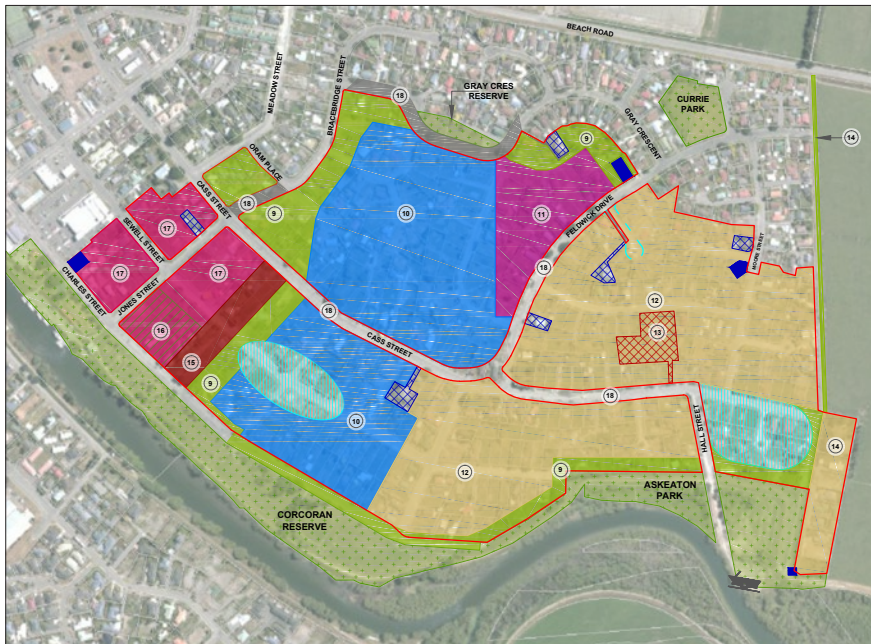


KAIAPOI EAST - OPTION 3

– New connection Gray Crescent to Blackwell Crescent

– New connection between Bracebridge Street and Jones Street



KEY

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

LAND USE/ACTIVITY

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

NOTES

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

STRENGTHS

- New road connection - better community linkage - streetscape design altered to reflect change in use (narrowed with traffic calming).
- Streetscape design of Cass Street and Feldwick Street altered to reflect change in use.
- Cass Street and Feldwick Drive remain open for access to residential properties.
- Vehicle access to Askeaton park retained via Hall Street.
- Additional Business land in close proximity to town centre.
- Additional car parking to support riverbanks activity (boat parking).
- Improved walking and cycling links to the riverbanks and town centre.
- Proposed district sport and recreation reserve.
- Proposed district cemetery (for ash interment).
- Proposed campervan park (managed by the NZMCA).

WEAKNESSES

- Cost to construct new roads.
- Potentially higher traffic volumes on Bracebridge Street and Oram Place.
- Cass Street/Feldwick Drive road corridors remain (although narrowed with traffic calming) - network through an area that may lie undeveloped in the short to medium term - lack of passive surveillance.
- Gray Crescent Reserve reduced in size.
- Additional reserve area not required to achieve levels of service.
- Cost for design, construction and maintenance of additional reserve space.
- Interim use for Business and reserve areas required.

Infrastructure	\$11,398,000
Roading	\$4,262,000
Reserves	\$10,060,000
TOTAL CAPITAL COST	\$25,720,000