNED BY:
(for Reports to Council or Committees)


Department Manager


pp Chief Executive

1. SUMMARY

The purpose of this report is to seek the Council's decision on the proposed land use option(s) to be included in the Preliminary Draft Waimakariri Residential Red Zone Recovery Plan for public consultation.

Land use options for the five regeneration areas (The Pines Beach, Kairaki, Kaiapoi West, Kaiapoi South and Kaiapoi East) have been prepared by staff after discussions with the Kaiapoi Community Board and the recommended options reflect the views of Kaiapoi Community Board and are supported by staff. These options outline proposed future land uses that will be included in the Preliminary Draft Waimakariri Residential Red Zone Recovery Plan. This report identifies the preferred options for each of the regeneration areas and is now seeking Council support for the options to be released as part of the recovery plan for public notification in February 2016.

Attachments:

- i. Preliminary Draft Waimakariri Residential Red Zone Recovery Plan – Recommended land use options.
- ii. Preliminary Draft Waimakariri Residential Red Zone Recovery Plan – Other Roadway options for Kaiapoi South and Kaiapoi East.

2. RECOMMENDATIONS

THAT the Council:

- (a) **Receives** report No. 160127006097.
- (b) **Notes** that Council currently has \$24,575,000 budgeted for the red zone infrastructure restoration and red zone regeneration areas.
- (c) **Notes** that the implementation of the proposed preferred land use options, which includes roadway, infrastructure and green spaces development, for the Council for the regeneration areas is estimated at \$32,934,000.

- (d) **Notes** the projected capital development costs of the proposed land use option(s) exclude any land acquisition costs which is a matter for discussion with the Crown once its preliminary views on land use option(s) are known.
- (e) **Notes** the projected capital development costs particularly for reserves may extend over two or more ten year Long Term Plan periods and over that period a wide range of funding options may become feasible.
- (f) **Support** the preferred land use option for The Pines Beach regeneration area for inclusion in the Preliminary Draft Waimakariri Residential Red Zone Recovery Plan (included in Attachment i).
- (g) **Support** the preferred land use option for the Kairaki regeneration area for inclusion in the Preliminary Draft Waimakariri Residential Red Zone Recovery Plan (included in Attachment i).
- (h) **Support** the preferred land use option for the Kaiapoi West regeneration area for inclusion in the Preliminary Draft Waimakariri Residential Red Zone Recovery Plan (included in Attachment i).
- (i) **Support** Option 1 as the preferred land use option for the Kaiapoi South regeneration area for inclusion in the Preliminary Draft Waimakariri Residential Red Zone Recovery Plan (included in Attachment i).
- (j) **Support** Option 1 as the preferred land use option for the Kaiapoi East regeneration area for inclusion in the Preliminary Draft Waimakariri Residential Red Zone Recovery Plan (included in Attachment i).
- (k) **Approves** the Preliminary Draft Waimakariri Residential Red Zone Recovery Plan with the preferred options for the Kaiapoi Regeneration Areas with the alternative roading options included in the Recovery Plan appendices.
- (l) **Endorses** the proposed public consultation process to be used as part of the Preliminary Draft Waimakariri Residential Red Zone Recovery Plan.
- (m) **Approves** notification of the Preliminary Draft Waimakariri Residential Red Zone Recovery Plan on Friday 5 February, for receipt of comments from Friday 5 February to Friday 4 March.
- (n) **Notes** that following approval by the Crown of the Red Zone Recovery Plan, Council Staff will need to prepare a detailed implementation plan. This will influence the preparation of the 2018–2028 Long Term Plan.
- (o) **Notes** that should it be determined that the Askeaton Boat Ramp no longer be required then the proposed extension of Charles Street shown in the recommended Kaiapoi East Regeneration Area would need to be reviewed.

3. ISSUES AND OPTIONS

Background

- 3.1. Following the extensive earthquake damage of 2010/11, the Government decided to red zone 100 hectares of residential land in Kaiapoi, Kairaki and The Pines Beach.
- 3.2. On 3 September 2015 the Minister for Canterbury Earthquake Recovery directed Waimakariri District Council to prepare a draft Recovery Plan for this residential red zone. The Ministers Direction states the following:

Purpose

The Recovery Plan will identify the intended long-term uses of the residential red zone in Waimakariri to facilitate recovery from the impacts of the Canterbury earthquakes.

Where necessary, the Recovery Plan will provide for necessary amendments to the statutory framework to enable the proposed uses of the residential red zone land.

The Recovery Plan will identify the practical next steps for the implementation of the Recovery Plan, including how ownership, funding, and management of different areas will be determined in future.

- 3.3. This direction was issued after extensive consultation and input from Waimakariri District Council, Te Rūnanga o Ngāi Tahu and Environment Canterbury.
- 3.4. The Preliminary Draft Recovery Plan was prepared by a Core Project Team (which included Waimakariri District Council staff, CERA, and consultants assisting the Council), under the guidance of a Project Control Group (which included Waimakariri District Council, CERA and TRONT staff) and was informed by supporting technical information.
- 3.5. The Preliminary Draft Recovery Plan was circulated to the strategic partners (CERA, Te Rūnanga o Ngāi Tahu and Environment Canterbury) for staff level comment in early December 2015. Te Rūnanga o Ngāi Tahu and Environment Canterbury provided detailed feedback which was incorporated into the document that was circulated to Community Board members on Monday 21 December 2015.

Land use options

- 3.6. The following sections include a summary of the proposed land use options for each of the regeneration areas (The Pines Beach, Kairaki, Kaiapoi West, Kaiapoi South, Kaiapoi East).
- 3.7. Plans showing the recommended land use options for each of the regeneration areas is included as Attachment i.

Pines Beach

- 3.8. The Pines Beach Regeneration Area covers approximately nine hectares extending along Dunns Avenue, Kay Avenue, Batten Grove, and Chichester Street. The Regeneration Area includes Pines Oval.
- 3.9. The recommended option for proposed land use within The Pines Beach is include in Attachment i. This option comprises the following:
- Land could be vested in Council and leased for rural land uses.
 - Land could be vested in Council and leased back to private owners. It is anticipated that permanent structures will be restricted through the terms of the lease.
 - Land at the entrance to The Pines Beach settlement could be vested in Council as reserve to provide an attractive entrance.
 - Land could be incorporated into the Tūhaitara Coastal Park, which borders the area to the east.

Greenspace

- 3.10. An additional area of green space is proposed on Dunns Avenue at the entrance to the settlement (opposite Reid Memorial Avenue Reserve) to protect the entrance amenity to the settlement.
- 3.11. In their April 2015 submission to the CERA, Ngāi Tahu proposed that parts of The Pines Beach red zone area, be vested as reserve in the Waimakariri District Council and amalgamated into the Tuhaitara Coastal Park for administration by the Te Kōhaka o Tūhaitara Trust. It is recognised that the amalgamation of this area (to the south and east of Pines Oval) in to the coastal park would enhance the values, opportunities and activities provided by the coastal park.

Table 1: Cost of Proposed Council owned / managed reserves – The Pines Beach**

Area number (Shown on Spatial Maps)	Design and Build Cost	Yearly Maintenance Cost
Area 19	\$0	\$0
Area 20 ¹	\$0	\$0
Area 21	\$31,000 - \$41,000	\$3,000 - \$5,000
Total Area Cost*	\$31,000 - \$41,000	\$3,500 - \$4,500

Note: There is no new infrastructure proposed.

* Excludes any land acquisition costs which is a matter for discussion with the Crown once its preliminary views on land use option(s) are known.

** These projected capital development costs, particularly for reserves, may extend over two or more 10 year Long Term Plan periods and over that period a wide range of funding options become feasible.

¹ Area 20 proposal anticipates amalgamation / vesting with the Tuhaitara Coastal Park Trust. Costings will be undertaken regarding development and maintenance once confirmed.

Kairaki

- 3.12. The Kairaki Regeneration Area covers approximately 5.8 hectares extending on both sides of Featherston Avenue to the Kairaki Beach Car Park.
- 3.13. The recommended option for land use within Kairaki is included in Attachment i. This option comprises the following:
- Land could be vested in Council and leased back to private owners. It is anticipated that permanent structures will be restricted through the terms of the lease.
 - Land adjacent to the Kairaki Beach Car Park Reserve could be vested in Council and amalgamated into the car park.
 - Land could be incorporated into the Tūhaitara Coastal Park, which borders the area to the east.

Green Space

- 3.14. It is proposed that a single allotment located immediately adjacent to the Waimakariri Sailing and Power Boat Club (Inc) could be amalgamated into the Kairaki Beach Car Park (an existing natural park). This area could serve as car parking and potentially a small rigging area for the club.
- 3.15. In their April 2015 submission to the CERA, Ngāi Tahu proposed that parts of Kairaki regeneration area, be vested as reserve in the Waimakariri District Council and amalgamated into the Tuhaitara Coastal Park for administration by the Te Kōhaka o Tūhaitara Trust. It is recognised that the amalgamation of this non-contiguous area (to the east of Featherstone Avenue) in to the coastal park could enhance the values, opportunities and activities provided by the coastal park.

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

Area number (Shown on Spatial Maps)	Design and Build Cost	Yearly Maintenance Cost
Area 23	\$0	\$0
Area 24 ²	\$0	\$0
Area 25	\$57,000 - \$75,000	\$1,400 - \$1,800
Total Area Cost*	\$57,000 - \$75,000	\$1,400 - \$1,800

Note: There is no new infrastructure proposed.

* Excludes any land acquisition costs which is a matter for discussion with the Crown once its preliminary views on land use option(s) are known.

** These projected capital development costs, particularly for reserves, may extend over two or more 10 year Long Term Plan periods and over that period a wide range of funding options become feasible.

² Area 20 proposal anticipates amalgamation / vesting with the Tuhaitara Coastal Park Trust. Costings will be undertaken regarding development and maintenance once confirmed.

Kaiapoi West

- 3.16. The Kaiapoi West Regeneration Area covers approximately 2.6 hectares and is bounded by Hilton Street, Raven Quay, Rich Street and Black Street.
- 3.17. The recommended option for land use within the Kaiapoi West Regeneration Area is include in Attachment i. This option comprises the following:
- A new sport and recreation reserve could be vested in Council.
 - Land to be re-zoned from residential to business could enable business activities on this site that are flood tolerant. This could include public car parking and yard-based retail.

Green Space

- 3.18. The additional sport and recreation reserve could complement the nearby Murphy Park, and the two sites could be considered together as a recreation hub in terms of planning and operation. Murphy Park is a sport and recreation reserve currently used by the North Canterbury Rugby League Club (Northern Bulldogs) and various rowing clubs. The reserve is currently operating at capacity for league with the club requesting additional junior fields. Rowing clubs have also approached Council seeking opportunities to construct rowing infrastructure (e.g. storage sheds) at the park. There is also limited car parking available at the park. Green Space staff have been investigating options for Murphy Park to accommodate additional playing fields and space for rowing. These options also looked at the relocation of the croquet club.
- 3.19. The additional reserve could be used as an alternative site for the Croquet Club, if relocation was agreed upon, as it is potentially less affected by flooding and land suitability issues than the current river side site. The relocation of the croquet club from its current riverside location would also free space for additional playing fields and rowing infrastructure. The proposed additional reserve could also be used to provide additional parking to support use of Murphy Park.
- 3.20. As well as supporting Murphy Park, the location of reserve on the Kaiapoi West regeneration area is positive for the surrounding residential community and nearby Kaiapoi Borough School.

Table 3: Cost of Proposed/ Remaining Council Infrastructure – Kaiapoi West**

Infrastructure type	Projected Cost	LTP Budget	Cost vs Budget
Utilities replacement	N/A	N/A	N/A
Other (Dudley Drain)	\$223,000	\$198,000	Shortfall of \$24,000
Total Area Cost*	\$223,000	\$198,000	Shortfall of \$24,000

Table 4: Cost of Proposed Council owned / managed reserves – Kaiapoi West**

Area number (Shown on Spatial Maps)	Design and Build Cost	Yearly Maintenance Cost
Area 1	\$1,370,000 - \$1,790,000	\$16,000 - \$22,000
Total Area Cost*	\$1,370,000 - \$1,790,000	\$16,000 - \$22,000

* Excludes any land acquisition costs which is a matter for discussion with the Crown once its preliminary views on land use option(s) are known.

** These projected capital development costs, particularly for reserves, may extend over two or more 10 year Long Term Plan periods and over that period a wide range of funding options become feasible.

Kaiapoi South

- 3.21. The Kaiapoi South Regeneration area covers approximately 28 hectares extending from Raven Quay to NCF Park and the Courtenay Drive Esplanade Reserve. The area includes parts of Courtenay Drive and Charles Street.
- 3.22. The recommended land use option (Option 1) for Kaiapoi South is included in Attachment i.

Roading

- 3.23. Two roading options were considered for the Kaiapoi South Regeneration Area. These were informed by access requirements, and the March 2015 community feedback on road alignment options. To support the proposed land use options and provide continued access to the remaining private residential properties, two roading options were considered as follows:

- Option 1 – Reconstruct Courtenay Drive on its current alignment (but with a different streetscape design).
- Option 2 – Construct Courtenay Drive on a new alignment further west, near the edge of the regeneration area.

The alternative roading option is included in Attachment ii.

- 3.24. The estimated costs of the two roading options are as follows:

Option 1	\$1,091,000
Option 2	\$2,059,000

- 3.25. The recommended option is Option 1, reconstructing Courtenay Drive on its current alignment with a modified streetscape design.

Land use

- 3.26. The recommended option for land use within the Kaiapoi South Regeneration Area is Option 1 and this is included in Attachment i. This option comprises the following:
- Reconstruction of Courtenay Drive on its current alignment (but with a different streetscape design).
 - An area adjacent to the town centre, between Raven Quay and Hilton Street, could be re-zoned from residential to business to enable flood-tolerant business activities such as public car parking, a transport interchange and yard-based retail.
 - An area adjacent to the Kaiapoi River could be vested as reserve in Council and managed via a joint management plan between the Council and Ngāi Tahu, once governance arrangements are confirmed. The area has been identified as having significant cultural values by Te Ngāi Tūāhuriri Rūnanga and Ngāi Tahu, particularly in relation to mahinga kai access.
 - Land could be re-zoned Rural, with a covenant registered on the titles to restrict intensive farming and other farming activities that create reverse sensitivity effects and dwelling houses.
 - A new neighbourhood park could be vested in Council to support the residential community east of the main north rail line.

- New or upgraded water, sewer and stormwater infrastructure to service existing properties and new facilities and properties neighbouring the regeneration area.

Green Space

- 3.27. There is an extensive recreation and ecological linkage network in the Kaiapoi South regeneration area extending alongside the Kaiapoi Riverbanks reserve through NCF Park and the Courtenay Drive Esplanade Reserve to the Oaks Reserve and Courtenay Downs Walkway (adjacent to the rail line). While additional green space is not required in Kaiapoi South to meet Council's level of service it is considered there are benefits in proposing additional space.
- 3.28. A neighbourhood park is proposed to serve the residential community between Bowler Street, Courtenay Drive and Courtenay Downs Walkway. While this community did not have a neighbourhood park prior to the earthquakes (the nearest is Jim Bryden Reserve), NCF Park served a neighbourhood park function with its open space and play equipment. Post-earthquakes, the red zone area physically separated this community from NCF Park.
- 3.29. Additional recreation and ecological linkages are proposed to improve connectivity between Kaiapoi South, the riverbanks, and existing reserve areas (NCF Park and Courtenay Drive Esplanade Reserve).
- 3.30. In their April 2015 submission to the CERA, Ngāi Tahu proposed that parts of the Kaiapoi South regeneration area, referred to as Kaikanui and Kaiapoi Riverbanks in their submission, be vested as reserve in the Waimakariri District Council. They propose that this reserve would then be subject to a management plan jointly prepared with Te Ngāi Tūāhuriri Rūnanga for the establishment of a Heritage and Mahina Kai area. While this additional green space is not required, the cultural, ecological and amenity significance of this area is recognised and staff support the Ngāi Tahu proposal for a joint management plan with a focus on the restoration of indigenous flora and fauna and access, use and enjoyment by the wider community.

Table 5: Cost of Proposed/ Remaining Council Utilities – Kaiapoi South**

Infrastructure type	Projected Cost	LTP Budget	Cost vs Budget
Utilities replacement	\$2,731,000	\$2,731,000	\$0
Total Area Cost*	\$2,731,000	\$2,731,000	\$0

Table 6: Cost of Proposed Roothing Options³ – Kaiapoi South**

Infrastructure type	Projected Cost	LTP Budget	Cost vs Budget
Option 1 (rebuild existing roads)	\$1,091,000	\$964,000	Shortfall of \$127,000
Option 2 (realign Courtenay Drive & remove old roads)	\$2,059,000	\$964,000	Shortfall of \$1,095,000

³ Note: Only the recommended roading option will be progressed.

Table 7: Cost of Proposed Council owned / managed reserves – Kaiapoi South**

Area number (Shown on Spatial Maps)	Design and Build Cost	Yearly Maintenance Cost
Area 4	\$820,000 - \$1,060,000	\$31,000 - \$41,000
Area 6	\$420,000 - \$540,000	\$7,000 - \$9,000
Area 6a ⁴	\$420,000 - \$540,000	\$7,000 - \$9,000
Area 7	\$430,00 - \$560,000	\$10,000 - \$13,000
Total Area Cost*	\$1,600,000 - \$2,160,000	\$48,000 - \$63,000

* Excludes any land acquisition costs which is a matter for discussion with the Crown once its preliminary views on land use option(s) are known.

** These projected capital development costs, particularly for reserves, may extend over two or more 10 year Long Term Plan periods and over that period a wide range of funding options become feasible.

Kaiapoi East

- 3.31. The Kaiapoi East Regeneration Area covers approximately 53.5 hectares to the north of the Kaiapoi River and east of the Kaiapoi Town Centre, centred around Cass Street.
- 3.32. The recommended land use option (Option 1) for Kaiapoi East is included in Attachment i.

Roading

- 3.33. Four roading options were considered for the Kaiapoi East regeneration area. The alternative roading options are included in Attachment ii.
- 3.34. The Kaiapoi East alternative roading options (refer Attachment ii) were informed by access requirements and the March 2015 community feedback on roading alignment options, and informal feedback during workshops with the Council and the Community Board.
- Option 1 – Reconstruct Cass Street and Feldwick Drive on their current alignment with alterations so that they do not form a through route. While the legal road reserve will remain Cass Street and Feldwick Drive will be narrowed and developed in a way which slows traffic, and in addition:
 - Develop a new connection between Feldwick Drive and Bracebridge Street.
 - Develop a new connection between Bracebridge Street and Jones Street
 - Develop a new connection from Charles Street to Askeaton Park (a gravel road)
 - Option 2 - Reconstruct Cass Street and Feldwick Drive on their current alignment but with a different streetscape design to reflect the change in use (road narrowed with traffic calming).
 - Option 3 - Reconstruct Cass Street and Feldwick Drive on their current alignment (but with a different streetscape design to reflect the change in use (road narrowed with traffic calming), and in addition:

⁴ Note: Only the preferred reserve option will be progressed.

- Develop a new connection between Gray Crescent and Blackwell Crescent.
- Develop a new connection between Bracebridge Street and Jones Street.
- Option 4 – Reconstruct Cass Street and Feldwick Drive on their current alignment with alterations so that they do not form a through route. The road corridor will however remain, and in addition:
 - Develop a new connection from Charles Street to Askeaton Park (a gravel road)
 - Develop a new connection between Gray Crescent and Blackwell Crescent
 - Develop a new connection between Bracebridge Street and Jones Street

3.35. The projected capital costs of the four roading options are as follows:

Option 1	\$3,365,000
Option 2	\$3,382,000
Option 3	\$4,262,000
Option 4	\$3,365,000

3.36. The recommended option is Option 1.

Land Use

3.37. The recommended option for land use within the Kaiapoi East Regeneration Area is Option 1 and this is included in Attachment i. This option comprises the following:

- A district sport and recreation reserve, and stormwater management area.
- A district cemetery that could be for cremation internment only.
- Additional recreation and ecological linkages between the residential areas to the north, the Kaiapoi River to the south, the town centre to the west, and Askeaton Park to the east.
- Land could be re-zoned Rural, with a covenant registered on the titles to restrict intensive farming and other farming activities that create reverse sensitivity effects and dwelling houses.
- A campervan park that could be managed by The New Zealand Motor Caravan Association Inc.
- A new car parking area that could service the riverbank recreation activities, and the Kaiapoi Town Centre.
- An area adjacent to the town centre could be re-zoned from residential to business to enable flood-tolerant business activities.
- New or upgraded water, sewer and stormwater infrastructure that could provide services to existing properties and new facilities and properties neighbouring the regeneration area.

Green Space

- 3.38. The large green space area proposed in the Kaiapoi East regeneration area could serve a number of purposes:
- Augmenting and enhancing existing green spaces along the Kaiapoi River banks.
 - Creating a high degree of connectivity to the river.
 - Improving connectivity between the remaining Kaiapoi East community and the town centre.
 - Creating a significant recreation cluster.
 - Give effect to the community desire to see open space and recreation space in the regeneration area.
- 3.39. Central to the green space proposal is a large district sport and recreation reserve centered on Cass Street. To the north of Cass Street four full sized playing fields are proposed, accompanied by warm up or informal fields. Other infrastructure such as on-site car parking and a pavilion/changing could be included. Recreation facilities could include a playground and/or youth facility and open space for informal play. To the south of Cass Street a community BMX track and dog park could be constructed. These features could be integrated with stormwater utilities proposed for this area. The benefits of locating a large sport and recreation reserve in the Kaiapoi East regeneration area include:
- The provision of a district sport and recreation reserve to provide for future population and recreation growth in the district.
 - A large recreation cluster close to the town centre and riverbanks area.
 - There is good connectivity with the town centre and existing green space.
 - The large area enables the required north-south orientation for the sports fields.
 - There is good vehicle access to the proposed reserve from the existing road network (although it is acknowledged the road alignment and streetscape design is likely to alter).
- 3.40. Adjacent to the proposed sport and recreation reserve is a proposed cemetery. As the population continues to grow there is likely to be a corresponding demand for interment space at the District's cemeteries. While there is currently sufficient capacity at Kaiapoi for projected interment requirement for the next thirty years there is insufficient capacity if there is any increase beyond projected numbers. It is difficult for Council's to establish cemetery space close to established urban areas due to the lack of available and affordable land, and the perceived sensitivity of the land use. The Kaiapoi East regeneration area creates an opportunity to explore a district cemetery. Given the potential land suitability issues the cemetery could be restricted to ashes interment only. The proposed cemetery could create a high amenity, open, green space area close to the town centre.
- 3.41. Wrapping around the proposed sport and recreation reserve and cemetery is a proposed green space corridor. This recreation and ecological linkage could serve multiple functions:
- Providing a buffer between the suggested cemetery and the nearest residential neighbours on Gray Crescent.
 - Enabling good connectivity between the remaining community and the town centre and riverbanks.

- Providing recreation and ecological links (a biodiversity corridor) that support a recreation cluster in this location.
- Providing a walking and cycling network.
- Creating a buffer between urban town centre activities and recreational activities.
- Providing space for community ideas such as food forests, community gardens, heritage trails, picnic areas,

3.42. Closer to the town centre, near the existing effluent disposal station on Charles Street, a campervan park is suggested. This location is close to the disposal station, close to the supermarket and town centre, close to river bank recreation activities. The suggested campervan park could be managed by the New Zealand Motor Camp Association and would likely be for short-stay, self – contained vehicles.

Table 8: Cost of Proposed/ Remaining Council Infrastructure – Kaiapoi East**

Infrastructure type	Projected Cost	LTP Budget	Cost vs Budget
Utilities replacement	\$10,700,000	\$10,113,000	Shortfall of \$587,000
Pressure sewer system to new facilities	\$356,000	\$0	Shortfall of \$356,000
On-demand water supply to new facilities	\$342,000	\$0	Shortfall of \$342,000
Total Area Cost*	\$11,398,000	\$10,113,000	Shortfall of \$1,285,000

Table 9: Cost of Roothing Options– Kaiapoi East

Infrastructure type	Projected Cost	LTP Budget	Cost vs Budget
Option 1	\$3,365,000	\$3,811,000	Surplus of \$446,000
Option 2	\$3,382,000	\$3,999,000	Surplus of \$617,000
Option 3	\$4,262,000	\$3,999,000	Shortfall of \$263,000
Option 4	\$3,365,000	\$3,811,000	Surplus of \$446,000

Table 10: Cost of Proposed Council owned / managed reserves – Kaiapoi East**

Area number (Shown on Spatial Maps)	Design and Build Cost	Yearly Maintenance Cost
Area 9	\$1,440,000 - \$1,880,000	\$31,000 - \$40,000
Area 10		
North of Cass Street	\$1,920,000 - \$2,500,000	\$53,000 - \$69,000
South of Cass Street	\$730,000 - \$960,000	\$37,000 - \$48,000
Area 11	\$1,390,000 - \$1,810,000	\$33,000 - \$43,000
Area 13	\$0	\$0
Area 14	\$120,000 - \$160,000	\$3,000 - \$5,000
Area 15	\$300,000 - \$450,000	\$0
Area 16	\$1,600,000 - \$2,300,000	\$9,000 - \$11,000
Total Cost*	\$7,500,000 - \$10,060,000	\$166,000 - \$216,000

* Excludes any land acquisition costs which is a matter for discussion with the Crown once its preliminary views on land use option(s) are known.

** These projected capital development costs, particularly for reserves, may extend over two or more 10 year Long Term Plan periods and over that period a wide range of funding options become feasible.

Land use rationale

3.43. The following sections outline the rational for the proposed Business and Greenspace land uses (being the dominant land uses proposed).

Business

- 3.44. The Kaiapoi Town Centre is surrounded by red zone land on three sides and while its recovery is well advanced, consideration of its longer term 'catchment' role and position as a Key Activity Centre suggest this could be improved. This would be consistent with a number of established strategic regional and district planning objectives while recognising the unique opportunity presented by red zone land.
- 3.45. As well, business reuse of red zone land could have a role in providing local employment with a number of community benefits.
- 3.46. In addition initial analysis of the potential long term (30 year) requirements for additional business land to cater for growth, reclaim some catchment expenditure lost to the town centre, and 'hold' Kaiapoi's District employment role position suggests it prudent to make long term provision of additional business land in Kaiapoi. This acknowledges that it may be many years before active reuse of red zone land for business purposes might be commercially justifiable and so a range of compatible interim use considerations would arise.
- 3.47. Property Economics undertook a market assessment of the Kaiapoi Town Centre with specific focus on quantifying the future business land requirements of the town in terms of demand generated by the town centers core market (Current and future), and how best to cater for Kaiapoi's future business requirements. The table below summarises their key findings with regards to additional land that may be required to accommodate Kaiapoi business growth. As can be seen in the table there will be demand for additional business land within the next 30 years.

Table 11: Market assessment of future demand for business land in Kaiapoi.
Source: Property Economics. Kaiapoi Town Centre Business Land Requirements.
October 2015.

Kaiapoi Core Catchment	Additional Land Requirements (ha)	
	Low Growth Scenario	High Growth Scenario
Retail	1.5	2.5
Commercial Service	1.0	1.7
Industrial	17.8	33.0
Commercial Office	1.4	2.6
Total	21.7	39.8
Less Vacant B1/B2 land	12.2	12.2
Net Additional Land Requirement	9.5	27.6

- 3.48. Three selected red zone areas totalling approximately 20 hectares have been subject to technical and development feasibility analysis for two main forms of business use – large format retail and yard based activities. The conclusions of the technical analysis of the land showed that a total of 7.7 hectares of land would potentially support business use and therefore 7.7 hectares is being recommended for business use within Kaiapoi West, Kaiapoi South and Kaiapoi East.

Greenspace

- 3.49. The Kaiapoi regeneration area provides Council with a unique opportunity to establish a cohesive green space network close to an urban town centre and suburban development. An expanded green space network could also improve linkages through the regeneration area for surrounding residents, enhance existing green space areas, and complement other post-earthquake town centre and green space developments. However, although the red zone provides Council with an opportunity to increase green space within Kaiapoi, it must be noted that as the green space provision in Kaiapoi largely meets Council's levels of service it is not compulsory for Council to realise this opportunity.
- 3.50. When considering the Kaiapoi red zone, any additional green space needed to:
- Contribute to future level of service requirements for district green space
 - Complement or enhance existing green space areas
 - Improve walking and cycling links to the Kaiapoi Town Centre and riverbanks area
 - Provide for recreation opportunities that were destroyed in the earthquakes
 - Provide for new opportunities in response to current and future recreation trends
 - Be fit for purpose in terms of size, topography, land stability, accessibility, orientation etc.
- 3.51. The amount and type of green space provided in the district is directed by Council's level of service. The level of service sets out how much (area) and what type (park category) of green space is desirable relative to population.
- 3.52. The district's most common park types are neighbourhood parks, sport and recreation reserves, recreation and ecological linkages and natural parks, and these could all be appropriate for the Kaiapoi regeneration area.

Neighbourhood parks

- 3.53. Neighbourhood parks are local green spaces for recreation, play and open space. Council aims to provide 1-1.75 hectares of neighbourhood park per 1000 residents. In Kaiapoi there is approximately 19.8 hectares developed as neighbourhood park. This equates to about 1.8 hectares per 1000 residents (based on a current population of 11,000). This provision currently exceeds Council's level of service.
- 3.54. As well as a level of service for provision of green space, Council also has criteria for the quality of provision. Council aims to provide a neighbourhood park within 500 metres (a 10 minute walk) of residential users in urban and sub-urban areas. While assessment indicates that Kaiapoi does not need additional neighbourhood park space, as Kaiapoi South residents do not have a local neighbourhood park within 500 metres it is considered beneficial to propose a new neighbourhood park.

Sport and recreation reserves

- 3.55. These green spaces are for sport and recreation, with a focus on bookable sports facilities. Council aims to provide 1.5-3.0 hectares of sport and recreation reserve per 1000 residents. Currently in the district there is approximately 75 hectares developed for sport and recreation reserve, and an additional 49 hectares available for development. With 125 hectares of sport and recreation reserve available this equates to approximately 2.3 hectares per 1000 residents, which exceeds Council's current level of service.

- 3.56. Within Kaiapoi there is currently 13 hectares developed as sport and recreation reserve. This equates to approximately 1.3 hectares per 1000 residents. While this may appear as a shortfall in the level of service there are two alleviating factors. Firstly, the Kaiapoi provision is complimented by Kaiapoi Park (5.9 hectares) a non-Council sport and recreation reserve, and large neighbourhood parks (Kaiapoi Domain, Baker Park, Hinemoa Park, Ryder Park) that can be used for overflow sports fields if required. Secondly, the provision of sport and recreation reserves is assessed on a district wide rather than local basis. While it is desirable to have sport and recreation reserves spread across the district and close to their supporting communities, the location of sport and recreation reserves is assessed on need (i.e. where space is required to serve population, recreation or club growth).
- 3.57. It has been identified that to cater for population growth in the district and continue to meet the current level of service (2.25 hectares per 1000 residents) an additional 9.5 hectares of sport and recreation reserve will be required by 2025 (based on an expected district population of 63,000). Council has a number of options for addressing this shortfall. Firstly there are two additional artificial turf planned (one confirmed for Rangiora) which will equate to an additional eight hectares of live turf (a single artificial turf is considered equivalent to four live turf). Secondly, Council could provide additional sport and recreation reserve. Thirdly, Council could support a lower level of service for sport and recreation reserve instead of meeting the 2025 deficit.
- 3.58. Should Council wish to provide additional reserve Council would typically assess the location of this reserve on a district-wide basis (i.e. where it best serves district needs) based on population, recreation or club need and on current trends towards creating recreation hubs. However, the Kaiapoi regeneration area provides Council with an opportunity to provide additional sport and recreation reserve in Kaiapoi. As well as addressing the potential district wide shortfall this proposal has positive recreational and social benefits for Kaiapoi.

Recreation and ecological linkages

- 3.59. Recreation and ecological linkages provide open space, linkages and corridors. There is no nationally recognised benchmark for this park category and Council has not identified a current level of service. The provision of recreation and ecological linkages is based upon natural features (e.g. waterways) and connections (e.g. green corridors linking streets) rather than a prescribed level of service. Recreation and ecological linkages have been proposed in the regeneration areas to take advantage of opportunities to improve connectivity, create and enhance ecological corridors, enable recreation activities (such as walking, cycling picnicking etc.), and enable community gardens and food forests.

Natural Parks

- 3.60. Natural parks provide opportunities for people to experience nature and/or to protect the natural environment. Council aims to provide between 5.0-15.0 hectares per 1000 residents, in line with the Yardstick guidelines. Council currently has 382 hectares of natural park within the district, and of this approximately 61 hectares are located in Kaiapoi (Kaiapoi Lakes, Silverstream, Kairaki Beach and Pines Beach). This equates to approximately 5.5 hectares per 1000 people for Kaiapoi. It should also be noted that across the district the provision of natural parks is complemented by the Tuhaitara Coastal Park (575 hectares), Ashley Rakahuri Regional Park (1700 hectares), Waimakariri River Regional Park (3150 hectares) and DOC estate.

- 3.61. While when assessed against the level of service additional natural parks are not required, staff have identified benefits for establishing such parks in the Kaiapoi regeneration areas. These include working with Ngai Tahu on a joint management plan for part of the Kaiapoi South Area given the cultural, ecological and amenity significance of this area.

4. COMMUNITY VIEWS

- 4.1. A report outlining the various land use and roading alignment options was presented to the Kaiapoi Community Board on Monday 25 January 2016. The recommendations in this report reflect the recommendations approved by the Kaiapoi Community Board.
- 4.2. Previous consultation on possible uses of the Waimakariri Red Zone land was undertaken through the CANVAS engagement from 30 July to 12 September 2014, with nearly 600 people contributing their ideas for the red zone area. A further consultation phase in October 2015, 'Let's Discuss' built on the CANVAS engagement by providing new technical information and seeking feedback on land use options that may be potentially suitable in different areas of the red zone.
- 4.3. The community feedback to the CANVAS and 'Let's Discuss' exercises have been considered in preparation of the proposed land use options for the Kaiapoi regeneration areas.
- 4.4. Community views will also be sought on the Preliminary Draft Waimakariri Residential Red Zone Recovery Plan. It is proposed that the Preliminary Draft Recovery Plan be notified on Friday 5 February for a four week period.
- 4.5. The proposed approach to the communications and engagement for notification of the Preliminary Draft Recovery Plan is as follows:
- Lead up media campaign – local papers and The Press (Thu 27/01 – Sat 04/02)
 - Let's Plan (Preliminary Draft Residential Red Zone Recovery Plan document) – will be available from notification date (5 Feb, 2016)
 - Online (waimakariri.govt.nz and redzoneplan.nz)
 - At all Council Service Centres and Libraries (Kaiapoi, Rangiora, Oxford)
 - By request
 - At all community engagement events/venues
 - Media campaign focused on the consultation starts – covering website, radio, social media, local papers, and The Press
 - Radio (6 February – 3 March) - Approximately 600 spots over the four week campaign. The campaign will be spread across four radio stations.
 - Videos – Five 90 second videos to explain proposed land uses for each regeneration area that will be on the websites (Council and redzoneplan.nz) from February 16 and available for use at engagement sessions if required. The videos include:
 - One overview video (narrated by David Ayers)
 - Four videos covering the other areas.
 - Billboards – Two billboards will be erected on Williams Street, one at the northern and the other at the southern end for the duration of the consultation phase.
 - Posters – a poster campaign in local Kaiapoi businesses

- Three dimensional model. The model will be moved around 'high traffic' areas within Kaiapoi and Woodend to seek comment and feedback on proposed land uses for the regeneration areas. The model will also be used at the drop in sessions to encourage community feedback.
- Throughout the consultation period community engagement drop-in sessions will be staged at:
 - Schools – Kaiapoi Borough, Kaiapoi North, Kaiapoi High, St Patricks, Woodend
 - Venues – Waimakariri Yacht & Powerboat Club Kairaki Beach, Ruataniwha Kaiapoi Civic Centre
 - Purpose events – Business & Community Leaders' Breakfast
- Banners – a series of banners will be constructed for use at all community engagement opportunities.
- Flyer to all households in the District.

5. **FINANCIAL IMPLICATIONS AND RISKS**

- 5.1. The Council has budgeted for the development of a Preliminary Draft Residential Red Zone Recovery Plan, including the public consultation, in the 2015 – 2016 financial years, through its Long Term Plan provision for red zone future use. This is summarised as follows:

Table 12: Overall Summary of Council funding (planned) for red zone recovery

Total roading budget	\$4,963,000
Total budget for proposed / remaining council infrastructure	\$13,042,000
Red Zone Recovery – other	\$6,700,000
Total	\$24,705,000
Spend to date:	\$700,000
TOTAL Remaining Budget	\$24,005,000
Red Zone Recovery – maintenance	\$570,000
Spend to date	\$0
Remaining Maintenance Budget	\$570,000

- 5.2. The projected costs for the Council to implement the preferred land use options for the Kaiapoi regeneration areas, described in this report and included in Attachment i, are summarised as follows:

Table 13: Overall Summary of Projected costs* for Council projects and budget differences**

Asset	Projected cost	Shortfall	Surplus
Roading	\$4,456,000 (preferred options)	-	+\$507,000 (preferred options)
Infrastructure	\$14,352,000	-\$1,310,000	-
Greenspace – design and build costs	\$14,126,000*	-\$8,126,000	-
Total	\$32,934,000	- \$9,436,000	\$507,000
Red Zone Recovery maintenance (over remaining 2015 LTP)	\$2,350,400	-\$1,780,400	
Total	\$35,284,400	-\$11,216,400	

* Excludes any land acquisition costs which is a matter for discussion with the Crown once its preliminary views on land use option(s) are known.

** These projected capital development costs, particularly for reserves, may extend over two or more 10 year Long Term Plan periods and over that period a wide range of funding options become feasible.

- 5.3. A summary of the projected capital development costs for each land use option is shown in the table below:

Table 14: Summary of projected capital development **costs for proposed land use options

Asset	Pines Beach	Kairaki	Kaiapoi West	Kaiapoi South		Kaiapoi East			
				Option 1	Option 2	Option 1	Option 2	Option 3	Option 4
Infrastructure	\$0	\$0	\$223,000	\$2,731,000	\$2,731,000	\$11,398,000	\$11,398,000	\$11,398,000	\$11,398,000
Roading	\$0	\$0	\$0	\$1,091,000	\$2,059,000	\$3,365,000	\$3,382,000	\$4,262,000	\$3,365,000
Reserves	\$41,000	\$75,000	\$1,790,000	\$2,160,000	\$2,160,000	\$10,060,000	\$10,060,000	\$10,060,000	\$10,060,000
Total projected capital development costs*	\$41,000	\$75,000	\$2,013,000	\$5,982,000	\$6,950,000	\$24,823,000	\$24,840,000	\$25,720,000	\$24,823,000

* Excludes any land acquisition costs which is a matter for discussion with the Crown once its preliminary views on land use option(s) are known.

** These projected capital development costs, particularly for reserves, may extend over two or more 10 year Long Term Plan periods and over that period a wide range of funding options become feasible.

- 5.4. While Table 13 shows a short fall of \$9,436,000 it is proposed to realise the proposed land use options over a 20-30 year period. This means that there is no immediate deficit.
- 5.5. In addition there is the potential for external funding possibilities for some aspects of the proposed land use options (for example for native regeneration planting).
- 5.6. Following approval by the Crown of the Red Zone Recovery Plan, Council Staff will need to prepare a detailed implementation plan. This will influence the preparation of the 2018–2028 Long Term Plan.

6. CONTEXT

6.1. Policy

The decision to notify the Preliminary Draft Recovery Plan for public consultation is not considered to be a matter of significance in terms of the Council's Significance and Engagement Policy.

Legislation

Canterbury Earthquake Recovery Act 2011

Recovery Strategy for Greater Christchurch 2012: Mahere Haumanutanga o Waitaha

6.2. Community Outcomes

This report links to the following community outcome:

There are wide ranging opportunities for people to contribute to the decision making by local, regional and national organisations that affects our District.

Rachel McClung
Senior Policy Analyst

Michelle Flanagan
Green Space Community Engagement Officer

Attachment i –

**Preliminary Draft Waimakariri Residential Red Zone Recovery Plan –
Recommended land use options**



KEY

- Regeneration Area
- Council reserve - potential private lease of some area (no permanent buildings) (1.9ha)
- Recreation and Ecological Linkage (0.3ha)
- Amalgamation into Tūhaitara Coastal Park
- Potential further amalgamation into Tūhaitara Coastal Park
- Utility
- Existing reserve (7.1ha)
- Private property
- WDC property
- Consented Pines Community Hall (replacement of the earthquake damaged hall)

LANDUSE/ACTIVITY

- 19 Area to remain in Council ownership with potential private lease of some of the area (no permanent buildings).
- 20 Amalgamation into Tūhaitara Coastal Park.
- 21 Additional recreation and ecological linkage.

NOTES

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

KAIAPOI REGENERATION AREA - THE PINES BEACH

Scale (A3) 1:2500
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KEY

- Regeneration Area
- Potential private lease - no permanent buildings (1.1ha)
- Natural park (0.06ha)
- Amalgamation into Tūhaitara Coastal Park
- Potential further amalgamation into Tūhaitara Coastal Park
- Utility
- Existing reserve (1.6ha)
- Private property

LANDUSE/ACTIVITY

- 23** Remain in Crown ownership with potential private lease (no permanent buildings).
- 24** Amalgamation into Tūhaitara Coastal Park.
- 24a** Should area 24 be amalgamated into the Tūhaitara Coastal Park, support discussion on further Council owned land being amalgamated into the Tūhaitara Coastal Park.
- 25** Reserve to be amalgamated into the Kairaki Car Park Reserve (currently categorised as a natural park).

NOTES

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

KAIAPOI REGENERATION AREA - KAIRAKI

Scale (A3) 1:2500

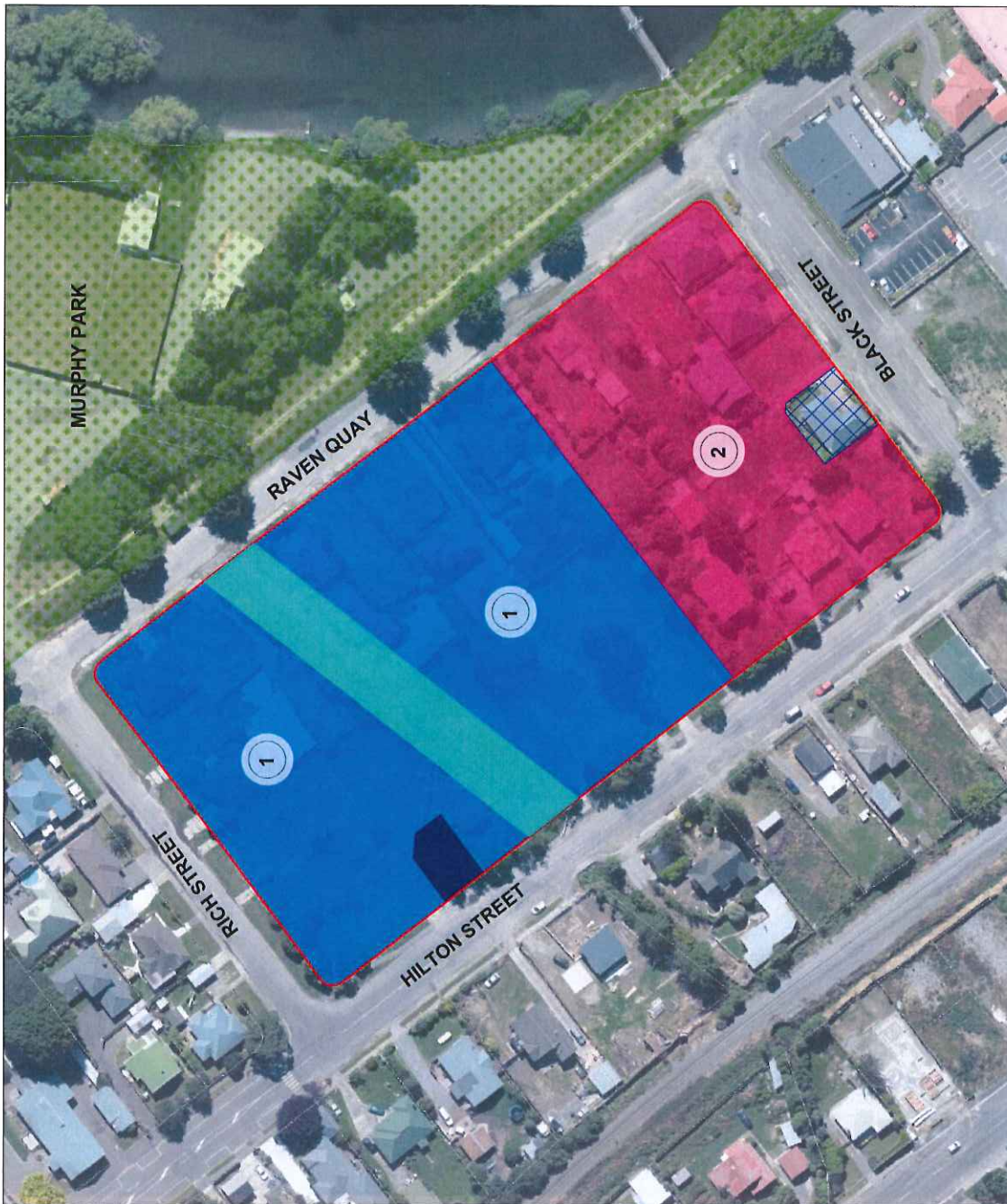
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KAIAPOI REGENERATION AREA - WEST

Scale (A3) 1:1500

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Drawn: MF

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KEY

	Regeneration Area
	Business (2.8ha)
	Rural (11ha)
	Recreation and ecological linkage (2.6ha)
	Neighbourhood park (0.3ha)
	Heritage and Mahinga Kai area (7.0ha)
	Utility
	Parking (0.5ha)
	Existing reserve (11ha)
	Private property

LANDUSE/ACTIVITY

3 Business

Uses could include:

- Vehicle parking
- Yard based activities (e.g. plant nursery, car sales yard)

4 Heritage and Mahinga Kai area

Heritage and Mahinga Kai area - cultural and environmental enhancement. Reserve area not required however recognise the cultural, ecological and amenity significance of the area. Support the Ngāi Tahu proposal for joint management.

5 Rural (excluding intensive farming).

New neighbourhood park on Wyber Place.

6 Recreation and ecological linkage.

Recreation and ecological linkage.

7 Courtenay Drive existing alignment.

Courtenay Drive existing alignment.

KAIAPOI REGENERATION AREA - SOUTH OPTION 1

Scale (A3) 1:5000

Issue 1: PRELIMINARY DRAFT

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Drawn: MF

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NOTES

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

KEY

- Regeneration Area
- Business (3.7ha)
- Rural (18.9ha)
- District sport and recreation reserve (11.7ha)
- Recreation and ecological linkage (7.4ha)
- District cemetery (2.8ha) - ash interment only
- Campervan park (1.0ha) - managed by NZMCA
- Parking (0.8ha)
- Proposed stormwater management (2.8ha)
- Utility
- Existing reserve (10.0ha)
- Existing reserve abandoned (0.5ha)
- Private property
- Legal road corridor
- Boat ramp



LAND USE/ACTIVITY

- 9** Recreation and ecological link
- Food forest/community gardens
 - Native planting
 - Paths, seating
- 10** District sport and recreation reserve
- North of Cass Street:
- Four full sized playing fields
 - Space for junior/warm up fields
 - Pavilion/changing rooms
 - On site parking
 - Space for informal play
- South of Cass Street:
- Dog park
 - Community BMX track

- 11** Cemetery - ash interment only

- 12** Rural (excluding intensive farming)

- 13** Kirk Street Reserve - reserve classification to be uplifted

- 14** Possible access link (additional 5m) - Possible land swap with adjacent property. Enables a walking/cycling link

- 15** Campervan park - managed by NZMCA

- 16** Parking - including parking for boat trailers

- 17** Commercial - uses could include:

- Vehicle parking
- Yard based activities (e.g. plant nursery, car sales yard)

18 New road connections:

- Gray Crescent
- Bracebridge Street
- Charles Street

Change in road level of service (road narrowing and low speed environment). Existing road corridor to remain.

NOTES

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

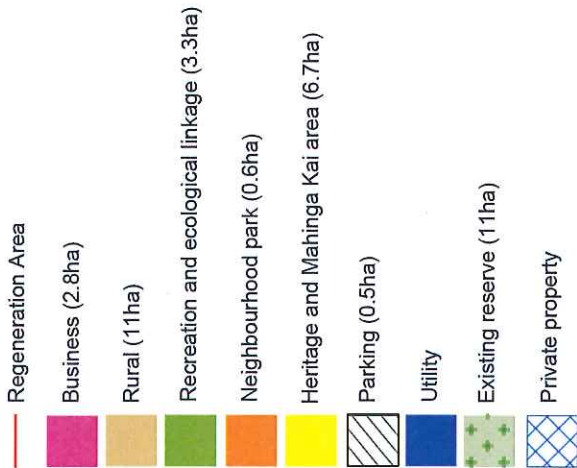
KAIAPOI REGENERATION AREA - EAST OPTION 1

Scale (A3) 1:5000

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Attachment ii**Preliminary Draft Waimakariri Residential Red Zone Recovery Plan –
Other Roothing Options for Kaiapoi South and Kaiapoi East**

KEY**LANDUSE/ACTIVITY**

- 3 Business
Uses could include:
- Vehicle parking
 - Yard based activities (e.g. plant nursery, car sales yard)
- 4 Heritage and Mahinga Kai area - cultural and environmental enhancement. Reserve area not required however recognise the cultural, ecological and amenity significance of the area. Support the Ngāi Tahu proposal for joint management.
- 5 Rural (excluding intensive farming).
- 6 New neighbourhood park on Dawson Douglas Place.
- 7 Recreation and ecological linkage.
- 8 New road connection - Courtenay Drive (road geometry to be confirmed at design stage).

KAIAPOI REGENERATION AREA - SOUTH
OPTION 2

Scale (A3) 1:5000

Issue 1: PRELIMINARY DRAFT
Date: 27 JAN 2016
Drawn: MF
Sheet 1 of 4

**NOTES**

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





KEY

- Regeneration Area
- Business (3.7ha)
- Rural (17.0ha)
- District sport and recreation reserve (12.3ha)
- Recreation and ecological linkage (6.9ha)
- District cemetery (2.3ha) - ash interment only
- Campervan park (1ha) - managed by NZMCA
- Parking (0.8ha)
- Proposed stormwater management (2.8ha)
- Utility
- Existing reserve (10.2ha)
- Existing reserve abandoned (0.5ha)
- Private property
- Legal road corridor
- Boat ramp

LAND USE/ACTIVITY

- 9 Recreation and ecological link
 - Food forest/community gardens
 - Native planting
 - Paths, seating
- 10 District sport and recreation reserve
 - North of Cass Street:
 - Four full sized playing fields
 - Space for junior/warm up fields
 - Pavilion/changing rooms
 - On site parking
 - Space for informal play
 - South of Cass Street:
 - Dog park
 - Community BMX track

- 11 Cemetery - ash interment only

- 12 Rural (excluding intensive farming)

- 13 Kirk Street Reserve - reserve classification to be uplifted

- 14 Possible access link (additional 5m) - Possible land swap with adjacent property. Enables a walking/cycling link

- 15 Campervan park - managed by NZMCA

- 16 Parking - including parking for boat trailers

- 17 Business
 - Uses could include:
 - Vehicle parking
 - Yard based activities (e.g. plant nursery, car sales yard)

- 18 Existing roading network - level of service to be determined.

NOTES

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

KAIAPOI REGENERATION AREA - EAST OPTION 2

Scale (A3) 1:5000

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WAIMAKARIRI
DISTRICT COUNCIL

KEY

- Regeneration Area
- Business (3.7ha)
- Rural (18.5ha)
- District sport and recreation reserve (12.5ha)
- Recreation and ecological linkage (6.0ha)
- District cemetery (2.3ha) - ash interment only
- Campervan park (1.0ha) - managed by NZMCA
- Parking (0.8ha)
- Proposed stormwater management (2.9ha)
- Utility
- Existing reserve (9.8ha)
- Existing reserve abandoned (0.5ha)
- Private property
- Legal road corridor
- Boat ramp



LAND USE/ACTIVITY

- 9** Recreation and ecological link
 - Food forest/community gardens
 - Native planting
 - Paths, seating
- 10** District sport and recreation reserve
 - North of Cass Street:
 - Four full sized playing fields
 - Space for junior/warm up fields
 - Pavilion/changing rooms
 - On site parking
 - Space for informal play
 - South of Cass Street:
 - Dog park
 - Community BMX track
- 11** Cemetery - ash interment only
- 12** Rural (excluding intensive farming)
- 13** Kirk Street Reserve - reserve classification to be uplifted
- 14** Possible access link (additional 5m) - Possible land swap with adjacent property. Enables a walking/cycling link
- 15** Campervan park - managed by NZMCA
- 16** Parking - including parking for boat trailers
- 17** Business
 - Uses could include:
 - Vehicle parking
 - Yard based activities (e.g. plant nursery, car sales yard)
- 18** Existing roading network - level of service to be determined.
New road connections:
 - Gray Crescent
 - Blackwell Crescent
 - Bracebridge Street

NOTES

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

KAIAPOI REGENERATION AREA - EAST
ROADING OPTION 3

Scale (A3) 1:5000
Issue 1: PRELIMINARY DRAFT
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KEY

Regeneration Area	Existing reserve (10.0ha)
Business (3.7ha)	Existing reserve abandoned (0.5ha)
Rural (18.9ha)	Private property
District sport and recreation reserve (11.5ha)	Legal road corridor
Recreation and ecological linkage (6.7ha)	Boat ramp
District cemetery (2.7ha) - ash interment only	
Campervan park (1.0ha) - managed by NZMCA	
Parking (0.8ha)	
Proposed stormwater management (2.8ha)	
Utility	



LAND USE/ACTIVITY

- 9** Recreation and ecological link
- Food forest/community gardens
 - Native planting
 - Paths, seating
- 10** District sport and recreation reserve
- North of Cass Street:
- Four full sized playing fields
 - Space for junior/warm up fields
 - Pavilion/changing rooms
 - On site parking
 - Space for informal play
- South of Cass Street:
- Dog park
 - Community BMX track
- 11** Cemetery - ash interment only
- 12** Rural (excluding intensive farming)
- 13** Kirk Street Reserve - reserve classification to be uplifted
- 14** Possible access link (additional 5m) - Possible land swap with adjacent property. Enables a walking/cycling link
- 15** Campervan park - managed by NZMCA
- 16** Parking - including parking for boat trailers
- 17** Commercial - Uses could include:
- Vehicle parking
 - Yard based activities (e.g. plant nursery, car sales yard)
- 18** Existing roading network - level of service to be determined.
- New road connections:
- Bracebridge Street
 - Gray Crescent
 - Charles Street
- Change in roading level of service (road narrowing and low speed environment). Existing road corridor to remain.
- NOTES**
1. Land use/activity areas are approximate only.
 2. Amenity buffer for existing adjoining land uses to be determined at design stage.
 3. Exact road geometry for new connections to be confirmed at design stage.

KAIAPOI REGENERATION AREA - EAST
OPTION 4

Scale (A3) 1:5000

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