

IN THE MATTER OF the Canterbury Earthquake Recovery Act
2011 and Schedule 1 to the Greater
Christchurch Regeneration Act 2016

AND

IN THE MATTER OF Hearing of comments on the Preliminary
Draft Waimakariri Residential Red Zone
Recovery Plan

REPORT AND RECOMMENDATIONS OF THE HEARING PANEL ON THE
PRELIMINARY DRAFT WAIMAKARIRI RESIDENTIAL RED ZONE RECOVERY
PLAN – TE MAHERE WHAKARAUORA MŌ TE WHENUA RĀHUI O WAIMAKARIRI

28 June 2016

Contents

Introduction.....	4
Preparation of the Recovery Plan	4
Hearing Panel Recommendations	5
Legal Requirements of the Recovery Plan.....	6
Other Recovery Plans	7
Technical Information.....	8
Consultation	9
Assessment of impacts of recommendations	11
Statutory and non-statutory instruments	11
Panel recommendations and reasons	13
General Recommendations on the pDRP	13
Intensive Farming of Rural Areas.....	13
Ongoing Consultation during implementation of Recovery Plan.....	14
Definition of ‘Short term action’, ‘Medium term action’ and ‘Long term action’	15
Vision and Goals.....	15
Issues.....	18
Implementation of planning changes to enable development of the Regeneration Areas	18
The Regeneration Areas.....	19
General comments	19
Kaiapoi West.....	21
Area 1	22
Area 2.....	22
Kaiapoi South.....	24
Area 3.....	24
Area 4.....	25
Area 5.....	27
Area 6.....	27
Area 7.....	27
Area 8.....	27
Kaiapoi East.....	29
Area 9.....	29
Area 10.....	30
Area 11	31
Area 12 and 13	31
Area 14.....	32

Area 15.....	32
Area 16.....	32
Area 17.....	32
Area 18.....	33
The Pines Beach.....	33
Area 19.....	33
Area 20.....	34
Area 21.....	35
Kairaki.....	35
Area 23.....	35
Area 24.....	36
Area 24A.....	36
Area 25.....	37
Schedule 1 Regeneration Area Map	38
Schedule 2 Information received by the Hearing Panel.....	39
Schedule 3 List of persons who were heard at Public Hearing.....	42
Schedule 4 Summary of Panel Recommendations	44
Schedule 5 Attachments A-E	57
Schedule 6 Planning Memorandum	58

INTRODUCTION

Preparation of the Recovery Plan

[1] The Canterbury earthquakes of 2010 and 2011 caused unprecedented and widespread damage to Greater Christchurch. In Kaiapoi, approximately 89 ha of predominantly residential land was zoned red; to the west of the town centre (Kaiapoi West), to the south (Kaiapoi South), to the east (Kaiapoi East), in The Pines Beach and in Kairaki (together referred to as the Regeneration Areas). A plan showing the location of the Regeneration Areas is attached in Schedule 1 to this report.

[2] The Waimakariri District Council (Council) was directed by the Minister of Earthquake Recovery (Minister) to prepare a draft Recovery Plan (the Draft Recovery Plan).¹ The Draft Recovery Plan is being developed under section 16 and 19 of the Canterbury Earthquake Recovery Act 2011 (CER Act). The CER Act was repealed on 19 April 2016 by the Greater Christchurch Regeneration Act 2016 (GCR Act); however, the recovery plan provisions of the CER Act remain applicable to the development of the Draft Recovery Plan; pursuant to clause 4 of Schedule 1 of that Act.²

[3] The Council notified the preliminary Draft Waimakariri Residential Red Zone Recovery Plan – Te Mahere Whakarauora mō te Whenua Rāhui o Waimakariri (pDRP) on 5 February 2016 for public comment. 137 comments were received by 4 March 2016. We have been appointed by the Council to hear comments and to make recommendations on the public comments received on the pDRP. We are required to assess the pDRP in light of those public comments, the additional information provided during the hearing, and the technical reports provided to us on behalf of the Council. We are to issue a report and make recommendations to the Council on the pDRP (Panel Recommendations). The Council will then consider the Panel Recommendations, and approve the final form of a Draft Recovery Plan, which will then be sent to the Minister for approval in accordance with section 21 of the CER Act.

¹ Memorandum from the Waimakariri District Council Core Project Team dated 31 May 2016, Attachment F, page 1.
² Clause 4, Schedule 1 provides Despite the repeal of the [Canterbury Earthquake Recovery Act 2011](#), [sections 16, 18, 19, 20, and 21](#) of that Act are to be treated as remaining in force for the purposes of the development of the Waimakariri Residential Red Zone Recovery Plan.

[4] The legal requirements for the preparation of the Recovery Plan are set out in a Ministerial Direction, gazetted on 3rd September 2015 (Minister's Direction).³ The hearing process is not a requirement of the Minister's Direction, nor is it a requirement of the CER Act. The hearing of comments on the pDRP is enabled in the Minister's Direction, at the discretion of the Council, for the purposes of community participation. It was acknowledged by officers from the Department of the Prime Minister and Cabinet (GCG/the Crown) in written comments on the pDRP that the hearing adds to the 'transparency and robustness' of the process.⁴

[5] This report sets out our recommendations following our consideration of the material provided to the Hearing Panel prior to and during the course of the hearing held in Kaiapoi on 6, 7 and 8 April 2016 and the material⁵ received at our request following the hearing.⁶ A list of the material provided to the Hearing Panel is set out in Schedule 2 to this report. A list of persons who attended the hearing and presented additional material is set out in Schedule 3. Copies of all material received and considered by the Hearing Panel were made publicly available on the Council's website.⁷

Conflicts of Interest

[6] Hearing Panel members disclosed their interests prior to the hearing, which were recorded on the Council's website. No person raised any issue about any disclosed interest. Councillor Neville Atkinson recused himself from discussion and recommendations regarding proposals by the Te Kōhaka o Tūhaitara Trust because he is currently a Council appointed trustee to that Trust.

HEARING PANEL RECOMMENDATIONS

[7] Our report considers the short, medium and long term uses for the Regeneration Areas, the statutory amendments or process required to give effect to those uses, and the practical next steps as proposed in the pDRP. A summary of our recommendations for each

³ Gazette Notice 3 September 2015, Direction to Develop a Draft Waimakariri Residential Red Zone Recovery Plan

⁴ GCG written comments dated 4 March 2016 at 2.3

⁵ Supplementary Planning Assessment Memorandum prepared by Andrew Maclellan, Consultant Planner and Michelle Flanagan, Green Space Regeneration Co-ordinator dated 7 April 2016. Memorandum of the Waimakariri District Council Core Project Team dated 31 May 2016

⁶ First and Second Minute of the Hearing Panel dated 6 and 13 April 2016.

⁷ <http://www.redzoneplan.nz/Hearing>

Regeneration Area is set out Schedule 4. In making the Panel Recommendations we have generally agreed with the recommendations in the Officer Report (Officer Recommendations).⁸ However, after considering the comments on the pDRP and the material received following the hearing⁹ (Assessment Report) we have made a number of further recommendations. The reasons for the Panel Recommendations are included in paragraphs [30]-[120] of this report.

LEGAL REQUIREMENTS OF THE RECOVERY PLAN

[8] Pursuant to section 16 and 19 of the CER Act the Minister of Earthquake Recovery directed the Council to develop a draft Recovery Plan, following the process set out in the Minister's Direction.

[9] The purposes of the Recovery Plan are set out at paragraph 3 which includes:

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

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

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

[10] The Ministerial Direction requires the Council to have particular regard to the objectives of the Recovery Plan. The totality of the decisions about the Regeneration Areas are to reflect the following four objectives (Objectives):¹⁰

(a) Decisions about the residential red zone should promote the well-being of Greater Christchurch communities;

(b) Decisions about the residential red zone should result in outcomes that are resilient and enduring;

⁸ Officer Recommendations on Amendments in Response to Public Comments dated 24 March 2016 and Appendices.

⁹ Memorandum from the Waimakariri District Council Core Project Team dated 31 May 2016

¹⁰ Minister's Direction, paragraph 4.

- (c) Decisions about the residential red zone should support economic development and growth;
- (d) Decisions about the residential red zone should be affordable and consistent with the government's commitment to principles of responsible fiscal management.

[11] In this report we have considered each of the four objectives in relation to the Vision and Goals of the pDRP and the options for future land uses within each Regeneration Area.

Other Recovery Plans

[12] We have considered whether the pDRP is inconsistent with other Recovery Plans.¹¹ In doing so we have compared the pDRP and the Panel Recommendations with existing Recovery Plans to ensure they can “live together” and “agree in substance”.¹²

[13] The Land Use Recovery Plan – Te Mahere Wakahaumanu Taone (LURP) notes that the future use of land known as the ‘residential red zone’ has been considered but not specifically addressed within the LURP because these matters will be addressed through the Residential Red Zone Programme. Although the pDRP is not bound by the outcomes set out in the LURP the Core Project Team (CPT) provided the Hearing Panel with an analysis of LURP outcomes as against the pDRP.¹³ We have considered that analysis and agree that the pDRP (including Officer and Panel Recommendations) are consistent with the outcomes sought within the LURP.

[14] The Greater Christchurch Recovery Strategy and Paragraph 8 of the Minister's Direction, in particular paragraph 8.4, requires the Council (and therefore the Hearing Panel in making our recommendations) to be satisfied that the pDRP is supported by:

- (a) Appropriate technical information for recommended uses;
- (b) Consultation;

¹¹ Recovery Plans includes the Land Use Recovery Plan, Lyttelton Port Recovery Plan, Christchurch Central City Recovery Plan. We have had regard to the form and content of the Lyttelton Port Recovery Plan, Central City Recovery Plan, but the substance does not relate to the matters we are considering in this decision. We have also had regard to the Transitional Recovery Plan.

¹² Officers Report page 11

¹³ Waimakariri District Council – Supplementary Planning Assessment Memorandum dated 7 April 2016.

(c) Assessment of impacts of recommendations; and

(d) Assessment of proposals against relevant statutory and non-statutory instruments.

Technical Information

[15] We were provided with various technical reports prepared by and on behalf of the Council in support of the pDRP. The reports provided to us prior to the hearing commencing are set out in Schedule 2. Following the hearing we issued a Minute requesting information from the Crown and the Council (which we discuss in more detail below), and clarification of a number of issues that arose during the course of the hearing.¹⁴ We received a response to our Minute on 22 April 2016.¹⁵ We then received the Assessment Report which contained a detailed analysis of the options considered for each Regeneration Area and a high level ‘cost/benefit’ analysis of the various land use alternatives identified in the pDRP and supporting information.

[16] During the hearing we also had an opportunity to ask questions of the various technical experts whose evaluations and advice informed the preferred options identified in the pDRP, and which informed recommendations to discount alternatives. In particular we were able to ask questions of Michael Jacka, Senior Geotechnical Engineer and Principal at Tonkin & Taylor Ltd, to clarify the extent of geotechnical assessment that had been undertaken to support the rural land use options and limitations on Residential and Business uses. We understood the risks of geotechnical and flooding hazard restricted economic reuse of large areas in Kaiapoi West, South and East for the time being but that did not foreclose opportunities in the future, should technology and costs change.¹⁶ We also asked a number of questions of Mr Gary Sellars in relation to property valuation, and possible rural and residential land use options. Mr Sellars later provided additional valuation reports that supported the potential use of ‘life style block’ land uses within Areas 5, 12 and 13.¹⁷ Mr Tim Heath also answered questions from the Hearing Panel regarding the terms ‘short term’ ‘medium term’ and ‘long term’ in the context of the pDRP and also addressed concerns of

¹⁴ Hearing Panel Minute 2 dated 13 April 2016.

¹⁵ Joint Memorandum of the Crown and Waimakariri District Council CPT in response to Panel’s Second Minute April 2016.

¹⁶ Officer Report Appendix 6

¹⁷ Assessment Report, Appendix H.

commenters regarding the suitability of ‘yard based suppliers’ as preferred economic land uses for Areas 2, 3 and 17.

[17] We are satisfied that there was sufficient technical information to support the recommended land uses and infrastructure proposals in the pDRP, as amended by Officer Recommendations and Panel Recommendations.

Consultation

[18] The background to the pDRP, and the consultation undertaken during its preparation, is set out in detail in the pDRP and in the Officer Report¹⁸. We acknowledge the genuine engagement and interest of the community from the outset, including the *CANVAS: your thinking for the red zones* engagement process.

[19] The Minister’s Direction requires the Council to consult the Canterbury Earthquake Recovery Authority, (now the Greater Christchurch Group or GCG within the Department of Prime Minister and Cabinet) as representing the Crown in the wider earthquake recovery context as well as a landowner, and other collaborating partners listed in the Direction¹⁹ on the development of the Recovery Plan. The Council is also expected to consult with the Crown as to any inconsistency with existing or developing recovery plans.²⁰

[20] The preparation of the Assessment Report was a further example of the approach undertaken by the collaborating partners, including the GCG, in working towards a Recovery Plan that reflected the Objectives of the Minister’s Direction and views of the community.

[21] We considered all comments received by the Council in response to notification of the pDRP, and heard presentations from a number of those commenters. A list of those commenters who attended the hearing is set out in Schedule 3.²¹

¹⁸ Officer Report at paragraph 3 and in Appendix 2 and 3

¹⁹ Canterbury Regional Council, Te Rūnanga o Ngāi Tahu and NZ Transport Agency.

²⁰ The existing recovery plans are: (a) the Christchurch Central Recovery Plan; (b) the Residential Red Zone Offer Recovery Plan; (c) the Land Use Recovery Plan; and (d) the Lyttelton Port Recovery Plan. The Transitional Recovery Plan is being developed.

²¹ A copy of all comments received are available on the Council’s website along with copies of the written material presented at the hearing.

[22] We were also assisted at the hearing by a 3D model of the Regeneration Areas. The model and its use as a tool for consultation was described in Appendix 2 and 3 of the Officer Report, and explained at the hearing by Sandra James²² and Andrew McLennan.²³ Although the 3D Model did not provide a ‘scientific’ basis for community preferences on future land uses, the use of the 3D model was a useful ‘informal’ consultation method that encouraged community engagement and participation. In particular it provided a catalyst for engagement with young people. At the hearing all seven schools in Kaiapoi, Clarkville, Tuahiwi and Woodend made presentations on their ideas and thoughts about the future of Kaiapoi.²⁴ The involvement and participation of youth is particularly important in the development of recovery and regeneration plans, because many decisions made now may take ten or more years before they are commenced or realised. Young people will be kaitiaki of the District in the future. We found that the level of engagement with young people of the District and their contributions to be consistent with the Greater Christchurch Recovery Strategy ‘Priorities’ to address and promote social, economic, cultural and environmental wellbeing:

Communicate and engage with communities including youth, so that they understand and can participate in recovery activities and inform the development of recovery programmes.²⁵

[23] We have concluded that the consultation with the community prior to notification of the draft pDRP and following notification has been genuine and meaningful. This is evidenced by the broad ‘in principle’ support of the Vision and Goals in the pDRP, and broad agreement on the overall matrix of land uses in the short, medium and long term. Where commenters differed was generally at a level of detail which will be considered during the implementation phase of the Recovery Plan. There were some comments opposing particular land use areas. For example, there were differences of opinion regarding the need for a District sporting and recreational area, the location of the memorial gardens, the preferred roading options, and residential activities within the Rural Areas. The hearing of comments on the pDRP is part of a continuum of community engagement in the development of a Recovery Plan for the Regeneration Areas. There will be further opportunity for public engagement when the Draft Recovery Plan is presented to the Minister, in later master planning, and in future District

²² Independent Contractor, Community Development & Engagement, Social Recovery, formerly Social Recovery Manager, Waimakariri District Council

²³ Incite Resource and Environmental Consultants, Resource Management Consultant, BSc, Assoc. NZPI

²⁴ Kaiapoi High School, St Patricks School, Clarkville Primary School, Kaiapoi North Primary School, Tuahiwi School, Kaiapoi Borough Primary School, Woodend Primary School

²⁵ Greater Christchurch Recovery Strategy 2012 at page 12.

Plan change processes. We have also included in our recommendations reference to ongoing community engagement in the implementation of the Recovery Plan.

Assessment of impacts of recommendations

[24] The Assessment Report provided an evaluation of the impacts of the preferred land use options for the Regeneration Areas and of the options that were discounted. In addition the Assessment Report included a high level ‘cost/benefit’ analysis of the options and recommended changes.²⁶ We have considered the Assessment Report and we have adopted that assessment for the purposes of Panel Recommendations. We have included attachments A-E to our report in Schedule 5. We agree that, subject to some amendments, that the Attachments A-E should be appended to the Draft Recovery Plan to improve understanding of the reasons for Council recommending particular land uses and infrastructure improvements.

Statutory and non-statutory instruments

[25] At the commencement of the hearing we also requested an evaluation of the pDRP as against the relevant statutory and non-statutory documents. That assessment was provided in the form of a Supplementary Planning Assessment memorandum (Planning Assessment).²⁷ We have considered the Planning Assessment and are satisfied that it addresses all relevant statutory and non-statutory documents. We found that the Planning Assessment supports the pDRP as amended by the Panel’s Recommendations. We have adopted the Planning Assessment for the purposes of our report and have included it in Schedule 6 to this report. We note that the relevant statutory documents are also referenced in Attachments A-E of the Assessment Report.

THE HEARING

[26] During the course of the hearing we heard from a number of commenters regarding specific elements of the pDRP. In a number of cases commenters presented well considered concepts of particular activities that could be incorporated into the Recovery Plan, including Shirley Cairns (138), in relation to a proposal for the Kaiapoi Gardens, including a Food

²⁶ Assessment Report, Appendix F.

²⁷ Supplementary Planning Assessment Memorandum prepared by Andrew Maclellan, Consultant Planner and Michelle Flanagan, Green Space Regeneration Co-ordinator dated 7 April 2016.

Forest and Sculpture Park; a proposal from Jackie Jeffrey (125) to establish a performance amphitheatre; and Michael de Hamel for a Tertiary Institution (78). It was acknowledged in the Officer Report and later in the Assessment Report that the pDRP is intended to set a higher level framework to support recovery and regeneration. There is a need to identify types of land uses, e.g. Rural, Recreation, Business or Mixed Use, and to identify key infrastructure, to provide some certainty as to the long term use of the Regeneration Areas. However, the details of particular activities within those land use areas will be the subject of further detailed master planning and possible changes to the District Plan to enable them to be carried out.

[27] At the hearing the officers of the GCG raised concerns about the degree of analysis that had been undertaken, or had been demonstrated to have been undertaken, in the pDRP. They were concerned that there was an absence of specific analysis, as required by the Minister's Direction, which demonstrated why particular land use options were accepted and others were discounted. The GCG considered there was a need for a cost/benefit analysis and further details regarding funding and ownership matters. The GCG also considered there was a lack of clarity in how the pDRP used 'short term', 'medium term' and 'long term'.

[28] At the conclusion of the scheduled hearing on 8 April, we indicated to the parties that we intended to issue a Minute requesting information to address the matters identified by the GCG. We drew a distinction between the information that was required to assist us in making our recommendations, and to assist the Council in deciding on the final Draft Recovery Plan, and the information that would necessarily come later in the process when the Minister considers the Draft Recovery Plan. We identified that much of the information referred to by the GCG was in existence in various forms and some material would only be known to the GCG at this stage.²⁸

[29] The GCG and CPT recognised that there were challenges with the Recovery Plan process, including the need to strike a balance between certainty and flexibility. The GCG and CPT were realistic about the level of information and specificity required for the development of the Draft Recovery Plan within the agreed timeframes, including any further work.²⁹ The GCG and CPT took a pragmatic and constructive approach to providing the

²⁸ Panel Second Minute dated 13 April 2016

²⁹ Joint Memorandum of on behalf of the Crown and CPT dated 22 April 2016, para 2.

information that was necessary for the Council to develop the Draft Recovery Plan and supporting documentation.³⁰ The GCG and CPT worked with the collaborating partners to produce the Assessment Report, the effect of which we discuss below.

PANEL RECOMMENDATIONS AND REASONS

[30] In making our recommendations we have considered all material provided to us and presented during the course of the hearing. In setting out our reasons for our recommendations we have not discussed all individual comments in detail, but have grouped these according to the issues raised. We have in some cases referred to individual commenters, where doing so assists in explaining our reasoning and recommendations.

General Recommendations on the pDRP

[31] The Panel adopts the recommendations in the Officer Report unless otherwise stated. In making our recommendations we have reviewed the Assessments for the Regeneration Areas contained in Attachments A-E of the Assessment Report. We consider that those assessments accurately address the options considered and assess them against all relevant considerations in the Minister's Direction. We have for the purposes of this report adopted those Assessments as supporting our recommendations. We also concur with the GCG and CPT that Attachments A-E should be appended to the Draft Recovery Plan.

Intensive Farming of Rural Areas

[32] A number of commenters raised a concern about the lack of clarity around the rural land uses that might occur in Areas 5, 12 and 13. In particular there was a concern that intensive farming activities may be incompatible with neighbouring residential uses in the adjoining residential areas. The pDRP made reference to excluding 'intensive farming activities', however, this is not defined. The District Plan includes a definition as follows:

Intensive Farming means the production of plant and animal produce, where the predominant productive processes are not dependent on the soil characteristics of the site on which it is situated. Processes may involve: poultry, pig, rabbit, fitch and opossum; production of compost; mushroom farming; and feedlots for commercial

³⁰ 'that is, what is absolutely essential to be provided now, rather than what might be ideal or desirable or could be provided as part of further actions.' Ibid at 3

livestock such as cattle. It excludes those activities where production requires pasture or ground cover to be maintained, glasshouses and horticulture. 'Intensive farm' has the same meaning.

[33] We agree that a definition of 'intensive farming' should be added to the glossary. The Hearing Panel concurs that intensive farming activity should be excluded within Areas 5, 12 and 13 due to the potential adverse effects on adjoining residential and business areas. Some commenters also raised concerns about the potential impact of intensive horticultural activities, particularly the use of sprays. We are conscious that a number of commenters also sought to include specific areas for horticultural activities, such as a 'food forest', community gardens, or allotment type activities. It is not our intention to exclude such activities in appropriate locations, however, we recommend that because rural land uses are 'coming to' an urban area that it would be appropriate to identify appropriate buffers between horticultural uses and residential activities when considering leasing arrangements, or rezoning, as necessary in the medium term. We note that this situation is unusual in a planning sense, as it is more often the case that residential uses are seeking to encroach on rural land.

Ongoing Consultation during implementation of Recovery Plan

[34] Council Officers acknowledged that consultation was an important part of the implementation of the Draft Recovery Plan. Opportunities for further engagement will arise during the preparation of master plans, and zone changes beyond the approval of the Draft Recovery Plan. We recommend that the following paragraph be added to the pDRP:³¹

The Council is committed to ongoing community engagement during the implementation of the Recovery Plan. In particular the Council will continue to consult with Ngāi Tahu and the Crown and its collaborative partners. The Council will engage with the community during Master Planning and in the preparation of changes to the District Plan for the comprehensive development of each Regeneration Area within Council ownership and/or management.

³¹ After the second paragraph on page 61 of Part 5 of the pDRP

Definition of 'Short term action', 'Medium term action' and 'Long term action'.

[35] It was generally agreed that the terms as defined in the glossary of the pDRP are appropriate and reflect common understandings of 'short term' (within 2 years,) 'medium term' (2-10 years) and 'long term' (more than 10 years). This was broadly consistent with the views of commenters with property development experience, namely PLC Group (98), Lindsay Bain (122), and Tim Heath (Economic Advisor) and Gary Sellars (Registered Valuer) for CPT. We note 'short term' was also equated with a '2-5' year period by some. We are satisfied that it is appropriate to limit the 'short term' to a 2 year period following approval of the Recovery Plan, and the 'medium term' to the following 10 years. This is consistent with the Council's annual and long term planning cycles.

[36] The GCG was of the opinion that there needed to be clarity around the definition of 'long term'. The Council officers considered that 'long term' would be the 20 year period following the medium term. This is consistent with the 30 year horizon for the Council Infrastructure Strategy that was prepared as part of the 2018-2028 Long Term Plan process. We agree with those definitions.

[37] The GCG recommended the addition of an explanation of those time frames at the beginning of the pDRP to make it clear what time frames various options have been considered against. We agree with that view and note that the CPT have incorporated reference to time frames in the Assessment Report. We also recommend that further explanation is provided in the Background Chapter to the pDRP, and that references to 'short', 'medium' and 'long' term are used consistently throughout the Draft Recovery Plan.

Vision and Goals

[38] The pDRP has been prepared by the Council in response to the Minister's Direction and taking into account the Council's Long Term Plan 2015-2025.³²

[39] The Vision³³ for the Recovery Plan is:

Creatively and cost-effectively returning regeneration areas to active use towards ensuring that Kaiapoi, Kairaki, Pines Beach and the wider district are economically

³² pDRP at page 11

³³ pDRP at page 11

vibrant, resilient, rewarding and exciting places for residents and visitors, while celebrating the significant cultural values of iwi and the wider community.

[40] The Vision, as expressed, aligns well with the priorities for Recovery expressed in the Minister's Direction and is well supported by the community in their comments. An issue was raised by some commenters on the meaning of 'economically vibrant' and the extent to which it accounts for 'social well-being' that may be derived from community focused activities. We asked the Council's economic advisor Tim Heath about the meaning of the phrase. He was of the view that it was broader than simply the type of store that might be established and more about the level of economic activity present in the District. In the context of the Objectives and the related purposes' of the CER Act, GCR Act, RMA, and the LGA and the statutory planning documents that implement those legislative requirements; the term 'economic' is used separately from 'social' and 'cultural' aspects of the well-being of communities. We note also that in Section 3 'Overall Issues of the pDRP', the explanatory statements refer separately to 'Social', 'Economic', 'Cultural' and 'Environmental' considerations. The Vision does not expressly address the concept of 'social well-being' and its contribution to the 'vibrancy' of the District, given that it may not necessarily be derived from a development that is pursued for financial return. We consider it important that recognition be given to the social aspects that contribute to community well-being and recommend the Vision be amended as follows:

Creatively and cost-effectively returning regeneration areas to active use towards ensuring that Kaiapoi, Kairaki, Pines Beach and the wider district are economically and socially vibrant, resilient, rewarding and exciting places for residents and visitors, while celebrating the significant cultural values of iwi and the wider community.

[41] The Goals³⁴ are:

1. Returning the regeneration areas to active use in a timely, efficient and economic manner, reflecting the needs and aspirations of the Waimakariri community by: Developing and agreeing with the community and the Crown a Recovery Plan based on long term land use proposals that are affordable, with costs transparently accounted for – that removes uncertainty and allows investment decisions to be made, amenity to be improved, and levels of service restored.
2. Significantly enabling Kaiapoi's journey towards becoming a prosperous and innovative centre to live, work, and play in by: Providing for a range of land uses that support and extend the role and development of the Kaiapoi Town Centre for business and jobs and that attract visitors to the town.
3. Providing a safe, inspiring and attractive environment for residents for visitors, with public access to and opportunities for recreation, cultural, social and

³⁴ pDRP at page 11

economic activities by: Providing a diverse range of green spaces to be developed and enhanced for wide-ranging use and enjoyment by residents and visitors.

4. Ensuring land use proposals are resilient and built for the future drawing on relevant, sound assessment of prudent responses to the risks proposed by natural hazards by: Careful assessment and mitigation of natural hazard risks in the planning and provision of infrastructure and the development of future land uses.

5. Enabling opportunities to restore the natural environment to support biodiversity as well as economic prosperity by: Providing opportunities for natural vegetation regeneration that complement and extend initiatives to restore Kaiapoi River water quality resulting in destinations that are accessible to and attractive for visitors as well as residents.

6. Recognising and enhancing Ngāi Tūāhuriri and Ngāi Tahu values, aspirations and the important cultural history of the areas by: Providing for iwis' association with important places within regeneration areas and working closely with iwi on future plans and strategies in management decisions affecting these places.

[42] There is a broad level of community support for the Goals. We also found that the ideas and suggestions made by commenters were generally consistent with the stated Goals, subject to funding, ownership and to any necessary regulatory changes to implement the Goals.

[43] We are satisfied, subject to our recommended amendments, that the Goals meet the Recovery Plan Objectives and are consistent with the Greater Christchurch Recovery Strategy and other Recovery Plans.

[44] We accept the Officer Recommendations to amend Goal 1 and 2.

[45] The need to recognise and provide for the needs of all ages and abilities was a matter raised in a number of comments on the pDRP. In particular Colleen Young (126) identified the different needs of older people, younger people and people with disabilities. We were provided with examples of how recreation spaces could be adapted to meet a range of needs. Given the projected growth in population of the District, the Goals need to reflect the diversity of the community now and into the future. This is consistent with promoting community well-being and providing for resilient and enduring land uses. Our recommended change to Goal 3 aligns well with the Objectives 4.1 and 4.2, in the Minister's Direction and the Recovery Strategy.

[46] Accordingly we recommend that Goal 3 be amended to provide:

'... a safe, inspiring and attractive environment for residents and visitors of all ages and abilities, with public access to and opportunities '...

Issues

[47] Section 3 of the pDRP addresses key issues that the Regeneration Areas have in common. Commenters raised concerns regarding the funding arrangements for land uses within the Regeneration Areas. In particular, there was concern as to who would bear the cost of land uses that are not required for long term Council assets. The ownership and funding arrangements are still to be the subject of further discussion between the Council and the Crown. It is however clear that where land is to be vested in the Council for Council assets, such as Area 10 (District Sports Recreation Reserve) or Area 11 (Memorial Gardens) the development of these would be ratepayer funded.

[48] The issues statement (Section 3.2, bullet 6) identifies that funding is needed to establish, maintain and manage the proposed land uses. The Officer Report recommends an amendment to identify that funding may need to come from the Council, and therefore the ratepayer, for proposed Council assets. This is one possible funding method. We consider that there needs to be broader recognition that funding may come from a range of sources for the proposed land uses. This is also reflected in the Greater Christchurch Recovery Strategy and contributes to the achievement of the Objectives of the Recovery Plan set out in the Minister's Direction. We recommend additional amendments as follows:

Section 3.2 –Amend bullet point 6 to

'Public and private funding is needed to establish, maintain, and manage the proposed land uses.

Add a new bullet point that states:

Funding may need to come from Council, including ratepayer contribution, for proposed Council assets.

Implementation of planning changes to enable development of the Regeneration Areas

[49] The Hearing Panel concurs that the GCR Act should be used to progress planning changes required for land use changes that are required in the short term and medium term (next 5 years), as this will support the return of the Regeneration Areas to active use in a timely manner. We recognise that a number of proposals for the use of the Regeneration Areas are for the long term and, in some cases there remains some uncertainty around how

the regeneration of areas will be funded, owned or managed. Some matters require more detailed master planning and therefore it is appropriate that they be pursued as part of the broader District Plan review. We recommend that the Draft Recovery Plan clearly identify those matters intended to be pursued by the GCR Act processes.

The Regeneration Areas

General comments

[50] A common theme from a number of comments received on the pDRP is not to ‘foreclose’ future land use options and retain flexibility. For example, while a return to residential land use across the Regeneration Areas is not currently viable due to the cost of land remediation and potential consequential effects on adjoining land uses, it was acknowledged in the Officer Report that it may in time become viable in some areas. It was accepted that Areas 2, 3 and 17 may be able to accommodate a mix of land uses and residential activity may be a component of that. Further, in the Rural Areas, it was also acknowledged that some residential activity may be appropriate, subject to further investigation.³⁵

[51] We acknowledge that there needs to be a balance struck between providing for certainty of land uses now, based on current information, which enables the community to move forward, and the importance to the community of retaining a level of flexibility where uncertainties exist. In response to that we have recommended the acceptance of the spatial plans and future land uses identified in the pDRP, as amended in the Officer Report.

[52] In the case of Business Areas 2, 3 and 17, we agree that these areas provide an important strategic opportunity for Kaiapoi to provide for future growth in a way that enhances the Kaiapoi Town Centre. We note that the Kaiapoi Town Centre Plan (June 2011) is to be reviewed. It would be appropriate for Council to expedite that review, so that appropriate activities can be identified for these areas. We support the use of the GCR Act to enable the rezoning of Areas 2, 3 and 17 in the short term. Flexibility can be provided by enabling a mix of business activities which do not detract from the Kaiapoi Town Centre and enabling community facilities and residential activities where appropriate. A Business-

³⁵ Additional Written Comments by the Crown for the Hearing Panel on the PDRP undated but referred to at the hearing on 6 April 2016 and Joint Memorandum dated 22 April 2016

Mixed Use zoning for Areas 2, 3 and 17 meets with the Recovery Plan Objectives in all respects. We recommend that consequential changes are made to the description for the business areas in Attachments A, B and C to enable a suitable mixed use business environment, which may include residential. We recommend removing the specific reference to yard based and large format retail.

[53] Areas 1, 9, 10 are intended to provide recreational/sporting reserves and ecological links. We agree that it is appropriate for the Recovery Plan to identify areas that are needed to meet the long term needs of the community and that are consistent with the Council's long term planning. It would be appropriate for this land to vest in the Council, to enable the Council to have certainty with regard to long term planning. Rezoning of the land may follow in conjunction with Reserves Act processes to manage land uses where necessary³⁶. Recreational or open space land uses are appropriate for these areas and would meet the Objectives in the Minister's Direction relating to community well-being, resilience and endurance.

[54] Areas 5, 12 and 13 are identified as Rural Areas. Council has identified these areas of land for rural use in response to the significant geotechnical and flooding risks. The land is not suited to business use due to the potential to detract from the viability of the Kaiapoi Town Centre and the potential for adverse effects on adjoining residential properties. Reinstatement of residential use has been discounted at this stage because it is not currently financially viable. Additional recreation areas are also not required, given the provision that has been made for such activities in areas 1, 9 and 10.

[55] The Crown requested that the potential for a return to residential use not be foreclosed at this time, and indicated that it wished to undertake further analysis, including an investigation into potential soil contamination. We understood from Mr Willis, the Council's planning expert, that it was not necessary to rezone the land as 'Rural' in the short term, because the current Residential 1 zoning would enable a range of rural land uses such as grazing and cropping. We note that in Area 5, a number of lots are already zoned in part Rural under the District Plan. The Rural zone allows dwellings on lots of 4 hectares or more.

³⁶ We note that the Council owns and manages a number of reserves in different ways, some under the LGA, Reserves Act or through the District Plan Officer Report, Appendix 10

[56] The Assessment Report also addressed the possibility of enabling residential development on ‘life style’ blocks of 4 hectares within Areas 12 and 13, and between 1.7 hectares to 6.7 hectares in Area 5.³⁷ There are a range of land use options available that do not require the land to be ‘rezoned’ in the short term, subject to the risks of natural hazards being managed. Further analysis may provide justification for rezoning areas 5, 12 or 13 as Rural if other land uses are considered inappropriate.³⁸ In the meantime the land is to remain in Crown ownership. Once the Crown considers future ownership and management of the land, a zone change could be considered. Retaining the current Rural and Residential zoning of this area, but enabling rural land use activities will address the requirement for the Draft Recovery Plan to be consistent with the government’s commitment to principles of responsible fiscal management.

[57] Concern was expressed by some commenters about the potential for intensive farming activities to cause adverse effects on residential neighbours. We have addressed this issue in para [32]-[33] above. Enabling the use of Areas 5, 12 and 13 for rural purposes is the most appropriate land use based on the information currently available. This land use is consistent with the Recovery Plan Objectives. We support the Officer Recommendations, subject to addressing compatibility between rural and residential activities.

[58] We now address the specific issues for each Regeneration Area.

Kaiapoi West

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

³⁷ Colliers International Valuation Consultancy Report dated 19 May 2016.

³⁸ We acknowledge that the Council is currently preparing a plan change to address natural hazards. The draft plan change remains subject to consultation, but it may have implications for future land use options.

Area 1

[60] The proposed use of Area 1 for recreational purposes is supported by the Green Space Technical Report³⁹. We are satisfied that there is a need for the recreational area in this location which will complement the use of nearby Murphy Park and is compatible with adjoining land uses. The use of the area for recreation meets the objective of providing for community well-being and is responsive to the risk of natural hazards.

[61] Community responses to the pDRP were mostly supportive of Area 1. Some commenters had suggestions for specific recreational activities in Area 1 and there were preferences for either active or passive recreation.

[62] We consider it is premature to specify particular types of sporting or recreational activities within Area 1. We accept the views of Ms Flanagan that more detailed area planning in conjunction with Murphy Park will be necessary before settling on the final activity lay out.

[63] We recommend that the description of Area 1 in the Draft Recovery Plan remain sufficiently broad to enable future area planning to determine the particular sport and recreational activities (and facilities), and the operators of those facilities. It may be that lawn based sports facilities are provided by the Council or a club. We accept the Officer Recommendations in part to the extent that Section 4.2.1 Area 1 is amended to read:

The Council proposes that Area 1 will include a new sport and recreation reserve. This reserve could include a future lawn based sport ~~club a croquet club (relocated from Murphy Park)~~, overflow parking for Murphy Park, a playground, open turf area for informal ball play, paths, seating and planting.

Area 2

[64] We have discussed our recommendation to rezone Area 2 as a new zone Business-Mixed Use at [52] above. We note that a number of commenters were particularly concerned with the suggestion in the pDRP that the area may be used for ‘yard based activities’ or ‘car

³⁹ Appendix 10 to the Officer Report (Michelle Flanagan, Green Space Regeneration Co-ordinator and Memorandum dated 30 May 2016 ‘Red Zone Recovery – Value of Green Space’.

yards' due to the potential for adverse effects on the adjacent residential area. Other commenters suggested the area may be suited to high density residential uses.

[65] We recognise that Area 2 provides an important opportunity to enable activities that will complement the Kaiapoi Town Centre and provide for future growth, if necessary, following the review of the Kaiapoi Town Centre Plan. Geotechnical issues, in particular the flooding risk, currently prevents the area from being returned wholly to residential use. It was accepted in the Officer Report that there is an opportunity to retain flexibility of land uses in Area 2 through the provision of a mixed use zone that includes residential activity. We support the Officer Recommendation provided that flooding risk can be mitigated without transferring the flood risk to adjacent properties.

[66] Although 'yard based suppliers' or 'car sales yards' may be economically viable land uses in this location we are concerned that this type of activity may not be appropriate in Kaiapoi West given its proximity to residential properties and the school. By singling out 'yard based suppliers' or 'car yards' in the pDRP, it gives the impression that this area will be developed in this way. We understood from Mr Sellars that this might be the most likely land use in the interim given the relatively low capital investment required. However, that does not take into account the possible effects on the surrounding residential environment. Given that the Draft Recovery Plan is intended to provide a 'high level' framework for future land uses in the Regeneration Area we have concluded that it is inappropriate to specify individual activities in the pDRP. We recommend that flexibility is retained through a mixed use zoning that enables a range of businesses that do not detract from the Kaiapoi Town Centre, and some residential activity, that responds to the surrounding environment, including the risk of natural hazards.

[67] We are satisfied that there is sufficient technical information available to support the commencement of a plan change to enable a change of land use in Area 2, following a review of the Kaiapoi Town Centre Plan, utilising the processes available under the GCR Act.

[68] We recommend as follows:

Adopt: A mixed use business zone including residential uses is recommended that is compatible with the adjoining residential area and school, and does not detract from

the viability of the Kaiapoi Town Centre, and appropriately addresses natural hazards.

Amend pDRP Section 4.2 to remove all references to yard based business activities.

Amend the 'Key Actions and Stages' to reflect that any amendments to the District Plan will be progressed under the Greater Christchurch Regeneration Act 2016.

Kaiapoi South

[69] Kaiapoi South is a large 'L' shaped area of land of approximately 24.2 hectares. It borders the Kaiapoi Town Centre to the west, the Kaiapoi River to the north, existing residential areas to the west and the Courtenay Drive Drainage and Esplanade Reserves, and Oaks Reserve to the east and south. It is zoned Residential 1 over the majority of the area and Rural at the south eastern end. The area contains four remaining private properties. It contains two proposed wastewater pump stations. For the purposes of the pDRP, the Kaiapoi South Regeneration Area has been divided into five sub areas (Areas 3, 4, 5, 7, and 8), reflecting the preferred land uses within these areas.

Area 3

[70] We have already addressed our recommendation to support a Business – Mixed Use zoning for Area 3 at [52] above. Similar issues were also raised by commenters regarding potential activities within Area 3, to those discussed in relation to Area 2 above. We support the Officer Recommendations to retain flexibility of land uses in this area. Due to the proximity to the Town Centre, Area 3 may also be suited to community facilities, such as a 'park and ride' facility and may provide additional space for car parking. It is premature to specifically identify which activities will be established in Area 3, however, the bespoke zoning provisions should enable a range of activities to occur.

[71] We also heard from Te Rūnanga o Ngāi Tahu (Te Rūnanga) and Te Ngāi Tūāhuriri Rūnanga (Ngāi Tūāhuriri) regarding a possible extension of the proposed Heritage and Mahinga Kai area (Area 4) into Area 3 and the potential incompatibility of some business activities with Area 4. We discuss the Heritage and Mahinga Kai area below. We are also concerned to ensure that activities within Area 3 respond appropriately at the boundary to adjacent land uses. Accordingly, we recommend that bespoke planning provisions for this

area include appropriate landscape treatment between Areas 3 and 4. We also consider it appropriate that the land uses provided for within Area 3, should not cause adverse effects on the Mahinga Kai area, and should enable a transition of land uses that reflect the importance of Area 4.

[72] Our recommendations for Area 3 are as follows:

Adopt: A mixed use business zone including residential uses is recommended that is compatible with the adjoining Kaiapoi Town Centre and the Heritage and Mahinga Kai Area.

Transition: On the Bowler Street frontage provide for a transition between Area 3 and Area 4. This transition area may provide flexibility for the extension of Area 4 in future.

Amend pDRP Section 4.3 to remove all references to yard based business activities and large format retail. The perceived effect of these activities was an issue of concern for commenters.

Area 4

[73] The provision for a ‘Heritage and Mahinga Kai’ area was well supported by the community. The concept for the area was explained by representatives of Te Rūnanga and Ngāi Tūāhuriri. This area will provide opportunities for mahinga kai, natural habitat restoration, natural play and education, and heritage recognition.

[74] Some commenters were unclear about the intended use of the area, including public access. It was clarified at the hearing that there was no intention to exclude the general public, although some areas may be fenced to provide for ecological values. The Officer Report recommends that the Draft Recovery Plan set out the intended outcomes for Area 4 as follows:

- Ecology - restored and enhanced indigenous flora, fauna, habitats, ecosystems and biodiversity, which were once evident in the area, particularly around traditional mahinga kai sites.
- Mahinga kai - sustainable cultural harvest and long-term use of natural resources.
- Edible landscapes - Opportunities for the community to establish and harvest edible landscapes.

- Heritage - restored natural environments and open space that tells the story of the land, the water, and the people. This includes aspects of outdoor education.
- Recreation - public space for passive recreation.
- Management - collaborative management via a joint management plan.

[75] We are satisfied that Area 4 will support the cultural values of the area. The Kaiapoi River, its tributaries, springs and margins are of immense cultural and traditional significance to Te Rūnanga and Ngāi Tūāhuriri. Area 4 aligns well with the Objective of promoting the well-being of Greater Christchurch communities. Area 4 is consistent with the Recovery Strategy and other Recovery Plans and with the Canterbury Regional Policy Statement, and Mahaanui Iwi Management Plan.

[76] We also note that Area 4 would enable the addition of a children's play-area, including opportunities for an 'adventure park playground'⁴⁰, and areas for passive recreation. Area 4 is the area within Kaiapoi South dedicated for passive and active recreation, and for mahinga kai.

[77] It is proposed that Area 4 be subject to joint management arrangements between Te Rūnanga, Ngāi Tūāhuriri, and the Council, in a similar manner to the Te Kōhaka o Tūhaitara Trust along the coast between Waikuku and Kairaki. Implementation of such arrangements is to be confirmed through consultation with the Crown and Te Rūnanga and Ngāi Tūāhuriri. There may be a need to pursue changes to the District Plan, and/or designate the area as a reserve under the Reserves Act, to implement the proposal and ensure appropriate recognition is given to Area 4. It may be appropriate to implement any necessary changes through the GCR Act in the next five years, if the proposal is able to be commenced within that time frame. For now we support the approach that this is listed as an action to be completed after and subject to Ministerial Approval of the Recovery Plan.

[78] Our recommendations for Area 4 are as follows:

Adopt. The key outcomes are supported by the Panel, including provision for the restoration and enhancement of ecosystems and biodiversity, and provision for mahinga kai, recreation and natural play spaces.

⁴⁰ Officer Report Appendix 10

Area 5

[79] We have already discussed the proposed Rural Area above at [54] – [57] and addressed the concern regarding ‘intensive farming activities’. In addition to those issues, we note that in Kaiapoi South the Rural Area is divided into four separate areas by Courtenay Drive, Wyber Place and Charters Street. The area south east of Courtenay Drive, is partly zoned Residential 1 and the balance is zoned Rural in the District Plan. Providing for rural land uses in this locality will not be significantly different from the ‘rural/residential’ way that area was used prior to the earthquakes. The remaining areas are small pockets immediately adjacent to residential land uses. Due to the smaller areas of rural land there is greater potential for a conflict between rural and residential activities. We support the exclusion of ‘intensive farming activities’ in Area 5, but further note that there may be conflicts arising from horticultural uses in those parts of Area 5 west and north west of Courtenay Drive. We recommend that provision for, and the management of, rural activities within Area 5 should also provide an appropriate buffer between intensive horticultural and residential land uses.

Area 6

[80] We support the removal of the park in this location for the reasons stated in the Officer Report. We note the location was of particular concern to residents of Wyber Place, given the potential for vandalism and nuisance. We note provision for a children’s playground in Kaiapoi South can be accommodated in Area 4 which will meet the needs of the Kaiapoi South community.

Area 7

[81] We support the amendment to the recreation and ecological linkages for the reasons outlined in the Officer Report. We note in particular that Area 7 between Wyber Place and Charters Street will enhance the amenity and connectivity for residents in the adjoining residential areas.

Area 8

[82] The pDRP provided for two alternative roading lay outs for Kaiapoi South. Option 1 was the repair and retention of the existing alignment of Courtenay Drive. Option 2 realigned Courtenay Drive further west. Option 1 was supported by the Council and the Kaiapoi

Community Board from a cost and efficiency perspective. Option 2 was supported by some commenters because it would better provide for a contiguous area of land in Area 5 and may reduce traffic effects on residential properties.

[83] We heard from Mr Graeme Sharp (135), a resident of The Oaks, which is located at the northern end of Courtney Drive. Mr Sharp was concerned that in earlier stages of consultation there was greater community support for Option 2 than for Option 1, which was adopted by the Council. Mr Sharp was also concerned about the accuracy of the Council's costings for the realignment compared with reinstatement. We note that consultation with the community is only one aspect of the matters that we must take into account in making our Recommendations. The Minister's Direction records that decisions about the Recovery Plan,

should reflect the needs and aspirations of the communities, provided these preferences represent acceptable financial costs to the New Zealand Taxpayers or the Waimakariri District Ratepayers.

[84] We have considered all comments made on the roading layout for Kaiapoi South. We observe that the relatively low numbers of commenters on the Courtenay Drive alignment does not lead us to the view there was strong support for either option from the wider community. We have considered the comments made during the CANVAS exercise and the comments made on the pDRP in making our recommendation. We find Option 1 provides for the effective and efficient use of the existing infrastructure.⁴¹ We have concluded that the Officer Recommendations does not result in increased expenditure over and above that provided in the 2015-25 Long Term Plan and provides for existing infrastructure that is located within the road corridor.

[85] We adopt the recommendations for Kaiapoi South in the Officer Report, except as otherwise provided, including removal of the car parking overlay and the Neighbourhood Park from the Kaiapoi South spatial plan. The spatial plan for Kaiapoi South is to be updated to reflect these amendments.

⁴¹ Abley Transportation Consultants Report, 19 January 2016 at 3.3 indicated that Option 2 would provide a marginally better outcome but for significantly greater associated costs.

Kaiapoi East

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

Area 9

[87] We have already confirmed our support for the Recreation and Ecological Area 9, which wraps around the proposed sport and recreation reserve (Area 10) and the rural Areas 12 and 13. We note specifically that this green space area serves multiple functions including:

- Providing a buffer for the residential neighbourhoods to the north of the Kaiapoi East regeneration area
- Enhancing connectivity between the residential neighbourhoods, the town centre and riverbanks, and other recreation areas
- Recreation and ecological links (biodiversity corridors)
- Walking and cycling network
- Opportunities for edible landscapes

[88] There was broad support for Area 9. The issue of connectivity between residential neighbourhoods was of particular importance to a number of commenters. In particular Marilyn Taylor (2) spoke about the sense of isolation felt in the vicinity of Moore Place, which is now a considerable distance from the Kaiapoi Town Centre. We support the addition of a link between Feldwick Drive and Moore Place to provide connectivity. A number of commenters spoke favourably about creating opportunities for a circuit around the Regeneration Areas for cycling and walking and a 'learn to cycle park'. A number of commenters made suggestions for edible landscapes, a food forest and community gardens. We understand that the Council has been generally supportive of such initiatives and intends

to accommodate proposals such as the ‘food forest’ in an appropriate location within Area 9. The final details of the location of such activities, and management considerations will be considered during master planning processes to be undertaken by the Council should the reserve areas vest in the Council. We support the recommendations in the Officer Report for Area 9 as being important for community well-being.

Area 10

[89] Area 10 identifies a significant area of land for future sports fields and recreation activities. The Council has identified that future population growth in the District will necessitate the provision of an additional sports and recreation reserve by 2020. The Recovery Plan process presents an opportunity to make provision for that use, ahead of time. The Council’s proposal received considerable support, with commenters suggesting various sporting activities that could be accommodated, including sports fields, warm up areas, a soft ball diamond as well as recreational facilities such as play grounds, youth facilities, a BMX track and a dog park. The Panel notes there was strong support for the development of a dog park and community cycle track within Kaiapoi East.

[90] There was some opposition to the proposal due to a perceived lack of current demand. Some commenters were concerned that the sports fields would result in lost opportunities for a ‘food forest’⁴² and the loss of trees that remained in the Red Zone since the removal of dwellings. A number of people spoke about the sense of loss as a consequence of the earthquakes and red zoning decisions, and notwithstanding that they had moved from the area, there remained strong emotional ties to the area.

[91] We acknowledge the concerns expressed, and the permanent change to the ‘residential’ form of landscape within the Regeneration Areas that will be a consequence of making provision for the future sporting and recreation needs of Kaiapoi and the wider District. There will inevitably be a loss of some trees to accommodate the proposed uses in Area 10. However, having considered the relevant matters in the Minister’s Direction we found that it is not practical to maintain this large area of land in its current form. We are satisfied that the proposed use of Area 10 for a Sports and Recreation reserve meets the Objectives of the Recovery Plan.

⁴² Brent Cairns (130)

[92] The final layout of Area 10 will be subject to future master planning which will allow for further community engagement regarding future sporting and recreational activities within Area 10. That master planning and any necessary District Plan changes, could take account of the location of any significant trees, should they be identified at that stage.

[93] We support the Officer Recommendation to amend the following paragraph:

The Council proposes that the area to the north of Cass Street could contain: up to four full-sized playing fields, space for other sporting facilities, junior or warm-up fields, a pavilion and changing rooms, onsite car parking, and space for informal play.

This will ensure there is flexibility in the final lay out of Area 10.

Area 11

[94] The proposed memorial garden (for ash interment only) was subject to considerable public comment. The Council Officers believe this may have been due to a misunderstanding that a burial cemetery was proposed. We acknowledge that there may be sensitivities for some people with locating the memorial garden in an urban environment. The Officer Recommendation is to relocate Area 11 to south of Cass Street, which is further away from residential neighbourhoods, is accessible via Cass Street and the Charles Street extension and can be integrated into the wider open space network. The memorial gardens will need to be carefully designed to address flooding and liquefaction issues, but its location is considered to be preferable over all to that proposed in the pDRP.

[95] Provision for a memorial garden responds to the long term needs of the community and is consistent with Objectives 4.1 and 4.2 of the Minister's Direction. We support the Officer Recommendations.

Area 12 and 13

[96] We have already discussed the issue relating to the proposed Rural Area in Kaiapoi East at [54]-[57] above. We accept the Officer Recommendations and further recommend that Council review the potential for residential activity in the medium term once master planning and the District Plan Natural Hazards review is complete.

Area 14

[97] We support the Officer Recommendations regarding the extension of Area 14 to provide access to Askeaton Park and the Kaiapoi River for the reasons stated in the Officer Report.

Area 15

[98] The Council proposes this area is to be used as a Campervan Park. Council Officers recommended amendments to the location and size of Area 15 in response to comments from the New Zealand Motor Caravan Association (NZMCA). Some commenters opposed the establishment of the activity, with concern being expressed about the relatively small contribution to the economic vibrancy of Kaiapoi because NZMCA members are relatively self-sufficient. The NZMCA provided details of a cost/benefit analysis undertaken for Murchison that supported positive economic benefits to the local community. NZMCA were of the opinion that there is likely to be a significant contribution to the local economy through the provision of a Campervan Park.

[99] We note that Area 15 is in fact a subset of a wider Business Area proposed for Kaiapoi East, along with Areas 16 and 17. These areas are grouped together in terms of the Assessment Report Attachment C. We consider there is merit in the Council considering the proposal further and pursuing appropriate land ownership/management arrangements with the Crown. We support the recommendations of the Council Officers to explore this matter further in the next two years and pursue any necessary zoning changes through the GCR Act in conjunction with Areas 16 and 17.

Area 16

[100] We support the Officer Recommendations for Area 16 to be used for car parking to support public use of the Coastguard ramp at Charles Street.

Area 17

[101] We have already discussed the issues relating to the Business Areas at [51]-[52] above. We note that the location of Area 17 is more suited to 'yard based' activities than Areas 2 and 3, given the activities in the vicinity. We support the Officer Recommendations.

Area 18

[102] The pDRP proposed four options for the Kaiapoi East road layout. The Council Officer Report notes a preference by commenters for Option 1 which is also supported by the Council and Kaiapoi Community Board. The extent of community support is only one matter we have considered, as noted above in relation to Area 8. We note that Option 1 has a number of benefits for connectivity, including access for residents within the Regeneration Area, and access to the proposed memorial gardens and sporting fields. Importantly Option 1 utilises portions of the existing road layout. The Officer Report recommends further changes to the alignment in response to the shifting of the memorial gardens.

[103] We support the indicative roading layout for East Kaiapoi as shown on the amended spatial plan in the Officer Report.⁴³ Access to residential properties and sports facilities will be further considered as part of future master planning.

The Pines Beach

[104] The 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 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 outside the Regeneration Area. 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 pDRP) based on the proposed land uses.

Area 19

[105] The pDRP identifies two options for Area 19. The first option involved the area being vested in Council and leased to private individuals and to allow non-permanent structures, which could enable the establishment of movable dwellings. The second option is to have the land vested in the Council and being leased for rural land uses such as grazing.

⁴³ Officer Report Appendix 4

[106] The options for use of Area 19 are strongly influenced by the technical reports which identified The Pines Beach as not being suitable for residential development as the area would be impacted by inundation by sea level rise over the long-term. A number of commenters supported the option of not returning the area to permanent residential use. However, there were varying views as to whether the area should allow non-permanent structures or simply remain open and in rural or recreational use. Residents at The Pines Beach were concerned to ensure that the area did not become a 'shanty town'. The community was also interested in how the leasing of the area would be managed and whether previous residents or remaining residents would be given priority when allocating leases.

[107] There is an active Residents' Association in The Pines Beach and Kairaki, although it does not claim to represent the views of all residents. The Officer Report does not offer a recommendation for either option 1 or 2. We agree that it would be inappropriate to return the area to permanent residential use given the risks of inundation. We are supportive of retaining some flexibility to allow non-permanent structures. Controls on activities within Area 19 are best left to leasing arrangements. The definition of 'non-permanent structure', however, needs to be clarified to provide assurance to the local community. The Assessment Report indicates that the intention is to discuss with the Crown the vesting of Area 19 with the Council and appropriate management arrangements. We support the Officer Recommendations, but discussions should also consider whether any priority should be given to past owners or the existing residents.

Area 20

[108] In the pDRP the land east of Dunns Avenue and Batten Grove is proposed to be amalgamated with the Tūhaitara Coastal Park. The Te Kōhaka o Tūhaitara Trust (Trust) explained at the hearing that Area 20 would allow the Trust to establish a significant southern entrance point to the park. The Trust's intention was that the area would be planted with native species to support the few remaining native garden plants, with defined trail access points, information and signage, with the possibility of a kiosk or structure. There was general support from the community for the addition of Area 20 to the Tūhaitara Coastal Park; however, some commenters sought clarification of the final layout.

[109] We support the incorporation of Area 20 into the Tūhaitara Coastal Park. We agree with the Officer Recommendations that if the area is to be incorporated into the Tūhaitara Coastal Park, that there is a need for a management plan prepared in consultation with stakeholders, including The Pines Beach community. We anticipate that the management plan would be prepared as an addition to the existing Coastal Park Management Plan. As part of the preparation of the management plan for Area 20 a concept plan should be prepared showing intended uses of Area 20.

[110] We recommend that the Council discuss with the Trust the next steps to incorporate the area into the Tūhaitara Coastal Park including preparation of an appropriate management plan and proposals for consultation with the community.

Area 21

[111] A recreational and ecological linkage is proposed for Area 21, to be vested in the Council. We support the Officer Recommendations for the reasons stated.

Kairaki

[112] The Kairaki Regeneration Area covers approximately 6 hectares, and is situated 4km west of Kaiapoi between The Pines Beach and the Waimakariri River mouth. The Tūhaitara Coastal Park separates the area from the coast. The Kairaki Motor Camp lies to the east of the regeneration area. The District Plan identifies the area as a Residential 3 zone. The area has fragmented land ownership; 20 privately-owned properties are located in the Regeneration Area, reflecting a strong community will to continue living in this area. 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 Kairaki regeneration area has been separated into three areas (Areas 23, 24 and 25 in the pDRP) based on the proposed land uses.

Area 23

[113] The future use of Area 23 was of considerable interest to the Kairaki community, given it comprises 7 unconnected parcels, separated by private land ownership. Area 23 is not suited to permanent residential occupation due to the risks of coastal hazards, as with Area 19

at The Pines Beach. The dispersed area also presents challenges to use of the area for ‘rural’ uses. There were concerns expressed about the potential for the area to become a ‘shanty town’ with non-permanent structures, and also interest expressed by the community to lease the area. Mr Tim Stephenson spoke on behalf of the Residents’ Association and he confirmed support for private leasing arrangements, but noted there was a need for controls on how the land is used and maintained.

[114] The pDRP proposes that this area be retained in Crown ownership and managed by the Council. We support further discussion between the Crown and Council regarding ownership and management issues. Given that ownership by the Council is proposed for Area 19 at The Pines Beach, there may be some benefit in a consistent ownership/management arrangement over both areas. We however support the Officer Recommendations for the reasons given.

Area 24

[115] We support the Officer Recommendation for this area to be amalgamated into the Tūhaitara Coastal Park, for the reasons given. Our recommendations regarding future management planning and consultation with the community for Area 20 applies to Area 24 also.

[116] We note that the Trust identified that the five southernmost parcels of Area 24, may provide an opportunity to support ‘sympathetic’ commercial activities to assist the Trust to maintain and develop the Tūhaitara Coastal Park. The Trust seeks for these parcels to be transferred as fee simple or classified as Local Purpose Reserve under the Reserves Act 1977. A Local Purpose Reserve provides for a greater range of activities than are allowed in a Recreation Reserve under the Reserves Act. We recommend that decisions regarding the ownership and reserve status are left until a management plan is prepared for Area 24 in consultation with the community, to provide some certainty as to the potential impacts on the community of such uses, if they are to be included.

Area 24A

[117] Area 24A sits outside the Regeneration Area. It was agreed at the hearing by Council Officers that this should be deleted from the Draft Recovery Plan. Any addition of land

outside of the Regeneration Area to the Tūhaitara Coastal Park is not a matter that needs to be addressed in the Recovery Plan.

Area 25

[118] Area 25 is the nearest available section to the Sailing and Power Boat Club and is proposed to be added to the Kairaki Beach Reserve. We support the Officer Recommendations for the reasons given.

[119] We note there is a missing label on the spatial plan to separately identify the car park from the Kairaki Beach Reserve. There is no intention to incorporate the Kairaki Beach Reserve into the car park.

Concluding comments

[120] We have considered comments made on the pDRP, the technical reports supporting the pDRP, Officer Report and Recommendations and the Assessment Report. We are satisfied that the pDRP as amended by the Officer Recommendations and the Panel Recommendations achieves the Objectives for the Recovery Plan and satisfies the requirements of the Minister's Direction.

Hearing Panel:

Cindy Robinson (Independent Chair)



David Ayers (Mayor)



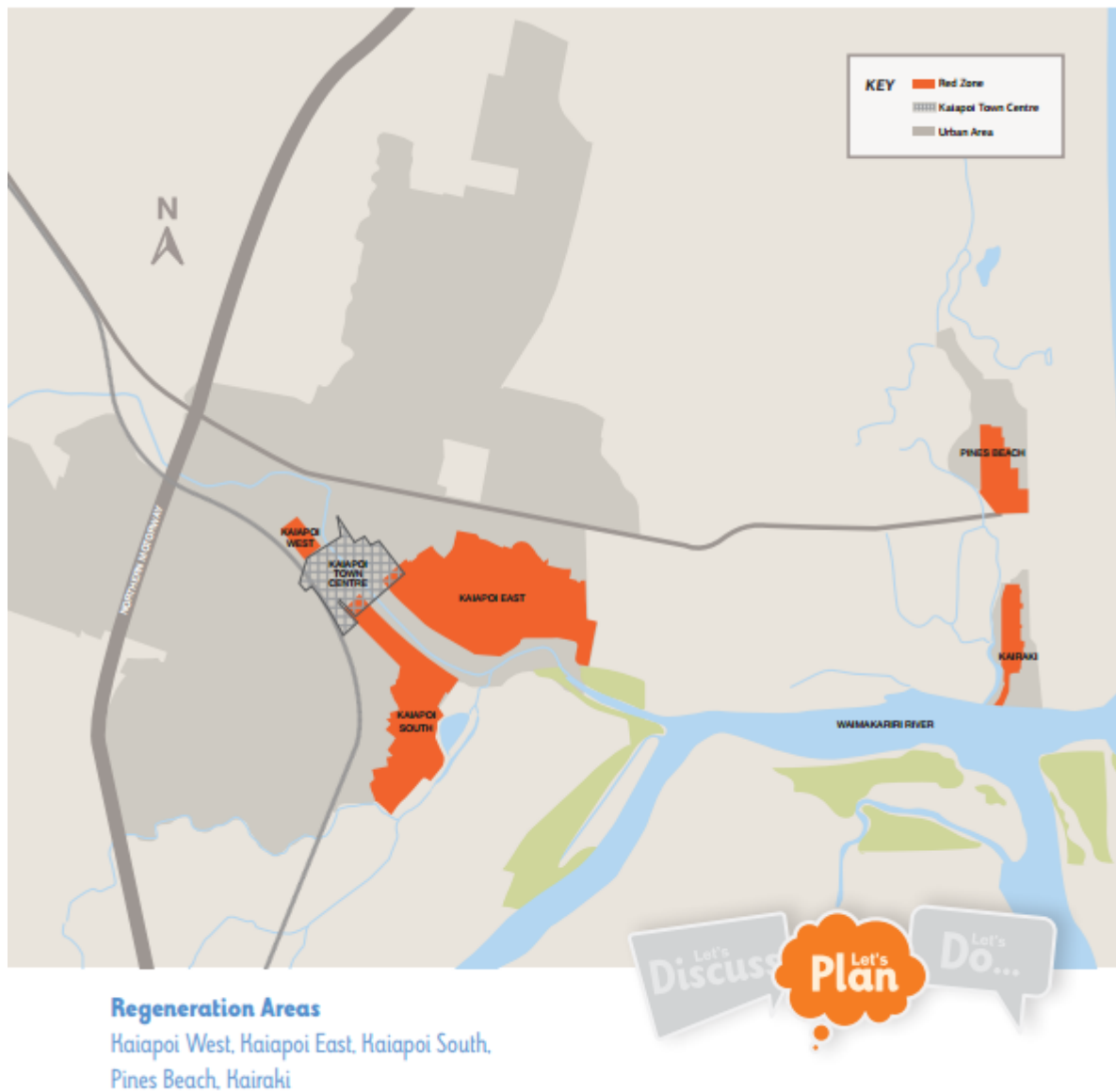
Neville Atkinson (Councillor)



Tim Vial (Independent Panel Member)



SCHEDULE 1 REGENERATION AREA MAP



SCHEDULE 2 INFORMATION RECEIVED BY THE HEARING PANEL

Prior to Public Hearing	
Copies of all written comments received in response to public notification	
Minister's Direction	31 August 2015
Background Reports	
Abley Transportation Consultants – Kaiapoi South and Kaiapoi East Red Zone Roding Options Assessment	19 January 2016
Tonkin Taylor Report – Engineering Feasibility of Potential Land Uses – Stage 1 Report	4 February 2016
Aurecon Peer Review Report	25 February 2016
Property Economics Kaiapoi Town Centre Business Land Requirements Report	October 2015
Market Economics Limited Kaiapoi Town Centre Business Land Requirements Report - Peer Review (Draft)	January 2016
Colliers Valuation Consultancy Report – WDC Residential Red Zone Recovery Plan Kaiapoi	4 December 2015
Technical Advisory Panel Report – Preliminary Assessment of Land Use Capability.	June 2015
Officer Report and Appendices	24 March 2016
Appendix 1 Experience and Qualifications of Reporting Officer	
Appendix 2 Report on 3D Model - School Sessions	
Appendix 3 Report on 3D Model - Community Sessions	
Appendix 4 Recommended Spatial Plan (Regeneration Areas - Kaiapoi East and Kaiapoi South)	
Appendix 5 Planning Analysis Table	

Appendix 6 Tonkin & Taylor Geotechnical Technical Report	
Appendix 7 Colliers Valuation and Economic Feasibility Technical Report	
Appendix 8 WDC Three Waters Technical Report	
Appendix 9 WDC Roding Technical Report	
Appendix 10 WDC Green Space Technical Report	
Appendix 11 Impact Assessment Memo	
Appendix 12 WDC Natural Hazards Plan Change Memorandum	
Appendix 13 WDC Kaiapoi River Rehabilitation Memorandum	
Public Hearing 6 - 8 April 2016	
Wednesday 6 April 2016	
Commenter 124 additional information	
Commenter 124 further additional information	
Commenter 124 talking points	
Commenter 115 additional information	
Commenter 70 additional information	
Commenter 128 additional information	
Commenter 113 additional information	
Commenter 35 additional information	
Commenter 156 additional information	
Commenter 68 additional information	
Commenter 125 additional information	

Commenter 134 additional information	
Thursday 7 April 2016	
Commenter 126 additional information	
Friday 8 April 2016	
Commenter 138 additional information	
Commenter 78 additional information	
Commenter 130 additional information	
Commenter 116 additional information	
Commenter 114 additional information	
Planning Memorandum Statutory Documents	
Joint Memorandum of Core Project Team and the Crown	22 April 2016
Assessment Report Memorandum from Waimakariri District Council Core Project Team and Attachments	31 May 2016
Attachment A- E - Detailed Analysis of Regeneration Areas.	
Attachment F – High Level Cost Benefit Assessment of Development Areas	
Attachment G – Colliers Valuation Report 18 May – Marginal Land. Kaiapoi, The Pines Beach and Kairaki	
Attachment H – Colliers Valuation Report 19 May – Rural Land	
Attachment I – Value of Greenspace.	
Attachment J- Residential and Commercial Infrastructure Costs.	

SCHEDULE 3 LIST OF PERSONS WHO WERE HEARD AT PUBLIC HEARING

Date	Commenter Name	#	Representing
6 April 2016	Sarah Jardine and Lydia Bloy	124	Crown
	Dianne Turner, Jamie-Lee Tuuta and Nigel Harris	115	TRoNT and Ngai Tūāhuriri
	Claudia Kaetensladler, Tony Moore and Gayleen Barnes	128	Harakeke Consultants
	Lindsay Bain	122	Ashley Estates Ltd
	Karen Eastwood	80	Woodend Ashley Community Board
	Graeme Sharp	135	Local resident
	Michelle MacWilliam and Blair Anderson	70	Local resident
	Robyn Wallace	158	Kaiapoi Community Board
	Dianne Smith	113	Local resident
	James Ensor	81	Local resident
	Peter Shanks	107	Waimakariri Sailing & Power Boat Club
	Tracey Pons	93	Local resident
	Marilyn Taylor	2	Local resident
	Delcie McKenzie	156	Local resident
	Mary Sparrow	35	Local resident
	Gary Sellars		Colliers International CPT adviser
	Chris Greengrass	149	Local resident
	Anne Greenup	68	Local resident
	Andrew Wenborn	104	Local resident
	Gregory Byrnes and Joseph Hullen	133	Te Kōhaka o Tūhaitara Trust
	Mark Revis	98	PLC Group
	Jacqui Jeffery and Richard Moffatt	125	Local resident
	Kathryn Gibson	148	Local resident
	Julia Morris	14	Local resident
	Christine McCullum	134	Local resident
	Kelly Chapman	66	Local resident
	Kelly Chapman	66	Local resident
Date	Commenter Name	#	Representing
7 April 2016	Tim Stephenson	92	On behalf Peter Midgely – PBKA
	Tim Stephenson	117	Local resident and on behalf of Pines and Kairaki Residents Association.
	Tim Heath (by telephone)		Property Economics CPT adviser
	Christine Watton	150	You Me We US
	Barry Lennox	143	Local resident
	Colleen Young	126	Local resident
Date	Commenter Name	#	Representing
8 April 2016	Tuahiwi School		
	Clarkville School		
	Woodend School		
	Kaiapoi Borough School		
	Kaiapoi North School		
	St Patricks School		
	Kaiapoi High School		
	Sandra James and Andrew		3D Model CPT

	McLennan		
	Shirley Cairns	13 8	Local resident
	Brent Carins	13 0	Local resident
	Russell Keetley	11 1	Local resident
	Michael De Hamel	78	Local resident
	Martin Pinkham	11 6	Local resident
	John Allen	7	NZ Motor Caravan Association
	Stephen Timms		Impact Assessment CPT
	Kalley Simpson and Gary Boot		3 Waters CPT and Infrastructure adviser
	Gavin Lake		Roading CPT adviser
	Mike Jacka		Geotech CPT adviser
	Michelle Flanagan and Chris Brown		Greenspace CPT
	Andrew Willis		Planning CPT
	Rachel McClung		Project Lead CPT

SCHEDULE 4 SUMMARY OF PANEL RECOMMENDATIONS

Officer's Recommendations		Hearing Panel Recommendations
New Ideas / Projects⁴⁴	<ul style="list-style-type: none"> No amendments are recommended beyond changes proposed in the specific geographic areas. 	Adopt
Intensive farming of rural areas⁴⁵	<ul style="list-style-type: none"> Add a definition of "intensive farming" (drawn from the Waimakariri District Plan) into the glossary or change the relevant text to make it clearer that intensive livestock farming will be excluded, but that intensive horticultural activities will not. 	Adopt in part. A definition of 'intensive farming' should be added to the glossary. The Hearing Panel is of the opinion that intensive farming activity should be excluded within the regeneration areas, given the potential for adverse effects on adjoining residential properties. The Hearing Panel recommends that appropriate buffers be provided between intensive horticultural activities and residential land uses.
Ongoing Consultation⁴⁶	<ul style="list-style-type: none"> Add a statement on consultation in Section 5 Implementation that sets out the Council's ongoing commitment to consultation and the ways this is anticipated to occur during the implementation phase. 	Adopt
Infrastructure and Services⁴⁷	<ul style="list-style-type: none"> Note in the draft Recovery Plan that the Council should continue to liaise with the service authorities. Include more detail on the purpose and need for both existing and proposed infrastructure within the regeneration areas in the draft 	Adopt

⁴⁴ Officer Recommendations on Amendments in Response to Public Comments, Section 4.2

⁴⁵ Officer Recommendations on Amendments in Response to Public Comments, Section 4.6

⁴⁶ Officer Recommendations on Amendments in Response to Public Comments, Section 4.7

⁴⁷ Officer Recommendations on Amendments in Response to Public Comments, Section 4.9

	<p>Recovery Plan.</p> <ul style="list-style-type: none"> • Append an infrastructure plan to the draft of the Recovery Plan, covering key infrastructure services that need to be maintained in Council owned land. 	
Greater recognition of natural hazards and the natural hazards plan change⁴⁸	<ul style="list-style-type: none"> • Include the additional detail on the natural hazards plan change in section 2.4 of the draft Recovery Plan. • Include references to the NZCPS and CRPS provisions and requirements. 	Adopt
Vision and Goals / Te moemoeā me ōna wawata		
Vision	<ul style="list-style-type: none"> • No amendments are recommended. 	<p>Amend the wording of the Vision to make explicit the economic and social outcomes sought within the district; namely:</p> <p>“Creatively and cost-effectively returning regeneration areas to active use towards ensuring that Kaiapoi, Kairaki, Pines Beach and the wider district are economically <u>and socially</u> vibrant, resilient, rewarding and exciting places for residents and visitors, while celebrating the significant cultural values of iwi and the wider community.”</p>
Goal 1⁴⁹	<ul style="list-style-type: none"> • Amend Goal 1 to refer to "where practical"; namely: “Developing and agreeing with the community and the Crown a Recovery Plan based on long term land use proposals that are 	Adopt

⁴⁸ Officer Recommendations on Amendments in Response to Public Comments, Section 4.12

⁴⁹ Officer Recommendations on Amendments in Response to Public Comments, Section 5.8

	affordable, with costs transparently accounted for - that removes uncertainty and allows investment decisions to be made, amenity to be improved, and levels of service restored <u>where practical</u> .”	
Goal 2⁵⁰	<ul style="list-style-type: none"> Reword Goal 2 as follows: "...Providing for a range of land uses that support and extend the role and development of the Kaiapoi Town Centre for business and jobs and that attract <u>shoppers and</u> visitors to the town." 	Adopt
Goal 3⁵¹	<ul style="list-style-type: none"> Amend Goal 3 to refer to active sport and recreation. 	<p>Adopt in part. Amend Goal 3 to refer to the use of green spaces within the regeneration areas by people of all ages and abilities:</p> <p>“Providing a safe, inspiring and attractive environment for residents and visitors <u>of all ages and abilities</u>, with public access to and opportunities for <u>active sport and</u> recreation, cultural, social and economic activities by: “</p>
Overall Issues / Ngā take motuhake		
Economic⁵²	<ul style="list-style-type: none"> Amend Section 3.2 bullet 6 to identify that funding may need to come from the Council, and therefore the ratepayer, for proposed Council assets. 	<p>Adopt in part. Amend Section 3.2 bullet 6 to:</p> <p>“<u>Public and private</u> funding is needed to establish, maintain and manage the proposed land uses.”</p> <p>Add a new bullet to identify that funding may need to</p>

⁵⁰ Officer Recommendations on Amendments in Response to Public Comments, Section 5.7

⁵¹ Officer Recommendations on Amendments in Response to Public Comments, Section 5.2

⁵² pDRP, Section 3: Overall Issues / Ngā take motuhake, Section 3.2: Economic

		<p>come from Council for Council assets, namely:</p> <p><u>“Funding may need to come from Council, including ratepayer contribution, for proposed Council assets.”</u></p>
Environmental⁵³	<ul style="list-style-type: none"> • Add a reference to water quality in Section 3.4 bullet 2 – opportunities to enhance the natural environment. • Add statements about opportunities for water quality enhancement in the design of Council assets such as the sports fields and the stormwater detention areas. 	Adopt
The Proposed Spatial Plans / Te mahere		
Kaiapoi West		
Area 1⁵⁴ Sport and Recreation Reserve	<ul style="list-style-type: none"> • Amend Section 4.2.1 Area 1 to read: “The Council proposes that Area 1 will include a new sport and recreation reserve. This reserve could include <u>a future lawn based sport club</u> a croquet club (relocated from Murphy Park), overflow parking for Murphy Park, a playground, open turf area for informal ball play, paths, seating and planting.” <p>Delete references to the relocation of the Kaiapoi Croquet Club from Murphy Park into Area 1.</p>	Adopt in part. Amend Section 4.2.1 Area 1 to read: “The Council proposes that Area 1 will include a new sport and recreation reserve. This reserve could include <u>a future lawn based sport club</u> a croquet club (relocated from Murphy Park) , overflow parking for Murphy Park, a playground, open turf area for informal ball play, paths, seating and planting.”
Area 2 Business Use	<ul style="list-style-type: none"> • Describe the business areas in Kaiapoi West as suitable for a mix of business activities, including residential. 	Adopt: A mixed use business zone including residential uses is recommended that is compatible with the adjoining residential area

⁵³ pDRP, Section 3: Overall Issues / Ngā take motuhake, Section 3.4: Environmental

⁵⁴ Officer Recommendations on Amendments in Response to Public Comments, Section 7.1.2

		<p>and school, does not detract from the viability of the Kaiapoi Town Centre, and appropriately addresses natural hazards.</p> <p>Amend pDRP Section 4.2 to remove all references to yard based business activities. The perceived effect of yard based business activity was an issue of concern for commenters.</p> <p>Amend the 'Key Actions and Stages' to reflect that any amendments to the District Plan will be progressed under the Greater Christchurch Regeneration Act 2016.</p>
Kaiapoi South		
Area 3 Business Use⁵⁵	<ul style="list-style-type: none"> Describe the business area in Kaiapoi South as suitable for a mix of business activities, including residential. Remove the parking 'layer' from the Kaiapoi South Spatial Plan, as per the appended map. 	<p>Adopt: A mixed use business zone including residential uses is recommended that is compatible with the adjoining Heritage and Mahinga Kai Area.</p> <p>On the Bowler Street frontage provide for a transition between Area 3 and Area 4. This transition area may provide flexibility for the extension of Area 4 in future.</p> <p>Amend pDRP Section 4.3 to remove all references to yard based business activities and large format retail. The</p>

⁵⁵ Officer Recommendations on Amendments in Response to Public Comments, Section 7.2.2

		<p>perceived effect of these activities was an issue of concern for commenters.</p> <p>Amend the 'Key Actions and Stages' to reflect that any amendments to the District Plan will be progressed under the Greater Christchurch Regeneration Act 2016.</p>
Area 4 Heritage and Mahinga Kai⁵⁶	<ul style="list-style-type: none"> Provide greater detail in the draft Recovery Plan for Area 4 on what a Heritage and Mahinga Kai area is by adding key outcomes to Section 4.3.2. 	Adopt. The key outcomes are supported by the Hearing Panel, including provision for the restoration and enhancement of ecosystems and biodiversity, and provision for mahinga kai, recreation and natural play spaces.
Area 5 Rural⁵⁷	<ul style="list-style-type: none"> The rural area in Kaiapoi South may evolve over time, with an interim (short-medium term) rural use anticipated, but with alternate uses (including residential) possible in the longer term. 	Adopt. The Hearing Panel recommends that intensive farming activity should be excluded within this area, given the potential for adverse effects on adjoining residential properties. The Hearing Panel recommends that appropriate buffers be provided between intensive horticultural activities and residential land uses
Area 6 Neighbourhood Park⁵⁸	<ul style="list-style-type: none"> Remove Area 6 – Neighbourhood Park from the Kaiapoi South Spatial Plan and show this area instead as Rural. 	Adopt
Area 7 Recreation and ecological linkage⁵⁹	<ul style="list-style-type: none"> Delete Area 7- Recreation and ecological linkage between Courtenay Drive and the Kaiapoi Riverbanks (opposite Dawson 	Adopt

⁵⁶ Officer Recommendations on Amendments in Response to Public Comments, Section 7.2.3

⁵⁷ Officer Recommendations on Amendments in Response to Public Comments, Section 7.2.4

⁵⁸ Officer Recommendations on Amendments in Response to Public Comments, Section 7.2.5

⁵⁹ Officer Recommendations on Amendments in Response to Public Comments, Section 7.2.6

	<p>Douglas Place) as shown on the appended Spatial Plan. This key linkage will be provided through the Heritage and Mahinga Kai Area.</p> <ul style="list-style-type: none"> • Delete Area 7- Recreation and ecological linkage around the edge of NCF Park. This would not be a physical change but rather a park category change as shown on the appended Spatial Plan. Public access through this area will be via the Heritage and Mahinga Kai Area. 	
Area 8 Kaiapoi South road layout	<ul style="list-style-type: none"> • No amendment is recommended to the existing road alignment. 	Adopt.
Three Waters Infrastructure⁶⁰	<ul style="list-style-type: none"> • Include a 30m wide strip of land adjacent to the Stormwater Management Area (SMA) to be set aside to transfer to Council for future-proofing the development of the Kaikanui SMA, as shown on the appended Kaiapoi South Spatial Plan. • Relocate the proposed wastewater pump stations in the Kaiapoi South area from the proposed Heritage and Mahinga Kai area to the areas they will service on the opposite side of Courtenay Drive in the proposed rural area, as set out in the appended Kaiapoi South Spatial Plan. 	Adopt
Kaiapoi East		
Area 9 Recreation and ecological link⁶¹	<ul style="list-style-type: none"> • Add a recreation and ecological link between Feldwick Drive and Moore Street, as shown on the revised Kaiapoi East Spatial Plan. 	Adopt

⁶⁰ Officer Recommendations on Amendments in Response to Public Comments, Section 7.2.10

⁶¹ Officer Recommendations on Amendments in Response to Public Comments, Section 7.3.2

Area 10 Sports fields⁶²	<ul style="list-style-type: none"> • Provide for a range of sporting facilities by amending Section 4.4.2 Area 10 to read: “The Council proposes that the area to the north of Cass Street could contain: up to four full-sized playing fields, <u>space for other sporting facilities</u>, junior or warm-up fields, a pavilion and changing rooms, onsite car parking, and space for informal play.” 	Adopt
Area 10 (South of Cass Street)	<ul style="list-style-type: none"> • No amendment recommended. 	
Area 11 Proposed Memorial Garden - ash interment cemetery⁶³	<ul style="list-style-type: none"> • Rename Area 11 – District Cemetery as Area 11 – Memorial Garden • Relocate Area 11 – Memorial Gardens, south of Cass Street to between Area 10 – District sport and recreation reserve and Area 12 – Rural residential as set out in the revised Kaiapoi East Spatial Plan. • Retain the size of the Memorial Garden at 2.9 hectares. • Limit the Memorial Gardens to ash interment only, with no scattering of ashes. This would be confirmed in the management plan for the Memorial Gardens, and the Council Cemeteries Manual. • Amend Section 4.4.3 Area 11 to read (amendments underlined): “Area 11 is currently zoned Residential 2 in the District Plan. The Council proposes that this area be developed into a <u>memorial gardens type cemetery</u> (for cremation interment only).” 	Adopt.

⁶² Officer Recommendations on Amendments in Response to Public Comments, Section 7.3.3

⁶³ Officer Recommendations on Amendments in Response to Public Comments, Section 7.3.4

	<p>The <u>memorial gardens</u> could contain ash plots, columbarium (for storage of cinerary urns), on-site car parking, paths and park furniture, specimen trees and landscape gardening.”</p>	
<p>Area 12 and 13 Rural⁶⁴</p>	<ul style="list-style-type: none"> • The rural area in Kaiapoi East may evolve over time, with an interim (short-medium term) rural use anticipated, but with alternate uses (including residential) possible in the longer term. • Append an infrastructure plan to the draft Recovery Plan covering key infrastructure services that need to be maintained in Council owned land • Show access to the Feldwick Drain stormwater pump station near Askeaton Park. • Amend the spatial plan for Kaiapoi East to reflect the appended plan. 	<p>Adopt. The Hearing Panel supports an interim rural use but recommends that Council review the potential for residential activity within Kaiapoi East in the medium term once master planning and the District Plan review is complete.</p> <p>The Hearing Panel recommends that intensive farming activity should be excluded within this area, given the potential for adverse effects on adjoining residential properties. The Hearing Panel recommends that appropriate buffers be provided between intensive horticultural activities and residential land uses</p>
<p>Area 14 Access Link⁶⁵</p>	<ul style="list-style-type: none"> • Area 14 east of Feldwick Drain should be separately identified as land to transfer to Council for a potential land swap with the adjacent property owner. The proposed reserve link along Feldwick Drain should be 5-16m wide (depending on design and land swap negotiations) and extend down to the Feldwick Drain stormwater pump station as shown on the revised spatial plan. 	<p>Adopt. The Hearing Panel supports the extension of Area 14 to provide access to Askeaton Park and the Kaiapoi River.</p>

⁶⁴ Officer Recommendations on Amendments in Response to Public Comments, Section 7.3.5

⁶⁵ Officer Recommendations on Amendments in Response to Public Comments, Section 7.3.7

	<ul style="list-style-type: none"> Re-label the rural area as Area 12 A, subject to the potential land swap, as shown on the appended spatial plan for Kaiapoi East. 	
Area 15 Campervan / Motorhome overnight parking⁶⁶	<ul style="list-style-type: none"> Realign Area 15 - Campervan Park to a square profile, with frontage to Charles Street, as shown on the appended spatial plan for Kaiapoi East. 	Adopt
Business Area Area 17⁶⁷	<ul style="list-style-type: none"> Describe the business area in Kaiapoi East as suitable for a mix of business activities, including residential. Enlarge Area 17 as shown on the appended spatial plan to create a business area of 4.5 hectares, adding 0.8 hectares to the earlier proposed business area. 	<p>Adopt. A mixed use business zone, including residential use, is recommended that does not detract from the viability of the Kaiapoi Town Centre.</p> <p>Amend the 'Key Actions and Stages' to reflect that any amendments to the District Plan will be progressed under the Greater Christchurch Regeneration Act 2016.</p>
Pump Stations⁶⁸	<ul style="list-style-type: none"> Relocate the proposed pump station adjacent to the property at 51 Feldwick Drive to be 10 metres off the southern boundary the property, as shown on the amended Kaiapoi East spatial plan. 	Adopt
Stormwater detention areas⁶⁹ (SMA)	<ul style="list-style-type: none"> Add a link (road or walkway) from Sewell Street through to the SMA for a route for existing stormwater flows as shown on the revised Kaiapoi East Spatial Plan. Shift the western SMA eastwards 	Adopt

⁶⁶ Officer Recommendations on Amendments in Response to Public Comments, Section 7.3.8

⁶⁷ Officer Recommendations on Amendments in Response to Public Comments, Section 7.3.10

⁶⁸ Officer Recommendations on Amendments in Response to Public Comments, Section 7.3.12

⁶⁹ Officer Recommendations on Amendments in Response to Public Comments, Section 7.3.13

	as shown on the revised Kaiapoi East Spatial Plan.	
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Area 18 Kaiapoi East road layout ⁷⁰	<ul style="list-style-type: none"> Amend the roading plan as set out in the revised spatial plan for Kaiapoi East appended to this report. 	Adopt. The Hearing Panel supports the indicative alignment of roads in Kaiapoi East (Area 18) and notes that access to residential properties and sports facilities will be further considered as part of future master planning.
The Pines Beach		
Area 19 Potential Private Lease ⁷¹	<ul style="list-style-type: none"> No amendment recommended. 	The Hearing Panel recommends that Council discuss with the Crown the leasing of this area for private use and the mechanisms by which the leases might be offered to the community. The definition of 'non-permanent' structures should be clarified as part of this discussion.
Area 20 Tūhaitara Coastal Park	<ul style="list-style-type: none"> Add as the second bullet point to Section 4.5.2 Area 20, Key Actions and Stages section the following: <u>"Should the area be incorporated within the Tūhaitara Coastal Park, the Te Kōhaka o Tūhaitara Trust will prepare a management plan for Area 20 in consultation with stakeholders, including The Pines Beach community."</u> 	Adopt. The Hearing Panel recommends that a concept plan be developed in conjunction with an addition to the <u>Tūhaitara Coastal Park Management Plan</u> for Area 20 prior to its amalgamation into the Tūhaitara Coastal Park. This should involve consultation with the community.
Area 21 Recreation and	<ul style="list-style-type: none"> No amendment recommended 	

⁷⁰ Officer Recommendations on Amendments in Response to Public Comments, Section 7.3.14

⁷¹ Officer Recommendations on Amendments in Response to Public Comments, Section 7.4.2

ecological linkage		
Kairaki		
Area 23 Potential Private Lease ⁷²	<ul style="list-style-type: none"> No amendment recommended. 	The Hearing Panel recommends that Council discuss with the Crown the leasing of this area for private use and the mechanisms by which the leases might be offered to the community. The definition of 'non-permanent' structures should be clarified as part of this discussion.
Area 24 Tūhaitara Coastal Park	<ul style="list-style-type: none"> Add as the second bullet point to Section 4.6.2 Area 24, Key Actions and Stages section the following: <u>"Should the area be incorporated within the Tūhaitara Coastal Park, the Te Kōhaka o Tūhaitara Trust will prepare a management plan for Area 24 in consultation with stakeholders, including The Kairaki community."</u> 	Adopt. The Hearing Panel recommends that a concept plan be developed in conjunction with an addition to the <u>Tūhaitara Coastal Park Management Plan</u> for Area 24 prior to its amalgamation into the Tūhaitara Coastal Park. This should involve consultation with the community.
Area 24A Tūhaitara Coastal Park Extension	<ul style="list-style-type: none"> Reword the Kairaki Spatial Plan description for Area 24A as follows: "Should Area 24 be amalgamated in the Tūhaitara Coastal Park, the Council supports discussion on further Council-owned land being used for the Coastal Park." 	Adopt in part. It is recommended that this description is added to Sections 4.5.2 (Area 20 – The Pines Beach) and Section 4.6.2 (Area 24 – Kairaki). Area 24A sits outside the regeneration area and should be removed from the spatial plan for The Pines Beach and Kairaki.
Area 25 Car park reserve	<ul style="list-style-type: none"> Amend Section 4.6.3 Area 25 to read: "The Council proposes that this area be vested in the Council as reserve and be amalgamated into 	Adopt. The Hearing Panel understands that the area of the reserve to the east of Featherston Avenue, labelled 'Kairaki Beach Car Park' is

⁷² Officer Recommendations on Amendments in Response to Public Comments, Section 7.5.2

	the Kairaki Beach Car Park Reserve. This area could then be made available for lease to the Waimakariri Sailing and Power Boat Club for boat rigging and storage. This is the preferred use for the area as the Kairaki Beach Car Park is a heavily used asset."	part of the Kairaki Beach Reserve. It is recommended that the reserve area is relabelled on the spatial plan for clarity.
Consequential amendments		The Hearing Panel recommends that any consequential amendments to the pDRP and spatial maps as a result of the above recommendations are made through the drafting of the Draft Recovery Plan to ensure consistency and clarity.

SCHEDULE 5 ATTACHMENTS A-E



Attachment A

Detailed Analysis of Kaiapoi West

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

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

A. PREFERRED OPTION AND PROPOSED IMPLEMENTATION

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

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

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

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

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

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

D. BENEFITS AND WHOLE OF LIFE COSTS

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

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

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

E. RISKS – IDENTIFICATION AND MITIGATION

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

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

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

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

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

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

G. OTHER RELEVANT LEGISLATION AND PLANNING OBLIGATIONS

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



Attachment B

Detailed Analysis of Kaiapoi South

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

Description of Area: Kaiapoi South is a large 'L' shaped area of land of approximately 24.2 hectares. It borders the Kaiapoi Town Centre to the west, the Kaiapoi River to the north, existing green-zone residential areas to the west and the Courtenay Drive Drainage and Esplanade Reserves, and Oaks Reserve to the east and south. It is zoned Residential 1 over the majority of the area and Rural at the south eastern end. The area contains four remaining private properties. It contains two proposed wastewater pump stations. For the purposes of the preliminary Draft Recovery Plan, the Kaiapoi South Regeneration Area has been divided into five sub areas (Areas 3, 4, 5, 7, and 8), reflecting the preferred land uses within these areas.

A. PREFERRED OPTION AND PROPOSED IMPLEMENTATION

Briefly describe the preferred option and outline the key reasons why it is preferred.	<p>The preferred option contains a mix of business (Area 3), heritage and mahinga kai (Area 4), rural (Area 5) and recreation and ecological linkages (Area 7). Area 8 covers the road option.</p> <ul style="list-style-type: none"> • Business Area (Area 3): This area is proposed to be used for suitable commercial activities, which could include yard based and large format retail. Residential development would also be enabled in the business area to provide for a mix of activities. It is also possible that a public car park and public transport interchange will be provided in this area by WDC, subject to further analysis. This use is preferred as it would complement and extend the existing business areas to the west of the Red Zone and could provide a financial rerun to the Crown as landowner. • Heritage and Mahinga Kai Area (Area 4): This area will provide opportunities for mahinga kai, natural habitat restoration, natural play and education, and heritage recognition. This area recognises the strong relationship of Ngāi Tahu and Ngāi Tūāhuriri with this area. Geotechnical and flooding risks makes more intensive activities uneconomic. • Rural Area (Area 5): This area will provide opportunities for rural activities either on a sale or lease basis. Rural activities are preferred in this location given the significant geotechnical and flooding risks, and the opportunity to provide a return to the Crown. • Recreation and Ecological Linkage (Area 7): This linkage area will be used to provide key public access to Kaiapoi River and enhanced links between existing Council reserves and proposed new green spaces. • Roding (Area 8): This area covers the existing Courtenay Drive alignment. Retaining the existing road alignment is preferred as the existing horizontal infrastructure services run along this road corridor and alternative roading alignments are more expensive. <p>Overall, these activities are preferred because they respond to the geotechnical and flood hazard risks, the identified heritage and mahinga kai opportunities, and Kaiapoi Town Centre support opportunities. They are also broadly supported by the community and can integrate with the neighbouring activities.</p>
How does the preferred land use take into account long-term projections and plans , such as demographic projections?	The proposed land uses for these areas reflect the need for more business activities in future years. The business area also provides the opportunity for a car park and public transport interchange for Kaiapoi, should these activities prove feasible (which will depend in part on the proposed Kaiapoi Town Centre Strategy refresh).
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?	The proposal is the intended medium and long term use for this area, subject to, amongst other things, interest from, and development by, the private sector to implement business activities within Area 3. In the long term the activities in the rural areas may alter as technology and market economics evolve to include residential activities. Residential development is currently not economically viable.
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	The proposed land uses and roading alignment are complementary to the existing road network and other existing infrastructure. The proposed car park and public transport interchange will support the roading network, should these be progressed. The proposed uses align with and make use of the existing Courtenay Drive Drainage Reserve. There are no other significant infrastructure implications and consequences that have been identified at this stage.
What are the proposed ownership and management arrangements of the preferred option? Why are these favoured?	<ul style="list-style-type: none"> • Business area (Area 3): Potential Council ownership and management of the public transport interchange area as this is a suitable Council function; private ownership or lease from the Crown for the remaining area is preferred to enable divestment and development. • Heritage and Mahinga Kai area (Area 4): Ownership and governance arrangements to be confirmed in consultation with the Crown and Ngāi Tahu. The preferred

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

<p><i>Note whether vesting is being requested.</i></p>	<p>option is vesting this land as a reserve with ownership and management via a trust of which the Council is a key partner, similar to Te Kohaka o Tuhaitara Trust. While the Council supports this land use option, and the cultural, social and environmental benefits associated with it, the Council would prefer not to own or manage this area as it is not needed to meet the green space levels of service for Kaiapoi, or the wider district. It is acknowledged however, that there will be benefits for Kaiapoi and the district.</p> <ul style="list-style-type: none"> • Rural area (Area 5): This area will be owned and maintained by the Crown in the short term, although the Council could also undertake this role should the Crown decide to vest this land, although the preferred option provides a return for the Crown which otherwise may not occur if the land is vested at little or no cost (the Council would not necessarily have funding for this land). Under the preferred option, the Crown may call for expressions of interest to lease or buy the land. • Recreation and Ecological Linkages (Area 7): It is proposed that these areas are vested in the Council as a reserve. This is favoured as the proposed activities are better managed as a reserve for the community. • Road (Area 8): This will remain a road reserve vested in the Council. • Infrastructure: The land required for the Wyber Place and Charter Street wastewater pump stations is proposed to be vested in the Council as the Council will provide these services.
<p>What is the proposed implementation of the preferred option? Why is this approach preferred?</p>	<ul style="list-style-type: none"> • Business area (Area 3): For the proposed car parking the Council will seek to acquire this land from the Crown. For the public transport interchange, the Council will undertake further work assessing the merits of the proposed interchange and, if viable, seek to acquire the land from the Crown. Should either of these proposals progress it is anticipated that further design work and consultation will be required in the short to medium term. This will enable the Council to plan and manage the developments in a cost-effective way which will align to other relevant Council-led initiatives for Kaiapoi (e.g. the Kaiapoi Town Centre Strategy refresh). • Heritage and Mahinga Kai area (Area 4): Implementation arrangements are to be confirmed in consultation with the Crown and Ngāi Tahu. The preferred approach is the establishment of a trust, followed by the preparation of a joint management plan for the area (between the Council and the trust). The Trust would then be responsible for implementation of the joint management plan. Council would remain as a partner on the trust (similar to Te Kohaka o Tuhaitara Trust). This approach is preferred as the appropriate means of implementing a well-established model. • Rural area (Area 5): The Council proposes that this area will be owned and maintained by the Crown in the short term. The Crown may call for expressions of interest to lease or buy the land. Detailed implementation arrangements will then be confirmed. This approach is preferred as it will be a cost-effective and straightforward approach to implementing this option. • Recreation and Ecological Linkages (Area 7): The Council will discuss options for vesting the land in Area 7 with the Crown, and should vesting take place will develop plans for the area as part of a reserve masterplan, involving community consultation. This approach aligns to existing well-established Council processes.
<p>How does the Plan provide for the necessary statutory amendments to enable the preferred option? What are they?</p>	<p>District plan changes may be required to enable the proposed activities in Kaiapoi East; depending on implementation, these actions these will be progressed under the Greater Christchurch Regeneration Act/Recovery Plan process or, if necessary, under the District Plan review. These are described as further actions to be completed after and subject to Ministerial approval of the Recovery Plan.</p>

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

B. HOW WOULD THE PREFERRED LAND USE OPTION HELP TO ACHIEVE EARTHQUAKE RECOVERY OBJECTIVES	
Minister's direction: 4.1.1 Promote the well-being of greater Christchurch communities	<p>The preferred land use option will recognise and provide enhancement opportunities for heritage and mahinga kai for Ngāi Tahu and Ngāi Tūāhuriri, the Kaiapoi community and visitors to the area. It will provide recreation and ecological linkages that support access to existing reserves (e.g. NCF Park and the Kaiapoi riverbanks).</p> <p>The Heritage and Mahinga Kai Area will support health and wellbeing (through enhancing physical and mental health, and nourishing the body); social cohesion (through supporting different cultures and bringing people together in public green space); place-making (by contributing to the local identity and conserving cultural landscapes and history, and enhancing biodiversity); development and learning benefits (through providing a variety of experiences and education opportunities) and economic benefits (through ecosystem services and contributing to the local economy as a visitor destination).</p> <p>These land uses will support healthy lifestyles, provide opportunities for more community engagement with the river environment and cultural heritage, and reflect the broad wishes of the community. The proposed business areas integrate well with the existing business areas on Williams and Hilton Streets, which link to the town centre, and are broadly supported by the community. The detailed design and layout of the public spaces within Kaiapoi South will be undertaken through a master planning process, which will ensure that the design of these areas is consistent with the principles of good urban design, encompassing the provision of safe and secure environments for residents and visitors.</p>
4.1.2 Result in resilient and enduring outcomes	The proposed land uses within Kaiapoi South have been heavily influenced by the flooding and geotechnical hazards associated with the location. As such, it is considered that the type, location, design, and function of the proposed activities will ensure a sustainable development pattern that is robust and resilient.
4.1.3 Support economic development and growth	<p>Careful consideration of the appropriate business activities within Area 3 will be undertaken to ensure that any future commercial activities within this area do not detract from the function and viability of the existing Kaiapoi Town Centre, and support rather than detract from the economic growth of the town centre area. Most long established town centres/business areas are highly constrained by surrounding older residential development; by contrast the opportunity presented here is for well-planned integrated development of the Kaiapoi Town Centre in a way which is sympathetic to and enhances the local area.</p> <p>The Heritage and Mahinga Kai Area could act as a destination attraction bringing visitors to Kaiapoi and encouraging them to stay, thereby supporting the adjacent town centre. The rural areas could support a variety of activities. They could also be used for commercial recreation (subject to any necessary resource consents).</p>
4.1.4: Be affordable and consistent with the government's commitment to principles of responsible fiscal management	It is anticipated that the proposed Business and Rural Areas will provide a financial return to the Crown, which will benefit taxpayers. The proposed recreation and ecological linkages and Heritage and Mahinga Kai Areas will be funded from within the agreed financial parameters of the Council's Long Term Plan, with costs being transparent to Waimakariri District ratepayers. These costs will be set out in the preliminary Draft Recovery Plan.
Council's vision and goals: How would the preferred option deliver the vision outlined in the preliminary Draft Recovery Plan?	<p>The proposed land uses in Kaiapoi South will ensure that the regeneration area will be returned to active use and will support the economic vibrancy of the Kaiapoi Town Centre by bringing locals and visitors to the area.</p> <p>The proposed uses are resilient, being heavily influenced by the identified geotechnical and flooding hazards.</p> <p>The area will provide recreation spaces and facilities that will be "rewarding and exciting places for residents and visitors", meeting the expectations and aspirations of the community as expressed through various consultation exercises during the development of the preliminary Draft Recovery Plan. The Heritage and Mahinga Kai Area will recognise and celebrate the significant cultural values of Ngāi Tahu and Ngāi Tūāhuriri. This green space celebrates the strong relationship Ngāi Tahu and Ngāi Tūāhuriri have with this area through opportunities for mahinga kai, habitat restoration, enhanced biodiversity, education and learning. The area will also provide a different green space experience for the community and visitor recreation, with walking and cycling tracks, interpretive and heritage trails, and natural play and education.</p>
How would the preferred option help to achieve the goals 1, 2, 3, 4, 5 and 6 outlined in the preliminary Draft Recovery Plan?	<p>1) Returning the regeneration areas to active use in a timely and efficient and economic manner: The implementation of the proposed uses has been carefully scheduled, with the majority of actions occurring in the short and medium term. The proposed package of uses is considered to be pragmatic and economic (by securing a financial return where this is feasible), and will support and encourage community recreation, and ecological awareness.</p> <p>2) Significantly enabling Kaiapoi's journey towards becoming a prosperous and innovative centre to live, work and play: The proposed car park, public transport</p>

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

<p><u>Note that this should include details about how the goal, vision or objective would be achieved and why this is important. It is not sufficient to merely state 'Land use option X would contribute significantly to goal Y.'</u></p>	<p>interchange and business uses will support the economic health of the town centre. The heritage and mahinga kai, and recreational and ecological linkage areas, will provide play opportunities with consequential health and wellbeing, and social cohesion benefits, which are described more fully in Section D below. Combined, these provide enhanced opportunities for those living in and visiting the Kaiapoi community.</p> <p>The Heritage and Mahinga Kai Area is in close proximity to the town centre and Kaiapoi River. It could extend the recreation experience from the town centre, building on proposed riverbank improvements at the Williams Street Bridge. The area could encourage longer stay uses in Kaiapoi which will benefit the town centre through use of local services (e.g. hospitality services).</p>
	<p>3) Providing a safe, inspiring and attractive environment for residents and visitors, with public access to and opportunities for recreation, cultural, social and economic activities: The proposed business, heritage and mahinga kai, and recreational and ecological linkage areas, will provide opportunities for recreation, cultural, social and economic activities. The design of these areas will be consistent with the principles of good urban design, leading to attractively designed green spaces available for a wide range of uses that will be popular with residents and visitors alike. The proposed Heritage and Mahinga Kai Area provides a key space for cultural and social activities from mahinga kai through to natural play, education and learning. The area will also provide a different recreation experience for locals and visitors with walking and cycling tracks, interpretive and heritage trails.</p>
	<p>4) Ensuring land use proposals are resilient and built for the future drawing on relevant sound assessment: The proposed land uses within Kaiapoi South have been heavily influenced by the flooding and geotechnical hazards associated with the location. The type, location and design of development will ensure a sustainable development pattern that is resilient as they reflect long term considerations such as demographic projections and economic forecasts.</p>
	<p>5) Enabling opportunities to restore the natural environment to support diversity as well as economic prosperity: The Heritage and Mahinga Kai, and Recreational and Ecological Linkage Areas, will provide opportunities to restore the natural environment. The Heritage and Mahinga Kai Area will focus on natural habitat restoration and biodiversity enhancement. Given the area's location between the Kaiapoi River and Courtenay Stream these activities will have wider water quality benefits.</p>
	<p>6) Recognising and enhancing Ngāi Tūāhuriri and Ngāi Tahu values, aspirations and the important cultural history of the area: The proposals for Kaiapoi South have been developed in collaboration with representatives from Ngāi Tahu and Ngāi Tūāhuriri. In particular, the proposed Heritage and Mahinga Kai Area recognises and enhances Ngāi Tahu and Ngāi Tūāhuriri values, and aspirations, and recognises the important cultural history of the area.</p>

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

C. EVIDENCE AND ENGAGEMENT	
<p>What are the key geotechnical, flooding and other findings about this area and how have they informed the development of the preferred option for this area?</p> <p>Are there any geotechnical, flooding and other uncertainties? If yes, what further analysis is required?</p>	<p>The Technical Advisory Panel (TAP) report identifies different flooding and geotechnical constraints for Kaiapoi South depending on area. The geotechnical assessments range from 1- 4. For flooding, these range from 2 to 6. Based on these findings the TAP report describes different types of activities as: not feasible; technically feasible but not advisable; and technically feasible and suitable. For the Courtenay South area the TAP report concludes the following:</p> <ul style="list-style-type: none"> • Business uses which are flood tolerant are technically feasible in Area 3, where they have been proposed). Business demand is anticipated in Area 3 but care is required to avoid undermining the Kaiapoi Town Centre. Elsewhere business uses are technically feasible but not advisable, and are not proposed. • Cultural interests are technically feasible in northern Area 4 and suitable in the eastern Area 4, both where they are proposed. Elsewhere they are technically feasible but not advisable, except for the south eastern part of Area 5 where they are suitable but not proposed due to the already significant area proposed for this purpose. • Recreation is technically feasible but not advisable throughout Courtenay South principally due to lack of demand / levels of service benefits and is therefore only proposed in small recreation and ecological linkages to provide connectivity. • Rural use is technically feasible but not advisable in the majority of Kaiapoi South and not feasible in the northern part of Area 4, principally due to it being a less efficient and integrated form of development. This use has been proposed in Area 5 however, given the economic viability findings. • Residential uses are technically feasible in the inner Courtenay Drive loop (Area 5), but not expressly proposed given the economic viability findings. However, the preliminary Draft Recovery Plan recognises that residential uses could become economically viable in the future and as such are not foreclosed in this location. Elsewhere they are not feasible and are not proposed. <p>The geotechnical analysis completed is only Stage 1. As such there are uncertainties over the most efficient and effective land repair strategies and therefore costs. T&T has proposed a Stage 2 assessment; this has not been undertaken at this time but more detailed geotechnical analysis might be required as part of implementation.</p> <p>The flooding analysis has not considered minimum floor level requirements as, when undertaken, there were no specified requirements in the Waimakariri District Plan. A natural hazards plan change is being prepared by the Council which will provide further guidance on required minimum floor levels.</p> <p>Another uncertainty relates to land contamination - there is a risk of some contamination from the demolition of properties. Further work is being undertaken on this by the Crown. This information is anticipated to be available by mid-June 2016.</p>
<p>What short, medium and long-term economic projections and market information is available on this area? How has this information informed the development of the preferred option?</p> <p>Are there any uncertainties related to the information on economic/market conditions? If yes, what further analysis is required?</p>	<p>The preferred option has been based on economic projections for business activities for the Kaiapoi area as a whole. The Property Economics report (which was peer-reviewed by Market Economics) notes that there will be “increased demand and land provision requirements for business activities in Kaiapoi” for the period up to 2043. In particular, there is demand for industrial land, which includes yard-based and large format retailing. The Colliers valuation report notes that yard-based business activities (which would be potentially appropriate in Kaiapoi South given the flooding risk and other considerations) would be potentially viable from a financial return perspective.</p> <p>The Property Economics assessment and Colliers report both note that there are wide variations in the potential population growth forecasts. These variations could affect the demand for and financial return from business land. However, the location of Area 3, which borders the Kaiapoi Town Centre, is likely to be a strong drawcard for potential business developers compared to some other potential land further away from the town centre. Further analysis on potential impacts on the existing Kaiapoi Town Centre is required.</p> <p>In terms of residential demand and market value, these have been assessed in the Colliers valuation report. The findings conclude that residential development is not currently financially viable. The preferred option for Kaiapoi South is consistent with this advice.</p>

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

	<p>In terms of rural activity demand, this has been assessed in the Colliers valuation report, which concludes that there is current demand for this activity in Kaiapoi South. The preferred option for Kaiapoi South is consistent with this advice.</p>
<p>What other evidence has been used to inform the development of the preferred option? E.g. research on psychosocial or health issues.</p>	<p>Reports on the geotechnical and flooding constraints and land repair costs (TAP and T&T reports) have informed the preferred option.</p> <p>Research into the benefits of greenspace has been used to inform the proposed land uses. Greenspace provides a variety of direct and indirect benefits to individuals, the community and the economy. Greenspace has benefits for health and wellbeing (enhancing physical and mental health); social cohesion (bringing people together); place-making (providing a local identity); development and learning (providing a variety of experiences); and economic value (contribution to the local and national economy). These benefits are discussed further in Section D below with references to relevant research included.</p>
<p>What other uncertainties are there about the preferred option? What further analysis is required?</p>	<p>An identified uncertainty relates to the nature of potential business activities within the area. There was some disquiet expressed by the community in relation to the stated examples in the preliminary draft Recovery Plan, in particular some commenters were strongly opposed to some possible yard-based activities. However, enabling core town centre commercial and retail activities in the proposed locations may undermine the function and viability of the existing Kaiapoi Town Centre. The final commercial mix should be considered in combination with the proposed Kaiapoi Town Centre Strategy review.</p> <p>There is uncertainty identified in the T&T report about land repair options and costs. The need for additional work is identified in the report but advice received indicates that it would have to be detailed to be of meaningful additional use.</p> <p>The demand for commercial recreation is uncertain and therefore none has been proposed in the preferred option for Kaiapoi South (although it could be developed further in part of Area 5 (Rural) if there is interest from commercial operators).</p>
<p>What are the key themes of community feedback received on the preferred option? Were any alternatives suggested and why were these progressed/not progressed?</p>	<p>There was general support for the preferred land use options. In particular, the proposed business uses (Area 3) received broad support, but some commenters were concerned about potential for unsightly appearance, depending on the nature of business activities, with for instance, car yards being considered undesirable. Some commenters sought residential development in the business area. Given these comments the Officer's Report suggested enabling mixed-use business activities in Area 3. A handful of people disagreed with the proposed neighbourhood park and this is now proposed to be removed.</p> <p>There was general support for the Heritage and Mahinga Kai Area (Area 4). Some commenters were concerned about the restriction of public access, and wanted greater clarity on what a heritage and mahinga kai area might look like. It is intended that public access be maintained through the area, and walking and cycling tracks will support this. Clarity on the design details of this greenspace will be part of the joint management plan for this area which will be subject to community consultation.</p> <p>A minority of commenters opposed business use, favouring green space/recreation activities. This option has not been progressed as additional green space is not considered required to achieve the desired levels of service for Kaiapoi and the wider district now and in the future. More greenspace would place an additional financial burden on Council in terms of development and maintenance.</p> <p>A number of commenters sought to re-establish residential development, whereas others opposed residential development. Residential development has not been proposed in the preferred option given the community feedback and because it is not currently economically viable. However some residential development may be feasible as part of the mixed use business activities proposed in Area 3.</p>
<p>Outline the views of each of the Strategic Partners on the preferred option. Include whether alternative options have been suggested or supported.</p>	<p>The Strategic Partners have been involved throughout the development of the Recovery Plan, including the initial TAP assessment. There is broad agreement from all for the future use proposals in Kaiapoi South now that residential development is proposed to be included in the Business area (Area 3) and not foreclosed in the Rural area (Area 5).</p>

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

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?	<p>The key social benefits relate to the proposed provision of greenspace. The proposed Heritage and Mahinga Kai Area will have benefits in terms of health and wellbeing, through the provision of passive recreation opportunities such as walking and cycling, and the restorative effects of being in and experiencing nature. The area will also have benefits in terms of social cohesion through supporting different cultures, with joint management bringing people together and encouraging community and cultural links. The Heritage and Mahinga Kai Area makes a key contribution to place-making through the conservation of cultural landscapes and history, through biodiversity and natural habitat enhancement, and creation of a distinct local identity that builds on the river and its surrounds. The area will provide opportunities for development and learning through the development, management and use and understanding of mahinga kai. Certainty over activities in Kaiapoi South will also be appreciated by the nearby community, contributing to their social wellbeing.</p> <p>The following research by Lincoln University, while undertaken specifically to assess potential recreation activities in the Avon River corridor as opposed to Kaiapoi, provides evidence about the value of recreation spaces to communities. In addition to the benefits of active sport and recreation, natural recreation spaces also contribute to health and wellbeing. A Department of Conservation study in 2013 identified that public conservation areas have positive mental health benefits. Aside from the mental benefits of physical activity in natural spaces, there are also restoration effects which encourage “<i>recovery from stress and attention fatigue, enabling people to reflect on issues beyond their routine thoughts and activities</i>”. Natural spaces also have therapeutic benefits with improvements in mood, reduced anger and aggression, and increased vigour.</p>
What would be the economic benefits of the preferred option to the Waimakariri and greater Christchurch communities, New Zealand taxpayers and the Crown (as landowner)?	<p>The proposed business area within Kaiapoi South is proposed to be managed to ensure that the activities within these areas support the function and viability of the existing Kaiapoi Town Centre. This may be achieved by introducing a bespoke business zone as a plan change to the Waimakariri District Plan. A vibrant Kaiapoi Town Centre will contribute to the economic well-being of Kaiapoi, the wider Waimakariri District and greater Christchurch and Canterbury. The proposed business activities are anticipated to provide an economic return to the Crown. The proposed Rural Area could also provide an economic return to the Crown.</p> <p>The proposed Heritage and Mahinga Kai Area (Area 4) could act as a destination activity, supporting the town centre through bringing visitors to the town centre and providing recreation opportunities that encourage them to stay. 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. The preferred option will result in a reduction or removal of the ongoing maintenance costs to the Crown.</p>
What would be the cultural benefits of the preferred option to the Waimakariri and greater Christchurch communities and New Zealand taxpayers?	The proposed Heritage and Mahinga Kai Area (Area 4) will provide significant cultural benefits through the development, management and use and understanding of mahinga kai. Joint management of this greenspace also provides opportunity for developing cross-cultural networks. Additional cultural benefits accrue through water quality improvements, arising from more environmentally sensitive stormwater management. This will positively impact on the mauri of the Kaiapoi River.
What would be the environmental benefits of the preferred option to Waimakariri, greater Christchurch and New Zealand?	The key environmental benefit in Kaiapoi South is the opportunity to improve water quality in the catchment through best practice stormwater management, contributing positively to the water quality and aquatic communities within the Kaiapoi River.
Are there any other benefits for Waimakariri, greater Christchurch, New Zealand as a whole and/or the Crown?	The proposals for Kaiapoi South need to be considered holistically with the other proposals for the regeneration areas, which will provide a range of benefits in the future including supporting recovery from the Canterbury earthquakes.
What would be the financial costs of implementing the preferred option, including the approximate	<i>WDC Costs¹</i>

¹ These costs (except other staff costs) are taken from the pDRP, Section 6, Table 5, page 68. The utilities and roading costs are apportioned according to the Council / Crown cost share agreement: Council – 40%, Crown - 60%

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

<p>on-going management and operational costs?</p> <p><i>Specify whether these costs would be for the Council, Crown or a private owner, and ensure timeframes are clearly stated. Include all potential processes e.g. vesting, remediation if applicable.</i></p>	<ul style="list-style-type: none"> • Utilities replacement: \$2,731,000 (capex) • Roading (Area 8): \$1,091,000 (capex) • Heritage and Mahinga Kai area (Area 4): Design and Build \$1,240,000 - \$1,600,000: yearly maintenance \$38,000 – \$50,000 • Recreation and Ecological Linkage (Area 7): Design and Build \$430,000 – \$560,000: yearly maintenance \$10,000 – \$13,000 • Other staff costs (implementation, liaison, monitoring, reporting, plan changes): allow 1 FTE (\$150,000 p.a.) till 2028 <p>Totals Capex: \$3,822,000 + \$1,420,000 + \$495,000 = \$5,737,000 Opex till 2028: \$44,000 + \$11,500 + \$150,000 = \$205,500 p.a. (suggest apply until 2021)</p> <p><i>WDC Potential Costs (Area 3) – for the car park and public transport interchange should these proceed</i></p> <ul style="list-style-type: none"> • Land purchase from the Crown: assumed nominal amount • Land repair costs: from T&T report - unknown at this time (depends on proposed activities and facilities) • Design and construction of facilities: not determined at this time <p><i>Crown</i></p> <ul style="list-style-type: none"> • Maintenance costs (LINZ): approximately \$160k p.a. for whole red zone (89ha). Kaiapoi South (24.2 ha) share is \$43,500 p.a. (assume costs apply until 2019) • Land disposal: (vesting / tendering / sale): unknown at this time • Staff costs (implementation, liaison, monitoring, reporting, oversight): unknown at this time <p><i>Ngai Tahu (for Area 4)</i></p> <ul style="list-style-type: none"> • Capex: unknown at this time • Opex: anticipated to be absorbed in current operating budgets <p><i>Private Owner – Area 3 (assuming the land is sold and the developer undertakes the land repair)</i></p> <ul style="list-style-type: none"> • Land repair costs: depends on proposed activities and structures. <ul style="list-style-type: none"> ○ For yard based activities land repair costs are estimated as \$1,700,000 for the whole area² ○ For large format retail activities land repair costs are estimated as \$8,800,000 for the whole area³ • Other costs, such as: providing utilities on site; stormwater management; site preparation and build costs - unknown at this time <p><i>Note: utilities will be provided to the boundary by Council and are already costed in WDC Utilities costs above.</i></p>
<p>What are the other costs (e.g. environmental, health and/or social) of the preferred option?</p>	<p>There could be social and environmental costs associated with disruption during the development of the various areas, particularly those proposed for business use, and longer term through a less attractive appearance depending on the nature of business activities that are implemented (e.g. car parking, some yard-based retail and business activities).</p>
<p>Are there any uncertainties about the anticipated costs? If yes, what do these relate to and could further analysis be undertaken?</p>	<p>There are uncertainties about the nature and timing of the proposed business activities in Area 3. In particular, while we have information about what developers are likely to be prepared to pay to lease or purchase the land, there is uncertainty about when this would happen. There are also uncertainties over the required land repair and flooding requirements. These may have an impact on the eventual cost of development and therefore the financial return to the Crown from sale or lease. Further analysis could be undertaken for flood mitigation; however it is likely that any further geotechnical analysis would need to be very detailed to confirm costs. If appropriate and required, this further analysis could be undertaken as part of the implementation process.</p>

² Tonkin and Taylor Kaiapoi Red Zones Engineering Feasibility of Potential Land Uses – Stage 1 Report January 2016. Section 8.5, page 60

³ Ibid

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

What are the anticipated financial returns?	<p>The anticipated financial return depends on such things as: the activities undertaken; sale vs lease; actual cost of land repair; expected market value.</p> <p><i>Area 3 (Business)</i></p> <ul style="list-style-type: none"> Large format retail option: gross realisation = $\\$280 / \text{m}^2 \times 31,300\text{m}^2 = \\$8,764,000^4$, less anticipated remediation costs of $\\$8,800,000$ for the block⁵ = $\\$-36,000$ (excluding developer and sale costs). Colliers advised return for the block including developer and sale costs is $\\$-3,290,000^6$ Yard-based option: = $\\$150 / \text{m}^2 \times 31,300\text{m}^2 = \\$4,695,000^7$, less anticipated remediation costs of $\\$1,700,000$ for the block⁸ = $\\$2,995,000$ (excluding developer and sale costs). Colliers advised return for the block including developer and sale costs is $\\$1,410,000^9$ <p><i>Areas 4 (Heritage and Mahinga Kai) and 7 (Recreation and Ecological Linkage)</i></p> <ul style="list-style-type: none"> Vesting land in the Council: assumed to be vested at nominal value therefore no meaningful financial return. <p><i>Area 5 (Rural)</i></p> <ul style="list-style-type: none"> Lease option: $\\$500$ per ha, p.a.¹⁰ = $\\$500 \times 11 \text{ ha} = \\$5,500$ p.a. financial return Sale as 4 ha rural lots: $\\$375,000$ per 4 ha lot¹¹ = $\\$375,000 \times 3 = \\$1,125,000$, less anticipated remediation costs of $\\$380,000$ per building platform¹² = $\\$380,000 \times 3 = \\$1,140,000$. Total sale financial return: $\\$1,125,000 - \\$1,140,000 = \\$-15,000$ (excluding developer and sale costs)¹³ Inner Courtenay Loop - Sale as 5000m^2 large residential lots: $\\$325,000$ per lot¹⁴ $\times 11$ lots¹⁵ = $\\$3,575,000$, less anticipated remediation costs of $\\$380,000$ per building platform¹⁶ = $\\$380,000 \times 11 = \\$4,180,000$. Total sale financial return: $\\$3,575,000 - \\$4,180,000 = \\$-605,000$ (excluding developer and sale costs). Colliers advised return for the Courtenay Inner Loop area including developer and sale costs is $\\$-2,230,000^{17}$
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⁴ Colliers International Valuation Consultancy Report: WDC Residential Red Zone Recovery Plan Kaiapoi December 2015. Section 7.4, page 34

⁵ Ibid

⁶ Ibid

⁷ Ibid

⁸ Ibid

⁹ Ibid

¹⁰ Colliers International Valuation Consultancy Report: Waimakariri District Residential Red Zone Kaiapoi May 2016. Paragraphs 32, 46 and 47, pages 9 and 10

¹¹ Colliers International Valuation Consultancy Report: Waimakariri District Residential Red Zone Kaiapoi May 2016. Paragraph 28, page 8

¹² Tonkin and Taylor Kaiapoi Red Zones Engineering Feasibility of Potential Land Uses – Stage 1 Report January 2016. Section 9.8, page 68 (Inner Courtney Loop estimates)

¹³ These are documented in the Colliers December 2015 report

¹⁴ Colliers International Valuation Consultancy Report: WDC Residential Red Zone Recovery Plan Kaiapoi December 2015. Section 5.4, page 23

¹⁵ Colliers International Valuation Consultancy Report: WDC Residential Red Zone Recovery Plan Kaiapoi December 2015. Section 7.4, page 33

¹⁶ Tonkin and Taylor Kaiapoi Red Zones Engineering Feasibility of Potential Land Uses – Stage 1 Report January 2016. Section 9.8, page 68 (Inner Courtney Loop estimates)

¹⁷ Colliers International Valuation Consultancy Report: WDC Residential Red Zone Recovery Plan Kaiapoi December 2015. Section 7.4, page 33

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

E. RISKS – IDENTIFICATION AND MITIGATION	
How have current and future needs/requirements been balanced from the Council's perspective?	Consideration has been given to the future needs of the community in terms of greenspace recreation areas (including the Sport and Recreation Reserves Management Plan (2015)) and the need to ensure the ongoing economic vibrancy of the town through the proposed development of business activities in line with future population growth and business land demand.
What would be the environmental risks associated with the area and preferred option? (e.g. natural hazards and future events). How would these be mitigated?	There are no major environmental risks likely through the proposed land uses in Kaiapoi South although the nature of the business activities in Area 3 and also potentially the rural activities in Area 5, would need to be assessed to ensure that there would be no adverse environmental implications from the development nor the ongoing activity. This can be done through the resource consenting process, once a District Plan Change has been undertaken to rezone the land for appropriate business use.
What would be the potential implementation risks of the preferred option? (e.g. unforeseen costs). How would these be mitigated?	<p>The main risk is uncertainty about the nature and timing of the development of appropriate business activities in Area 3. At present it is not certain how much interest there would be from developers in developing this land for business use, and how soon therefore the area would provide a financial return as opposed to the ongoing costs of maintaining the land in its current state. This risk will be mitigated through the development of the implementation phase if and when the Minister approves the final Recovery Plan.</p> <p>If the Crown undertook the land repair works this could result in implementation risks if equipment, specialists, fill, etc. are unavailable or more costly than anticipated.</p> <p>The Heritage and Mahinga Kai Area is agreed in principle with Ngāi Tahu and Ngāi Tūāhuriri; however, the development, management, governance and ownership arrangements for this area have not yet been determined. This should be further explored with the relevant parties.</p> <p>The other uncertainty relates to the possible financial implications of any decision by the Crown about whether it may vest in the Council the land in Area 7 and the land under the proposed infrastructure, and if so, whether this will be at no charge. This issue is being discussed between the Council and Crown with processes underway to seek the Crown's formal decision about vesting the land, ideally prior to final agreement of the Recovery Plan.</p>
What would be the risks relating to community and/or stakeholder buy in? How would these be mitigated?	There remains a residual risk for this area (as with all the regeneration areas) that some in the community oppose the proposed land uses. This risk has been mitigated through the consultation and community engagement processes undertaken, and will be further mitigated through future opportunities for consultation. These have so far demonstrated broad support from the proposals for this area. Many of the issues raised through consultation can be mitigated through the design process which would be subject to further community engagement.
What would be the risks relating to Council and Crown expenditure ? How would these be mitigated?	<p>The main risks are essentially the same as the implementation risks identified above, i.e. how much and when would any financial returns start to accrue from the proposed activities, and the potential financial considerations associated with vesting the land in Area 7 and under the proposed infrastructure. Also, there could be a financial risk if the Crown undertook the land repair works, if this resulted in no development or demand or a poor return for the remediation investment.</p> <p>The Council also has potential expenditure risk (in part because of cost uncertainties) relating to the proposed car park and public transport interchange, should these proceed.</p>

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

F. ALTERNATIVES	
For the <u>preferred option</u> , what, if any, are the alternative ownership and management options?	<p>There are no viable alternative ownership or management options for the infrastructure, and Recreation and Ecological Linkage Area (Area 7) other than Council ownership and management as there would be unlikely to be any commercial interest in owning/managing this land for these purposes.</p> <p>For the Business Area (Area 3), this area could be Crown, Council, privately owned or a combination of these depending on the Council's assessment of car parking / public interchange needs and the Crown's desire to maintain ownership. The Crown could consider options for developing Area 3 by seeking expressions of interest from private developers to lease or purchase areas of land directly from the Crown, or could vest the land in the Council for the Council to undertake appropriate implementation activities with developers.</p> <p>For the Heritage and Mahinga Kai Area (Area 4), this area could potentially be owned and managed by the Crown, the Council, Ngai Tahu or a Trust (similar to Te Kohaka o Tuhaitara Trust). This matter is listed as a further action.</p> <p>For the Rural Area (Area 5), this area could be owned and maintained by the Crown and leased, or sold to the private sector. Again the Crown could call for expressions of interest to lease or buy the land.</p>
What are all of the land use options that could be considered for this area?	<p>Other land use options include:</p> <ul style="list-style-type: none"> a) Residential Focus Scenario: replacing rural activity with residential activity in the inner Courtenay loop (Area 5) b) Business Focus Scenario: extending business activity into the Heritage and Mahinga Kai Area (Area 4) and the inner Courtenay loop (Area 5) c) Rural Focus Scenario: extending rural activities into the Heritage and Mahinga Kai Area (Area 4) d) Commercial Recreation scenario: replacing the Rural Area (Area 5) with commercial recreation e) Greenspace (Recreation) Focus Scenario: converting some of the Rural Area (Area 5) to greenspace f) Heritage and Mahinga Kai and Coastal Park Focus Scenario: extending the Heritage and Mahinga Kai Area westwards into the Business Area (Area 3) and Rural Area (Area 5).
What would be the key benefits of progressing each alternative option? <i>Add a new row for each option.</i>	<p>Key benefits include:</p> <ul style="list-style-type: none"> a) The key benefits of additional residential development would be an opportunity for people to live close to the town centre and the river, with social/mental health/economic benefits related to accessibility and increased greenspace/riverfront accessibility. There would be a potential financial return available to taxpayers (however, this is not supported by identified financial information). b) The key benefits of additional business development would be a potential financial return available to taxpayers (however, this is only supported by identified financial information for yard based activities), providing an opportunity to support the existing Kaiapoi Town Centre, and providing additional business land in response to the identified demand. c) The key benefit of additional land for rural activities is a potential financial return available to taxpayers through lease fees.

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

	<p>d) The key benefits of additional commercial recreation are a potential financial return available to taxpayers through lease fees and the opportunity to establish new destination activities.</p> <p>e) The key benefits include the health and wellbeing, social cohesions, place-making, development and learning, economic benefits associated with additional green space.</p> <p>f) The key benefits of additional Heritage and Mahinga Kai Area are the opportunity for expanded native habitat restoration, and increased recreation and education opportunities. This has health and wellbeing, social cohesion, place-making, development and learning and potential economic value benefits.</p>
What would be the key risks of progressing each alternative option? <i>Add a new row for each option.</i>	<p>Key risks include:</p> <p>a) The key risks of additional residential development would be the potential financial loss to the taxpayer if the Crown undertook remediation, and development was subsequently not financially viable, with the area remaining undeveloped in the medium term. If undeveloped and still owned by the Crown, the Crown will be liable for ongoing maintenance costs. Any development would need to manage flooding risk to avoid flooding adjacent green-zone areas.</p> <p>b) The key risks of additional business development would be the potential to undermine the Kaiapoi Town Centre if the activities are not managed, and the potential for adverse effects on existing residences from business operations. There were also comments received during consultation in opposition to business activities in Kaiapoi South. Based on current analysis there is also a financial risk if the area is developed for large format retail activities as these activities are assessed as not financially viable.</p> <p>c) The main risks associated with additional rural area are potential adverse environmental effects, and from a community perception the loss of further recreation opportunities and a perception that the use would not be facilitating recovery.</p> <p>d) The key risks of additional commercial recreation are additional adverse effects on the existing residences, and if there is no demand, the area remaining underutilised.</p> <p>e) The key risk of additional greenspace is financial, including additional costs to the ratepayer for development and management and, if the area is not required to achieve levels of service and/or underutilised, these additional costs will be unjustifiable.</p> <p>f) There key risk of additional Heritage and Mahinga Kai Area is financial including additional costs to the ratepayer and potentially taxpayer and, if the area is underutilised, these additional costs will be unjustifiable.</p>
Why was each alternative land use option discounted and what are the opportunity costs (economic, social, cultural and/or environmental) of not pursuing each alternative option? <i>Add a new row for each option.</i>	<p>Each alternative land use option has been discounted for the following main reasons:</p> <p>a) Additional residential development was discounted because this activity is not financially viable (see the above costings) in Kaiapoi South. In addition, there were mixed community views on reinstating residential activity in the red-zone. There are no opportunity costs of not pursuing this additional development as there are other residential development opportunities available in Kaiapoi and residential development is not currently financially viable in Kaiapoi South.</p> <p>b) Additional business development was discounted because of the potential to undermine the Kaiapoi Town Centre if the activities are not managed, the potential for adverse effects on existing residences from business operations and the lack of support from the community for this activity during the</p>

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

	<p>consultation. The opportunity cost of not pursuing this option is that industrial land will need to be provided elsewhere to meet the projected industrial land demand through to 2043.</p> <p>c) Additional rural development was discounted because the proposed mix of activities better meets the recovery plan goals and provides an appropriate level of opportunity for heritage and mahinga kai activities. The opportunity costs from not pursuing this alternative would be the loss of opportunity to receive a return from leasing the land.</p> <p>d) Additional commercial recreation area was discounted because there is uncertain demand for this type of activity. If located too close to existing residential areas these activities can create adverse effects. The opportunity costs of not having this additional area are that if a suitable activity was proposed for this area it could not establish if it was inconsistent with the Recovery Plan.</p> <p>e) Additional green space was discounted because it will result in additional costs to the ratepayer and, if the area is not required to achieve levels of service and/or is underutilised, these additional costs will be unjustifiable. The main opportunity costs from not pursuing this alternative would be the loss of opportunities to develop an attractive greenspace area in Kaiapoi South and forfeiting potential mental health benefits associated with living close to greenspace, and potentially forfeiting the opportunity to “landbank” significant amount of greenspace land for the longer term (e.g. next 100 years); however substantial greenspace is proposed in the preferred option.</p> <p>f) Additional Heritage and Mahinga Kai Area was discounted because an extension into the Rural Area (Area 5) was not sought by Ngāi Tahu. Regarding the extension into the Business Area (Area 3), it was considered that this area was better utilised for business activities given its location immediately adjacent to the existing Kaiapoi Town Centre, the identified need for public parking in this location, the opportunity to provide a public transport interchange and the potential financial return to the Crown from business development. The main opportunity cost from not pursuing this alternative are the loss of opportunity to extend Heritage and Mahinga Kai Areas more widely as a key driver in the regeneration of the Waimakariri regeneration area; however there is already a sufficiently large Heritage and Mahinga Kai Area proposed within the Kaiapoi South Regeneration Area.</p>
G. OTHER RELEVANT LEGISLATION AND PLANNING OBLIGATIONS	
To what extent and how is the preferred option consistent with other Recovery Plans ?	The proposals have been developed taking into account the other Recovery Plans (where relevant), in particular the LURP and other key planning documents. The proposals are aligned in particular with the LURP goals to “meet the land use needs of residential and business activities in existing communities and in greenfield areas to accommodate rebuilding and growth”; and “support recovery and rebuilding of central city, suburban and town centres”. It should be noted however that the Residential Red Zone is outside the scope of the LURP.
What would be the implications of the preferred option on relevant local planning instruments ?	These land use proposals can align with the Waimakariri District Long Term Plan 2015-2025 and the Kaiapoi Town Centre Plan 2011. It is likely that a bespoke set of district plan provisions will be required for the Business Area.
<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>	The proposals have been assessed as a whole against these key documents, and all are considered to be aligned with the relevant parts of all these documents. There are no significant implications resulting from the future use proposals for Kaiapoi South.



Attachment C

Detailed Analysis of Kaiapoi East

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

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

A. PREFERRED OPTION AND PROPOSED IMPLEMENTATION

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

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

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

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

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

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

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

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

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

	<p>the town centre area. Most long established town centres/business areas are highly constrained by surrounding older residential development; by contrast the opportunity presented here is for well-planned integrated development of the Kaiapoi Town Centre in a way which is sympathetic to and enhances the local area. The greenspaces provide an opportunity to develop walking and cycling networks that connect surrounding neighbourhoods to the town centre. The greenspaces could also act as a destination attraction thereby supporting the adjacent town centre. The proposed campervan park will also encourage tourists to stay close to the town centre, thereby boosting economic activity. The rural areas could support a variety of activities including commercial recreation (subject to resource consents).</p>
4.1.4: Be affordable and consistent with the government's commitment to principles of responsible fiscal management	<p>It is anticipated that the proposed business and rural areas will provide a financial return to the Crown, which will benefit taxpayers. The proposed recreation and ecological linkages will be funded from within the agreed financial parameters of the Council's Long Term Plan, with costs being transparent to Waimakariri District ratepayers. These costs are set out in the preliminary draft Recovery Plan.</p>
Council's vision and goals: How would the preferred option deliver the vision outlined in the preliminary draft Recovery Plan?	<p>The proposed land uses in Kaiapoi East will enable the regeneration area to be returned to active use in a creative and cost effective manner. The proposed greenspace land uses will support the economic vibrancy of the Kaiapoi Town Centre through improved physical links from surrounding residential neighbourhoods. In addition the creation of a recreation cluster (containing a variety of greenspaces) will draw locals and visitors to Kaiapoi and the town centre. Proposed additional activities such as edible landscapes, dog park and community BMX track, will link to existing greenspaces and proposed riverside enhancements (e.g. the Kaiapoi Wharf redevelopment) creating rewarding and exciting places for residents and visitors. The proposed campervan park will encourage tourists to stay close to the town centre with flow-on support for local businesses and activities. The proposed uses are considered resilient, being heavily influenced by the identified geotechnical and flooding hazards.</p>
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><i>1) Returning the regeneration areas to active use in a timely and efficient and economic manner:</i> The implementation of the proposed uses has been carefully scheduled, with the majority of actions occurring in the short and medium term. The proposed package of uses is considered to be the most economic, and will support and encourage community recreation, and ecological awareness.</p>
<p><u>Note that this should include details about how the goal, vision or objective would be achieved and why this is important. It is not sufficient to merely state 'Land use option X would contribute significantly to goal Y.'</u></p>	<p><i>2) Significantly enabling Kaiapoi's journey towards becoming a prosperous and innovative centre to live, work and play:</i> The proposed car park, campervan area and business uses will support the economic health of Kaiapoi Town Centre, by drawing in more visitors and locals to shop in Kaiapoi. The proposed greenspaces will help make Kaiapoi East and surrounds, an attractive place to live and play with consequential health and wellbeing, and social cohesion benefits, which are described more fully in Section D below. The proposed greenspaces will support the Kaiapoi Town Centre through improved physical links and the creation of a recreation cluster which will draw locals and visitors. The proposed campervan park will encourage tourists to stay close to the town centre with flow on support for local businesses.</p>
	<p><i>3) Providing a safe, inspiring and attractive environment for residents and visitors, with public access to and opportunities for recreation, cultural, social and economic activities:</i> The land use proposals include different greenspaces (active and passive, formal and informal) that provide opportunities for all the community. The greenspaces are flexible and can be used for wide-ranging activities from sport competitions to recreational walking and cycling; community events (e.g. a market day) to family picnics; edible landscapes to native revegetation. Creating opportunities for all these activities will bring people together, creating networks and building social capital. The design of the greenspaces will be consistent with the principles of good greenspace and urban design, particularly Crime Prevention Through Environmental Design. This will enable spaces which are safe, inspiring and attractive which will contribute to health and wellbeing, social cohesion and place-making (evidence for this is discussed more fully in Section D below).</p>
	<p><i>4) Ensuring land use proposals are resilient and built for the future drawing on relevant sound assessment:</i> The proposed land uses within Kaiapoi East have been heavily influenced by the flooding and geotechnical hazards associated with the location. The type, location and design of development will ensure a sustainable development pattern that is resilient.</p>



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

	<p>5) <i>Enabling opportunities to restore the natural environment to support diversity as well as economic prosperity:</i> The proposed greenspaces, particularly the recreation and ecological linkages, provide opportunities for native revegetation and environment enhancement. They also link with existing riverside greenspaces (e.g. Corcoran Reserve and Askeaton Park) enabling a network of ecological corridors. The proposed stormwater management areas will contribute to improved water quality. Opportunities to restore the natural environment will have benefits for place-making (providing a local identity, conserving nature and biodiversity, greening our cities); health and wellbeing (enhancing physical and mental health, providing ecosystem services).</p>
	<p>6) <i>Recognising and enhancing Ngāi Tūāhuriri and Ngāi Tahu values, aspirations and the important cultural history of the area:</i> The proposals for the Kaiapoi East Regeneration Area have been developed in collaboration with representatives from Ngāi Tūāhuriri and Ngāi Tahu. They have expressed their broad support for the land use proposals for Kaiapoi East excluding the proposed memorial garden, with which they would like additional discussion with Council.</p>

C. EVIDENCE AND ENGAGEMENT	
<p>What are the key geotechnical, flooding and other findings about this area and how have they informed the development of the preferred option for this area?</p> <p>Are there any geotechnical, flooding and other uncertainties? If yes, what further analysis is required?</p>	<p>The Technical Advisory Panel (TAP) report identifies different flooding and geotechnical constraints for Kaiapoi East depending on area, most notably differentiating between the areas south and north of Cass Street. The geotechnical assessments and flood hazards range from 2 to 4, with the area south of Cass St being assessed at the higher end of the scale, compared to the area north of Cass St. Based on these findings the TAP report describes different types of activities as not feasible, technically feasible but not advisable, technically feasible and suitable. The TAP report notes that there are a wide range of possible land uses and that these are further widened if a comprehensive approach to remediation of land is considered. From a technical perspective, possible options include:</p> <ul style="list-style-type: none"> - Residential at variable densities north of Cass Street. Could locate lower density (lifestyle blocks) to the east. - Large footprint commercial/industrial buildings to the west. - Integrate land for extensive recreation, stormwater mitigation or environmental enhancements in the area south of Cass Street <p>The geotechnical analysis completed is only Stage 1. As such there are uncertainties over the most efficient and effective land repair strategies and therefore costs. T&T has proposed a Stage 2 assessment; this has not been undertaken at this time but more detailed geotechnical analysis might be required as part of implementation.</p> <p>The flooding analysis has not considered minimum floor level requirements as, when undertaken, there were no specified requirements in the district plan. A natural hazards plan change is being prepared by the Council which will provide further guidance on required minimum floor levels.</p> <p>Another uncertainty relates to contamination - there is a risk of some contamination from the demolition of properties. Further work is being undertaken on this by the Crown. This information is anticipated to be available by mid-June 2016.</p>
<p>What short, medium and long-term economic projections and market information is available on this area? How has this information informed the development of the preferred option?</p>	<p>The preferred option has been based on economic projections for business activities for the Kaiapoi area as a whole. The Property Economics report (which was peer-reviewed by Market Economics) notes that there will be “increased demand and land provision requirements for business activities in Kaiapoi” for the period up to 2043. In particular, there is demand for industrial land, which includes yard-based and large format retailing. The Colliers valuation report notes that yard-based business activities (which would be potentially appropriate in Kaiapoi East given the flooding risk and other considerations) would be potentially viable from a financial return perspective.</p>

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

<p>Are there any uncertainties related to the information on economic/market conditions? If yes, what further analysis is required?</p>	<p>The Property Economics assessment and Colliers report both note that there are wide variations in the potential population growth forecasts. These variations could affect the demand for and financial return from business land. However, the location of Area 17, which is close to the Kaiapoi Town Centre and an existing business area with a busy supermarket, is likely to be a strong draw for potential business developers compared to some other potential land further away from the town centre. Further analysis on potential impacts on the existing Kaiapoi Town Centre is required.</p> <p>In terms of residential demand and market value, these have been assessed in the Colliers valuation report. The findings conclude that residential development is not <i>currently</i> financially viable. The preferred option for Kaiapoi East is consistent with this advice.</p> <p>In terms of rural activity demand, this has been assessed in the Colliers valuation report, which concludes that there is current demand for this activity, which can sensibly be located in Kaiapoi East. The preferred land uses for Kaiapoi East are consistent with this advice.</p>
<p>What other evidence has been used to inform the development of the preferred option? E.g. research on psychosocial or health issues.</p>	<p>Reports on the geotechnical and flooding constraints and land repair costs (TAP and T&T) have informed the preferred option.</p> <p>No other additional specific analysis has been undertaken as part of the preliminary draft Recovery Plan development process. However there are multiple evidence sources world-wide demonstrating the value of shared active and passive recreation spaces within towns and urban areas, including for psycho-social health and community well-being.</p> <p>Research in to the benefits of greenspace has been used to inform the proposed land uses. Greenspace provides a variety of direct and indirect benefits to individuals, the community and the economy. Greenspace has benefits for health and wellbeing (enhancing physical and mental health); social cohesion (bringing people together); place-making (providing a local identity); development and learning (providing a variety of experiences); and economic value (contribution to the local and national economy). These benefits are discussed further in Section D below with references to relevant research included.</p>
<p>What other uncertainties are there about the preferred option? What further analysis is required?</p>	<p>An identified uncertainty relates to the nature of potential business activities within the area. There was some disquiet expressed by the community in relation to the stated examples in the preliminary draft Recovery Plan, and in particular, some commenters were strongly opposed to some possible yard-based activities. However, enabling core town centre commercial and retail activities may undermine the function and viability of the existing Kaiapoi Town Centre. The final commercial mix should be considered in combination with the proposed Kaiapoi Town Centre Strategy review.</p> <p>There is uncertainty identified in the T&T report on land repair options and costs. The need for additional work is identified in the report which will be considered as appropriate during implementation.</p>
<p>What are the key themes of community feedback received on the preferred option? Were any alternatives suggested and why were these progressed/not progressed?</p>	<p>There was general support for the preferred land use options. In particular, the proposed recreation areas (Area 10) received broad support, although some commenters were concerned about under-utilisation of existing sports fields and the scope for noise and parking disruption at certain times. There were a number of specific suggestions for particular sporting facilities, such as a softball diamond, which can be potentially accommodated during the implementation stage as part of the master planning process.</p> <p>Similarly the business uses proposed for Area 17 were broadly supported, as was the proposal for car parking (Area 16) and the campervan park (Area 15) although some commenters were concerned about the potential for unsightly appearance, depending on the nature of business activities, with for instance, car yards being considered undesirable. Some commenters sought residential development in the business area. Given these comments the Officer's report suggested enabling mixed-use business activities in Area 17.</p> <p>The proposed cemetery (as it was then described) received mixed feedback, with more commenters in opposition than support. In response the Officer's</p>

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

D. BENEFITS AND WHOLE OF LIFE COSTS	
	<p>report suggested revising the description of the cemetery to more accurately describe its use and purpose (hence the terminology change to a Memorial Garden) and moving the location.</p> <p>Also in response to feedback, the proposed campervan park location is proposed to be modified. There were a number of generally supportive comments about the proposed ecological linkages but more information sought about location and the potential for a food forest.</p> <p>A minority of commenters opposed business land use, favouring more greenspace /recreation activities. This option has not been progressed as additional greenspace is not considered required to achieve the desired levels of service for Kaiapoi and the wider district now and in the future. More greenspace would place an additional financial burden on Council in terms of development and maintenance. A number of commenters sought to re-establish residential development, whereas others opposed any residential development. Residential development has not been proposed in the preferred option given the community feedback and because it is not currently economically viable.</p>
Outline the views of each of the Strategic Partners on the preferred option. Include whether alternative options have been suggested or supported.	The Strategic Partners have been involved throughout the development of the Recovery Plan, including the initial Technical Assessment Panel assessment. There is broad agreement from all for the future use proposals in Kaiapoi East now that residential development is proposed to be included in the Business area (Area 17) and not foreclosed in the Rural area (Area 12).
What would be the social benefits of the preferred option to the Waimakariri and greater Christchurch communities and New Zealand taxpayers?	<p>The key social benefits relate to the proposed provision of greenspace. The sport and recreation reserve will have benefits in terms of health and wellbeing, social cohesion (bringing people together), and place-making (local identity). The recreation and ecological linkage will have benefits in terms of health and wellbeing, social cohesion, place-making, and development and learning.</p> <p>The design of the greenspaces will be consistent with the principle of good greenspace and urban design, and will therefore create vibrant, safe and secure environments for the enjoyment of residents and visitors.</p> <p>The following research by Lincoln University, while undertaken specifically to assess potential recreation activities in the Avon River corridor as opposed to Kaiapoi, provides evidence about the value of recreation spaces to communities. In addition to the benefits of active sport and recreation, natural recreation spaces also contribute to health and wellbeing. A Department of Conservation study in 2013 identified that public conservation areas have positive mental health benefits. Aside from the mental benefits of physical activity in natural spaces, there are also restoration effects which encourage “<i>recovery from stress and attention fatigue, enabling people to reflect on issues beyond their routine thoughts and activities</i>”. Natural spaces also have therapeutic benefits with improvements in mood, reduced anger and aggression, and increased vigour.</p> <p>The provision of greenspace supports the strong desire for recreation space expressed by the community during consultation. The involvement of the community in the design and development of these spaces through the reserve master planning process will further bring people together. The proposed provision of different types, and flexible, greenspace will enable varied recreation opportunities (active and passive, formal and informal). This variety will appeal to a wide cross section of the community (i.e. something for everyone), spread the resulting benefits throughout the community, and support the creation of a positive community.</p> <p>Certainty over proposed land uses in Kaiapoi East will also be appreciated by the surrounding neighbourhoods and the community, further contributing to their social wellbeing.</p>



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

What would be the economic benefits of the preferred option to the Waimakariri and greater Christchurch communities, New Zealand taxpayers and the Crown (as landowner)?	The proposed business area within Kaiapoi East is proposed to be managed to ensure that the activities within these areas support the function and viability of the existing Kaiapoi Town Centre. This may be achieved by introducing a bespoke business zone as a plan change to the Waimakariri District Plan. A vibrant Kaiapoi Town Centre will contribute to the economic well-being of Kaiapoi, the wider Waimakariri District and greater Christchurch and Canterbury. The proposed business activities are anticipated to provide an economic return to the Crown. The proposed rural area could also provide an economic return to the Crown. The proposed recreation areas and ecological linkages could act as a destination activity, supporting the town centre. The preferred option will result in a reduction or removal of the ongoing maintenance costs to the Crown. The proposed greenspaces provide key physical links to the Kaiapoi Town Centre and the creation of a recreation cluster will support the town centre and local economy. The Lincoln University research referenced above provides evidence of the economic value of recreation spaces. In addition, a 2011 report into the “Economic and Social Value of Sport and Recreation to New Zealand” demonstrated that there is a net economic benefit from participation in sport and recreation activity.
What would be the cultural benefits of the preferred option to the Waimakariri and greater Christchurch communities and New Zealand taxpayers?	<p>There are no significant explicit cultural benefits resulting from the proposed land uses in Kaiapoi East, although cultural benefits accrue through the food forest and water quality improvements, arising from more environmentally sensitive stormwater management. This will positively impact on the mauri of Kaiapoi River.</p> <p>The proposed memorial gardens will provide a local space for remembering loved ones in an easily accessible, high amenity garden setting. It also provides a local option for ash interment in the long-term given the finite capacity of the district’s existing cemeteries.</p> <p>The proposed recreation and ecological linkages provide an opportunity to conserve cultural landscapes and history through native planting, edible landscapes, interpretive trails, sculpture walks, etc.</p>
What would be the environmental benefits of the preferred option to Waimakariri, greater Christchurch and New Zealand?	The key environmental benefit in Kaiapoi East is the opportunity to improve water quality in the catchment through best practice stormwater management, contributing positively to the water quality and aquatic communities within the Kaiapoi River. The proposed recreation and ecological linkages with native revegetation, and the opportunity to develop edible landscapes will encourage a focus on biodiversity and sustainability, and provide further environmental benefits to the local and district community.
Are there any other benefits for Waimakariri, greater Christchurch, New Zealand as a whole and/or the Crown?	The proposals for Kaiapoi East need to be considered holistically with the other proposals for the regeneration areas, which will provide a range of benefits in the future including supporting recovery from the Canterbury earthquakes.
<p>What would be the financial costs of implementing the preferred option, including the approximate on-going management and operational costs?</p> <p><i>Specify whether these costs would be for the Council, Crown or a private owner, and ensure timeframes are clearly stated. Include all potential processes e.g. vesting,</i></p>	<p><i>WDC Costs¹</i></p> <ul style="list-style-type: none"> • Utilities replacement: \$10,700,000 (capex) • Pressure sewer system to new facilities \$356,000 (capex) • On-demand water supply to new facilities \$342,000 (capex) • Rooding (Area 18): \$3,365,000 (capex) • Ecological linkage (Area 9): Design and Build \$1,440,000 to \$1,880,000. Yearly maintenance \$31,000 - \$40,000 • Sports and Recreation (Area 10): Design and Build \$2,650,000 - \$3,460,000. Yearly maintenance \$90,000 – \$117,000 • Memorial Gardens (Area 11): Design and Build \$1,390,000 – \$1,810,000. Yearly maintenance \$33,000 – \$43,000 • Access Link (Area 14, land swap): Design and Build \$120,000 to \$160,000. Yearly maintenance \$31,000 - \$40,000

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

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

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

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

³ Ibid

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

What are the anticipated financial returns?	<p>The anticipated financial return depends on such things as: the activities undertaken; sale vs lease; actual cost of land repair; expected market value. Financial returns will accrue from the business activities once underway in Area 17 and rural activities in Area 12. The beneficiaries of the returns will depend on implementation arrangements (e.g. whether the land is sold to a developer or leased by the Crown/Council).</p> <p><i>Area 17 (Business)</i></p> <ul style="list-style-type: none"> Large format retail option: gross realisation = $\\$280 / \text{m}^2 \times 34,800\text{m}^2 = \\$9,744,000^4$, less anticipated remediation costs of \$7,000,000 for the block⁵ = \$2,744,000 (excluding developer and sale costs). Colliers advised return for the block including developer and sale costs is - \$13.7m for the whole of Areas 15, 16 and 17⁶ Yard-based option: = $\\$150 / \text{m}^2 \times 34,800\text{m}^2 = \\$5,220,000^7$, less anticipated remediation costs of \$1,550,000 for the block⁸ = \$3,670,000 (excluding developer and sale costs). Colliers advised return for the block (all of areas 15, 16 and 18)including developer and sale costs is \$1.41m⁹ <p><i>Areas 9 and 11 (Ecological Linkage and Memorial Gardens)</i></p> <ul style="list-style-type: none"> Vesting land in the Council: assumed to be vested at nominal value therefore no meaningful financial return. <p><i>Area 12 (Rural)</i></p> <ul style="list-style-type: none"> Lease option: \$500 per Ha, p.a. ¹⁰ = $\\$500 \times 20 \text{ Ha} = \\$10,000 \text{ p.a.}$ financial return
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E. RISKS – IDENTIFICATION AND MITIGATION	
How have current and future needs/requirements been balanced from the Council's perspective?	The proposed sport and recreation reserve (Area 10) and memorial gardens (Area 11) will contribute to meeting the Council's level of service for the future provision these land uses. Consideration has been given to the need to ensure the ongoing economic vibrancy of the town through the proposed development of business activities in line with future population growth and business land demand, as set out in pages 13 and 14 of the Property Economic report referred to in Section D above.
What would be the environmental risks associated with the area and preferred option? (e.g. natural hazards and future events).	There are no major environmental risks likely through the proposed land uses in Kaiapoi East although the nature of the business activities in Area 17 and also potentially the rural activities in Area 12, would need to be assessed to ensure that there would be no adverse environmental implications from the development nor the ongoing activity. This can be done through the resource consenting process, once a Plan Change has been undertaken to rezone the land for appropriate business use. Appropriate design would be needed to ensure the effective operation of the proposed stormwater management areas.
How would these be mitigated?	
What would be the potential implementation risks of the preferred	The main risk is uncertainty about the nature and timing of the development of appropriate business activities in Area 17. At present it is not certain how much interest there would be from developers in developing this land for business use, and how soon therefore the area would provide a financial

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

⁵ Ibid

⁶ Ibid

⁷ Ibid

⁸ Ibid

⁹ Ibid

¹⁰ Colliers International Valuation Consultancy Report: Waimakariri District Residential Red Zone Kaiapoi May 2016. Paragraphs 32, 46 and 47, pages 9 and 10
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PRELIMINARY DRAFT WAIMAKARIRI RESIDENTIAL RED ZONE RECOVERY PLAN – ANALYSIS OF OPTIONS – KAIAPOI EAST

<p>option? (e.g. unforeseen costs).</p> <p>How would these be mitigated?</p>	<p>return as opposed to the ongoing costs of maintaining the land in its current state. This risk will be mitigated through the proposed Kaiapoi Town Centre Strategy 'refresh' and the District Plan Change if and when the Minister approves the final Recovery Plan.</p> <p>If the Crown undertook the land repair works this could result in implementation risks if equipment, specialists, fill, etc, are unavailable or more costly or disruptive to the local community than anticipated.</p> <p>The other uncertainty relates to the possible financial implications of any decision by the Crown about whether it may vest in the Council the land in Areas 9 to 11, and if so, whether this will be at no charge. This issue is being discussed between the Council and Crown with processes underway to seek the Crown's formal decision about vesting the land prior to final agreement of the Recovery Plan.</p>
<p>What would be the risks relating to community and/or stakeholder buy in?</p> <p>How would these be mitigated?</p>	<p>There remains a residual risk for this area (as with all the regeneration areas) that some in the community oppose the proposed land uses. This risk has been mitigated through the consultation and community engagement processes undertaken so far, and future opportunities for consultation. These have so far demonstrated broad support from the proposals for this area. Many of the issues raised through consultation can be mitigated through the design process which would be subject to further community engagement.</p>
<p>What would be the risks relating to Council and Crown expenditure?</p> <p>How would these be mitigated?</p>	<p>The main risks are essentially the same as the implementation risks identified above, i.e. how much and when would any financial returns start to accrue from the proposed activities, and the potential financial considerations associated with vesting the land in Areas 9, 10 and 11. Also, there could be a financial risk if the Crown undertook the land repair works.</p> <p>The Council also has potential expenditure risk relating to the proposed car park should this proceed.</p>

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

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

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

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

	<p>e) The key risk of additional greenspace is financial including additional costs to the ratepayer for development and management and, if the area is not required to achieve levels of service and/or underutilised, these additional costs will be unjustifiable.</p> <p>f) There key risk of additional Heritage and Mahinga Kai area is financial including additional costs to the ratepayer and potentially taxpayer and, if the area is underutilised, these additional costs will be unjustifiable.</p>
<p>Why was each alternative land use option discounted and what are the opportunity costs (economic, social, cultural and/or environmental) of not pursuing each alternative option? <i>Add a new row for each option.</i></p>	<p>Each alternative land use option has been discounted for the following reasons:</p> <p>a) Additional residential development was discounted because this activity is not financially viable at this stage (see the above comments about costings) in Kaiapoi East. In addition, there were mixed community views on reinstating residential activity in the red-zone. There are no opportunity costs of not pursuing this additional development as there are other residential development opportunities available in Kaiapoi, and residential development is not currently financially viable in Kaiapoi East, although the option is no foreclosed for the longer term. The mixed use business activities proposed for area 17 allow for some residential activities.</p> <p>b) Additional business development was discounted because of the potential to undermine the Kaiapoi Town Centre if the activities are not managed, the potential for reverse sensitivity effects on existing residences from business operations and the lack of support from the community for this activity during the consultation. The opportunity cost of not pursuing this option is that industrial land will need to be provided elsewhere to meet the projected industrial land demand through to 2043.</p> <p>c) Additional rural development was discounted because the proposed mix of activities better meets the recovery plan goals and provides an appropriate level of opportunity for ecological and recreation activities. The opportunity costs from not pursuing this alternative would be the loss of opportunity to receive a return from leasing the land.</p> <p>d) Additional commercial recreation area was discounted because there is uncertain demand for this type of activity. If located too close to existing residential areas these activities can create reverse sensitivity effects. The opportunity costs of not having this additional area are that if a suitable activity was proposed for this area it could not establish if it was inconsistent with the Recovery Plan.</p> <p>e) Additional greenspace area was discounted because it will result in additional costs to the ratepayer and, if the area is not required to achieve levels of service and/or underutilised, these additional costs will be unjustifiable. The main opportunity costs from not pursuing this alternative would be the loss of opportunities to develop an attractive greenspace area throughout Kaiapoi East and forfeiting potential mental health benefits associated with living close to greenspace, and potentially forfeiting the opportunity to “landbank” significant amount of greenspace land for the longer term (e.g. next 100 years); however substantial greenspace is proposed in the preferred option.</p> <p>f) Developing a heritage and mahinga kai area was discounted because this option was not sought by Ngai Tahu. The main opportunity cost from not pursuing this alternative are the loss of opportunity to extend heritage and mahinga kai areas more widely as a key driver in the regeneration of the Waimakariri regeneration area; however there is already a sufficiently large Heritage and Mahinga Kai area proposed within the Kaiapoi South Regeneration Area.</p>

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

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



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

Briefly describe the preferred option and outline the key reasons why it is preferred.	<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>
How does the preferred land use take into account long-term projections and plans , such as demographic projections?	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.
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?	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.
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	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.
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>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.</p> <p>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>
What is the proposed implementation of the preferred option? Why is this approach preferred?	<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.</p> <p>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: 4.1.1 Promote the well-being of greater Christchurch communities	<p>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).</p>
4.1.2 Result in resilient and enduring outcomes	<p>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.</p>
4.1.3 Support economic development and growth	<p>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”.</p>
4.1.4: Be affordable and consistent with the government's commitment to principles of responsible fiscal management	<p>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.</p>
Council's vision and goals: How would the preferred option deliver the vision outlined in the Preliminary Draft Recovery Plan?	<p>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.</p>
How would the preferred option help to achieve the goals 1, 2, 3, 4, 5 and 6 outlined in the preliminary Draft Recovery Plan?	<p>1) Returning the regeneration areas to active use in a timely and efficient and economic manner: 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) Significantly enabling Kaiapoi's journey towards becoming a prosperous and innovative centre to live, work and play: The proposals will enhance recreation opportunities and ecological awareness, which will make the wider area a more rewarding place to live and visit.</p>
<u>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</u>	<p>3) Providing a safe, inspiring and attractive environment for residents and visitors, with public access to and opportunities for recreation, cultural, social and economic activities: 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>

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

goal Y.’	<i>4) 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.
	<i>5) 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.
	<i>6) Recognising and enhancing Ngāi Tūāhuriri and Ngāi Tahu values, aspirations and the important cultural history of the area:</i> Ngāi Tūāhuriri 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.

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 "recovery from stress and attention fatigue, enabling people to reflect on issues beyond their routine thoughts and activities". 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

For the <u>preferred option</u> , what, if any, are the alternative ownership and management options?	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.
What are all of the land use options that could be considered for this area?	<p>Other land use options include:</p> <ul 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).
What would be the key benefits of progressing each alternative option? <i>Add a new row for each option.</i>	<p>Key benefits include:</p> <ul 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
What would be the key risks of progressing each alternative option? <i>Add a new row for each option.</i>	<p>Key risks include:</p> <ul 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>
Why was each alternative land use option discounted ? <i>Add a new row for each option.</i>	<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>
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>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

To what extent and how is the preferred option consistent with other Recovery Plans ?	<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>
What would be the implications of the preferred option on relevant local planning instruments ?	<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>



Attachment E

Detailed Analysis of Kairaki

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

Description of Area: The Kairaki regeneration area covers approximately 6 hectares, and is situated 4km west of Kaiapoi between Pines Beach and the Waimakariri River mouth. The Tūhaitara Coastal Park separates the area from the coast. The Kairaki Motor Camp lies to the east of the regeneration area. The District Plan identifies the area as a Residential 3 zone. The area has fragmented land ownership; 20 privately-owned properties are located in the regeneration area, reflecting a strong community will to continue living in this area. 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 Kairaki regeneration area has been separated into three areas (Areas 23, 24 and 25 in the draft Recovery Plan) based on the proposed land uses.

A. PREFERRED OPTION AND PROPOSED IMPLEMENTATION

Briefly describe the preferred option and outline the key reasons why it is preferred.	<p>Area 23 (west of Featherston Avenue) is proposed to remain in Crown ownership, with lease or sale arrangements potentially being developed with private individuals for non-permanent structures.</p> <p>Area 24 (east of Featherston Ave) is proposed to be incorporated into the Tūhaitara Coastal Park.</p> <p>Area 25 (the southernmost part of the regeneration area, adjoining the existing car park) is proposed to be vested in the Council as reserve and be amalgamated into the Kairaki Beach Car Park Reserve. This area could then be made available for lease to the Waimakariri Sailing and Power Boat Club for boat rigging and storage. This is the preferred use for the area as there is currently insufficient room for the club for rigging and storage.</p> <p>These proposals are considered the most suitable for the Kairaki Regeneration Area given the high risk of regular future flooding, 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 responding to the natural hazard risks, and are also strongly aligned to the wishes of Ngāi Tahu that the areas to the east of Featherston Avenue be incorporated into the Tūhaitara Coastal Park. 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 24 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 23).</p>
How does the preferred land use take into account long-term projections and plans , such as demographic projections?	The proposed land uses for these areas provide expanded recreational opportunities for the wider Waimakariri District, reflecting projected population increases. . Kairaki is forecast to be subject to sea level rise and flooding risk, which has significantly restricted the different types of land uses that can be considered.
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?	The proposals are the intended medium and long term use for the Kairaki Regeneration Area, reflecting the forecast natural hazards. The rationale for only allowing non-permanent structures within Area 23 reflects the likelihood that in the next century this area will be inundated with sea water, meaning that permanent structures are inappropriate.
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	The roads and services within Kairaki were extensively damaged in the 2010 earthquake but have since been repaired and upgraded, and will be maintained by the Council. 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 Kairaki Regeneration Area.
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>The Council will discuss with the Crown the possibility of leases for private use in Area 23, and the mechanisms for how the leases might be offered to the community. Management arrangements will be determined once greater certainty about the proposed leasing arrangements has been confirmed.</p> <p>Alternatively the Crown may sell Area 23 with restrictive covenants in place.</p> <p>For Area 24, 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 (including vesting some of the land). In the medium term it is proposed the Trust will become the land owner and manager of the area.</p> <p>The Council is also seeking to agree with the Crown that Area 25 be vested in the Council as a reserve and then made available via lease to the Waimakariri Sailing and Power Boat Club.</p>

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

What is the proposed implementation of the preferred option? Why is this approach preferred?	<p>If the Council's land use proposals for the Kairaki 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 25 in the Council, and will then discuss with the Waimakariri Sailing and Power Boat Club potential lease arrangements for boat rigging and storage.</p> <p>The Council will discuss with the Crown the arrangements for appropriate lease arrangements.</p> <p>Should Area 24 be incorporated into the Tūhaitara Coastal Park, the Te Kohaka o Tūhaitara Trust will consider preparing a management plan for the area in consultation with stakeholders including the Kairaki community, and will consider appropriate ecological restoration planting.</p> <p>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>
How does the Plan provide for the necessary statutory amendments to enable the preferred option? What are they?	The draft Recovery Plan identifies that district plan changes may be required, if appropriate under the Greater Christchurch Regeneration Act 2016, to enable the proposed reserve activities. These are described as further actions to be completed after Ministerial approval. It is anticipated that a Waimakariri District natural hazards plan change will be progressed this year by the Council. This plan change will cover Kairaki, Area 23 in particular, and the issue of flooding. While climate change has been factored into the flood modelling, direct sea water inundation as a result of sea level rise is not part of the current natural hazards plan change.

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

<p>Minister's direction:</p> <p>4.1.1 Promote the well-being of greater Christchurch communities</p>	<p>The proposed land uses contribute significantly to this objective, despite the constraints on types of land use option in Kairaki. 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" through low capital and maintenance costs. The proposals are sympathetic to the local surroundings, with the proposed transfer of land to Tūhaitara Coastal Park ensuring integration "with the built and natural environments, particularly the areas surrounding the Waimakariri residential red zone". The transfer to 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".</p> <p>The proposed additional green space (through the expansion of the Coastal Park) will provide opportunities for recreation, which in turn has well-being benefits. The proposed green spaces will provide 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.</p>
4.1.2 Result in resilient and enduring outcomes	The proposed leasing (or sale) arrangements for Area 23 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, and the proposals for Area 24 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 may seek appropriate opportunities to generate income. There may be opportunities for low-key commercial activities in Kairaki, possibly close to the existing motor camp including commercial recreation facilities, which could be administered by Te Kohaka o Tūhaitara Trust or other entities.

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

<p>4.1.4: Be affordable and consistent with the government's commitment to principles of responsible fiscal management</p>	<p>The proposed leasing (or sale) activities in Area 23 will provide a financial return to the landowner.</p> <p>The proposed reserve in Area 25 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.</p> <p>Te Kohaka o Tūhaitara Trust will provide 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 24 into the Tūhaitara Coastal Park.</p>
<p>Council's vision and goals:</p> <p>How would the preferred option deliver the vision outlined in the Draft Recovery Plan?</p>	<p>The proposed land uses in Kairaki 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 consultation during the development of the Recovery Plan.</p>
<p>How would the preferred option help to achieve the goals 1, 2, 3, 4, 5 and 6 outlined in the draft Recovery Plan?</p> <p><i><u>Note that this should include details about how the goal, vision or objective would be achieved and why this is important. It is not sufficient to merely state 'Land use option X would contribute significantly to goal Y.'</u></i></p>	<p><i>1) Returning the regeneration areas to active use in a timely and efficient and economic manner:</i> The proposed uses can be implemented within two years and will help ensure that Kairaki will support and encourage community recreation, and ecological and cultural awareness.</p>
	<p><i>2) Significantly enabling Kaiapoi's journey towards becoming a prosperous and innovative centre to live, work and play:</i> The proposals will enhance recreation opportunities (such as access to sailing) and ecological awareness, which will make the area a more rewarding place to live and visit.</p>
	<p><i>3) Providing a safe, inspiring and attractive environment for residents and visitors, with public access to and opportunities for recreation, cultural, social and economic activities:</i> The expansion 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>
	<p><i>4) 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 Kairaki regeneration areas 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 Council's goals for the 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><i>5) Enabling opportunities to restore the natural environment to support diversity as well as economic prosperity:</i> The proposed extension to the Tūhaitara Coastal Park (Area 24) is strongly focused on developing 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".</p>
	<p><i>6) Recognising and enhancing Ngāi Tūāhuriri and Ngāi Tahu values, aspirations and the important cultural history of the area:</i> Ngāi Tahu and Ngāi Tūāhuriri 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>

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

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 Kairaki are projected sea level rise and extensive flooding risk. The TAP rated Kairaki 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 Kairaki 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 Kairaki was rated as F3, with “extensive flooding likely to occur in the area every 50 to 200 years”. Therefore there were limited land use options for Kairaki, given its location 4km away from Kaiapoi and the identified natural hazards. The main uncertainty relates to the forecast sea level rise. While there is broad agreement amongst experts that the sea 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>It should be recognised that while the evidence base for flooding from storm events and an Ashley River breakout scenario is reasonably robust, there is less certainty around sea water inundation risk. This has been excluded from the draft natural hazards district plan change being progressed by the Council and may require further assessment.</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 direct relevance to Kairaki.</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 Kairaki, 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 green space has been used to inform the proposed land uses. Green space provides a variety of direct and indirect benefits to individuals, the community and the economy. Green space 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>There is some uncertainty about the level of interest in the temporary leasing arrangements for Area 23, although this land use proposal reflects significant community interest in retaining connections to this area.</p>
<p>What are the key themes of community feedback received on the preferred option? Were any alternatives suggested and why were these progressed/not progressed?</p>	<p>There was broad support for the future land use proposals for Kairaki. 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, leading to a “shantytown” appearance. There was some minority support for permanent built structures in Kairaki, 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. Similarly, the 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. Concern was raised by some commenters about the proposals for Area 25 next to the Waimakariri Sailing and Power Boat Club. Clarification has now been provided through the more explicit proposal to lease the land to the Waimakariri Sailing and Power Boat Club for the purposes of boat rigging and storage.</p>

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

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 TAP work and report. There is broad agreement from all for the future use proposals in Kairaki; 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 Kairaki should be incorporated into the Tūhaitara Coastal Park.
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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?	<p>The main social benefits relate primarily to the proposed provision of active and passive green space with the expanded Tūhaitara Coastal Park. The Trust's plans for the area are still at an initial stage but will encompass the provision of safe and secure environments for residents and visitors.</p> <p>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 Waimakariri, provides evidence about the value of recreation spaces to communities. In addition to the benefits of active sport and recreation, natural recreation spaces also contribute to health and wellbeing. A Department of Conservation study in 2013 identified that public conservation areas have positive mental health benefits. Aside from the mental benefits of physical activity in natural spaces, there are also restoration effects which encourage <i>"recovery from stress and attention fatigue, enabling people to reflect on issues beyond their routine thoughts and activities"</i>. Natural spaces also have therapeutic benefits with improvements in mood, reduced anger and aggression, and increased vigour.</p> <p>The proposed additional green space adjacent to the car park (Area 25) will have social benefits for users of the Waimakariri Sailing and Power Boat Club and car park users. The provision of a dedicated space for rigging and storage rather than shared use of the Kairaki Beach Car Park will benefit both groups by avoiding user conflicts in a very busy car park space, and improved safety through the separation of rigging and parking activities.</p>
What would be the economic benefits of the preferred option to the Waimakariri and greater Christchurch communities, New Zealand taxpayers and the Crown (as landowner)?	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 Kairaki area, in line with the recreation focus, the existence of a popular motor camp, and desirability of an accessible coastal location in an attractive environment. 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 Kairaki area has been identified as having significant cultural values by 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 expansion of the Tūhaitara Coastal Park will provide further opportunities to educate people locally and from further afield about the important cultural relevance and history 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 Kairaki. The Kairaki regeneration areas are currently heavily modified landscapes with little or no natural character at present, 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 enhancement proposed for Area 24, with increased native plantings and a focus on sustainable biodiversity, will provide significant environmental benefits including through improved water health, recovery of natural species and greater and sustainable biodiversity. The Council recognises the importance of reflecting community concerns by ensuring that any non-permanent structures developed in Area 23 should be appropriate to the locality and surroundings, and the importance of avoiding an untidy "shantytown" appearance that could detract from the environment.

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

Are there any other benefits for Waimakariri, greater Christchurch, New Zealand as a whole and/or the Crown?	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 natural hazards associated with this location while focusing on ecological enhancement and culturally-relevant developments. The proposals for Kairaki need to be considered holistically with the other proposals for the regeneration areas, which will provide a range of benefits in future including supporting the full recovery and regeneration of greater Christchurch from the Canterbury earthquakes. One particular strength of some of the proposed land uses in Kairaki is that they provide the opportunity for 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 23 and 24. For Area 25 the Council would incur a Design and Build cost of \$57,000 - \$75,000, followed by annual costs for maintaining this area of between \$1,400 and \$1,800. There are no costs likely to fall to the Crown except any interim maintenance costs and potentially some administration associated with the management of the proposed leasing arrangements. 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 24 as part of the Tūhaitara Coastal Park may have some social costs for residents of Kairaki until more information is available. Similarly there may some environmental costs associated with the non-permanent leasing arrangements for Area 23 unless steps are taken to avoid some activities. There may be social costs for residents of Kairaki in relation to the non-permanent leasing uses in Area 23, unless safeguards are put in place to restrict unsightly appearance. The main opportunity costs are likely to be the time needed for the 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 23 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 (including the likely take-up and the appropriate pricing) of the proposed leasing (or sale) arrangements for Area 23, 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 23 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 in Area 24, 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?	Consideration has been given to the future needs of the community in terms of recreation areas and development of enhanced ecological areas. While additional green space is not considered required in Kairaki to meet the Council’s levels of service, the significance of the coastal park from a cultural, social, ecological and environmental perspective is acknowledged. Consideration has been given to the future needs of the community through the provision of a storage/rigging area adjacent to the Kairaki Beach Reserve Car Park.
What would be the environmental risks associated with the area and preferred option? (e.g. natural hazards and future events).	There are no major environmental risks likely through the proposed land uses in the Kairaki regeneration areas although the impact of the forecast sea level rise could have some adverse environmental risks in future depending on the possible removal of existing built structures which could be subject to inundation.
How would these be mitigated?	

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

<p>What would be the potential implementation risks of the preferred option? (e.g. unforeseen costs).</p> <p>How would these be mitigated?</p>	<p>The Council considers the main risk to be uncertainty about the nature and timing of the leasing (or sale) arrangements in Area 23. 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.</p> <p>There is also a risk that negotiations between the Council, the Crown and the Te Kohaka o Tūhaitara Trust about incorporating the land in Area 24 to the Trust, may not be concluded in a timely and transparent manner. There is a risk that Te Kohaka o Tūhaitara 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 Kairaki community and the 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 its willingness to remain the landowner for Area 23. If not it may be an option for the land to be vested in the Council for the Council to manage the leasing arrangements or if could be sold with suitable covenants in place. There is also uncertainty about whether the Crown may vest the land in Area 25 in the Council, and if so, whether this will be at no charge or not. These issues are being discussed between the Council and Crown with processes underway to seek if possible, the Crown's formal decision about the land in Areas 25 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.</p> <p>Consultations 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 the proposed leasing arrangements for Area 23 and how Te Kohaka o Tūhaitara Trust will develop and maintain the land in Area 24 will help to mitigate the concerns raised at the time of the preliminary draft Recovery Plan about. One further uncertainty relates to possible scepticism amongst some in the community about the forecast sea level rise and the extent to which it will impact on Kairaki and over what timeframe.</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 (or sale) arrangements, and the potential financial considerations associated with vesting the land. These risks will be mitigated during the implementation phase once the risks have been appropriately assessed.</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 vest the land in Area 23 in the Council, and for the Council to administer leasing arrangements for this area as opposed to Crown doing so.</p>
<p>What are all of the land use options that could be considered for this area?</p>	<p>Other land use options include:</p> <ul style="list-style-type: none"> a) Selling some of the regeneration land to private owners to re-establish permanent residential activities. b) Development of Area 23 as Council green space (recreation reserve) c) Development of Area 24 as Council green space (recreation reserve) d) Development of low key, commercial recreation type activities (e.g. ropes course, mini-golf etc). <p>The main alternative option that has been proposed during community consultation is selling some of the regeneration land (Area 23) to private owners to re-establish residential activities. There has also been some suggestion that the land in Area 23 could be developed into a recreation reserve held by the Council, and some members of the community have expressed disquiet about the incorporation of land into the Tūhaitara Coastal Park. Some commenters have expressed disquiet about the fact that a large number of residents have been "allowed" to stay, and that the creation of a reserve for the whole area could include the removal of these properties. There have</p>

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

	also been suggestions for low key commercial activities; these kinds of ideas are not necessarily foreclosed by the Council's preferred options and can be considered further during the implementation phase.
What would be the key benefits of progressing each alternative option? <i>Add a new row for each option.</i>	Key benefits include: <ul style="list-style-type: none"> a) Enabling residential development - providing a financial return to the landowner, and potentially also allowing some former residents to return to the area. b) Additional green space – creation of a large natural park within Kairaki 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. d) Low key/commercial activities – creation of a destination for visitors with some potential financial return to the landowner
What would be the key risks of progressing each alternative option? <i>Add a new row for each option.</i>	Key risks include: <ul style="list-style-type: none"> a) Enabling residential development - challenge of 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 timeframe and 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 green space is not required to meet Council's levels of service for Kairaki. Additional green space would require financial expenditure from Council to develop and maintain. c) As above d) Willingness of appropriate businesses to locate at Kairaki; potential impacts on surrounding residents.
Why was each alternative land use option discounted ? <i>Add a new row for each option.</i>	Each alternative land use option discounted because: <ul style="list-style-type: none"> a) Residential development - discounted because of the natural hazards identified in Kairaki, and in particular the forecast sea level rise which would mean permanent dwellings in these areas would in time be inundated with water. b) Additional green space - Discounted as Council's level of service in Kairaki is met. c) As above d) There are options for low key, commercial recreation type activities to locate within Areas 23 and 24 if desired.
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>	There are no major further opportunity costs further to the issues discussed above, particularly given that the land in Kairaki is not appropriate for the alternative land uses, for the reasons identified.

G. OTHER RELEVANT LEGISLATION AND PLANNING OBLIGATIONS

To what extent and how is the preferred option consistent with other Recovery Plans ?	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.
What would be the implications of the preferred option on relevant local planning instruments ?	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 24. If permanent structures are not managed through the lease or sale agreements a district plan change may be required to achieve this.
Are there any implications for, or as a result	The proposals in the draft Recovery Plan (including the proposals for the Kairaki regeneration area) have been assessed as a whole against these key documents, and all

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

<p>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>are considered to be aligned with the relevant parts of all the documents, for Kairaki 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 Kairaki.</p>
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SCHEDULE 6 PLANNING MEMORANDUM



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
<p>Theme 1 - Strengthening Communities</p> <ul style="list-style-type: none"> • community partnerships • strengthening collaborative relationships • participation/inclusion 	<p>To foster and support inclusion, coordination, cooperation and participation at all levels.</p>	<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>
<p>Theme 2 - Community belonging/acceptance</p>	<p>To support local initiatives that respond to identified local needs.</p>	<p>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>

<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.

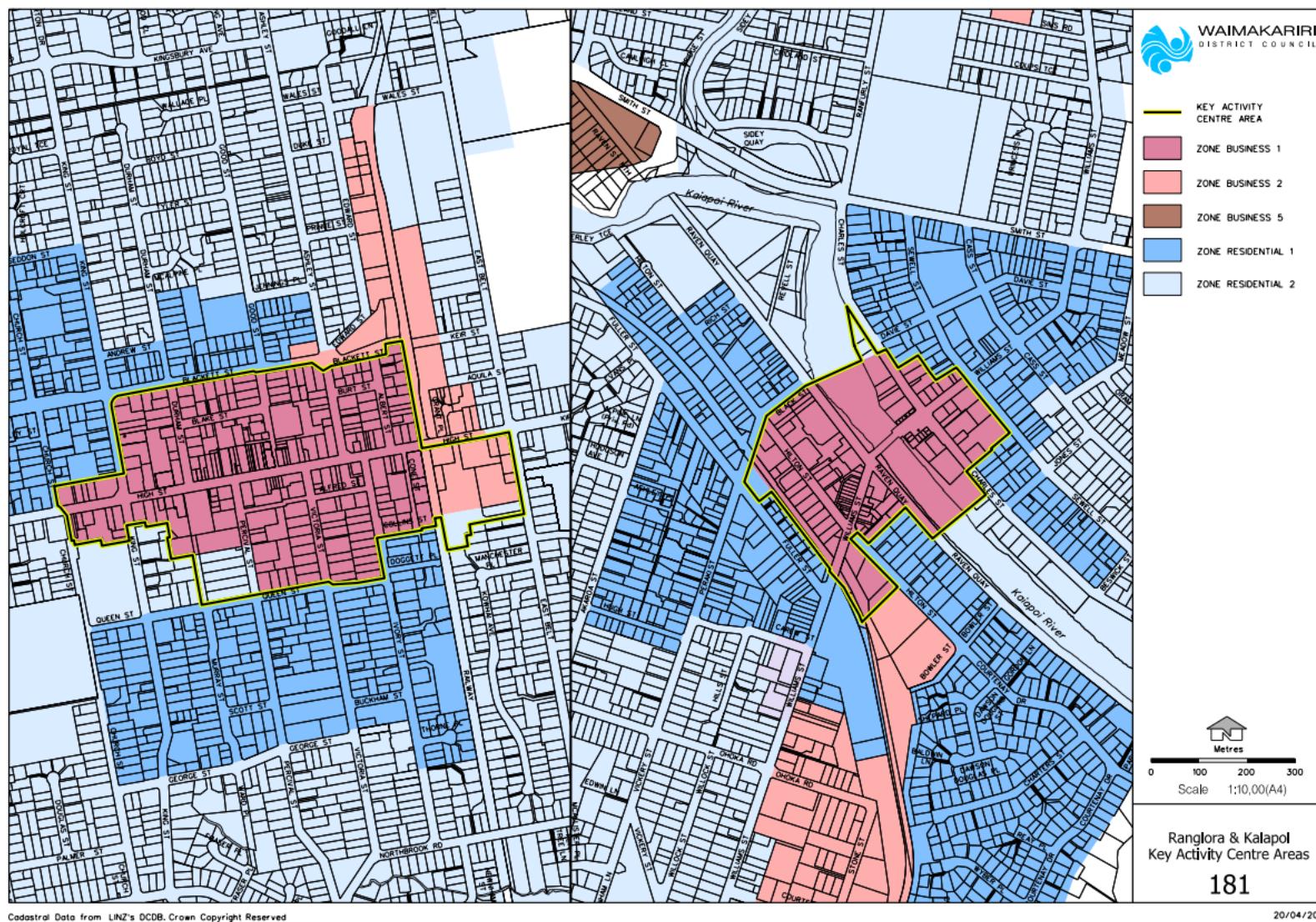
Relevant LURP outcomes	Red Zone Recovery Plan Assessment
1. A clear planning framework directs where and how new development should occur so that it integrates efficiently and effectively with infrastructure programmes and avoids key hazards and constraints.	The spatial maps included within the Plan 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.

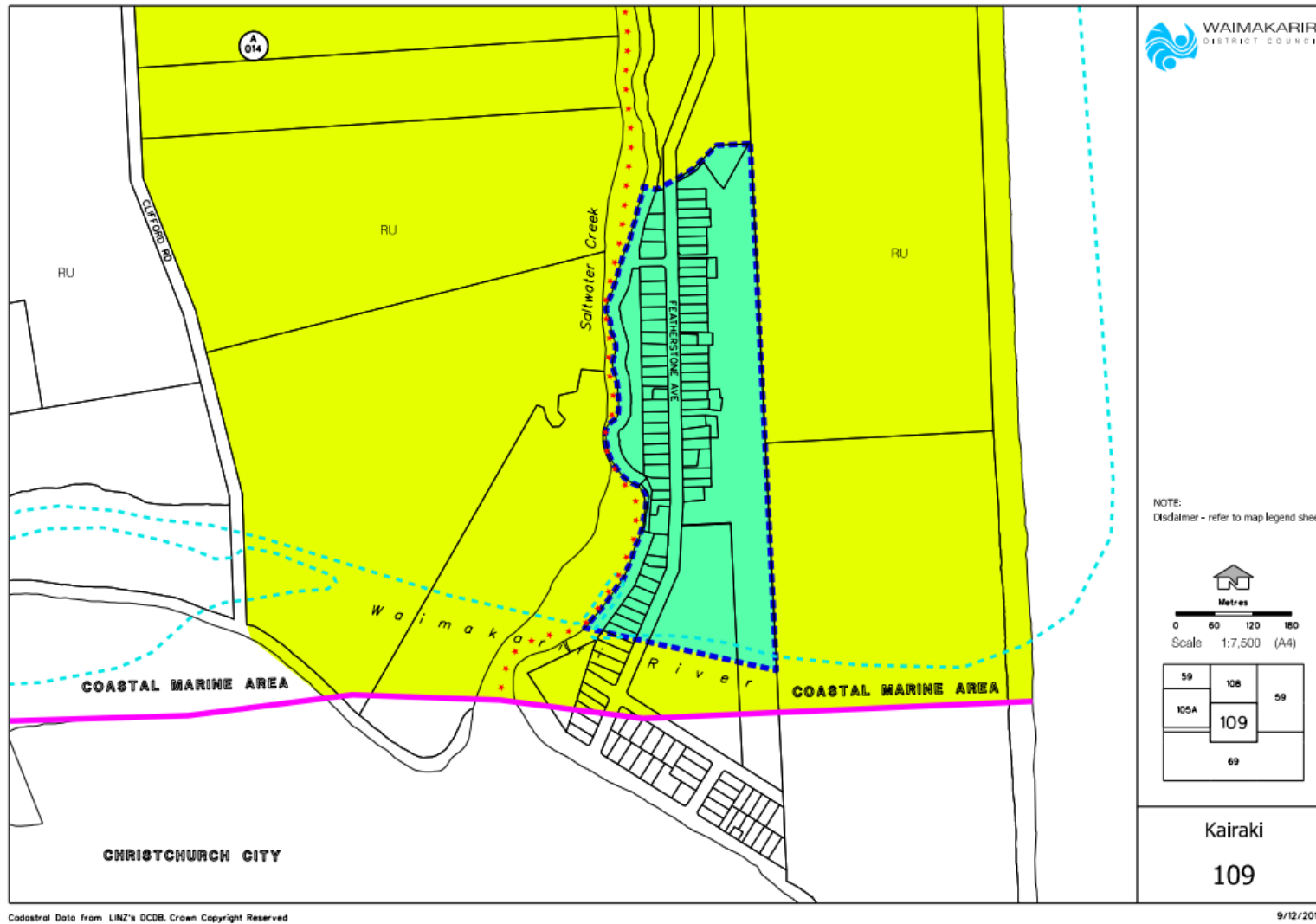
Given the above assessment, it is considered that the land uses proposed within Plan (including the amendments suggested within officer's recommendations) are consistent with the outcomes sought within the LURP.

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

