



WAIMAKARIRI DISTRICT COUNCIL

Supplementary Planning Assessment Memo

DATE: 7 April 2016

MEMO TO: Andrew Willis, Consultant Planner

FROM: Andrew MacLennan, Consultant Planner
Michelle Flanagan, Green Space Regeneration Co-ordinator

SUBJECT: Supplementary Planning Assessment

Introduction

This memo responds to the minute of the hearings panel dated 6 April 2016. It elaborates on the assessment undertaken within Appendix 5 – Planning Analysis Table, of the Officers Report, and in particular the 'Planning Framework' column within the appendix. This memo analyses how the Preliminary Draft Waimakariri Residential Red Zone Recovery Plan (including the officer's recommendations) aligns with the relevant sections of the following planning documents:

1. Canterbury Regional Policy Statement 2013
2. New Zealand Coastal Policy Statement 2010
3. Mahaanui Iwi Management Plan 2013
4. Waimakariri District Plan
5. Waimakariri District Long Term Plan 2015-2025
6. Kaiapoi Town Centre Plan 2011
7. The Waimakariri District Walking and Cycling Strategy and Implementation Plan 2011
8. Sport and Recreation Reserves Management Plan (2015)
9. Waimakariri District Visitors Strategy (2010-2015)
10. Waimakariri District Council Community Development Strategy 2015-2025
11. Waimakariri Local Economic Development Strategy (2012)
12. Land Use Recovery Plan - Te Mahere Whakahaumanu Taone

Note: All of the documents references within this memo can be found following the link below:
<http://www.redzoneplan.nz/resources>

1. Canterbury Regional Policy Statement 2013 (CRPS)

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

Relevant CRPS Objectives and Polices	Red Zone Recovery Plan Assessment
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<p>Chapter 4 of the CRPS sets out a number of tools and processes to sustain good working relationships. This section sets out that Territorial authorities will:</p> <ul style="list-style-type: none"> • include provisions for the relationship between Ngāi Tahu, their culture and traditions, and their ancestral lands, water, sites, wāhi tapu and other taonga within district plans. • include methods for the protection of Ngāi Tahu ancestral lands, water, sites, wāhi tapu and other taonga within district plans. • take into account iwi management plans during plan development. 	<p>In developing the Plan, one of the important matters acknowledged was the values of mana whenua/Te Ngāi Tūāhuriri Rūnanga and Ngāi Tahu and their perspectives on the future use of the regeneration areas. Te Rūnanga o Ngāi Tahu is both a Treaty partner with the Crown, and a strategic partner of the Council. The Council has worked in partnership with Ngāi Tūāhuriri and Te Rūnanga o Ngāi Tahu to ensure that:</p> <ul style="list-style-type: none"> • Decision-making reflects the aspirations of Ngāi Tūāhuriri and Ngāi Tahu • The cultural presence of Ngāi Tūāhuriri and Ngāi Tahu is visible and enhanced • Shared cultural and natural heritage is respected • Key public spaces are designed and named in collaboration with Ngāi Tūāhuriri. <p>Furthermore, the objectives and policies of the Mahaanui Iwi Management Plan 2013 have been considered throughout the development of the Plan. Area 4 (within the Kaiapoi South regeneration area) has been identified as having significant cultural values by Te Ngāi Tūāhuriri Rūnanga and Te Rūnanga o Ngāi Tahu, particularly in relation to mahinga kai access. Also, the Plan acknowledges that areas 20, and 23 (within the Pines Beach and Kairaki regeneration areas) are part of a cultural landscape with significant historical, traditional, cultural and contemporary associations. The land uses proposed within these areas seek to recognise and enhance the cultural values associated with these areas.</p>
<p>Objective 5.2.1 provides directions as to the location, design and function of development within the region.</p> <p>This objective is supported by:</p> <ul style="list-style-type: none"> • Policy 5.3.1 which ensures sustainable development patterns that: <ul style="list-style-type: none"> - ensure any urban growth and limited residential development occur in a form that concentrates, or is attached to, existing urban areas - encourage within urban areas, housing choice recreation and community facilities, and business 	<p>As the regeneration areas are within the Kaiapoi urban area, redeveloping these areas is considered a sustainable development pattern.</p> <p>The land uses within the regeneration areas have been heavily influenced by the flooding and geotechnical hazards associated with each of specific areas. As such, it is considered that the location, design, and function of development with the regeneration areas will ensure a sustainable development pattern that is robust and resilient.</p> <p>While there are no residential land uses proposed within the Plan, it is noted in the officer's report that the land use within the rural areas identified as Areas 5 and 12 may evolve over time, with an</p>

<p>opportunities of a character and form that supports urban consolidation</p> <ul style="list-style-type: none"> - maintain and enhance the sense of identity and character of the region's urban areas; and - encourage high quality urban design. <ul style="list-style-type: none"> • Policy 5.3.3 which ensures substantial developments are designed and built to be of a high-quality, and are robust and resilient. 	<p>interim (short-medium term) rural use anticipated, but with alternate uses (including residential) potentially possible in the longer term. However, it is anticipated that any future residential use of these areas would not result in a land use that would be considered 'rural residential' within the CRPS.</p> <p>It is also recommended in the officer's report that business areas 2, 3, and 17 should be described as suitable for a mix of activities, including residential, depending on further technical and economic analysis. It is noted that these areas are located in proximity to Kaiapoi's 'key activity centre' and as such support the urban consolidation. The resource and building consent process will ensure that these areas will be designed and built to be of a high-quality.</p>
<p>Objectives 6.2.1, and 6.2.5 set out a recovery framework that:</p> <ul style="list-style-type: none"> - identifies Key Activity Centres which provide a focus for high quality, and, where appropriate, mixed-use development that incorporates the principles of good urban design; - protects and enhances indigenous biodiversity and public space; - protects people from unacceptable risk from natural hazards and the effects of sea-level rise. <p>These objectives are supported by Policy 6.3.1 which requires that the location and extent of the key activity centres are identified and that development which may adversely affect the function and viability of the key activity centres is to be avoided. Also, Policy 6.3.2 which requires that business, residential, and public space development gives effect to the principles of good urban design, as set out below.</p>	<p>The Waimakariri District Plan has identified the 'Key Activity Centre' in Kaiapoi on the District Planning Map 181 as the Business 1 Zone land within Kaiapoi (attached in Appendix 1). This area is located outside the regeneration areas.</p> <p>The business activities identified within spatial plans as Areas 2, 3, and 17 are proposed to be managed to ensure that the activities within these areas do not detract from the function and viability of the existing Kaiapoi town centre. This may be achieved by introducing a bespoke business zone as part of the plan change to the District Plan.</p> <p>As noted above, the land uses within the regeneration areas have been heavily influenced by the flooding and geotechnical and hazards associated with each of specific areas.</p>

<p>Objectives 6.2.2 and 6.2.3 set out the urban form and settlement pattern within the greater Christchurch.</p> <p>These objectives are supported by:</p> <ul style="list-style-type: none"> • Policy 6.3.2 which requires that business, residential, and public space development gives effect to the principles of good urban design including: <ul style="list-style-type: none"> - Tūrangawaewae - Integration - Connectivity - Safety - Choice and diversity - Environmentally sustainable design - Creativity and innovation • Policy 6.3.7 which requires residential intensification in specific areas of Greater Christchurch. • Policy 6.3.8 which encourages the regeneration of brownfield land. • Policy 6.3.9 which sets out the process for developing new rural residential areas. 	<p>Policy 6.3.2 - The detailed design and layout of the public spaces within the regeneration areas will be undertaken through a master planning process. This process will ensure that the design of these areas is consistent with the principle of good urban design.</p> <p>Policies 6.3.7 – there are no greenfield priority areas or key activity centres within the Waimakariri Regeneration Area. As such this policy is not applicable</p> <p>6.3.8 – There are no areas within the Waimakariri Regeneration Area which meet the definition of ‘Brownfield’ within the CRPS. As such, this policy is not applicable.</p> <p>6.3.9 - Within the officers report it is noted that the CRPS defines ‘rural residential’ as residential units at an average density of between 1 and 2 households per hectare. No such development of this nature is proposed within the Plan. It is noted in the officer’s report that the land use within the rural areas identified as Areas 5 and 12 may evolve over time, with an interim (short-medium term) rural use anticipated, but with alternate uses (including residential) potentially possible in the longer term. However, it is anticipated that any future residential use of these areas would not result in a land use that would be considered ‘rural residential’ within the CRPS.</p>
<p>Objective 6.2.4 requires integration of transport infrastructure and land uses.</p> <p>This objective is supported by:</p> <ul style="list-style-type: none"> • Policy 6.3.4 which ensures that an efficient and effective transport network is restored, protected and enhanced. • Policy 6.3.5 requires the integration of land use and infrastructure to ensure that the timing of new developments are co-ordinated with the development of transport and other infrastructure. 	<p>Policy 6.3.4 – The roading patterns for each of the regeneration areas have been considered at length both prior to the development of the Plan and also through the drafting of the preliminary draft Plan. As stated in the Officer Report, the proposed roading patterns identified in the Plan utilise existing roading corridors and the underlying pavement and utility structures as much as practicable.</p> <p>Policy 6.3.5 – The Plan proposed the redevelopment an existing urban area, as such there is no additional adverse impacts on infrastructure.</p> <p>The implementation tables within the Plan provide time frames for the establishment of services within each of the regeneration areas. It is considered that the timing and proposed levels of service for both roading and infrastructure will ensure that the proposed land uses are adequately serviced in accordance with the direction set out in the CRPS.</p>

<p>Objective 6.2.6 requires land for the recovery and growth of business activities is identified and provided for in a manner that supports Objective 6.2.2.</p> <p>This is supported by Policy 6.3.6 which recognises that new commercial activities are primarily to be directed to the Key Activity Centres and neighbourhood centres where these activities reflect and support the function and role of those centres.</p>	<p>Policy 6.3.6 – it is noted that no business zoned land was ‘red zoned’ within the Waimakariri Regeneration Area. As such, the majority of this objective and associated policy is not relevant.</p> <p>In relation to recognising that new commercial activities are primarily to be directed to the Key Activity Centres, the officers report has acknowledged that the business activities identified within spatial plans as Areas 2, 3, and 17 will be carefully managed to ensure that the activities within these areas will not detract from the function and viability of the existing Kaiapoi town centre.</p>
<p>Objective 11.2.1 requires that new subdivision, use and development of land that increases risks associated with natural hazards is to be avoided.</p> <p>This is supported by Policy 11.3.1 which requires the avoidance of inappropriate development in high hazard areas.</p>	<p>Technical reports¹² have demonstrated that majority of the Waimakariri Regeneration Areas meet the definition of a ‘high hazard area’ within the CRPS given the flooding and coastal erosion hazards associated with the area. However, given the regeneration areas were identified for residential use within the Waimakariri District Plan at the date of notification of the CRPS, in which case the effects of the natural hazard must be avoided or mitigated. Furthermore, minimum floor levels to manage flood hazards will be considered through the District Plan Review process which expressly covers the regeneration areas.</p>
<p>Objective 11.2.2 ensures that the adverse effects from hazard mitigation are avoided or mitigated.</p> <p>This is supported by policy 11.3.7 which requires that the adverse effects of physical works to mitigate natural hazards are avoided, remedied or mitigated.</p>	<p>The Plan notes that within the Kaiapoi South and Kaiapoi East regeneration areas, one of the reasons residential development was not preferred was because the remediation of the geotechnical and flooding hazards within these areas would have required considerable physical works which would have resulted in adverse effects adjoining properties (i.e. flood displacement and adverse amenity effects given the noise and traffic associated with the potential remediation).</p>
<p>Objective 11.2.3 ensure that the effects of climate change, and its influence on sea levels and the frequency and severity of natural hazards, are recognised and provided for.</p>	<p>The TAP report³ has predicted that Pines Beach and Kairaki will be impacted by shoreline retreat due to passive inundation by 2100. As such, the Plan has proposed restrictions on new dwellings within these areas.</p>

¹ Kaiapoi Town Centre Business Land Requirements (October 2015) by Property Economics.

² Waimakariri District Residential Red Zone Preliminary Assessment of Land Use Capability (2015) Technical Advisory Panel

³ Waimakariri District Residential Red Zone Preliminary Assessment of Land Use Capability (2015) Technical Advisory Panel

This is supported by policy 11.3.8 which requires that particular regard is had to the effects of climate change when determining if new use or development is appropriate and sustainable.	The Tap report has also considered changes to the frequency and severity of rainfall events, this has been a consideration when determining proposed land uses.
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Given the above assessment, it is considered that the land uses proposed within the Preliminary Draft Recovery Plan (including the amendments suggested within officer's recommendations) have had regard to the relevant Objectives and Policies of the CRPS, in accordance with Section 8.4.4 of the Ministers Direction.

2. New Zealand Coastal Policy Statement (NZCPS)

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

Relevant NZCPS Objectives and Polices	Red Zone Recovery Plan Assessment
<p>Objective 1 relates to safeguarding the biological and physical processes, ecosystems, and water quality.</p> <p>This is supported by polices:</p> <ul style="list-style-type: none"> - 11 Indigenous biodiversity - 21 Enhancement of water quality - 22 Sedimentation - 23 Discharge of contaminants 	<p>Policy 11 - While there are no areas of significant biodiversity within the Waimakariri Regeneration Areas currently, the proposed land uses within Areas 20 and 24 (Amalgamation into Tūhaitara Coastal Park), and Area 21 (Council Reserve) propose a range of native planting which enhance the presence of biodiversity within these regeneration areas.</p> <p>Policies 21, 22, 23 - Although the Waimakariri Regeneration Areas do not contain coastal waterbodies, the Plan does acknowledge the effect the land uses adjacent to the Kaiapoi River, Courtney Stream, and Saltwater creek, and provides opportunities to enhance water quality values and reduce sedimentation and contaminates entering these waterbodies.</p>
<p>Objective 2 relates to the identification and preservation of the natural character and features of the coastal environment.</p> <p>This is supported by policies:</p> <ul style="list-style-type: none"> - 1 Extent and characteristics of the coastal environment 	<p>Policy 1 - It is noted that the Waimakariri District Plan does not identify a Coastal Environment Area (Appendix 2 of this document shows the District Planning Maps for the Kairaki and Pines Beach Areas), Policy 1(2) of the NZCPS provides a list of attributes the coastal environment includes. Policy 1(2)(d) states that the coastal environment</p>

<ul style="list-style-type: none"> - 13 Preservation of natural character - 14 Restoration of natural character - 15 Natural features and natural landscapes 	<p>includes ‘<i>areas at risk from coastal hazards</i>’.</p> <p>Given the Technical Advisory Panel report⁴ has predicted that the Pines Beach and Kairaki regeneration areas will be impacted by shoreline retreat due to passive inundation based on a future sea level rise projection of 1.0m by 2115, it is acknowledged that both the Pines Beach and Kairaki regeneration areas are included within the extent of the coastal environment area.</p> <p>Policy 14 - the proposed land uses within Areas 20, 21, and 24 propose a range of native planting which seeks to restore some of the indigenous habitats and ecosystems within these regeneration areas.</p> <p>Policy 13 and 15 – It is noted that the Pines Beach and Kairaki regeneration areas are heavily modified landscapes with little or no natural character, given that prior to the earthquakes they contained domestic land uses. It is also noted that these areas have not been identified within the Waimakariri District Plan as being an outstanding natural features or landscape. As such, it is considered that there is little natural character values or natural features within these areas that require protection.</p>
<p>Objective 3 relates to taking into account the principles of the Treaty of Waitangi.</p> <p>This is supported by policies:</p> <ul style="list-style-type: none"> - 2 The Treaty of Waitangi, tangata whenua and Māori heritage - 4 Integration 	<p>As noted in the CRPS assessment above, one of the important matters acknowledged when developing the Plan was the values of mana whenua/Te Ngāi Tūāhuriri Rūnanga and Ngāi Tahu and their perspectives on the future use of the regeneration areas. Te Rūnanga o Ngāi Tahu is both a Treaty partner with the Crown, and a strategic partner of the Council. The Council has worked in partnership with Ngāi Tūāhuriri and Te Rūnanga o Ngāi Tahu to ensure that:</p> <ul style="list-style-type: none"> • Decision-making reflects the aspirations of Ngāi Tūāhuriri and Ngāi Tahu • The cultural presence of Ngāi Tūāhuriri and Ngāi Tahu is visible and enhanced • Shared cultural and natural heritage is

⁴ Kaiapoi Town Centre Business Land Requirements (October 2015) by Property Economics.

	<p>respected</p> <p>Key public spaces are designed and named in collaboration with Ngāi Tūāhuriri.</p>
<p>Objective 4 relates to maintaining and enhancing public open space and recreational opportunities of the coastal environment.</p> <p>This is supported by policies:</p> <ul style="list-style-type: none"> - 18 Public open space - 19 Walking access - 20 Vehicle Access 	<p>Policy 18 and 19 - the proposed amalgamation of areas 20 and 24 into the Tūhaitara Coastal Park would result in an increase in public open space, and walking access as the Te Kohako o Tohaitara Trust has indicated that if the proposal was to go ahead this area would be heavily planted with native species and defined trail access points would be established.</p> <p>Policy 20 - The spatial plans show that the Reid Memorial Ave, which provides vehicle access to Pines Beach, and Featherstone Ave which provides vehicle access to the Waimakariri River are proposed to be retained. No new vehicle access location to the coast are proposed within the Plan.</p>
<p>Objective 5 relates to ensuring coastal hazards risk (taking into account climate change) are managed.</p> <p>Objective 7 relates to ensuring that management of the coastal environment recognises and provides for New Zealand's international obligations regarding the coastal environment.</p> <p>This is supported by policies:</p> <ul style="list-style-type: none"> - 3 Precautionary Approach - 24 Identification of coastal hazards - 25 Subdivision use, and development in areas of coastal hazard risk - 26 Natural defence against coastal hazards - 27 Strategies for protection significant existing development from coastal hazards risk 	<p>Policy 3, 25 – The TAP report⁵ has predicted that Pines Beach and Kairaki will be impacted by shoreline retreat due to passive inundation by 2100. As such, the land uses proposed within the Pines Beach and Kairaki regeneration areas have adopted a precautionary approach by restricting permanent structures within areas 19 and 23, and amalgamating area 20 and 24 into the Tūhaitara Coastal Park. These land uses seek to avoid increasing the risk of social, environmental and economic harm from coastal hazards by restricting development, or changes in land use, which would increase the risk of adverse effects from coastal hazards.</p> <p>Policy 24 – it is noted that the identification of coastal hazards is being undertaken at a district wide scale through the District Plan review process.</p> <p>Policies 26 and 27 – No natural defences, or hard protection structures have been proposed as part of the Plan.</p>
<p>Objective 6 relates to enabling people and communities to provide for their social,</p>	<p>Policy 6(a) – the roading and infrastructure within Pines Beach and Kairaki infrastructure has been</p>

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

<p>economic, and cultural wellbeing and their health and safety, through subdivision, use, and development.</p> <p>This is supported by Policies;</p> <ul style="list-style-type: none"> - 6 Activities in the coastal environment - 7 Strategic Planning - 17 Historic heritage identification and protection 	<p>repaired.</p> <p>Policy 6(c) and 7 – there is no extension to the Residential Zone 3 boundary proposed within the Plan.</p> <p>Policy 6(f) – any future development in the Pines Beach and Kairaki areas will need to ensure the character of the existing built environment is maintained. This could be achieved through the terms of the lease arrangement and the design of public spaces.</p> <p>Policy 17- The Plan acknowledges that Te Rūnanga o Ngāi Tahu and in particular Ngāi Tūāhuriri have a long-standing history and relationship with the Pines Beach and Kairaki areas. The presence of recorded archaeological finds (kāinga middens and others) at or near Kaiapoi, combined with the history of Ngāi Tahu occupation and activity within the area, indicates a strong potential for the presence of as yet undiscovered Māori archaeological sites within the Pines Beach and Kairaki regeneration areas. The proposed land uses within Areas 20 and 24 (amalgamation into Tūhaitara Coastal Park) will provide a range of opportunities to preserve Te Rūnanga o Ngāi Tahu values, retain and enhance rare and indigenous biodiversity and provide recreational and educational opportunities.</p>
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Given the above assessment, it is considered that the land uses proposed within Plan (including the amendments suggested within officer's recommendations) are consistent with the relevant Objectives and Policies of the NZCPS.

3. Mahaanui Iwi Management Plan 2013

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

Relevant IMP Chapters	Red Zone Recovery Plan Assessment
Chapter 5.1 – Kaitiakitanga, sets out a range of objectives and policies recognising Manawhenua, Kaitiakitanga, Te Tiriti o Waitangi and also promoting the collaboration of agencies in order to protect natural resources and the environment.	As noted in the CRPS assessment above, one of the important matters acknowledged when developing the Plan was the values of mana whenua/Te Ngāi Tūāhuriri Rūnanga and Ngāi Tahu and their perspectives on the future use of the regeneration areas. Te Rūnanga o Ngāi Tahu is both a Treaty

	<p>partner with the Crown, and a strategic partner of the Council. The Council has worked in partnership with Ngāi Tūāhuriri and Te Rūnanga o Ngāi Tahu to ensure that:</p> <ul style="list-style-type: none"> • Decision-making reflects the aspirations of Ngāi Tūāhuriri and Ngāi Tahu • The cultural presence of Ngāi Tūāhuriri and Ngāi Tahu is visible and enhanced • Shared cultural and natural heritage is respected • Key public spaces are designed and named in collaboration with Ngāi Tūāhuriri. <p>The joint management structure proposed within Area 4, and the proposed amalgamation of Areas 20, and 24 into the Tūhaitara Coastal Park provide future opportunities for Kaitiakitanga.</p>
<p>Chapter 5.3 - Wai Māori, sets out a range of objectives and policies outlining Ngāi Tahu rights and interests in freshwater.</p> <p>In particular, Objective 4 states that mauri and mahinga kai are recognised as key cultural and environmental indicators of the cultural health of waterways and the relationship of Ngāi Tahu to water.</p>	<p>Although the Waimakariri Regeneration Areas do not contain waterways, the Plan does acknowledge the effect the land uses adjacent to the Kaiapoi River have on the mauri and mahinga kai values within the river.</p> <p>Area 4 (Heritage and Mahinga Kai) has been identified as having significant cultural values by Te Ngāi Tūāhuriri Rūnanga and Te Rūnanga o Ngāi Tahu, particularly in relation to mahinga kai access. As such, the Plan proposed future uses focus on restoring and enhancing indigenous fauna and flora with management via a joint management plan between Council, Ngāi Tahu and Ngāi Tūāhuriri Rūnanga. It is considered that this land use will complement initiatives to improve the water quality of the Kaiapoi River.</p>
<p>Chapter 5.4 – Papatūānuku, sets out objectives and policies which ensure that land use and development activities in the takiwā are managed in way that works with the land and not against it.</p>	<p>The land uses proposed within the regeneration areas have been heavily influenced by the natural and cultural elements associated with each of specific areas. As such, it is considered that the location, design, and function of development within the regeneration areas will result in development which is robust, resilient, and acknowledges historic and cultural uses of the area.</p>
<p>Chapter 5.5 - Tāne Mahuta, sets out objectives and policies relating to the significance of indigenous biodiversity and mahinga kai.</p>	<p>While there are no areas of significant biodiversity within the Waimakariri Regeneration Areas currently, the proposed land uses within Area 4 (Heritage and Mahinga Kai), Areas 7 and 9 (Ecological and Recreation Linkages), Areas 20 and</p>

	24 (Amalgamation into Tūhaitara Coastal Park), and Area 21 (Council Reserve) all proposed a range of native planting which enhance the presence of biodiversity within the Waimakariri Regeneration Areas.
Chapter 5.6 – Tangaroa, sets out objectives and policies outlining Ngāi Tahu rights and interests in the coastal environment	As note in the NZCPS assessment above the Plan acknowledges that Te Rūnanga o Ngāi Tahu and in particular Ngāi Tūāhuriri have a long-standing history and relationship with the Pines Beach and Kairaki areas. The presence of recorded archaeological finds (kāinga middens and others) at or near Kaiapoi, combined with the history of Ngāi Tahu occupation and activity within the area, indicates a strong potential for the presence of as yet undiscovered Māori archaeological sites within the Pines Beach and Kairaki regeneration areas. The proposed land uses within Areas 20 and 24 (amalgamation into Tūhaitara Coastal Park) will provide a range of opportunities to preserve Te Rūnanga o Ngāi Tahu values, retain and enhance rare and indigenous biodiversity and provide recreational and educational opportunities.
Chapter 5.8 - Ngā tūtohu whenu, sets out objectives and policies relating to the identification and management of Ngāi Tahu's cultural heritage. This includes a range of sites of significance, and the traditional and contemporary landscapes. Map 4 within the chapter sets out Ngāi Tahu's culturally significant zones in the Kaiapoi Red Zones (attached in Appendix 3).	As noted in the CRPS analysis above, the Plan acknowledges that Area 4 (within the Kaiapoi South regeneration area) has been identified as having significant cultural values by Te Ngāi Tūāhuriri Rūnanga and Te Rūnanga o Ngāi Tahu, particularly in relation to mahinga kai access. Also, the Plan acknowledges that areas 20, and 23 (within the Pines Beach and Kairaki regeneration areas) are part of a cultural landscape with significant historical, traditional, cultural and contemporary associations. The land uses proposed within these areas seek to recognise and enhance the cultural values associated with these areas.
Chapter 6.4 – Waimakariri, sets out catchment specific objectives and policies relating to the lands and waters of the Waimakariri catchment. The objectives and policies most relevant to the Waimakariri Regeneration Areas relate to the management of: <ul style="list-style-type: none"> - lowland streams - subdivision and development - cultural landscapes 	As shown in the above assessments, the catchment specific objectives and policies have been considered within the Plan as follows: <ul style="list-style-type: none"> - Proposed plantings programs within areas 4, 7, 9, 20, 21, and 24 seek to restore and enhance indigenous biodiversity within regeneration areas. It is considered that this planting complements initiatives to improve the water quality of the lowland streams adjoining the regeneration areas.

	<ul style="list-style-type: none"> - The detailed design and layout of the public spaces within the regeneration areas will be undertaken through a master planning process. This process will allow the historic and cultural values associated with an area to be included within the design of the area. - The land uses proposed within Areas 4, 20, and 23 acknowledge the cultural significance of the area, and seek to recognise and enhance these values.
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Given the above assessment, it is considered that the land uses proposed within Plan (including the amendments suggested within officer's recommendations) are consistent with the relevant Objectives and Policies of the IMP.

4. Waimakariri District Plan

Residential Zones

The Residential 1 Zone is the highest density living environment in the District. The zone surrounds the town centres of Rangiora and Kaiapoi. Residential 1 Zone provides an opportunity for higher density living within walking distance of town centre facilities and reinforces the dominant community focal point role of these towns. The zone is sensitive to adverse effects that may spill over from the adjacent Business 1 Zone.

The Residential 2 Zone occupies most of the living environment in the District's towns. It is characterised by the single storey detached dwelling, surrounded by lawns and gardens. The streets are open and spacious and generally carry only local traffic. The Residential 2 Zone is sensitive to adverse effects that may spill over from adjacent zones, especially the Business and Rural Zones.

The Residential 3 Zone reflects the view of the community that the beach settlements and small rural towns are different in character from the four main towns in the District. These differences largely stem either from their origins as holiday settlements, their small size, and low density of building. Servicing constraints such as at Allin Drive/Queens Avenue, Waikuku Beach which limit subdivision potential have the effect of maintaining the particular character of some settlements and towns

The Residential 4 Zones are based on the former "Rural-Residential Zone". The zones provide a living environment within the rural area. The nature of these zones has increasingly taken on urban characteristics. People value them as very low density residential sites in a rural setting. Increasingly it is expected that servicing standards will mirror urban rather than rural settings. The difference between the 4A Zone and 4B Zone relates to lot sizes. New 4A and 4B Zones can only be created by plan change. The 4B Zones are the original Rural-Residential Zones created under the Transitional District Plans based on limited public servicing and one-hectare average lot sizes.

The Residential 5 Zone provides for a special quality residential environment focused around man-made water bodies. It is a zone that has restrictive controls in place in recognition of the qualities of the

environment including habitat and wildlife values of those water bodies. It is a location where extensive landscaping and amenity plantings are required. The Residential 5 Zone is a unique zone within the District. A particular character and level of amenity will be created within this zone.

The Residential 6 and 6A Zones provide for the residential development at Pegasus new town to the east of State Highway 1, north-east of Woodend and Ravenswood, north of Woodend. It is anticipated that the zones will enable a variety of housing environments of differing densities, from single storey detached dwellings on spacious sections to higher density living within close proximity to the community and commercial facilities in Pegasus and Ravenswood

The Residential 7 Zone provides for mixed residential development at West Kaiapoi. The zone provides three levels of densities ranging from 200m² to 540m² minimum averages. These higher densities are supported by a network of open space and reserves, including enhancement of existing linkages and construction of new linkages along and across the Kaiapoi River. The need for this higher level of density has arisen from the red zoning of properties in Kaiapoi following the Canterbury earthquakes of 2010/2011. A consistent message that has come from the Council's consultation exercises with the community is a call for orderly change. There is a desire to retain the fundamental elements that give the Residential Zones their characters. The community's interest lay in managing the rate of change, not stopping nor prescribing acceptable change. It accepted that it was not possible to anticipate and therefore plan for likely futures. Management of Residential Zones should not be directed at retaining any particular known residential landscape.

Business Zones

The Business 1 Zone covers the Rangiora, Kaiapoi, Oxford, Woodend, Pegasus town centres and Ravenswood and defines the key activity centres for business, social, community, cultural and administration activity for those towns. The Policy requires that they remain the dominant location and focal point for these activities. The Business 1 Zone is also a significant community resource reflected in its day-to-day use by the community. These activities require a quality, functional, well designed environment to help ensure the on-going sustainability and vitality of the town centres.

The Business 2 Zone covers those industrial and commercial areas which are characterised by large-scale buildings, low density of development and industrial type activities. These areas range from the pockets of business activity such as in Newnham Street in Rangiora, or the Kaiapoi Mill, to larger industrial enterprises such as sawmills and engineering works at Ohoka Road, or mixed commercial and industrial activities at Southbrook.

Zone	Minimum Allotment Area	Minimum Dimensions of Allotment (m)	
		Internal Square	Frontage
Business 2 and Business 6	700m ²		
Business 5	450m ²		
Residential 1 (excluding Comprehensive Residential Development)	300m ²	15 x 15	15

Zone	Minimum Allotment Area	Minimum Dimensions of Allotment (m)	
		Internal Square	Frontage
Residential 2 (excluding Comprehensive Residential Development)	600m ² NOTE: See Rules 32.1.1.4, 32.1.1.8, 32.1.1.9 and 32.1.1.10	18 x 18	15
Residential 3	600m ² NOTE: See Rules 32.1.1.6, 32.1.1.7	15 x 15	15
Residential 6 (excluding Comprehensive Residential Development)	400m ²	13 x 18	13
Residential 6A	137.5m ² Maximum lot area on subdivision is 412.5m ² , other than where a balance area is created on subdivision which exceeds 4ha	Except for corner sites, the length of a road boundary of the lot shall be less than the depth of the lot, measured at right angles to that road boundary	

Residential 4A/4B	NOTE: See Rules 32.1.1.11 to 32.1.1.22		
Residential 5	Shall generally comply with the Concept Plan shown in District Plan Map 140		
Residential 7	Area A 150m ² Area B 300m ² Area C 500m ² NOTE: See Rules 32.1.1.23 and 32.1.1.24	6 x 8m 15 x 15 m 15m x 15m	15m 15m

Zone	Minimum Allotment Area	Minimum Dimensions of Allotment (m)	
		Internal Square	Frontage
Rural	4ha NOTE: See Rule 32.1.1.5	120 x 120m	Allotments adjoining State Highways: minimum of 200m or no greater than 10m frontage to a formed road, provided that no more than two frontages of 10m shall be provided without a separation of 200m NOTE: See Rule 30.6.1.15
Mapleham Rural 4B Zone	Shall generally comply with the Concept Plan shown on District Plan Map 147		

5. Waimakariri District Long Term Plan 2015-2025

The Long Term Plan describes the community outcomes for the district and the activities of Council. It provides for integrated decision-making and coordination of Council resources and a basis for accountability to the community.

Relevant Community Outcomes		Red Zone Recovery Plan Assessment
Environment	There is a safe environment for all	The detailed design and layout of the public spaces within the regeneration areas will be undertaken through a master planning process. This process will ensure that the design of these areas is consistent

		<p>with the principle of good urban design, and will therefore encompass the provision of safe and secure environments for residents and visitors.</p> <p>As noted above, the land uses within the regeneration areas have been heavily influenced by the flooding and geotechnical and hazards associated with each of specific areas.</p>
	There is sufficient clean water to meet the needs of communities and ecosystems	<p>Although the Waimakariri Regeneration Areas do not contain waterways, the Plan does acknowledge the effect the land uses adjacent to the Kaiapoi River have on the mauri and mahinga kai values within the river. The infrastructure commitment within the Plan will contribute to the provision of clean waterways. Proposed plantings within areas 4, 7, 9, 20, 21, and 24 seek to restore and enhance indigenous biodiversity within regeneration areas. It is considered that this planting complements initiatives to improve the water quality of the lowland streams adjoining the regeneration areas. The Integrated Assessment notes that the ability to influence water quality could be minimal, as there are many other influences from outside the red zone area that won't be controlled by this recovery plan, and that the predominant concerns regarding water quality focused on stormwater. The Integrated Assessment also notes that some activities proposed would result in better water quality but are not explicitly identified within the plan.</p>
	The air and land is healthy	<p>The proposed land uses within Area 4 (Heritage and Mahinga Kai), Areas 7 and 9 (Ecological and Recreation Linkages), Areas 20 and 24 (Amalgamation into Tūhaitara Coastal Park), and Area 21 (Council Reserve) all propose a range of native planting which will enhance the presence of biodiversity within the Waimakariri</p>

		Regeneration Areas and therefore contribute to land and water that is healthy. The Integrated Assessment confirms that the proposals in the Plan will contribute to environmental health.
Places and Spaces	There are areas of significant indigenous vegetation and habitats for indigenous fauna	The proposed recreation and ecological linkages (Areas 7, 9 and 21) and the Heritage and Mahinga Kai Area (Area 4) will have a focus on indigenous vegetation and habitats.
	The community's cultures, arts and heritage are conserved and celebrated	The proposed cemetery (memorial gardens) (Area 11), Heritage and Mahinga Kai Area (Area 4) and recreation and ecological linkages (Areas 7, 9, and 21) provide opportunities for celebrating culture, art and heritage.
	Public spaces and facilities are plentiful, accessible and high quality	The Plan includes a variety of different public spaces for formal and informal recreation and community use.
	The distinctive character of our towns, villages and rural areas is maintained	The proposals in the Plan have been developed reflecting the unique existing and proposed future cultural, economic and environmental characteristics of Kaiapoi, Pines Beach and Kairaki.
	People are friendly and caring, creating a strong sense of community in our District	The Plan provides a number of proposals for cultural and recreation activities which will enhance people's well-being and further engender the maintenance of a positive community within the area. The proposed inclusion of a variety of different public spaces for both formal and informal recreation supports community health and wellbeing.
Services	Transport is accessible, convenient, reliable, affordable and sustainable	<p>There is a proposal for a 'public transport interchange' in central Kaiapoi (refer map on page 29) and more work will be done through the implementation to confirm arrangements for private and public transport, including the potential development of a Park & Ride / Transport Interchange.</p> <p>The plan identifies opportunities to increase areas available for parking.</p>

	Core utility services are provided in a timely, sustainable and affordable manner	The spatial maps included within the Plan clearly set out the proposed land uses and infrastructure within each of the regeneration areas, with the proposed land uses heavily influenced by the key hazards associated with each of specific areas. The Integrated Assessment confirms that the Plan clearly outlines the proposals and infrastructure needs, and indicates how these will be implemented and funded.
	Our community's needs for health and social services are met	While not an explicit focus of the Plan, the proposals to develop more areas available for passive and active recreation will help ensure a healthier population. Walking and cycling connections are proposed within both the Kaiapoi South and Kaiapoi East regeneration areas. The proposed inclusion of a variety of different public spaces for both formal and informal recreation supports community health and wellbeing.
	People have wide ranging opportunities for learning and being informed	The implementation of any approved Recovery Plan will create ongoing opportunities for community involvement and engagement. Implementation of any approved Recovery Plan will involve a signage and wayfinding strategy
	Businesses in the District are diverse, adaptable and growing	The Plan proposes a range of business activities (in Areas 2, 3, and 17). Careful consideration will be undertaken to ensure that any future commercial activities within these areas do not detract from the function and viability of the existing Kaiapoi town centre.
Governance	There are wide ranging opportunities for people to contribute to the decision making by local, regional and national organisations that affects our District	The process of developing the proposals in the Plan has included and will continue to include a wide level of awareness-raising, consultation and engagement. Implementation of the proposals will, where relevant, include mechanisms within existing planning instruments which incorporate appropriate public engagement and involvement. A number of proposals in the Plan strongly reflect

		explicit community groups' aspirations and will make positive changes in response to these.
	Public effect is given to the spirit of the Treaty of Waitangi	A number of areas (particularly Areas 4, 20 and 23) have been identified as having significant cultural values by Te Ngāi Tūāhuriri Rūnanga and Te Rūnanga o Ngāi Tahu, and are considered part of a cultural landscape with significant historical, traditional, cultural and contemporary associations. The land uses proposed within these areas seek to recognise and enhance the cultural values associated within these areas.

Given the above assessment, it is considered that the land uses proposed within Plan (including the amendments suggested within officer's recommendations) are consistent with the Community Outcomes in the Long Term Plan.

6. Kaiapoi Town Centre Plan 2011

While none of the eight core projects identified within the Kaiapoi Town Centre Plan (KTCP) are located within the regeneration area, the issues and vision of the KTCP has been considered through the development of the Plan. The vision of the KTCP is as follows:

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

This is supported by the following visions statements, Kaiapoi town centre will be:

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

The Plan supports this vision, as the land uses within the Kaiapoi West, Kaiapoi South, and Kaiapoi East regeneration areas seek to complement the activities within the town centre, while ensuring that the proposed land uses do not detract from the economically viable town centre. The proposed activities



such as new recreational areas, walking and cycling tracks and dog parks attempt to attract visitors to the Kaiapoi area, and proposed car parking areas close to the town centre will support the town centre being accessible to vehicle and easy to park in.

7. Waimakariri District Walking and Cycling Strategy and Implementation Plan 2011

While none of the projects listed within the Waimakariri District Walking and Cycling Strategy and Implementation Plan (WDWCSIP) specifically relate to the Waimakariri Regeneration Areas, the vision of the WDWCSIP has been considered through the development of the Plan. The WDWCSIP lists three vision statements as follows:

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

The Plan supports this vision as walking and cycling connections are proposed within both the Kaiapoi South and Kaiapoi East regeneration areas. Areas 7 will provide walking and cycling links between the existing residential neighbourhoods to the west with NCF Park and the Kaiapoi River. While Area 9 will provide walking and cycling links between the residential neighbourhood to the north with the Kaiapoi River and the Kaiapoi Key Activity Centre.

8. Sport and Recreation Reserves Management Plan (2015)

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

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

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

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

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

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

The Plan supports these desired outcomes as it provides future additional district sport and recreation reserves (Area 1 and 10) to meet Councils levels of service. The objectives and policies, relating to the five main policy areas will be considered during the detailed design and development of the sport and recreation reserve. It is not considered that the development of Areas 1 and 10 will be inconsistent with the Sport and Recreation Reserves Management Plan.

9. Waimakariri District Visitors Strategy (2010-2015)

The Visitors Strategy sets the following vision:

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

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

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

Given the above assessment, it is considered that the land uses proposed within Plan (including the amendments suggested within officer's recommendations) are consistent with the Waimakariri District Visitors Strategy.

10. Waimakariri District Council Community Development Strategy 2015-2025

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

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

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

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

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

Theme	Goal	Red Zone Recovery Plan Assessment
Theme 1 - Strengthening Communities <ul style="list-style-type: none"> • community partnerships • strengthening collaborative relationships • participation/inclusion 	To foster and support inclusion, coordination, cooperation and participation at all levels.	<p>The proposed inclusion of a variety of different public spaces for both formal and informal recreation encourages participation.</p> <p>The inclusion of opportunities for Mahinga kai, edible landscapes and joint management encourages community coordination, cooperation and participation</p>
Theme 2 - Community belonging/acceptance	To support local initiatives that respond to identified local needs.	The inclusion of recreation opportunities and opportunities for Mahinga kai, edible landscapes and joint management in the Plan is in response to identified local needs.

<p>Theme 3 - Safe healthy community</p> <ul style="list-style-type: none"> • Supporting Injury Prevention • Supporting Rural Safety • Supporting Road Safety • Supporting provision of health and social services 	<p>To work with our community for a safe, healthy and happy District.</p>	<p>The proposed inclusion of a variety of different public spaces for both formal and informal recreation supports community health and wellbeing.</p>
<p>Theme 4 - Information and Communication Exchange</p>	<p>To gather, collate and distribute quality information, in plain English, that meets the community's needs</p>	<p>The Plan has given people the opportunity to be involved in the decision making on future use of the regeneration areas in Kaiapoi. The implementation of any approved Recovery Plan will create further opportunities for community involvement.</p>

Given the above assessment, it is considered that the land uses proposed within Plan (including the amendments suggested within officer's recommendations) are consistent with the Waimakariri District Council Community Development Strategy.

11. Waimakariri Disability Strategy (2011)

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

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

Given the above assessment, it is considered that the land uses proposed within Plan (including the amendments suggested within officer’s recommendations) are consistent with the Waimakariri District Disability Strategy.

12. Waimakariri Local Economic Development Strategy (2012)

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

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

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

Relevant local economic development objective	Red Zone Recovery Plan Assessment
1. Infrastructure – Ensure the provision of good infrastructure to meet the essential needs of a growing community and enable more businesses to set up in the District, including telecommunications, transport and connectivity, and water for irrigation. Strategic Direction:	The spatial maps included within the Plan clearly set out the proposed land uses and some infrastructure within each of the regeneration areas, the Plan proposes a range of business activities (in Areas 2, 3, and 17). The Integrated Assessment confirms that the Plan clearly outlines the proposals and infrastructure needs, and indicates how these will be implemented and

<ul style="list-style-type: none"> • Maintaining and improving transport and connectivity 	<p>funded.</p> <p>There is a proposal for a 'public transport interchange' in central Kaiapoi (refer map on page 29) and more work will be done through the implementation to confirm arrangements for private and public transport, including the potential development of a Park & Ride / Transport Interchange.</p>
<p>3. Life – Invest in a vibrant community through ensuring provision of social and community facilities in a way that supports a high quality of life and keep abreast of social needs and community expectations.</p> <p>Strategic Direction:</p> <ul style="list-style-type: none"> • Provide social and community facilities 	<p>The proposed inclusion of a variety of public spaces, community facilities, and recreation options in the Plan supports recreation, cultural and social life, and contributes to the health and wellbeing of the community.</p>
<p>4. Planning – Undertake long-term strategic planning of the District's spatial environments, such as business land and town centres, in order to enable and encourage economic growth.</p> <p>Strategic Direction:</p> <ul style="list-style-type: none"> • Making best use of business land • Planning for future business land • Maintaining and enhancing town centre vitality 	<p>The business activities identified within spatial plans as Areas 2, 3, and 17 are proposed to be managed to ensure that the activities within these areas support the function and viability of the existing Kaiapoi town centre. This may be achieved by introducing a bespoke business zone as part of the plan change to the District Plan.</p>
<p>5. Land – Explore potential that could be harnessed in local agriculture and rural activities, which continue to dominate the District's economy.</p>	<p>Areas 5 and 12 have been identified as suitable for rural activities.</p>
<p>6. Business – Boost the District's local economy and jobs by securing more businesses to relocate to the District, as well as supporting and growing the capacity of existing local businesses.</p> <p>Strategic Direction:</p> <ul style="list-style-type: none"> • Retaining and growing District businesses • Attracting businesses to the District 	<p>The Plan proposes the development of a range of business activities (in Areas 2, 3, and 17). Careful consideration will be undertaken to ensure that any future commercial activities within these areas do not detract from the function and viability of the existing Kaiapoi town centre.</p>
<p>7. Visitors – Grow the District's visitor industry through</p>	<p>The proposed inclusion of a variety of public spaces, community facilities, and recreation</p>

marketing the District and boost local tourism infrastructure to enable and encourage visitors to discover the Waimakariri District.	options in the Plan will encourage visitors to Kaiapoi.
<ul style="list-style-type: none"> Marketing the District as a visitor destination Growing tourism business and facilities 	

Given the above assessment, it is considered that the land uses proposed within Plan (including the amendments suggested within officer's recommendations) are consistent with the Local Economic Development Strategy.

13. Land Use Recovery Plan - Te Mahere Whakahaumanu Taone (LURP)

The following table sets out the LURP Outcomes which are relevant to Preliminary Draft Waimakariri Residential Red Zone Recovery Plan (the Plan) and provides an assessment of how the Plan aligns with these provisions.

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

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

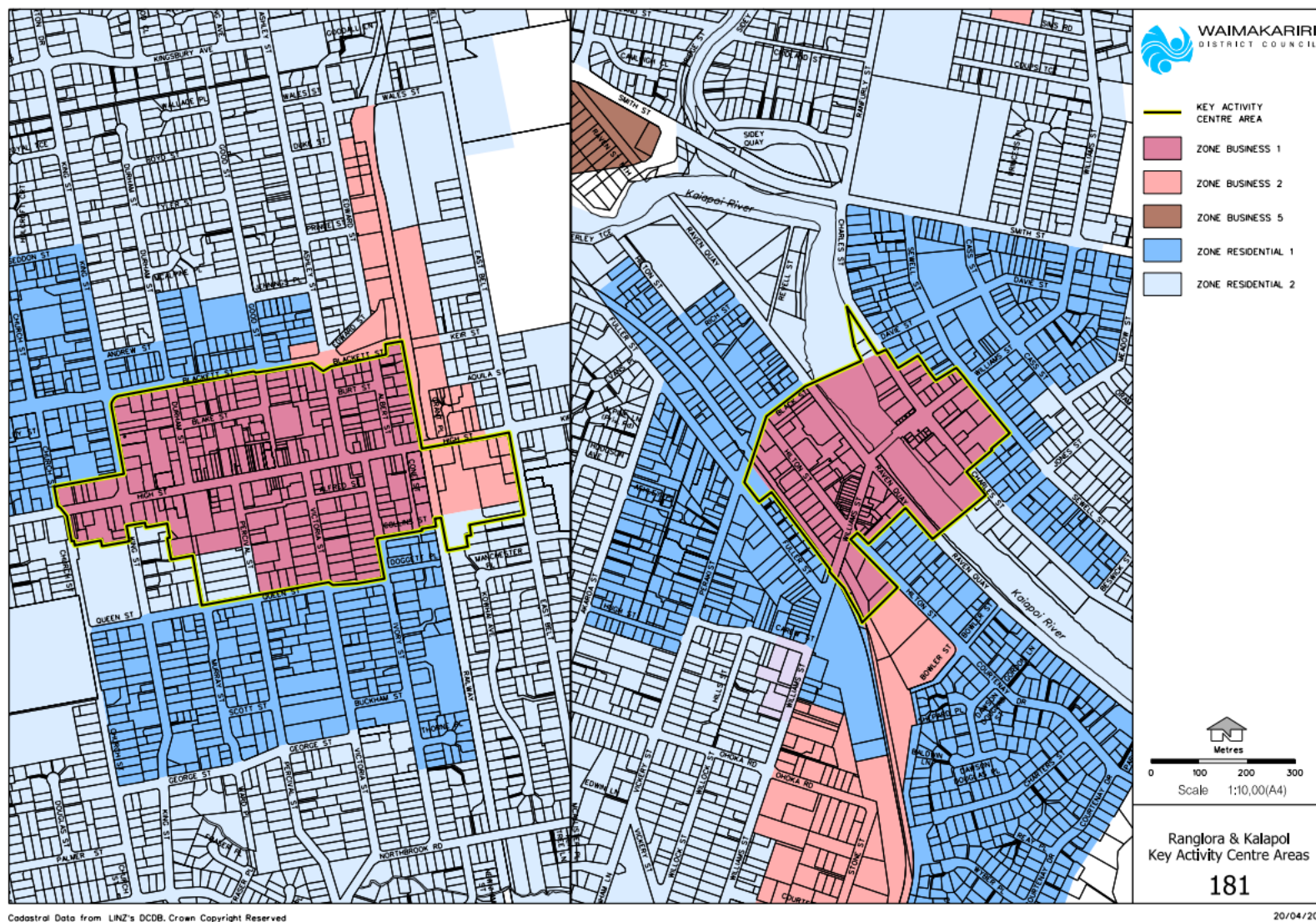
Relevant LURP outcomes	Red Zone Recovery Plan Assessment
1. A clear planning framework directs where and how new development should occur so that it integrates efficiently and effectively with infrastructure programmes and avoids key hazards and constraints.	The spatial maps included within the Plan clearly set out the proposed land uses and infrastructure within each of the regeneration areas, with the proposed land uses heavily influenced by the key hazards associated with each of specific areas.
2. Servicing of land for housing and business and its release to the market keep pace with anticipated demand.	The implementation tables within the Plan provide timeframes for the establishment of services within each of the regeneration areas. It is considered that the timing and proposed levels of service for both roading and infrastructure will ensure that the proposed land uses are adequately serviced.
4. RMA plans and regulatory processes enable rebuilding and development to go ahead without unnecessary impediments.	The implementation tables within the Plan set out the future work program within each of the regeneration areas, and signal a process in which changes to the District Plan could be undertaken if required. In addition, the District Plan will response to any changes set out in the Recovery Plan to

	enable this.
10. Key activity centres and neighbourhood centres provide for commercial activity needs and support rejuvenation of damaged areas.	The Plan acknowledges that careful consideration of the business activities identified within Areas 2, 3, and 17 needs to be undertaken to ensure that any future commercial activities within these areas do not detract from the function and viability of the existing Kaiapoi town centre.
11. Sufficient industrial business land is available to accommodate relocations and industrial sector growth.	A report on the Kaiapoi Town Centre Business Land Requirements ⁶ identified that additional industrial land would be required in the future within Kaiapoi. Additional business areas are proposed, whether these will provide for industrial business activities requires further work.
14. More people walk and cycle in and between centres of activity and for local trips.	Walking and cycling connections are proposed within both the Kaiapoi South and Kaiapoi East regeneration areas. Area 7 will provide walking and cycling links between the existing residential neighbourhoods to the west with NCF Park and the Kaiapoi River. Area 9 will provide walking and cycling links between the residential neighbourhood to the north with the Kaiapoi River and the Kaiapoi Key Activity Centre.

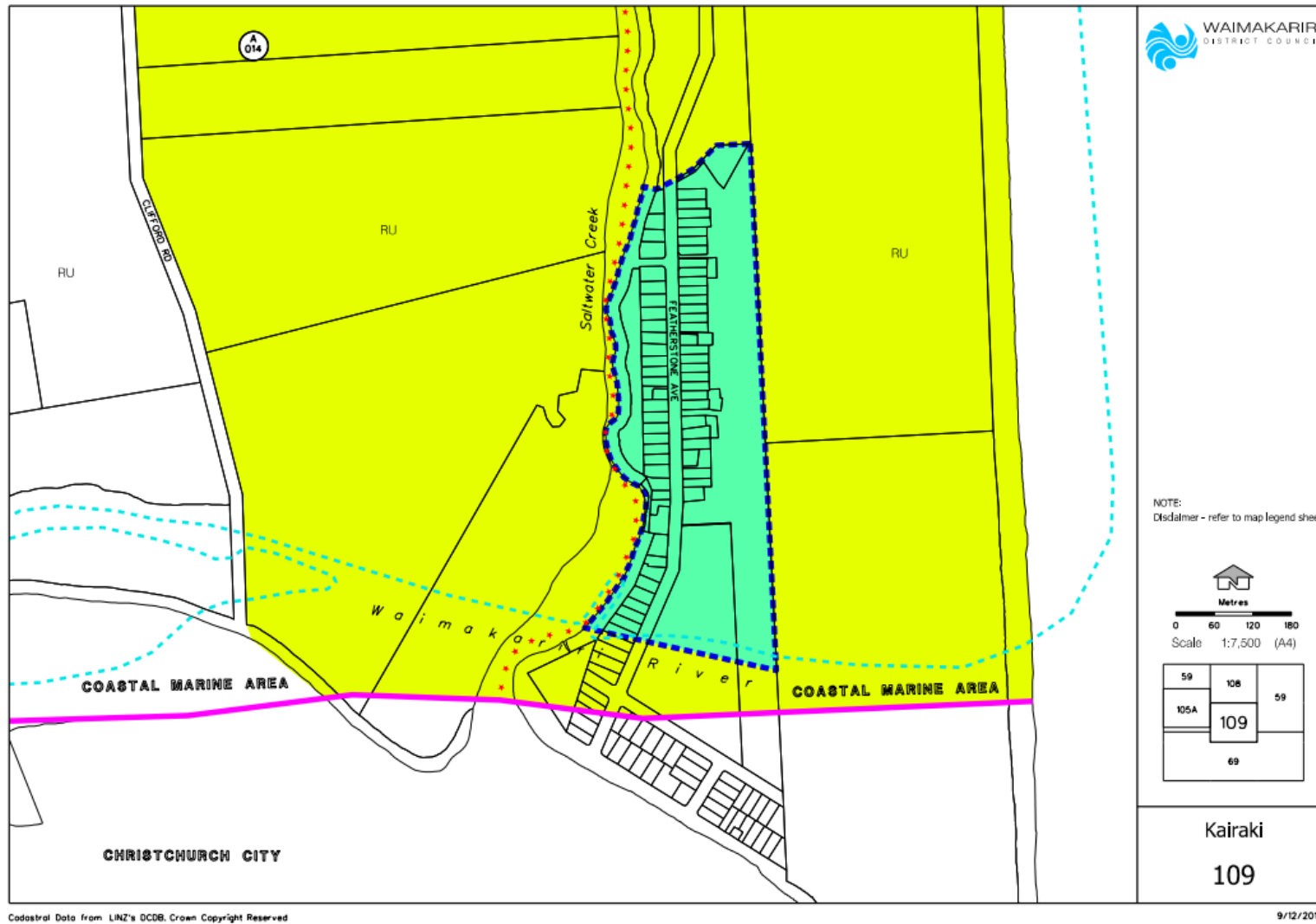
Given the above assessment, it is considered that the land uses proposed within Plan (including the amendments suggested within officer's recommendations) are consistent with the outcomes sought within the LURP.

⁶ Kaiapoi Town Centre Business Land Requirements (October 2015) by Property Economics.

Appendix 1 - District Plan Map 181 showing Waimakariri Districts Key Activity Centres




















Appendix 2 - District Planning Map 109 – Kairaki



Appendix 2 - District Planning Map 108 – Pines Beach



RURAL LEGEND (Sheets 1 to 76)

	Zone Business 2		Designations		River Reaches subject to esplanade provisions
	Zone Rural		Heritage Sites		Limited Access Road
	Subdivision Constraint		Vegetation and Habitat Sites		Coastal Marine Area boundary
	Localised Flooding Area		Notable Plant Sites		Average Noise Exposure Contours; Christchurch International Airport
	Outstanding Landscape - Ashley Gorge		Archaeological Sites		Noise Level in dBA Ldn
	Outstanding Landscape - Core		Waahi Tapu / Waahi Taonga		Transit New Zealand Designation
	Outstanding Landscape - Buffer				Trans Rail Designation
	Prominent Ridges				Transpower High Voltage Lines
	Goat control area				Waimakariri District boundary
Note:	See Rule 23.1.1.17 for goat control (Includes Outstanding Landscape areas)				Projected Infrastructure Boundary
	Vegetation & Habitat Site; - V159 Oxford Conservation Area				Area Covered by 1:7,500 scale
	Vegetation & Habitat Site; - V160 Mt Thomas Forest				
	Vegetation & Habitat Site; - V161 Puketeraki Forest				
NOTE:	These notations do not necessarily indicate the precise position of the Site, nor relate to the size of any Site.				

NOTE:
The planning maps are produced in colour and are intended to provide accurate and adequate information as at the date of publication and at the scale at which they are published. The Waimakariri District Council will not accept liability to any person or entity arising out of any reliance in part or full, by such person or entity upon any of the contents of the planning maps for any purpose in circumstances where they are reproduced in a way that alters the scale, and / or colour or any other detail of the maps, and the information contained therein.

Appendix 3 - Map 4 of the Mahaanui Iwi Management Plan showing Ngāi Tahu's culturally significant zones in the Kaiapoi Red Zones

