



Attachment D

Detailed Analysis of The Pines Beach

PRELIMINARY DRAFT WAIMAKARIRI RESIDENTIAL RED ZONE RECOVERY PLAN – ANALYSIS OF OPTIONS – THE PINES BEACH

Description of Area: Pines Beach is situated 4km west of Kaiapoi, 1km north of the Waimakariri River estuary and approximately 600m from the coastal marine area. The Tūhaitara Coastal Park separates The Pines Beach from the coast. The underlying land is predominantly stabilised sand dunes or river sand. The Waimakariri District Plan identifies the area as a Residential 3 Zone. Three privately-owned properties are located in the regeneration area, which covers about 9 hectares. A number of other properties in the wider Pines Beach area are on green zone land. The coastal lowland region from the Waimakariri River to the Rakahuri River is recognised as a Ngāi Tahu cultural landscape of immense importance within the Mahaanui Iwi Management Plan 2013. The Pines Beach regeneration area has been separated into three sub-areas (Areas 19, 20 and 21 in the draft Recovery Plan) based on the proposed land uses.

A. PREFERRED OPTION AND PROPOSED IMPLEMENTATION

<p>Briefly describe the preferred option and outline the key reasons why it is preferred.</p>	<p>Area 19 (the north and west of the regeneration area) is proposed to be vested in the Council, with lease arrangements being developed with private individuals for low intensity or rural land uses and/or potentially non-permanent structures. Area 20 (the south east of the regeneration area) is proposed to be incorporated into the Tūhaitara Coastal Park, while Area 21 (the southernmost part of the regeneration area) is proposed to be vested in the Council as a recreation and ecological linkage, providing an attractive entrance to The Pines Beach from Beach Road.</p> <p>These proposals are considered the most suitable for The Pines Beach regeneration areas given the high risk of regular future flooding in storm events, and forecast sea level rise (1.0m within the next 100 years), which will likely lead to inundation of the area due to the daily tidal cycle. The proposals will allow the community to continue to live in the area while recognising the natural hazard risks, and are also strongly aligned to the wishes of Ngāi Tahu that the eastern parts of The Pines Beach regeneration area should be incorporated into the Tūhaitara Coastal Park and that the area will retain and enhance rare indigenous biodiversity. The proposals were broadly supported by the majority of the community; greater clarity was sought by some commenters about the proposed leasing arrangements, the plans for Area 20 by Te Kohaka o Tūhaitara Trust, and the need to avoid a “shantytown” appearance (through the possibility of untidy temporary structures being located in Area 19).</p>
<p>How does the preferred land use take into account long-term projections and plans, such as demographic projections?</p>	<p>The proposed land uses for these areas reflect expanded recreational opportunities for the wider Waimakariri District, which is forecast to grow incrementally in the future. The key issue for The Pines Beach is the forecast sea level rise and associated flood risk, which has significantly restricted the different types of land use that can be considered.</p>
<p>Is the preferred option the intended long-term use of the area? If no, what is the intended long-term use and why is it different from the short term use?</p>	<p>The proposals are the intended medium and long term use for The Pines Beach area, reflecting the forecast natural hazards. The rationale for only allowing non-permanent structures within Area 19 reflects the likelihood that in the next century this area will be inundated with sea water, meaning that permanent structures are inappropriate.</p>
<p>How does the preferred land use option support and align with existing and planned local and national infrastructure? E.g. roads, schools and health services</p>	<p>The roads and services within The Pines Beach were extensively damaged in the 2010 earthquakes but have since been repaired and upgraded, and will be maintained by the Council (except for Hood Avenue, which will be removed). There are no other significant infrastructure implications and consequences that have been identified at this stage and no further infrastructure works are planned within The Pines Beach regeneration area.</p>
<p>What are the proposed ownership and management arrangements of the preferred option? Why are these favoured? <i>Note whether vesting is being requested.</i></p>	<p>The Council will discuss with the Crown the possibility of the Crown agreeing to vest the land in Area 19 with the Council, with management arrangements to be determined once greater certainty about the proposed leasing arrangements has been confirmed. The Council is also seeking to agree with the Crown that Area 21 be vested in the Council as a recreation reserve; the land would be subsequently managed by the Council’s Greenspace Team. For Area 20, the Council will discuss with the Crown and the Board of Te Kohaka o Tūhaitara Trust the steps that would need to occur to incorporate this area into the Tūhaitara Coastal Park. In the medium term it is proposed the Trust will become the land owner and manager of the area.</p>
<p>What is the proposed implementation of the preferred option? Why is this approach preferred?</p>	<p>If the Council’s land use proposals for The Pines Beach regeneration area are supported as part of an approved final Recovery Plan, the Council will discuss options with the Crown for vesting the land in Areas 19 and 21 in the Council. The Council will consider the most appropriate zoning for Areas 19 and 21, and will implement appropriate lease arrangements. For Area 21 the Council may undertake appropriate planting, with the Greenspace team being responsible for ongoing maintenance of the area. Should Area 20 be incorporated within the Tūhaitara Coastal Park, Te Kohaka o Tūhaitara Trust will prepare a management plan for the area in consultation with stakeholders including The Pines Beach community, and will consider appropriate ecological restoration planting. These implementation arrangements will expedite the Recovery Plan actions for this regeneration area in a transparent manner, which will provide certainty, while responding to a number of community concerns (e.g. about leasing arrangements and more clarity about future plans for the area by Te Kohaka o Tūhaitara Trust).</p>

PRELIMINARY DRAFT WAIMAKARIRI RESIDENTIAL RED ZONE RECOVERY PLAN – ANALYSIS OF OPTIONS – THE PINES BEACH

How does the Plan provide for the necessary statutory amendments to enable the preferred option? What are they?	District plan changes may be required to enable the proposed activities in Areas 19 and 21; given that these actions are proposed to take place within the next five years, these will be progressed under the Greater Christchurch Regeneration Act/Recovery Plan process. These are described as further actions to be completed after and subject to Ministerial approval of the preliminary Draft Recovery Plan. It is anticipated that a Waimakariri District natural hazards plan change will be progressed this year by the Council. This plan change will cover The Pines Beach and responds to flooding from storm events, including an Ashley River breakout.
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B. HOW WOULD THE PREFERRED LAND USE OPTION HELP TO ACHIEVE EARTHQUAKE RECOVERY OBJECTIVES

Minister’s direction:	The proposed land uses contribute significantly to this objective, despite the constraints on land use options in The Pines Beach. In particular, community engagement and consultation has indicated that the proposals “reflect the needs and aspirations of the communities”, while ensuring that there will be “acceptable financial costs to New Zealand taxpayers or Waimakariri District ratepayers”. The proposals are sympathetic to the local surroundings, with the proposal to improve the entrance to The Pines Beach and the proposed incorporation of land into the Tūhaitara Coastal Park ensuring integration “with the built and natural environments, particularly the areas surrounding the Waimakariri residential red zone”. The incorporation of land into the Tūhaitara Coastal Park “recognise(s) the heritage values of the local communities”, and “recognise(s) and provide(s) for the relationship of Te Ngāi Tūāhuriri Rūnanga and Te Rūnanga o Ngāi Tahu and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga”. The proposed additional greenspace (through the recreation and ecological linkage, and addition to the Coastal Park) will provide opportunities for recreation, which in turn has: health and wellbeing benefits (enhancing physical and mental health through physical activity and experience in natural environments); social cohesion benefits (through the provision of community open space); place-making benefits (through the creation of an attractive entrance to the township and the coastal park); and development and learning benefits (through the educational opportunities at the coastal park).
4.1.1 Promote the well-being of greater Christchurch communities	
4.1.2 Result in resilient and enduring outcomes	The proposed leasing arrangements for Area 19 will provide a financial return to the landowner, which will benefit ratepayers and taxpayers in future generations, although these arrangements will be limited by the timeframes for the forecast rise in sea level. The land uses within this area have been heavily influenced by flooding risk assessment and geotechnical conditions, and hazards associated with the location. The proposals for Areas 20 and 21 in particular will contribute “to the restoration and enhancement of ecosystems, and avoidance and mitigation of natural hazards”. As such, it is considered that the location, design, and function of development will ensure a sustainable land use pattern that is, as far as possible in such a changing land environment, robust and resilient.
4.1.3 Support economic development and growth	There are no specific impacts on economic development, although Te Kohaka o Tūhaitara Trust has indicated that it will seek out appropriate opportunities to secure income. There may be opportunities for low-key commercial activities in The Pines Beach, including possibly commercial recreation facilities, which could be administered by Te Kohaka o Tūhaitara Trust; the Officer’s Report notes as an example that “a mobile coffee shop could establish in a number of places”.
4.1.4: Be affordable and consistent with the government’s commitment to principles of responsible fiscal management	The proposed leasing activities will provide a financial return to the landowner. The recreation and ecological linkage in Area 21 will be developed and maintained from within the agreed financial parameters of the Council’s Long Term Plan, with costs being transparent to Waimakariri ratepayers. Te Kohaka o Tūhaitara Trust will provide transparent information about income and costs, and its viability to develop and maintain the area appropriately, as part of its management plan for the incorporation of Area 20 into the Tūhaitara Coastal Park.
Council’s vision and goals:	The proposed land uses in The Pines Beach will ensure that the regeneration area will be returned to active use in an efficient and transparent manner, providing recreation opportunities and ecological developments that will be “rewarding and exciting places for residents and visitors”, and reflecting the expectations and aspirations of the community as expressed through various consultation exercises during the development of the preliminary Draft Recovery Plan.
How would the preferred option deliver the vision outlined in the Preliminary Draft Recovery Plan?	
How would the preferred option help to achieve the goals 1, 2, 3, 4, 5 and 6 outlined in the preliminary Draft Recovery Plan?	<p>1) <i>Returning the regeneration areas to active use in a timely and efficient and economic manner:</i> The proposed uses can be implemented relatively quickly (within the next two years) and will help ensure that The Pines Beach will support and encourage community recreation, and ecological and cultural awareness.</p> <p>2) <i>Significantly enabling Kaiapoi’s journey towards becoming a prosperous and innovative centre to live, work and play:</i> The proposals will enhance recreation opportunities and ecological awareness, which will make the wider area a more rewarding place to live and visit.</p> <p>3) <i>Providing a safe, inspiring and attractive environment for residents and visitors, with public access to and opportunities for recreation, cultural, social and economic activities:</i> The extension of the Tūhaitara Coastal Park will provide further recreation opportunities and access to the coastal area for residents and visitors. The Ngāi Tahu website notes that the Tūhaitara Coastal Park is “already an important recreational area, (and) it is likely to become more so as developments like the Pegasus Walkway reach completion. The Trust is working hard to develop walking, cycling and bridle paths throughout the park”.</p>
<i>Note that this should include details about how the goal, vision or objective would be achieved and why this is important. It is not sufficient to merely state ‘Land use option X would contribute significantly to</i>	

PRELIMINARY DRAFT WAIMAKARIRI RESIDENTIAL RED ZONE RECOVERY PLAN – ANALYSIS OF OPTIONS – THE PINES BEACH

goal Y.1	<p>4) <i>Ensuring land use proposals are resilient and built for the future drawing on relevant sound assessment:</i> The area is subject to flooding risk. The proposed land uses within The Pines Beach have been heavily influenced by the flooding and geotechnical conditions, and hazards associated with the location, while reflecting the objectives of the Minister’s Direction and the goals in the preliminary Draft Recovery Plan. Given the location, forecast sea level rise and the community’s aspirations for the future of this area, the proposed uses are considered appropriate for the long term.</p>
	<p>5) <i>Enabling opportunities to restore the natural environment to support diversity as well as economic prosperity:</i> The proposed land uses in Areas 20 & 21 are strongly focused on native ecological enhancement and supporting biodiversity. The Ngāi Tahu website notes that “The coastal park in its entirety, is an excellent example of what can be achieved when restoration and conservation measures are taken seriously”. Area 20 will be explicitly focused on ecological enhancement.</p>
	<p>6) <i>Recognising and enhancing Ngāi Tūhūriri and Ngāi Tahu values, aspirations and the important cultural history of the area:</i> Ngāi Tūhūriri and Te Rūnanga o Ngāi Tahu have a long-standing history and relationship with this area, which they have used for a multitude of purposes including mahinga kai. The Tūhaitara Coastal Park was established as an outcome of the Ngāi Tahu Settlement with the Crown. The proposals 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>

C. EVIDENCE AND ENGAGEMENT

<p>What are the key geotechnical, flooding and other findings about this area and how have they informed the development of the preferred option for this area?</p> <p>Are there any geotechnical, flooding and other uncertainties? If yes, what further analysis is required?</p>	<p>The Technical Advisory Panel (TAP) report notes that the key issues for Pines Beach are projected sea level rise and extensive flooding risk. The TAP report rated The Pines Beach as S3 category (“Area impacted by shoreline retreat due to passive inundation”) for sea level rise, with a projected sea level rise of 1.0m by 2115. At this rate the shoreline of The Pines Beach will retreat and sea water will eventually inundate the area due to the daily tidal cycle. The TAP report concluded that “permanent capital investment is therefore not sustainable”. This forecast sea level rise will “also affect groundwater conditions and would require further investigation to understand how this could be effectively mitigated”. Similarly, the flooding risk for The Pines Beach was rated as F3, with “extensive flooding likely to occur in the area every 50 to 200 years”. The main uncertainty relates to the forecast sea level rise. While there is broad agreement amongst experts that the sea level will rise over the next century, there are variations in the forecasts for how quickly and by how much the sea level will rise. There are no other significant geotechnical issues or uncertainties that affect the potential land uses in the area.</p>
<p>What short, medium and long-term economic projections and market information is available on this area? How has this information informed the development of the preferred option?</p> <p>Are there any uncertainties related to the information on economic/market conditions? If yes, what further analysis is required?</p>	<p>The relevant economic analysis for this area (in particular the work by Property Economics and Colliers International) has been based on economic projections for business activities for the Kaiapoi area as a whole, and has limited relevance to The Pines Beach.</p> <p>Given the natural hazard constraints on the land and other factors, which limit the opportunities for any business or industrial development in this area, there is no intention at this stage to seek further information about economic/market conditions for The Pines Beach, although as indicated earlier, there may be some low-key small-scale commercial development opportunities e.g. mobile coffee cart, appropriate user-pays recreation facilities (including the possibility of being facilitated by and contributing financially to Te Kohaka o Tūhaitara Trust).</p>
<p>What other evidence has been used to inform the development of the preferred option? E.g. research on psychosocial or health issues.</p>	<p>No additional specific analysis has been undertaken as part of the Recovery Plan development process. Research in to the benefits of greenspace has been used to inform the proposed land uses. Greenspace provides a variety of direct and indirect benefits to individuals, the community and the economy. Greenspace has benefits for health and wellbeing (enhancing physical and mental health); social cohesion (bringing people together); place-making (providing a local identity); development and learning (providing a variety of experiences); and economic value (contribution to the local and national economy).</p>
<p>What other uncertainties are there about the preferred option? What further analysis is required?</p>	<p>While there may be some uncertainty about the level of interest in the temporary leasing arrangements for Area 19, this land use proposal reflects significant community interest in retaining connections to this area. At this stage no other significant uncertainties have been identified. While there is slight potential risk of contamination from the post-earthquake removal of buildings, this is unlikely to be a factor that will influence the proposed land uses. Therefore no further analysis is anticipated at this stage.</p>
<p>What are the key themes of community feedback received on the preferred option? Were any</p>	<p>There was broad support for the future use proposals for The Pines Beach. While the private lease proposals were not universally supported, there was majority agreement to the proposed arrangements, provided clarity was provided about the terms of any leases to avoid unsightly temporary structures. Similarly, the</p>

PRELIMINARY DRAFT WAIMAKARIRI RESIDENTIAL RED ZONE RECOVERY PLAN – ANALYSIS OF OPTIONS – THE PINES BEACH

alternatives suggested and why were these progressed/not progressed?	majority of commenters supported the proposal to incorporate land into the Tūhaitara Coastal Park, but some sought more information about the Trust’s proposals for the land, which will be provided in the short term implementation stage through a public management plan for the area. There was some concern raised about the possibility that temporary structures in Area 19 would be untidy and lead to a “shantytown” appearance. There was some minority support for permanent built structures in The Pines Beach, but as noted earlier, this would not be appropriate given the forecast sea level and the prospect of inundation and risk of regular flooding in this area.
Outline the views of each of the Strategic Partners on the preferred option. Include whether alternative options have been suggested or supported.	The Strategic Partners have been involved throughout the development of the Recovery Plan, including the initial Technical Assessment Panel assessment. There is broad agreement from all for the future use proposals in The Pines Beach; Te Rūnanga o Ngāi Tahu indicated a strong preference at an early stage in the Recovery Plan development process that some of the land in the regeneration area should be incorporated into the Tūhaitara Coastal Park, and the additional intention to establish a recreation and ecological linkage in Area 21 is also strongly aligned with the priorities and aspirations of Te Rūnanga o Ngāi Tahu.

D. BENEFITS AND WHOLE OF LIFE COSTS

What would be the social benefits of the preferred option to the Waimakariri and greater Christchurch communities and New Zealand taxpayers?	The main social benefits relate primarily to the proposed provision of greenspace, particularly the expanded Tūhaitara Coastal Park. The Trust’s plans for this area are still at an initial stage but will encompass the provision of safe and secure environments for residents and visitors. The proposed recreation opportunities and ecological developments will have benefits in terms of well-being (through physical activity such as walking, and experiencing nature); social cohesion (through providing community space, as well as supporting different cultures); place-making (through the conservation of cultural landscapes, biodiversity enhancement, and contributing to a local identity). The proposed coastal park extension will also provide land use certainty for the surrounding community and enable the Trust and the community to build a relationship with positive community outcomes. The following research by Lincoln University, while undertaken specifically to assess potential recreation activities in the Avon corridor as opposed to the Pines Beach, provides evidence about the value of recreation spaces to communities. In addition to the benefits of active sport and recreation, natural recreation spaces also contribute to health and wellbeing. A Department of Conservation study in 2013 identified that public conservation areas have positive mental health benefits. Aside from the mental benefits of physical activity in natural spaces, there are also restoration effects which encourage “ <i>recovery from stress and attention fatigue, enabling people to reflect on issues beyond their routine thoughts and activities</i> ”. Natural spaces also have therapeutic benefits with improvements in mood, reduced anger and aggression, and increased vigour.
What would be the economic benefits of the preferred option to the Waimakariri and greater Christchurch communities, New Zealand taxpayers and the Crown (as landowner)?	There would be very limited specific economic benefits resulting from the proposed land uses although small-scale low-key commercial development may be possible in The Pines Beach area, in line with the recreation focus and desirability of an accessible coastal location in an attractive environment. There would be potential economic benefits to the landowner through the leasing arrangements in Area 19. The Lincoln University research referenced above provides evidence of the economic value of recreation spaces. In addition, a 2011 report into the “Economic and Social Value of Sport and Recreation to New Zealand” demonstrated that there is a net economic benefit from participation in sport and recreation activity.
What would be the cultural benefits of the preferred option to the Waimakariri and greater Christchurch communities and New Zealand taxpayers?	Much of The Pines Beach area has been identified as having significant cultural values for Ngāi Tahu and Te Ngāi Tūāhuriri Rūnanga, and is considered part of a cultural landscape with significant historical, traditional, cultural and contemporary associations. The land uses proposed seek to recognise and enhance the cultural values associated within these areas. The extension of the will provide further opportunities to educate people locally and from further afield about the important cultural history and importance of the area.
What would be the environmental benefits of the preferred option to Waimakariri, greater Christchurch and New Zealand?	There will be potentially significant environmental benefits from the proposed land uses in The Pines Beach. It is noted that The Pines Beach regeneration areas are currently 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 feature or landscape. Therefore, the proposed expansion of the Tūhaitara Coastal Park and the ecological and recreation linkage for Area 21, with increased native plantings and a focus on sustainable biodiversity, will provide significant environmental benefits. The Council recognises the importance of reflecting community concerns by ensuring that any non-permanent structures developed in Area 19 should be appropriate to the locality and surroundings, and the importance of avoiding an untidy “shantytown” appearance that could detract from the environment.
Are there any other benefits for Waimakariri,	There are a range of overall benefits associated with returning the regeneration areas to active use in ways sympathetic to the local surroundings, which reflect the

PRELIMINARY DRAFT WAIMAKARIRI RESIDENTIAL RED ZONE RECOVERY PLAN – ANALYSIS OF OPTIONS – THE PINES BEACH

greater Christchurch, New Zealand as a whole and/or the Crown?	natural hazards associated with this location while focusing particularly on ecological enhancement and culturally relevant developments. The proposals for The Pines Beach need to be considered holistically with the other proposals for the regeneration areas, which will provide a range of benefits in future including supporting recovery from the Canterbury earthquakes. One particular strength of the proposed land uses in The Pines Beach is that they provide a ground-breaking approach to biodiversity and the ecological enhancement of native species, which reflect Ngāi Tūāhuriri and Te Rūnanga o Ngāi Tahu cultural values, potentially providing a “blueprint” for other parts of the country to adopt and adapt.
What would be the financial costs of implementing the preferred option, including the approximate on-going management and operational costs? <i>Specify whether these costs would be for the Council, Crown or a private owner, and ensure timeframes are clearly stated. Include all potential processes e.g. vesting, remediation if applicable.</i>	Excluding any land acquisition costs, the estimated costs to the Council are estimated as \$0 for Areas 19 and 20 (however it is noted that the Te Kohaka o Tūhaitara Trust could seek funding from the Council for these areas). For Area 21 the Council would incur a Design and Build cost of \$31,000 - \$41,000, followed by annual costs for maintaining this area of between \$3,500 and \$4,500. There are no costs likely to fall to the Crown except any interim maintenance costs. There will be development and maintenance costs for Te Kohaka o Tūhaitara Trust for plantings and ongoing maintenance, which have not been quantified.
What are the other costs (e.g. environmental, health and/or social) of the preferred option?	No other major costs have been identified although current uncertainty about the plans for Area 20 as part of the Tūhaitara Coastal Park may have some social costs for residents of The Pines Beach until more information is available. The main opportunity costs are likely to be the time needed for Te Kohaka o Tūhaitara Trust to implement its plans for the area proposed to be transferred to the coastal park, and possible disruption in that area and also in Area 19 as leasing arrangements are implemented.
Are there any uncertainties about the anticipated costs? If yes, what do these relate to and could further analysis be undertaken?	The main uncertainties relate to the financial implications of the proposed leasing arrangements for Area 19, but these will be at the margins of the overall financial implications of the Recovery Plan as a whole.
What are the anticipated financial returns?	Financial returns will accrue from the leasing of land in Area 19 but this has not been quantified yet. Te Kohaka o Tūhaitara Trust may be able to seek a financial return should it prove feasible to develop commercial activities to be available to paying customers in the Coastal Park.

E. RISKS – IDENTIFICATION AND MITIGATION

How have current and future needs/requirements been balanced from the Council’s perspective?	While additional greenspace is not considered required in The Pines Beach to meet Council’s levels of service, the significance of the coastal park from a cultural, social, ecological and environmental perspective is acknowledged.
What would be the environmental risks associated with the area and preferred option? (e.g. natural hazards and future events). How would these be mitigated?	There are no major environmental risks likely through the proposed land uses in The Pines Beach regeneration areas although the impact of the forecast sea level rise could have some adverse environmental risks in future.
What would be the potential implementation risks of the preferred option? (e.g. unforeseen costs). How would these be mitigated?	The Council considers the main risk to be uncertainty about the nature and timing of the leasing arrangements in Area 19. At present it is not certain how much interest there would be from individuals and organisations in leasing this land, given the constraints that would need to be put in place over the nature of built structures. This risk will be mitigated through the development of the implementation phase, if and when the Minister approves the final Recovery Plan. There is also a risk that negotiations between the Council, the Crown and Te Kohaka o Tūhaitara Trust about the incorporation of the land in Area 20 into the Trust, may not be concluded in a timely and transparent manner.

PRELIMINARY DRAFT WAIMAKARIRI RESIDENTIAL RED ZONE RECOVERY PLAN – ANALYSIS OF OPTIONS – THE PINES BEACH

	<p>There is a risk that the Trust does not have sufficient funding or capacity to develop and maintain the extension to the Coastal Park. This issue was raised by some commenters during consultation. The impacts of this would be poorly maintained areas with potential pest and weed issues, and with low amenity values. This situation would also potentially impair the relationship between The Pines Beach community and Te Kohaka o Tūhaitara Trust. There is the further risk that Council would be asked to provide additional funding, or be asked to take over development and maintenance, for which there are financial implications.</p> <p>The other uncertainty relates to the possible financial implications of any decision by the Crown about whether it may vest the land in Areas 19 and 21 in the Council, and if so, whether this will be at no charge or not. This issue is being discussed between the Council and Crown with processes underway to seek the Crown's formal decision about vesting the land in Areas 19 and 21 prior to final agreement of the Recovery Plan.</p>
<p>What would be the risks relating to community and/or stakeholder buy in?</p> <p>How would these be mitigated?</p>	<p>There remains a residual risk for this area (as with all the regeneration areas) that some in the community strongly oppose the proposed land uses. This risk has been mitigated through the consultation and community engagement processes undertaken so far, and future opportunities for consultation. Consultation so far has demonstrated broad support from the majority of commenters for the proposals for this area with concerns being predominantly about lack of transparency about implementation details. Greater clarity about implementation arrangements will help to mitigate the concerns raised about lack of information available at the time of the preliminary draft Recovery Plan about the proposed leasing arrangements for Area 19 and details about how Te Kohaka o Tūhaitara Trust will develop and maintain the land in Area 20. One uncertainty relates to possible scepticism about the forecast sea levels rise.</p>
<p>What would be the risks relating to Council and Crown expenditure?</p> <p>How would these be mitigated?</p>	<p>The main risks are essentially the same as the implementation risks identified above, i.e. how much and when would the financial returns start to accrue from the leasing arrangements, and the potential financial considerations associated with vesting the land. These will be mitigated during the implementation phase, when greater clarity about costs will be provided.</p>

F. ALTERNATIVES

<p>For the <u>preferred option</u>, what, if any, are the alternative ownership and management options?</p>	<p>It may be possible for the Crown to remain the landowner in Area 19, and to administer leasing arrangements for this area as opposed to vesting the land in the Council for it to do so. It is also possible that the Crown could sell the land with appropriate covenants in place to restrict permanent habitable structures.</p>
<p>What are all of the land use options that could be considered for this area?</p>	<p>Other land use options include:</p> <ol style="list-style-type: none"> a) Selling some of the regeneration land to private owners to re-establish permanent residential activities. b) Development of Area 19 as Council greenspace (recreation reserve); potential amalgamation into Rinaldi Reserve. c) Development of Area 20 as Council greenspace (recreation reserve) d) Development of low key, commercial recreation type activities (e.g. ropes course, mini-golf etc).
<p>What would be the key benefits of progressing each alternative option? <i>Add a new row for each option.</i></p>	<p>Key benefits include:</p> <ol style="list-style-type: none"> a) Providing a financial return to the landowner, and potentially allowing some former residents to return to the area. b) Additional greenspace area which would create a large natural park within The Pines Beach with associated health and wellbeing benefits (through physical activity and experience in a natural environment); social cohesion (through provision of community space); place-making (through providing a local identity, conserving landscapes and enhancing biodiversity). c) As above for Area 20. d) Creating a destination for visitors with some potential financial return to the landowner
<p>What would be the key risks of progressing each alternative option? <i>Add a new row for each option.</i></p>	<p>Key risks include:</p> <ol style="list-style-type: none"> a) Responding to the natural hazards associated with sea level rise and flooding. It would be unlikely that private developers would pay for land in these circumstances, even given the uncertainties about timeframes and the scale of actual sea level rise. Therefore it would be unlikely for there to be any meaningful financial return, and instead the land would require expenditure to maintain. b) Additional greenspace is not required to meet the Council's levels of service for The Pines Beach. Additional greenspace would require financial

PRELIMINARY DRAFT WAIMAKARIRI RESIDENTIAL RED ZONE RECOVERY PLAN – ANALYSIS OF OPTIONS – THE PINES BEACH

	<p>expenditure from Council to develop and maintain.</p> <p>c) As above</p> <p>d) Willingness of appropriate businesses to locate at The Pines Beach; potential impacts on surrounding residents.</p>
<p>Why was each alternative land use option discounted? <i>Add a new row for each option.</i></p>	<p>Each alternative land use option discounted because:</p> <p>a) Residential development has been discounted because of the natural hazards identified in The Pines Beach, and in particular the forecast sea level rise, which would mean that permanent dwellings in these areas would be inundated with water.</p> <p>b) Additional greenspace has been discounted as the Council’s level of service in The Pines Beach is met.</p> <p>c) As above.</p> <p>d) There are options for low key, commercial recreation type activities to be located within Area 19 if desired.</p>
<p>What are the opportunity costs (economic, social, cultural and/or environmental) of not pursuing each alternative option? <i>Add a new row for each option.</i></p>	<p>There would be potential opportunity costs from the lack of opportunity to seek a financial return from the sale of land for residential development, and the potential loss of a coherent attractive area throughout The Pines Beach from not transferring land in Areas 19 and 20 to the Council for greenspace purposes. There are no major further opportunity costs further to the issues discussed above, particularly given that the land in The Pines Beach is not appropriate for the alternative land uses, for the reasons identified.</p>

G. OTHER RELEVANT LEGISLATION AND PLANNING OBLIGATIONS

<p>To what extent and how is the preferred option consistent with other Recovery Plans?</p>	<p>The proposal has been developed taking into account the other Recovery Plans (where relevant), in particular the LURP and other key planning documents. The proposals are aligned in particular with the LURP goal to “take account of natural hazards and environmental constraints that may affect rebuilding and recovery.” It should be noted however, that the Residential Red Zone is outside the scope of the LURP.</p>
<p>What would be the implications of the preferred option on relevant local planning instruments?</p>	<p>These land use proposals are in alignment with the LURP and other relevant planning documents, including the Waimakariri District Long Term Plan 2015-2025. The preferred option can align with the District Plan depending on the level of commercial activity proposed in Area 20. If permanent structures are not managed through the lease or sale agreements a district plan change may be required to achieve this.</p>
<p>Are there any implications for, or as a result of the:</p> <ul style="list-style-type: none"> • New Zealand Coastal Policy Statement 2010; • Canterbury Regional Policy Statement; • Mahaanui Iwi Management Plan; • Ngāi Tahu Claims Settlement Act 1988; • Resource Management Act 1991? <p>If yes, what are these implications and how will they be dealt with?</p>	<p>The proposals in the preliminary Draft Recovery Plan (including the proposals for the The Pines Beach regeneration area) have been assessed as a whole against these key documents, and all are considered to be aligned with the relevant parts of all the documents, for Pines Beach most notably the New Zealand Coastal Policy Statement 2010, the Canterbury Regional Policy Statement 2013, and the Mahaanui Iwi Management Plan. There are no significant implications resulting from the future use proposals for The Pines Beach.</p>

