



Officers Report

Appendix 10

WDC Green Space Technical Report

WAIMAKARIRI DISTRICT COUNCIL

TECHNICAL REPORT

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REPORT TO: Preliminary Draft Waimakariri Residential Red Zone Recovery Plan

DATE OF HEARING: 6-8 April 2016

FROM: Michelle Flanagan, Green Space Regeneration Co-ordinator

SUBJECT: Preliminary Draft Waimakariri Residential Red Zone Recovery Plan - Green Space Technical Report

SIGNED BY:



Green Space Community Manager



Green Space Regeneration
Co-ordinator

1. QUALIFICATIONS AND EXPERIENCE

- 1.1.1. My name is Michelle Flanagan and I am the Regeneration Co-ordinator within the Green Space team at Waimakariri District Council.
- 1.1.2. I hold a Master of Landscape Architecture (First Class Honours) (2012) and a Bachelor of Technology (Environmental) (1999).
- 1.1.3. I have ten years experience working as resource management planner in both local government and the private sector. This has included resource management relating to residential, commercial and industrial activities, roading and telecommunications networks, wastewater, stormwater and discharges to air. I have had three years experience working as landscape designer and recreation planner in the Green Space Team. This has included the preparation of reserve management plans, master planning, green space and open space design.

2. SUMMARY OF COMMENTS

2.1. Green Space

- 2.1.1. The comments considered by this report relate to the green space (parks and reserve) aspects of the Kaiapoi Regeneration Areas. These include green space comments on the following areas:
 - Area 1 – Sport and recreation reserve (Kaiapoi West)
 - Area 4 – Heritage and Mahinga Kai Area (Kaiapoi South)
 - Area 6 – Neighbourhood Park (Kaiapoi South)
 - Area 7 - Recreation and ecological linkage (Kaiapoi South)
 - Area 9 – Recreation and ecological linkage (Kaiapoi East)
 - Area 10 – Sport and recreation reserve (Kaiapoi East)
 - Area 11 – District cemetery (Kaiapoi East)
 - Area 13 – Kirk Street Reserve (Kaiapoi East)
 - Area 16 – Parking (Kaiapoi East)
 - Area 20 – Amalgamation into Tūhaitara Coastal Park (The Pines Beach)

- Area 21 – Additional recreation and ecological linkage (The Pines Beach)
- Area 24 - Amalgamation into Tūhaitara Coastal Park (Kairaki)
- Area 25 – Amalgamation into Kairaki Beach Car Park Reserve (Kairaki)

3. **BACKGROUND**

3.1. **Green Space Asset Management**

Green Space Assets

- 3.1.1. The Waimakariri District Council currently manages over 300 green spaces (parks and reserves) across the District (excluding streetscapes). These green space assets are highly varied comprising nine different park types; sport and recreation reserves, neighbourhood parks, natural parks, recreation and ecological linkages, cultural heritage parks and features (typically cemetery), civic spaces and public gardens, outdoor adventure parks and streetscapes.
- 3.1.2. There are approximately 95 green spaces (excluding streetscapes) in the Kaiapoi Ward covering about 115 hectares. These green spaces vary in size and scale and include seven different park types (sport and recreation reserves, neighbourhood parks, natural parks, recreation and ecological linkages, cultural heritage parks and features, civic spaces and public gardens).
- 3.1.3. As well as the physical reserves themselves, Green Space assets include all elements and features within the parks and reserves. This includes all the buildings, park furniture (e.g. seats, signs, rubbish bins etc.), playgrounds and other recreation facilities (e.g. skate parks, basketball half courts), sports surfaces (grass and artificial turf, and hard courts), infrastructure (e.g. car parking, paths etc.), and trees and gardens.

Green Space Asset Management

- 3.1.4. The management of Green Space assets is guided primarily by the Reserves Act 1977. Under this Act Council's key responsibilities are to; classify (reserve) land for its primary purpose; prepare a reserve management plan, and keep this under continuous review; and to put in place formal arrangements for leases, licences and easements.
- 3.1.5. Part 3 (Classification and Management of Reserves) in the Reserves Act 1977 classifies reserves according to their principle or primary purpose. Reserves can be classified under the Act as recreation, historic, scenic, nature, scientific, government purpose or local purpose reserves. The majority of the Districts green space vested as reserve are almost always classified as recreation reserves under the Reserves Act 1977. Some reserves may not vest under the Reserves Act 1977 and are held as fee simple land. For the purposes of consistent reserve management these parks are still managed as recreation reserve.
- 3.1.6. Recreation reserves are covered in Section 16 of the Reserves Act 1977. Under the Act the purpose of a recreation reserve is to provide *“areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities, including recreational tracks in the countryside”*.

3.1.7. Green Space assets are managed under the Community Green Space Activity Management Plan (2013). The Activity Management Plan sets out Council's levels of service for Green Space assets. These relate to:

- Levels of service (provision) - the type and amount of green space
- Levels of service (quality) - the quality of provision (e.g. the desired size, topography, accessibility etc.).
- Levels of service (assets) - what assets e.g. parking, toilets, seating etc. are provided

3.1.8. The Activity Management Plan divides green space into nine categories based on the primary purpose of the park (see Table 1). Within each category, green space is further organised into sub-categories (local, community, district, regional) based on the catchment they serve. These catchment subcategories allow for a more tailored management of parks if required.

Table 1: Waimakariri District Park Categories

Park category	Primary purpose
Sport and Recreation	Sport and recreation activity, recreation facilities and buildings, often multiple use.
Neighbourhood	Local, informal recreation, play and amenity space.
Natural	Experience and/or protection of the natural environment: native bush, coastal, forestry, farm parks, wetlands and water bodies.
Recreation and ecological linkages	Open space, linkages and corridors, water margins.
Cultural heritage parks and features	Protection of built cultural and historical environment to provide for commemoration, mourning and remembrance.
Civic space	Social and community open space and events.
Streetscapes	Street related public open space.
Public gardens	Horticultural collections for relaxation/ contemplation, education and/or amenity.
Outdoor adventure	Recreation activities and built facilities requiring a large scale non-urban environment.

Reserve Management Plans

3.1.9. Under Section 41 of the Reserves Act 1977, Council is required to have in place an approved management plan for each of the reserves it administers (except local purpose reserves). Reserve management plans set the objectives and policies that guide how a reserve is used, maintained and developed. They help Council make the day-to-day decisions on how the reserve is managed.

3.1.10. Reserve management plans are intended to be kept under continuous review so that they can adapt to changing communities, recreation trends, and management practices. A number of the Council's existing reserve management plans are out of date and Council has started the process of reviewing these. Rather than preparing a management plan for each individual reserve, Council is preparing composite plans; a single plan covering a number of similar reserves (i.e. a single park category). Two composite reserve

management plans have been prepared; the Neighbourhood Reserves Management Plan and Sport and Recreation Reserves Management Plan.

- 3.1.11. Reserve Management Plans give effect to the Reserves Act 1977 and the levels of service in the Activity Management Plan through the objectives and policies that guide reserve use, development and management.
- 3.1.12. Any new green space in the Kaiapoi Regeneration Areas would be included in the reserve management plans. Individual reserves with special characteristics can be subject to their own reserve management plan if required.

Other plans

- 3.1.13. As well as the Reserves Act, Asset Management Plan and Reserve Management Plans there are a number of other statutory and non-statutory mechanisms that guide the management of Green Space assets. These include other legislation (e.g. the Resource Management Act 1991, Conservation Act 1987 and Local Government Act 2002), other strategic plans (e.g. the Mahaanui Iwi Management Plan and Waimakariri District Plan), other Council plans, bylaws policies and strategies. At the operational level, Green Space assets are managed via maintenance contracts, standard operating procedures, and master and concept plans.

3.2. Green Space Land Use Proposals

Background

- 3.2.1. The regeneration areas in Kaiapoi provide Council with a unique opportunity to establish a cohesive green space network close to an urban town centre and suburban development. An expanded green space network could also improve linkages for surrounding residents, enhance existing green space areas, and complement other post-earthquake town centre and green space developments.
- 3.2.2. When considering the Kaiapoi regeneration areas, any additional green space needed to:
 - Contribute to future level of service requirements for district green space
 - Complement or enhance existing green space areas
 - Improve walking and cycling links to the Kaiapoi Town Centre and riverbanks area
 - Provide for recreation opportunities that were destroyed in the earthquakes (e.g. a community BMX track)
 - Provide for new opportunities in response to current and future recreation trends (e.g. a dog park, increased off road walking and cycling tracks)
 - Be fit for purpose in terms of size, topography, land stability, accessibility, orientation etc.
- 3.2.3. The Council's Green Space team provided proposed green space options for each of the Kaiapoi Regeneration Areas. These options focussed on high level spatial planning. The options set out the proposed park types, their approximate size and location. They do not detail site specific green space development options such as the location of car parking, toilets, seats, trees etc. This detailed, site specific development information will form part of the implementation of any approved Recovery Plan through the preparation of master plans and concept plans.

3.2.4. There were a number of issues that were considered when identifying potential green space for the Preliminary Draft Recovery Plan.

- Level of service

The current green space provision in Kaiapoi largely meets Council's level of service. Identified future deficiencies in the level of service are at a district rather than local (ward) scale. This means that additional green space would need to be provided within the district to serve a wider rather than local Kaiapoi catchment.

For example additional sport and recreation reserve will be required in the district in the future, however there is no requirement that this space be located in Kaiapoi. Current trends for the location and provision of sporting facilities focus on co-siting, or 'hubbing' compatible facilities. This facilitates the sharing of resources and can enable increased use and the provision of higher quality facilities. It is also preferable that district sport and recreation facilities are located close to population centres with good links to transport, walking and cycling networks, and other complementary activities.

- Community feedback from the Canvas exercise and Let's Discuss

In the Canvas exercise and 'Let's Discuss' exercise the community were given the opportunity to share their views on the future use of the red zone land in Kaiapoi. In both exercises 'recreation' was highlighted as a key desired future land use. Recreation opportunities raised included natural open spaces, space for physical activities and sports, habitat restoration, food forests and community gardens, park space, playgrounds, other leisure activities (e.g. dog park), spaces for relaxation, enjoyment and wellbeing, and specific activities or features (e.g. horse trails, mini golf, car parks etc.).

- Opportunity

Although the regeneration areas provide Council with an opportunity to increase green space within Kaiapoi, it should be noted that as the green space provision in Kaiapoi largely meets Council's levels of service it is not compulsory for Council to realise this opportunity.

- Land acquisition

Land acquisition costs were not factored into the decision making on proposed green spaces land uses in the regeneration areas. It is understood that land acquisition costs will be a matter for discussion with the Crown once the Crown's views on proposed land use options are known. Should the Council be required by the Crown to purchase regeneration area land there is potential that the proposed green space land use options would alter significantly.

Park categories

3.2.5. The District's green spaces are divided into nine different park categories based on their primary purpose. When considering additional green space for Kaiapoi it is essential to consider what park category is required, appropriate, and how different categories integrate. The identification of park categories also guides the quality of provision of green space (e.g. the desired size, topography, accessibility etc.) and the provision of assets with the green space (what assets e.g. parking, toilets, seating etc. are provided).

3.2.6. On the ground differences between park categories may not be immediately obvious or change user experience greatly. For example where a contiguous

area of green space is comprised of two different park categories (for example where a sport and recreation reserve abuts a recreation and ecological linkage) the user may not be directly aware of any difference. However, park categories and the corresponding reserve management plan; guide Council in the use, development and management of green spaces. The park category influences what activities are generally appropriate, in accordance with the categories primary purpose, this in turn influences the assets and facilities provided with the green space. Some activities and assets are more appropriate in some park categories than others. For example a food forest is generally considered inappropriate in a sport and recreation reserve (as fruit fall can potentially affect sports field use), however may be entirely appropriate in a recreation and ecological linkage space.

3.2.7. The park categories proposed for green space in the Kaiapoi Regeneration Areas include:

- Sport and recreation reserve
- Recreation and ecological linkages
- Cultural heritage parks and features (cemetery)

3.3. Vesting of reserves

3.3.1. Reserve areas will be vested under the Reserves Act 1977 in accordance with the appropriate reserve classification.

3.4. Reserve design and development

3.4.1. The Preliminary Draft Waimakariri Residential Red Zone Recovery Plan involves high level spatial planning. The green space proposals for the five regeneration areas set out the proposed park types, their location and approximate size. The spatial plans do not detail site specific development information such as the location of car parking, public toilets, seats, trees, food forests, signs etc. This detailed, site specific development information will form part of the implementation of any approved Recovery Plan through the preparation of master plans and concept plans. These master and concept plans will be prepared in consultation with Ngāi Tahu, Ngāi Tūāhuriri, stakeholders and the community.

3.4.2. At the spatial plan level the park category determines the key appropriate activities for a reserve through the parks primary purpose and definition. For example the primary purpose of a sport and recreation reserve is sport and recreation with a focus on bookable sports play facilities. This differs from a recreation and ecological linkage whose primary purpose is open space, linkages and corridors. The park category also guides the level of development at a reserve or the level of asset provision. For example, a sport and recreation reserve is generally more developed (i.e. playing fields, toilets, pavilion, parking etc.) than a recreation and ecological linkage (i.e. pathways, seating, signage, planting etc.). A more specific mix of activities and assets for individual reserves is determined during the preparation of master and concept plans.

3.4.3. A number of comments on the Preliminary Draft Waimakariri Residential Red Zone Plan made specific detailed requests across all the regeneration areas. These include for specific assets and features (e.g. seats, litter bins, play equipment, fitness equipment, landscape planting, half basketball courts etc.).

All this detailed information will be 'banked' and used in the preparation of any future master and concept plans.

4. TECHNICAL DISCUSSION

4.1. Area 1 – Sport and Recreation Reserve (Kaiapoi West Regeneration Area)

Background

- 4.1.1. Adjacent to the Kaiapoi West Regeneration Area (across Raven Quay) is Murphy Park. Murphy Park is a sport and recreation reserve currently used by the North Canterbury Rugby League Club (Northern Bulldogs), the Kaiapoi Croquet Club and the St Margaret's Rowing Club and Union Rowing Club. The Kaiapoi Riverside Bowling Club were previously located at the park but relocated post-earthquakes to Hinemoa Park.
- 4.1.2. Murphy Park is currently operating at capacity for league with the club requesting additional junior fields. Other rowing clubs have also approached Council seeking opportunities to construct rowing infrastructure (e.g. storage sheds) at the park. There is also limited car parking available at the park.
- 4.1.3. Council staff have been investigating options for Murphy Park to accommodate additional playing fields and space for rowing. These options also looked at the relocation of the current Kaiapoi Croquet Club to free up space for fields. It must be noted however that the current Croquet Club owns land within Murphy Park and has strong ties to its current location having recently celebrated its 110 year anniversary.

Proposal

- 4.1.4. An additional sport and recreation reserve within the Kaiapoi West Regeneration Area is proposed between Raven Quay, Rich Street, and Hilton Street (Area 1). This additional reserve would complement Murphy Park, and the two sites would be considered together as a recreation hub in terms of planning and operation. This additional reserve was proposed as an alternative site for the current Kaiapoi Croquet Club. Although the current Croquet Club has indicated they do not wish to move to this site, it is proposed that the sport and recreation reserve remain for potential future use by a lawn based sport club. This additional area could still provide some parking for Murphy Park and some open space.

Comments

- 4.1.5. Twenty nine commenters made comment on the Kaiapoi West Regeneration Area. Of these 20 supported the proposals, four opposed the proposals and five did not indicate a preference or offered partial support.

Comments in opposition

- 4.1.6. Two commenters disagree with the proposal for Area 1. They would like the area to remain as a grassed open space with a walkway, trees, seating and a small playground.
- 4.1.7. One commenter partially opposes the proposal for Area 1 and would like to see some sort of adventure/agility park. The Kaiapoi West area is not considered big enough for an adventure/agility park.
- 4.1.8. One commenter (the Kaiapoi Croquet Club) opposes the proposal particularly the relocation of the Kaiapoi Croquet Club to Area 1. The commenter states that the croquet clubs current site at Murphy Park satisfies the clubs needs and that the alternative area in the Kaiapoi West Regeneration Area is not suitable. The commenter notes that the overriding factors in the club deciding not to move is the lack of an offer for alternative provision by the Council of freehold land, and the funding and building of a new clubhouse at an acceptable location.

Comments in support

- 4.1.9. Eleven commenters indicate their general support for the Kaiapoi West Regeneration Area proposals. One commenter does not state a position but suggests that the residents in Kaiapoi West should be the ones that have a say in what happens in this area.
- 4.1.10. A number of commenters generally support the proposal for Kaiapoi West but make the following additional comments/requests:
 - Include some public parking and make the stream nicer for wildlife
 - Locate a softball skin diamond in this area
 - Agrees that Murphy Park requires more parking space
 - Include some specific sports facilities (lawn bowls, croquet, hockey) for all the sport areas, not just rugby fields
 - The Kaiapoi West site may not be suitable for the relocation of the croquet club and suggests that the club might be better accommodated in the Kaiapoi East Regeneration Area
 - Does the croquet club warrant special treatment due to potential declining membership?
 - Include a petanque/boules court and keep fit stations
 - This area could become a freedom camping area with shipping containers for back packers
 - Supports the environmental enhancements in this area
 - Parking provisions for parents dropping children to Kaiapoi Borough School be provided
- 4.1.11. In response to the above the following comments are made:
 - The remaining sport and recreation reserve could provide overflow parking for Murphy Park. This could potentially be used by the school during drop off and pick up times.
 - Works could be undertaken to enhance Dudley Drain.
 - A full softball diamond in the Kaiapoi West Regeneration Area would be a tight fit. There is sufficient space in the Kaiapoi East Regeneration Area (Area 10 – Sport and recreation reserve) for a diamond to co-exist with a field based code.
 - The current Kaiapoi Croquet Club has indicated they do not wish to move from Murphy Park.

- A petanque or boules court and keep fit stations could be located in Kaiapoi West. This detailed design will be considered as part of combined concept plan for Area 1 and Murphy Park.
- Kaiapoi West is not considered appropriate for freedom camping given the close proximity of residential neighbours.

Technical recommendation / conclusion

4.1.12. Retain Area 1 – Sport and recreation reserve in the Kaiapoi West Regeneration Area.

4.1.13. Amend Section 4.2.1 Area 1 to read (additions underlined, deletions strike through):

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.

~~The Kaiapoi Croquet Club greens and pavilion were damaged in the earthquakes and need repairing. The reconstruction of the Club at its existing location is not preferable given the potential flooding and land suitability issues. Relocating and building a new facility on this site both reinstates this supported activity, and enables Murphy Park to be reconfigured to create additional playing fields and rowing infrastructure. Murphy Park is currently operating at capacity for league, with the Northern Bulldogs Rugby League Club requesting additional junior fields. The rowing clubs have also approached the Council seeking opportunities to construct rowing infrastructure (e.g. storage sheds) at the park.~~

The proposed vehicle parking is required because there is a current shortfall at Murphy Park. ~~The proposed additional parking will also service the proposed reserve and relocated Croquet Club.~~ A new playground and open turf area in this location would support the residential activities in the area and can be used by the nearby Kaiapoi Borough School. It would also complement the activities at Murphy Park.

The proposed activities are preferred for this area given the identified flooding and geotechnical risks, support from the community for recreation and integration with neighbouring land uses.

Key Actions and Stages

If the Council's preferred option is progressed and the Recovery Plan approved by the Minister for CER, the following key actions will need to take place:

- In the short term:
 - the Council will discuss with the Crown the potential to vest the Hilton Street wastewater pump station and Dudley Drain in the Council
 - discussions will commence with the Crown regarding the possible vesting of the reserve land in the Council.
 - the most appropriate District Plan zoning for the reserve will be considered
 - the Council will further consult with the Kaiapoi Croquet Club over its future location in Kaiapoi.
- In the medium term:
 - if a zone change is required for the reserve, this can be progressed under the Recovery Plan or the District Plan review

- the Council will develop a masterplan for the reserve (in conjunction with Murphy Park) which will be publicly consulted on, then will proceed to detailed design and planning - staged construction of the reserve is planned.

4.2. Area 4 – Heritage and Mahinga Kai Area (Kaiapoi South Regeneration Area)

Background

- 4.2.1. The Kaiapoi River, its tributaries, springs and margins are of immense cultural and traditional significance to Ngāi Tahu and Ngāi Tūāhuriri. The coastline of the river has particular cultural, spiritual and historic traditions for whanāu. Kaiapoi rivers and the surrounding area were important to mana whenua for occupation, kai, transport and trade. Kaikanui is a kāinga (village) located near the Kaikanui River. Kaikanui was an outpost of the Ngāi Tahu stronghold of Kaiapoi Pā.
- 4.2.2. Mahinga kai is more than a customary food source. Mahinga kai shows how cultural beliefs and practices of mana whenua and Ngāi Tahu are linked to Te Ao Tūroa (the natural environment), which is exercised by Kaitiakitanga. Mahinga kai describes the natural resources that mana whenua gather through their takiwā as well as the places and practices that they use in doing so. It includes the direct and indirect use of those resources for ceremonies, medicines and sustenance. Mahinga kai is also an integrated management concept that focuses on both the protection and sustainable use of resources. Ngāi Tahu have identified mahinga kai as a cornerstone of cultural wellbeing.
- 4.2.3. In April 2015 Te Rūnanga o Ngāi Tahu identified in a letter to the Canterbury Earthquake Recovery Authority areas of interest to Ngāi Tahu. The letter identified three areas of interest and proposed future uses. Two of the areas (Area two-Kaikanui and Area three-Kaiapoi River) are located in the Kaiapoi South Regeneration Area. The proposed future uses focussed on restoring and enhancing indigenous fauna and flora with management via a joint management plan between Council, Ngāi Tahu and Ngāi Tūāhuriri Rūnanga.

Proposal

- 4.2.4. The two areas identified by Ngāi Tahu (Kakanui and the Kaiapoi River) have been incorporated into the Heritage and Mahinga Kai Area (Area 4).
- 4.2.5. There are three interrelated aspects to the Heritage and Mahinga Kai area - the physical and cultural regeneration, and the integrated management of the area.
- 4.2.6. Physical regeneration primarily focusses on restoring and enhancing indigenous flora and fauna values for mahinga kai. Associated with this is the creation of opportunities for edible landscapes. This brings together Ngāi Tahu and Pākehā traditions for food gathering and sustainable resource use.
- 4.2.7. Cultural regeneration focusses on three aspects; reconnecting people with the landscape, their traditions and practices; telling the story of Kaiapoi and its people through the natural environment; and creating a unique public space for recreation.
- 4.2.8. As well as setting out the development framework for the Heritage and Mahinga Kai Area, integrated management looks at the ongoing protection and enhancement of the environment and mahinga kai, and access to such

resources. Joint management of the Heritage and Mahinga Kai Area by Ngāi Tahu, Ngāi Tūāhuriri and Council would bring better environmental, cultural and community outcomes. It is intended that this joint management would extend to hands-on management that encourages communities to reconnect with the environment.

4.2.9. From a Green Space perspective, the key outcomes for the Heritage and Mahinga Kai Area are 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 informal recreation (e.g. walking, cycling etc).
- Management - collaborative management via a joint management plan.

4.2.10. There are no established levels of service for a Heritage and Mahinga Kai Area (as there are with other park categories such as sport and recreation reserves). The following provisions/assets could be included in the Heritage and Mahinga Kai Area:

- Walking and cycling access
- Car parking – at a key entry
- Public toilets – at a key entry or gathering point
- Park furniture – seating, picnic tables, litter bins
- Signage – identification and wayfinding signage, interpretive signage to enhance visitor experience
- Trees and gardens – native regeneration, opportunities for edible landscapes
- Play equipment – with an educational, natural play focus

Comments

4.2.11. Three commenters were in opposition to the Heritage and Mahinga Kai area, with another ten commenters raising other issues or suggestions.

4.2.12. Te Rūnanga o Ngāi Tahu and Te Ngāi Tūāhuriri Rūnanga generally support the inclusion of a Heritage and Mahinga Kai area.

Comments in opposition

4.2.13. One commenter suggests that not enough land planned as ecological/wetland/reserve areas. In the Kaiapoi South Regeneration Area there is approximately 21.1 hectares of area that could become ecological/wetland/reserve areas. This comprises 8.1ha proposed Heritage and Mahinga Kai area, two hectares proposed recreation and ecological linkage and 11 hectares of existing reserve (NCF Park, Courtenay Drive Drainage Reserve, Courtenay Drive Esplanade Reserve, Courtenay Downs Walkway, The Oaks and the Kaiapoi Riverbanks).

- 4.2.14. One commenter opposes the proposal for the Kaiapoi South Regeneration Area. They state that the Kaiapoi Promotion Association has been asking for an area to run community based events from and that this area is ideal for a village green or village common which could be used for carnivals, outdoor concerts, and seasonal activities. Kaiapoi already has a community events space at Trousselot Park and it is considered that there is sufficient room in Area 9 - Recreation and ecological linkage and Area 10 – Sport and recreation reserve on (between Cass Street and Bracebridge Street) for a community event space.
- 4.2.15. One commenter suggests that there is too much set aside for the Heritage and Mahinga Kai Area, although they acknowledge that this proposed use reflects the unstable land. The commenter would like to see unrestricted walking tracks right through the Kaiapoi South Regeneration Area. It is intended that the Heritage and Mahinga Kai Area would be fully open for public access and would include walking and cycling tracks.

Other issues/suggestions

- 4.2.16. Sport Canterbury suggested that consideration be given to providing some form of formal or informal sport and recreation areas in the Kaiapoi South Regeneration Area. It is intended that the entire Heritage and Mahinga Kai Area would be available for informal recreation such as walking, cycling, food and resource gathering, education and community gathering and natural play. The formal sport and recreation areas have been grouped in Area 10 to create a hub close to the town centre and surrounding neighbourhoods. The informal recreation in Kaiapoi South takes advantage of its natural setting next to the Kakanui and Kaiapoi Rivers, and existing green space areas.
- 4.2.17. One commenter supports the proposal for Kaiapoi South however has concerns that any food forest areas would be damaged by vehicles accessing the end of Raven Quay during the white-baiting season. The commenter asks that an access route along the stop bank be reinstated. Council has no plans to reinstate the access route along the Raven Quay stop bank, however access to the end of Raven Quay will be maintained from Courtenay Drive through the Courtenay Drive Drainage Reserve. The development of the Heritage and Mahinga Kai Area will be subject to a management plan which will identify this access route so that other activities such as food forests are away from the access.
- 4.2.18. One commenter suggests that there should be a dog park between Courtenay Drive and the Kaiapoi River and a short golf course. It is proposed to locate a dog park in the Kaiapoi East Regeneration Area (Area 10, south of Cass Street). Dog owners will still be able to walk their dogs in the Heritage and Mahinga Kai areas in accordance with Council's dog control bylaw. In addition, Kaiapoi already has an 18-hole golf course.
- 4.2.19. One commenter suggests that the land be left to revert to native bush within a secure predator proof fence (similar to Riccarton Bush). There will be active native regeneration in the Heritage and Mahinga Kai area as part of its development. A predator proof fence in this location is not considered desirable. Predator proof fencing is very expensive to install and maintain and requires intensive and ongoing monitoring. In addition there is the desire to encourage the community to use the area for recreation. Strong community use would reduce the effectiveness of the predator proof fence with potential, repeated breaches.

- 4.2.20. Other commenters make specific requests for features in the Heritage and Mahinga Kai Area (e.g. seating next to pathways, paths wide enough for prams, bikes, wheelchairs, scooters, solar lighting, exercise equipment, and a cycle park for children). These details would be explored during the development of a management plan for the area.
- 4.2.21. One commenter questions whether mahinga kai means public access food production. This is one of the key outcomes of the area.
- 4.2.22. One commenter would like to see the Kaiapoi South Regeneration Area kept as natural as possible, taking into account the walks which are already in place. It is considered that the focus of the Heritage and Mahinga Kai Area (ecology, Mahinga kai, edible landscapes, heritage recreation and joint management) are consistent with this goal. Walking and cycling links through the Heritage and Mahinga Kai area will also complement existing links and improve connectivity with existing reserves.
- 4.2.23. One commenter has raised concerns about the lack of information on the Heritage and Mahinga Kai Area, particularly around the issue of ownership and access. At present there is no joint management agreement or plan in place for Area 4 this would form part of the implementation of any approved Recovery Plan. It is intended that there would be public access to the Heritage and Mahinga Kai Area.
- 4.2.24. One commenter requests the planting of large trees along Courtenay Drive. This is possible and would be considered at the time a management plan for the Heritage and Mahinga Kai Area is prepared.
- 4.2.25. One commenter would like to see a boat ramp installed on the south side of the Kaiapoi River. There is already a public boat ramp at Askeaton Park, and the Coastguard are building a new boat ramp next to their building on Charles Street which they have indicated they will make available for public use.

Technical recommendation / conclusion

- 4.2.26. Retain the Heritage and Mahinga Kai Area in the Kaiapoi South Regeneration Area.
- 4.2.27. Amend Section 4.3.2 Area 4 to read (additions underlined, deletions ~~strike through~~):

The Council proposes that this area will be set aside as a Heritage and Mahinga Kai Area for public use, managed under a joint management plan between the Council and Te Rūnanga o Ngāi Tahu, once governance arrangements are confirmed. Much of the 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. Setting the area aside for this and ecological enhancement purposes is the Council's preferred use in this location due to the identified values and the significant geotechnical and flooding issues in this area. This proposed land use complements and extends initiatives to improve the water quality of the Kaiapoi River. This will also support and provide additional access to the proposed recreation and ecological linkage reserve east of Courtenay Drive.

It is intended that the Heritage and Mahinga Kai Area will have the following key outcomes:

- 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 informal recreation.
- Management - collaborative management via a joint management plan.

4.3. Area 6 – Neighbourhood Park (Kaiapoi South Regeneration Area)

Background

- 4.3.1. Neighbourhood parks are local green spaces for recreation, play and open space. Council aims to provide a neighbourhood park within a ten minute walk (approximately 500m) of residential properties in urban and suburban areas (Residential 1 and 2 zoned land in the Waimakariri District Plan).

Proposal

- 4.3.2. A neighbourhood park was proposed to serve the residential community between Bowler Street, Courtenay Drive and Courtenay Downs Walkway. While this community did not have a neighbourhood park prior to the earthquakes (the nearest is Jim Bryden Reserve to the south), NCF Park served a neighbourhood park function with its open space and play equipment. Post-earthquakes, this community was physically separated from NCF Park by the regeneration area.

Comments

- 4.3.3. Four commenters referenced the neighbourhood park (Area 6) in the Kaiapoi South Regeneration Area.

Comments in opposition

- 4.3.4. One commenter is strongly opposed to the neighbourhood park being located near their home. The commenter raises issues of youths tagging and drinking, light spill, and balls travelling over fences.
- 4.3.5. The neighbourhood park was suggested for this location as it was close the residential community it serves, and connected well to the proposed Heritage and Mahinga Kai Area. The neighbourhood park also enabled use of an isolated piece of red zone land.
- 4.3.6. The commenters concern is noted and it is recommended that the neighbourhood park be removed from Wyber Place. An alternative location near the existing residential area is also not recommended as it is considered that Council could potentially face similar sentiments from other neighbouring residents. The unfortunate negative perception of neighbourhood parks means that residents would like them in their neighbourhood for their use, but do not desire them by their properties.

- 4.3.7. Instead of providing a stand-alone neighbourhood park in the Kaiapoi South Regeneration Area it is now proposed to incorporate some play elements in the Heritage and Mahinga Kai Area. These elements would fit more with the natural experience of this area and are likely to have an educational and 'natural-play' focus. These would enable children to learn about and experience the environment around them.
- 4.3.8. Locating these elements in the Heritage and Mahinga Kai area however means that the Kaiapoi South residential community is largely outside the desirable ten minute walk catchment. However it is anticipated that improved walking and cycling links and the different nature of the play equipment and features would partially alleviate this.

Comments in support

- 4.3.9. Three commenters support the neighbourhood park.
- 4.3.10. One commenter has requested that a playground be provided which focuses on natural materials, sensory experiences, climbing trees etc. It is considered that the opportunity for a natural play area in the Heritage and Mahinga Kai Area would give effect to this suggestion

Technical recommendation / conclusion

- 4.3.11. Remove Area 6 – Neighbourhood Park from the Kaiapoi South Regeneration Area. Show this area as Rural.
- 4.3.12. Delete Section 4.3.4 Areas 6 and 6a.

4.4. Area 7 – Recreation and Ecological Linkage (Kaiapoi South Regeneration Area)

Background

- 4.4.1. Recreation and ecological linkages provide open space, linkages and corridors. There is no nationally recognised benchmark for this park category and Council has not identified a current level of service. The provision of recreation and ecological linkages is based upon natural features (e.g. waterways, significant vegetation) and connections (e.g. green corridors to link streets, open spaces, community facilities; and walking and cycling networks) rather than a prescribed level of service.
- 4.4.2. While recreation and ecological linkages generally have a low level of development, the following provisions/assets could be included:
- Walking and cycling tracks
 - Public toilets - may be provided at gathering points on significant cycle or walkway systems
 - Park furniture– seating, picnic tables, litter bins
 - Signage – identification and wayfinding signage, interpretive signage to enhance visitor experience
 - Trees and gardens – including native regeneration and opportunities for edible landscapes
 - Fitness equipment
 - Community gathering places

Proposal

- 4.4.3. Additional recreation and ecological linkages are proposed to improve connectivity between Kaiapoi South and the riverbanks from Courtenay Drive.
- 4.4.4. In the Preliminary Draft Plan a link between Courtenay Drive and the riverbanks, opposite Dawson Douglas Place, was included. It is now suggested that this link be incorporated into the adjacent Heritage and Mahinga Kai Area. This key link is still proposed, and this is not a physical change but rather a categorisation change.
- 4.4.5. Similarly, it is suggested that the proposed recreation and ecological linkage extending along the boundary with NCF Park be incorporated into the Heritage and Mahinga Kai Area. This link was originally proposed to improve connectivity between Kaiapoi South and NCF Park, and provide a buffer zone between existing reserve area (NCF Park and the esplanade reserve) and potential other land uses. It is considered that the proposed Heritage and Mahinga Kai Area will provide good connectivity with walking and cycling tracks. In addition the Heritage and Mahinga Kai Area and recreation and ecological linkage are similar and therefore again it is a categorisation rather than physical change.
- 4.4.6. Should the Heritage and Mahinga Kai Area not form part of any approved Recovery Plan, reinstatement of the recreation and ecological link opposite Dawson Douglas Place and along the boundary of NCF Park should be reconsidered.

Comments

- 4.4.7. There are a number of commenters in general support for the Kaiapoi South Regeneration Area proposals. Only one commenter specifically references the recreation and ecological link, and offers their support.

Technical recommendation / conclusion

- 4.4.8. Retain Area 7- Recreation and ecological linkage between Wyber Place and Courtenay Drive Esplanade Reserve.
- 4.4.9. Retain Area 7- Recreation and ecological linkage between Courtenay Drive and the Kaiapoi Riverbanks (opposite Charters Street).
- 4.4.10. Delete Area 7- Recreation and ecological linkage between Courtenay Drive and the Kaiapoi Riverbanks (opposite Dawson Douglas Place). This key linkage will be provided through the Heritage and Mahinga Kai Area.
- 4.4.11. 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. Public access through this area will be via the Heritage and Mahinga Kai Area.
- 4.4.12. Add a section of recreation and ecological linkage adjacent to the Oaks Reserve (south-west boundary of the Kaiapoi South Regeneration Area) for stormwater management purposes.

4.5. Area 9 Recreation and Ecological Linkage (Kaiapoi East Regeneration Area)

Background

- 4.5.1. Recreation and ecological linkages provide open space, linkages and corridors. There is no nationally recognised benchmark for this park category and Council has not identified a current level of service. The provision of recreation and ecological linkages is based upon natural features (e.g. waterways, significant vegetation) and connections (e.g. green corridors to link streets, open spaces, community facilities; and walking and cycling networks) rather than a prescribed level of service.
- 4.5.2. While recreation and ecological linkages generally have a low level of development, the following provisions/assets could be included:
- Walking and cycling tracks
 - Public toilets - may be provided at gathering points on significant cycle or walkway systems
 - Park furniture– seating, picnic tables, litter bins
 - Signage – identification and wayfinding signage, interpretive signage to enhance visitor experience
 - Trees and gardens – including native regeneration and edible landscapes
 - Fitness equipment
 - Community gathering places

Proposal

- 4.5.3. Wrapping around the proposed sport and recreation reserve is a proposed recreation and ecological linkage. This green space serves multiple functions:
- 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

Comments

- 4.5.4. One commenter specifically supports the recreation and ecological linkage on Bracebridge Street.

Food forest

- 4.5.5. In both the Canvas and Let's Discuss exercises the community indicated a desire for food forests and community gardens in the regeneration areas. These activities have been grouped under the term 'edible landscapes'. This term refers to food forests, community gardens, urban orchards etc.
- 4.5.6. The Preliminary Draft Waimakariri Residential Red Zone Recovery Plan identified that recreation and ecological linkages would be an appropriate location for edible landscapes. There is approximately 5.2 hectares of recreation and ecological linkages in the Kaiapoi East Regeneration Area, including two larger blocks at approximately 5000 square metres (Area 9 between Cass Street and Oram Place, and Area 9 between Blackwell Crescent and Bracebridge Street). There is also the opportunity for edible landscapes within the existing recreation and ecological linkages such as Corcoran Reserve.
- 4.5.7. It is also considered appropriate that edible landscapes could be located with the Heritage and Mahinga Kai Area. Edible landscapes are considered a good fit with the mahinga kai, natural resource management, education and community focus of the area.
- 4.5.8. Six commenters made specific reference to food forests and/or community gardens. All supported food forests and/or community gardens, and requested various amendments to the Preliminary Draft Plan.
- 4.5.9. One commenter has identified that Area 9, between Meadow Street, Oram Place, Jones Street and Cass Street would be best suited for an already prepared food forest plan. This area has been identified as a recreation and ecological linkage and is considered appropriate for a food forest.
- 4.5.10. One commenter would also like assurances that the Kaiapoi Food Forest will continue as a community led project with Council support. They also express disappointment that the Food Forest Action Group was not consulted in the preparation of the preliminary draft plan with a view to clearly identifying food forest areas. Collaboration with community groups, including the Food Forest Action Group, regarding the development of green space areas in the Kaiapoi Regeneration Areas will occur when master and concept plans are being prepared.
- 4.5.11. It was not considered desirable to identify specific locations for edible landscapes, including food forests, until further more detailed investigation, design and consultation has been undertaken. Identifying specific locations in the Draft Waimakariri Residential Red Zone Recovery Plan would tie Council and the community to these locations, irrespective of whether they are the most appropriate location. It was believed that identifying broad areas where edible landscapes could be located would still provide flexibility. As part of the implementation of any approved Recovery Plan, Council would work with groups wanting to develop/manage edible landscapes.
- 4.5.12. One commenter states that the preliminary draft plan fails to place a high enough value on the importance of a local food source. The commenter seeks a number changes to the Preliminary Draft Plan with respect to food forests:
- Food forests to have separate areas sharing with the dog park, sculpture areas, picnic areas, work out areas and interment cemetery.
 - Dedicated food forest areas separate from recreation and ecological linkages.
 - That the Food Forest group from YouMeWeUs to be consulted regarding location and design of the Food forest and park area.

- Any trees, particularly fruit trees, be uplifted and planted in the food forest areas.

4.5.13. The following comments are made in response to the above:

- It is not considered that the dog park and cemetery are compatible with food forest areas.
- It is not considered desirable to identify specific locations for edible landscapes, including food forests, until further more detailed investigation, design and consultation has been undertaken.
- As part of the implementation of any approved recovery plan, Council would work with groups wanting to develop/manage edible landscapes.
- The relocation of existing trees in the regeneration area could be considered at the concept plan stage. It is also proposed as part of any approved Recovery Plan to undertake a vegetation survey of the regeneration areas to identify significant vegetation and vegetation groups.

4.5.14. Two commenters generally support community gardens and orchards.

Community Events Area

4.5.15. Five commenters would like to see an area made available for community events.

4.5.16. One commenter would like an area set aside, with a sound shell, for major functions such as car meets, market days etc., another would like to see an outdoor drive in cinema. Three commenters would like to see an area with a stage, a natural amphitheatre and flat space for community events.

4.5.17. Area 9 (Recreation and ecological linkage) between Cass Street and Oram Place is considered suitable for a community events space. This site has good connectivity with the town centre, the adjacent sport and recreation reserve can also be used if necessary, the proposed parking on Charles Street (Area 16) and for the sport and recreation reserve (Area 10) could be used, events could be located to face into the sport and recreation reserve (Area 10) directing noise away from houses on Oram Place and Bracebridge Street.

4.5.18. It should also be noted that there is already a community events space in Kaiapoi at Trousselot Park, and there is the opportunity for events along the riverbanks in the existing Corcoran Park.

Additional recreation and ecological link

4.5.19. Three commenters have requested an additional recreation and ecological link between Feldwick Drive and Moore Street. This is a sensible suggestion and should be added to the Kaiapoi East Regeneration Area. This would also give effect to another two commenters who would like to see a walking/fitness track around Area 12.

Technical recommendation / conclusion

4.5.20. Retain Area 9 – Recreation and ecological linkage in the Kaiapoi East Regeneration Area.

4.5.21. Amend the Kaiapoi East Regeneration Area to include a recreation and ecological link between Feldwick Drive and Moore Street and Moore Street to the possible access link (Area 14)

4.6. Area 10 – Sport and Recreation Reserve (Kaiapoi East Regeneration Area)

Background

- 4.6.1. Sport and recreation reserves are for sport and recreation, with a focus on bookable sports facilities (e.g. playing fields etc.). Council aims to provide 1.5-3.0 hectares of sport and recreation reserve per 1000 residents. Currently in the Waimakariri District there is approximately 75 hectares developed for sport and recreation reserve, and an additional 49 hectares available for development. With 125 hectares of sport and recreation reserve available this equates to approximately 2.3 hectares per 1000 residents, which exceeds Council's current level of service.
- 4.6.2. Within Kaiapoi there is currently 13 hectares developed as sport and recreation reserve. This equates to approximately 1.3 hectares per 1000 residents. While this may appear as a shortfall in the level of service there are alleviating factors. The Kaiapoi provision is complimented by Kaiapoi Park (5.9 hectares) a non-Council sport and recreation reserve, and large neighbourhood parks (Kaiapoi Domain, Baker Park, Hinemoa Park, Ryder Park) that can be used for overflow sports fields if required. In addition the provision of sport and recreation reserves is assessed on a district-wide rather than local basis. While it is desirable to have sport and recreation reserves spread across the district and close to their supporting communities, the location of sport and recreation reserves is assessed on need (i.e. where space is required to serve population, recreation or club growth).
- 4.6.3. It has been identified that to cater for population growth in the district, and continue to meet the current level of service (2.25 hectares per 1000 residents) an additional 16.75 hectares of sport and recreation reserve will be required by 2025 (based on an expected district population of 63,000). One option for addressing this future shortfall is the provision of an additional nine hectares of sport and recreation reserve in the district.

Proposal

- 4.6.4. A large district sport and recreation reserve centered on Cass Street is proposed in the Kaiapoi East Regeneration Area. The area north of Cass Street could accommodate four full sized playing fields, space for other sport activities such as warm up fields, or a softball diamond etc. Recreation facilities at the reserve could include a playground and/or youth facility (e.g. half basketball court) and open space for informal play.
- 4.6.5. The area south of Cass Street could accommodate a community BMX track and dog park. These features could be integrated with a stormwater management area proposed for this location.
- 4.6.6. The benefits of locating a large sport and recreation reserve in the Kaiapoi East Regeneration Area include:
 - The provision of a district sport and recreation reserve to provide for future population and recreation growth in the district.
 - A large recreation cluster close to the town centre and riverbanks area.
 - There is good connectivity with the town centre and existing green space.
 - The large area enables the required north-south orientation for the sports fields.

- There is good vehicle access to the proposed reserve from the existing road network (although it is acknowledged the road alignment and streetscape design is likely to alter).

Comments

- 4.6.7. Twenty eight commenters made specific comment on Area 10 – Sport and recreation reserve. Of these fifteen supported the proposals, including ten requesting a soft ball diamond, eight opposed the proposals and five did not indicate a preference but made comment.

Comments in opposition

- 4.6.8. Two commenters stated that the proposed sport and recreation reserve is a waste of time given that sport areas are not fully utilised now and that there is no need for more playing fields. One commenter requests less sports areas as these are too seasonal and limited, and more entertainment such as café and a market place. One commenter does not support more recreation facilities for Kaiapoi East as there are enough and it will impose costs on ratepayers.
- 4.6.9. Currently Council's level of service for sport and recreation reserves for Kaiapoi is met. However there will be a future shortfall in the district by 2025 (under the current level of service). The proposed sport and recreation reserve (north of Cass Street) resolves this shortfall by providing a district facility. In addition Murphy Park is currently operating at capacity for rugby league, and eleven commentators also indicated a desire for softball facilities in the district. The proposed sport and recreation reserve (Area 10) could accommodate a softball diamond.
- 4.6.10. One commenter strongly opposes more playing fields and would like to see Area 9 (recreation and ecological linkage) extended through Areas 10 and 11. The spatial plans for the Kaiapoi East Regeneration Area already include approximately 6.7 hectares for recreation and ecological linkage. Additional recreation and ecological linkage is not considered to be needed in Kaiapoi East.
- 4.6.11. One commenter has concerns about the sports fields and would rather see the area developed as a food forest. The commenter states that while it is important to have sports fields, there would be a greater return having these areas turned into park like settings. This would allow the large number of fruit trees and specimen trees through the area to be protected as opposed to felling and clearing these areas for sports fields. The commenter seeks assurance that for any areas that are cleared, trees will be lifted and relocated to a food forest/botanical area.
- 4.6.12. In the Kaiapoi East Regeneration area the recreation and ecological linkages (Area 9) have been identified as potential locations for edible landscapes (e.g. food forests, urban orchards, community gardens). The Heritage and Mahinga Kai Area in the Kaiapoi South Regeneration Area has also been identified as a location for edible landscapes. This provides approximately 15 hectares of land within which edible landscapes could be located. In addition existing reserve areas, such as Corcoran Reserve, Askeaton Park and Gray Crescent Reserve may be suitable for edible landscapes. It is considered that there is ample space provided in the proposed Kaiapoi East and Kaiapoi South Regeneration Areas for edible landscapes.

- 4.6.13. The concept design of the sport and recreation reserve has not yet been undertaken. At the time of design it would be appropriate and desirable to identify and retain any significant specimen/fruit trees where possible. At this time Council could also look at the potential relocation of individual trees however the viability of this would depend on the species, size and health of the tree and the potential costs.

Comments in support

- 4.6.14. One commenter supports community based activities such as sports areas.
- 4.6.15. Sport Canterbury supported the provision of the areas designated for active sport and recreation. They state that as a principle they prefer the development of fewer larger sport and recreation parks as opposed to multiple smaller parks. They note that larger parks facilitate sports hubs, have increased flexibility, enable economies of scale for development, are more cost effective maintenance wise, allow for efficient delivery of sport and recreation, and draw a critical mass of participants. Green Space staff concur with these comments and these factors were key considerations when proposing a large district sport and recreation reserve in the Kaiapoi East Regeneration Zone
- 4.6.16. One commenter believes that the establishment of a district sport and recreation reserve is sensible. The commenter also suggests that the district indoor sports centre be located between Jones and Charles Street (Areas 15, 16, 17). Council has not yet determined the location of an indoor sports centre and is currently preparing a functional design brief for the project.

Dog Park

- 4.6.17. Dog parks are fully enclosed areas where owners can exercise their dogs off-lead but under effective control. They typically provide natural settings where a dog can exercise, pathways, seating, planting and drinking water. The district currently has two dog parks, both in Rangiora (at Southbrook Park and Millton Memorial Park). A new dog park is also proposed for Gladstone Park in Woodend (this is yet to be constructed).
- 4.6.18. Green Space staff constantly field requests for additional dog parks in the Waimakariri District, particularly in Kaiapoi. Research by Roy Morgan in 2015 found that 34% of people in Canterbury own a dog. Coupled with smaller urban residential sections, people are looking for places to exercise their dogs. Anecdotally, feedback suggests that dog parks also serve a community function whereby pets and their owners can socialize.
- 4.6.19. Six commenters commented on the proposed dog park, all were in support.
- 4.6.20. Two of the commenters in support suggested a different location. One commenter supports a dog park but would like it in the Kaiapoi South Regeneration Area. A dog park was considered in this area however it was considered to be incompatible with the Heritage and Mahinga Kai area. Dog owners will still be able to walk their dogs in the Heritage and Mahinga Kai area in accordance with Council's dog control bylaw.

- 4.6.21. One commenter supports the provision of a dog park but believes it should be located closer to the Kaiapoi River so that the dogs can have access to the water. Although some dog parks have a water feature for dogs to play in these are often small streams or lakes not a significant river such as the Kaiapoi River. It is not considered appropriate for the dog park to provide access to the Kaiapoi River.

Community BMX Track

- 4.6.22. A BMX track in Kaiapoi was previously located at Askeaton Park. This track was destroyed in the September 2011 earthquake. Between September 2011 and November 2013 Council staff explored the feasibility of eight alternative sites for the Kaiapoi BMX Club however none were identified as suitable for a club track. It is understood that the Kaiapoi BMX Club's preferred option was the establishment of a competition BMX track at the Mandeville Sports Club.
- 4.6.23. Separate from this is Council's desire to establish a community BMX track in Kaiapoi using funding provided by the Christchurch Earthquake Appeal Trust. This community BMX track is proposed to be located on the sport and recreation reserve in the area south of Cass Street.
- 4.6.24. Three Commenters make specific comment on the community BMX track. All support the BMX track. One commenter recommends the track be similar to the BMX track located between Northland and Karori in Wellington.

Softball

- 4.6.25. Ten commenters request that the sport and recreation reserve accommodate softball facilities, particularly a skin diamond.
- 4.6.26. A softball skin diamond is a permanent facility with a specialized surface and appropriate fencing.
- 4.6.27. The Kaiapoi Softball Club currently uses Kaiapoi Park, a facility it shares with rugby and cricket. There is no permanent skin diamond at Kaiapoi Park.
- 4.6.28. One commenter states that the Kaiapoi Softball Club has gone from strength to strength with a 300 strong membership base, growing junior membership, and players in both regional and national teams. Another commenter states that the Kaiapoi Club is the only club to represent North Canterbury and have developed players to a national and international standard. Two commenters suggest that the availability of a skin diamond would encourage players to the club, and one commenter believes that a skin diamond would enable the club to host top level games.
- 4.6.29. There is sufficient space at the proposed sport and recreation reserve (north of Cass Street) to accommodate a skin diamond (as well as four full sized playing fields). Given that softball is a summer sport there is also the potential for the playing fields to be used for other sports in the winter off-season.
- 4.6.30. Two commenters state the need for clubrooms. There is sufficient space on the sport and recreation reserve for a clubroom complex. In accordance with best practice, Council would encourage different codes to share a clubroom space so as to share costs and consolidate buildings.

Rugby League

- 4.6.31. One commenter suggests that some of the recreation reserve in the Kaiapoi East Regeneration Area be set aside for rugby league for a gradual shift from Murphy Park. The commenter suggests that the current rugby league site at Murphy Park is compromised by limited field space and parking, concern from parents about the close proximity of the river, and potential frequent flooding in the future.
- 4.6.32. Council staff are aware that Murphy Park is currently operating at capacity for rugby league with the North Canterbury Rugby League Club (Northern Bulldogs) requesting additional junior fields. The club is also looking to expand its temporary clubroom facilities (established post-earthquake following damage and demolition of previous facilities) and there is also a current parking shortfall at the park.
- 4.6.33. The Kaiapoi Croquet Club have indicated that they do not wish to relocate from Murphy Park. Therefore there is reduced opportunity to create additional playing fields at the park.
- 4.6.34. The relocation of rugby league to the proposed sport and recreation reserve (north of Cass Street) is feasible. There is sufficient space to locate four full sized playing fields in a north-south orientation. There is also sufficient space for a clubroom and car parking. It is also considered that rugby league would be a good sporting fit with softball and Council would encourage shared use of clubrooms. Council would need to undertake further consultation with the rugby league club.

Parking

- 4.6.35. One commenter raised concerns about road congestion and parking. The commenter feels that with the playing fields and only one road in and out of the area (Feldwick Drive) on sport days the road will be congested or blocked with parked cars making it difficult for residents to travel to and from home. Another commenter also requests that adequate parking for sports fields be provided.
- 4.6.36. The proposed sport and recreation reserve would have access from Feldwick Drive, Cass Street and Charles Street. Some off-street parking would be provided on the reserve and this is likely to be accessed off Cass Street so that users can access both sections of the reserve (north and south of Cass Street). The corridor treatment of the new Feldwick Drive link and Cass Street would also take into account the potential traffic generated by the sport and recreation reserve with access in and out of the surrounding neighbourhoods maintained.

Other issues/suggestions

- 4.6.37. One commenter states that road access to Askeaton Park is essential. This access is being maintained via an extension to Charles Street.
- 4.6.38. One commenter suggests that the number of sports fields be reduced (two maximum) and that an equestrian area be provided. It is considered that there is ample room in the adjacent rural zone for a provider to establish an equestrian area if desired. In addition there is also a district equestrian facility for members to use within the Mandeville Sports Ground (a Council sport and recreation reserve).

- 4.6.39. One commenter suggests that the Kaiapoi East Regeneration Area could include space for a boules court or keep fit circuit. Both of these activities are considered appropriate on a sport and recreation reserve and could be considered when a concept plan for the reserve is prepared.
- 4.6.40. One commenter would like Area 10 to be made available to fly model aircraft. Council's current policy on model aircraft and drones provides blanket permission on existing large sport and recreation reserves. It is considered appropriate for the proposed sport and recreation reserve (Area 10) to be included in this blanket permission.
- 4.6.41. One commenter suggested a number of facilities/elements that could be provided in the sport and recreation reserve (mini-courts with hoops for netball and basketball, gas barbeque, Tuhoe playground, rubbish bins, toilet facilities, children/aged friendly parks, seating along walkways). All of these facilities/elements do not conflict with the primary purpose of a sport and recreation reserve and could be considered when a concept plan for the reserve is prepared.

Technical recommendation / conclusion

- 4.6.42. Retain the sport and recreation reserve north of Cass Street for sport and recreation purposes (e.g. playing fields, softball diamond, clubrooms etc.).
- 4.6.43. Retain the sport and recreation reserve south of Cass Street for the location of a dog park.
- 4.6.44. Retain the sport and recreation reserve south of Cass Street for the location of a community BMX track.
- 4.6.45. Amend Section 4.4.2 Area 10 to read (additions underlined):

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.

4.7. Area 11 - District Cemetery

Background

- 4.7.1. As the population continues to grow there is likely to be a corresponding demand for interment space at the District's cemeteries. The Kaiapoi, Rangiora and Oxford Cemeteries currently have sufficient capacity for the next thirty years for projected interments. Beyond this (2044) additional cemetery space would be required for the District.

Proposal

- 4.7.2. Under the Burial and Cremation Act 1964 local authorities have a duty to establish and maintain a suitable cemetery for persons dying within its district (unless sufficient provision is otherwise made) (Part 1, Section 4(1)). However, there is no nationally recognised benchmark or guideline for the provision of cemetery (i.e. land area required per head of population). The provision of Council cemetery in the Waimakariri District is based on historical and projected

demand. It is current Council policy to have at a minimum three years interment space available.

- 4.7.3. It is often difficult for Council to establish cemeteries close to established urban areas due to the lack of available and affordable land, and the perceived sensitivity of the land use. The suggested district cemetery in Kaiapoi East provides an opportunity for an urban integrated cemetery; one that provides for ash interment in an open garden setting that is also part of the wider open space network.
- 4.7.4. Interment at the proposed district cemetery would be limited to cremation ash only. Acceptance of cremation as an alternative to burial has increased during recent times. According to the Funeral Directors Association of New Zealand, over 60% of families in New Zealand now chose cremation as their preferred method. Burial would continue as an option as it does now at the current cemeteries in the district (until capacity is reached).
- 4.7.5. Cemeteries are provided as a location for interments and remembrance. The primary objective is to create a respectful environment that is attractive, restful and suitable for reflection and grieving. It is intended that the cemetery would offer a variety of ash interment plots within a garden setting. These could include lawn berms, garden berms, octagon plots, memorial trees and columbarium. These plots would be set within a landscape garden setting. Other amenities to be provided would include vehicle and pedestrian access, appropriate signage and seating, water supply and litter bins.

Comments

- 4.7.6. Thirty one commenters referenced the district cemetery. Of these, sixteen were opposed to the cemetery, with five of these opposed to the location. Ten commenters supported the cemetery, with one suggesting an alternative location. Six commenters did not specify support or opposition but raised specific issues.
- 4.7.7. Te Rūnanga o Ngāi Tahu and Te Ngāi Tūahuriri Rūnanga in their comments highlight the sensitivities of a cemetery, particularly its location in an urban environment. Ngāi Tūahuriri indicates that they would like to engage with Council further on the cemetery. Council would welcome this engagement.

Comments in Opposition – Location

- 4.7.8. Six commenters opposed the cemetery in the proposed location (north of Cass Street and west of Feldwick Drive). Two commenters did not oppose the cemetery but recommended alternative locations. The following alternative locations were suggested:
- Askeaton Park east of the boat ramp
 - River end of Charles Street
 - North of Jones Street adjacent to Bartholomew's Church
 - Kaiapoi West regeneration area
 - The rural area to the east of the regeneration area
 - Area 10, Sport and recreation reserve
 - South of Cass Street

- 4.7.9. Relocation of the cemetery to the eastern end of Askeaton Park, the river end of Charles Street or into the rural area (Area 12 east of Feldwick Drive) is not considered desirable for the following reasons:
- The eastern end of Askeaton Park is already well used by recreational boat ramp users.
 - The Askeaton Park area is river side of the stop bank and therefore there is no flood protection provided by the stop bank.
 - The area east of the Feldwick Drain (shown as Area 12 in the regeneration plans) is approximately 1.2 hectares in size and is considered too small for the cemetery.
 - Rather than being integrated into the open space network the cemetery in this location would be a perimeter feature.
- 4.7.10. Relocation of the cemetery to north of Jones Street adjacent to Bartholomew's Church is not considered desirable for the following reasons:
- This area has been identified as being appropriate for business activities (Area 17 – Kaiapoi East Regeneration Area).
 - This area is approximately 8600 square meters and is considered too small for a cemetery.
- 4.7.11. Relocation of the cemetery to the Kaiapoi West regeneration area is not considered desirable as there are residential properties immediately adjacent on Hilton Street and Rich Street. When locating the cemetery a buffer to residential properties was preferred. For this reason a recreation and ecological linkage reserve was proposed north of Feldwick Drive (Area 9 – Kaiapoi East Regeneration Area). This reserve provided a 37-96 meter buffer to the nearest residential property (at Ilex Place). At Kaiapoi West the only buffer would be the road corridor at 20 meters.
- 4.7.12. One commenter suggested that the cemetery be relocated to Area 10. The sport and recreation reserve has been located to accommodate four full sized playing fields (in a north-south orientation) in a cluster arrangement. If the cemetery were located in Area 10 the sport and recreation reserve would need to be reduced in size or be relocated to the south of Cass Street where an undesirable linear arrangement of fields would result.
- 4.7.13. Two commenters requested that the cemetery be relocated south of Cass Street. This location is considered appropriate for the following reasons:
- The cemetery would be further away from residential neighbourhoods north of Feldwick Drive.
 - The cemetery would be accessible via Cass Street and the Charles Street extension.
 - The cemetery could be easily integrated with the wider open space network.
- 4.7.14. Relocating the cemetery south of Cass Street has the following potential disadvantages:
- The cemetery would be immediately adjacent to a residential property in Cass Street. A submission from this address provided an alternative regeneration plan for Kaiapoi East. This alternative plan showed a district cemetery and food forest area to the immediate east of their property. Relocating the cemetery to the south of Cass Street is partially consistent with this Commenter's alternative plan. In addition, ash interment would occur in the interior of the site (rather than on the boundary) and there would be an extensive edge treatment (e.g. planting) to provide a buffer.

- The area to the south of Cass Street is potentially at risk of flooding. However the proposal to develop an integrated stormwater management solution (shown in Area 10 – Kaiapoi East Regeneration Area) should alleviate this.
- The Charles Street extension would require a higher level of service for an additional length.

4.7.15. Sport Canterbury raised the issue of complementary spaces and suggested that the location of a sports park next to a cemetery may not be complimentary with a noisy, fun-oriented space next to a reflective space. Locating a cemetery next to a sport and recreation reserve was not considered to be a conflict. Significant edge treatment (for example wide landscape strips) along the relevant boundaries would provide a buffer. In addition the Council's Cemetery Manual (March, 2010) states that interment are carried out between the hours of 9.00am and 3.30pm, Monday to Friday (extended until 4.00pm during daylight saving time) and before noon on Saturday. The proposed cemetery at Kaiapoi East could be subject to similar arrangements.

4.7.16. It should be noted that the location of a cemetery next to a sport and recreation reserve already occurs in Rangiora with the Rangiora Lawn Cemetery located immediately adjacent to Maria Andrews Park. No records of past complaints regarding noise have been identified.

Comments in Opposition – non specific

4.7.17. Eight commenters opposed the location of the cemetery but did not suggest a specific alternative location.

4.7.18. Five of the commenters who opposed the cemetery gave addresses in the residential neighbourhoods to the north of Feldwick Drive. The relocation of the cemetery to the south of Cass Street increases the distance between the neighbourhoods to the north of Feldwick Drive and the cemetery. These Commenters would be separated from the cemetery by a large rural area and sport and recreation reserves. This increased distance may alleviate the commenters concerns. Three commenters gave addresses in neighbourhoods separate from the cemetery. The relocation of the cemetery to the south of Cass Street may therefore not alleviate their concerns.

4.7.19. One commenter was concerned about the risk of flooding. It is considered that the cemetery will link to the stormwater management in the adjacent Area 10. In addition the details of ash burial will need to be designed to manage floatation issues during normal groundwater conditions as well as flooding and liquefaction events.

Comments in Opposition - Size

4.7.20. One commenter suggests that the cemetery area is much larger than is likely to be needed in Kaiapoi and that the area could accommodate several hundred thousand people. This would potentially lead to a demand for an adjacent chapel and crematorium.

4.7.21. One commenter was concerned that the cemetery will not be big enough in the future to accommodate all the residents moving into Kaiapoi. Another commenter suggests that a larger area for the cemetery may be required if it is to be a memorial garden with plantings.

- 4.7.22. The proposed cemetery at approximately 2.9 hectares is comparable with other cemeteries in the Waimakariri District (Kaiapoi Cemetery, 3.1 hectares; Rangiora Cemetery 2.7 hectares; Oxford Cemetery, 4.0 hectares).
- 4.7.23. The number of interment plots at the cemetery depends on the design of the cemetery and the mix of different plot types (e.g. lawn berms, garden berms, octagon plots, memorial trees and columbarium). It is intended that the cemetery would contain approximately 3000 plots. It is expected that this would support the district for well in excess 100 years from the time the cemetery is established.
- 4.7.24. While the cemetery is larger than what is needed for interment, having a larger area enables different interment plots such as garden berms, octagon plots and memorial trees. Having a large area also leaves significant space for paths, gardens, lawns, trees and parking. There is also the need to accommodate a wide edge to the cemetery to provide a transition buffer through to adjacent activities.

Comments in Opposition - Ash interment

- 4.7.25. One commenter raised concerns that the cemetery would remain as ash interment only and felt that it would move to full burial in the future. Current burial trends in New Zealand show cremation as the preferred method (over 60% of families in New Zealand now chose cremation, Funeral Directors Association of New Zealand). Council will also prepare a management plan for the cemetery confirming its status as an ash interment cemetery only, and update the Cemeteries Manual to reflect this.
- 4.7.26. One commenter expressed concern at the scattering of ashes on or near recreational land. Ash interment at the cemetery would be limited to lawn berms, garden berms, octagon plots, memorial trees and columbarium. In each of these interment options the ash would be deposited into specific plots below ground in the case of the berms, plots and memorial trees, and above ground in the case of the columbarium. It is not intended to provide an area for scattering ashes. The management plan for the cemetery and Cemeteries Manual would specify this.

Comments in Support

- 4.7.27. Nine Commenters indicated their support for the cemetery.
- 4.7.28. Four Commenters make comment on the design of the cemetery. Two commenters support the location of the cemetery and requested that it be designed as a garden cemetery similar to the Ruru Lawn Cemetery in Christchurch. Another commenter would also like to see the cemetery established as a peaceful garden setting and not a large open grassed expanse divided up by concrete strips. A fourth commenter 94 suggested that the cemetery be renamed 'memorial gardens'
- 4.7.29. The proposed cemetery is intended to be a memorial park or garden type cemetery. It was labelled as a cemetery rather than a memorial garden in the Preliminary Draft Plan for transparency to make the community fully aware of the potential future land use. It is likely the cemetery would be formally named as a memorial gardens at the time of its future establishment.
- 4.7.30. Memorial parks or garden cemeteries are designed as attractive garden settings with quiet formal spaces for reflection, and open informal spaces for memorial

and remembrance. Memorials are typically placed at ground level to blend with the landscape. It is intended that the cemetery would offer a variety of ash interment plots (e.g. lawn berms, garden berms, octagon plots, memorial trees and columbarium). All of these memorials, excluding columbarium are at ground level. The columbaria are not intended to be extensive or dominating in scale in keeping with the memorial park/garden setting.

Technical recommendation / conclusion

- 4.7.31. Relocate Area 11 – District cemetery (ash interment only) south of Cass Street to between Area 10 – District sport and recreation reserve and Area 12 – Rural residential.
- 4.7.32. Retain the district cemetery at 2.9 hectares in area.
- 4.7.33. Limit the cemetery to ash interment only with no scattering of ashes. This would be confirmed in the management plan for the cemetery and the Council Cemeteries Manual.
- 4.7.34. Amend Section 4.4.3 Area 11 to read (additions underlined):

Area 11 is currently zoned Residential 2 in the District Plan. The Council proposes that this area be developed into memorial gardens type cemetery (for cremation interment only). The memorial gardens could contain ash plots, columbarium (for storage of cinery urns), on-site car parking, paths and park furniture, specimen trees and landscape gardening.

4.8. Area 13 – Kirk Street Reserve (Kaiapoi East Regeneration Area)

Background

- 4.8.1. Kirk Street Reserve (Area 13) is a neighbourhood park located between Kirk Street and Cass Street. The primary purpose of a neighbourhood park is to provide for local recreation, play and open space. As Kirk Street Reserve was located in the red zone it no longer served a neighbourhood as such.

Proposal

- 4.8.2. It is proposed to uplift the reserve classification at the Kirk Street Reserve.

Comments

- 4.8.3. One commenter highlighted the importance of Norman Kirk in the history of Kaiapoi and suggests that since Kirk Street Reserve is no longer a neighbourhood park that the Kaiapoi East Regeneration Area be known as the 'Norman Kirk Fields'.
- 4.8.4. Referencing Norman Kirk and the history of Kaiapoi in any new reserve names is a good suggestion. The Kaiapoi Community Board currently holds the delegation for approving reserve names. It is considered that during the preparation of a concept plan (development plan) for the reserve areas discussion could be had on potential reserve names.

Technical recommendation / conclusion

4.8.5. No amendments required.

4.9. Area 15 – Campervan Park

Background

4.9.1. During consultation during the preparation of the Preliminary Draft Waimakariri Red Zone Recovery Plan the New Zealand Motor Caravan Association expressed an interest in establishing a campervan park in the red zone. The Association indicated that a one hectare site would be appropriate and that it would be desirable to be located close to local amenities such the town centre, shops and walking tracks.

Proposal

4.9.2. The proposed campervan park is shown as Area 15 in the Kaiapoi East Regeneration area, covering approximately one hectare. The campervan park would cater for short-stays for self-contained vehicles. The campervan park would be managed by the New Zealand Motor Caravan Association under a leasing arrangement with Council.

Comments

4.9.3. Twelve commenters commented on the campervan park, two in opposition and ten in support.

Comments in Support

4.9.4. One commenter supports the proposals for Kaiapoi East but suggests that the campervan park needs facilities that are able to cope with expected numbers and have proper regulation. Similarly Commenter 54 (Hussey) supports campervan parking but asks that there are sufficient toilets and rubbish bins. It is considered that management of the park by the New Zealand Motor Caravan Association will enable appropriate management and the provision of appropriate facilities.

4.9.5. Two commenters like the idea of a camping/overnight parking area but wish that these could be available for every self-contained vehicle not just NZMCA members. It is considered that without the NZMCA managing the campervan park there is the high potential for non-self-contained units to use the park. Council leases land to three other private campground operators at Woodend Beach, Waikuku and Kairaki which are available for camping/overnight parking.

Location

4.9.6. Four commenters recommended amended locations for the proposed campervan park.

4.9.7. The New Zealand Motor Caravan Association requests that the campervan park be amended to be square in shape with frontage to Charles Street. The Commenter advises that a square shape would be more inclusive, better for

events, and be easier to secure with a single entry from Charles Street. Another commenter supports this amended boundary.

- 4.9.8. Similarly, another commenter believes that the motor caravan park would be better aligned along Charles Street. It is considered that the realignment of the campervan park into an approximate one hectare square fronting Charles Street is sensible and feasible.
- 4.9.9. One commenter would like to see the campervan park bigger with another entrance, perhaps through the boat trailer area onto Jones Street. The size of the proposed campervan park was determined on advice from the New Zealand Motor Camp Association.
- 4.9.10. One commenter suggests that the south side of the Kaiapoi River has been an attractive site for camper vans in the past, particularly during the whitebaiting season. The Commenter suggests that there are sufficient amenities on this side of town to accommodate campers.
- 4.9.11. During the preparation of the Preliminary Draft Waimakariri Red Zone Recovery Plan, locating the proposed campervan park in Kaiapoi South was investigated. However, a location in Kaiapoi East was considered more appropriate for the following reasons:
- The New Zealand Motor Caravan Association expressed interest in a campervan park in this vicinity.
 - The close proximity of the existing Council effluent disposal station on Charles Street.
 - The close proximity to the supermarket, Kaiapoi Information Centre, Kaiapoi River and associated recreation areas including the riverbanks area.
 - A Kaiapoi East location did not conflict with the proposal for a Heritage and Mahinga Kai Area.
- 4.9.12. One commenter suggests that the campervan area be moved to Area 17 in the Kaiapoi East Regeneration Area (adjacent to Jones and Cass Street). This is not considered desirable as a riverside location is considered more appropriate, and Area 17 is better suited for business activities.
- 4.9.13. One commenter suggests that while the campervan park may be a good place for overnight stayers, it will not suit holiday makers who wish to stay longer (e.g. families who want to stay for a fortnight). The commenter states that overnight stayers do not spend money, with the exception of the supermarket, and that for money to be spent in the local area it will need a camping area for longer stayers. It is considered there are alternative opportunities for other camping experiences in the area with the Woodend Beach, Waikuku and Kairaki camp grounds. It is acknowledged that these areas are not within the Kaiapoi Town Centre, however the town centre is the largest business area servicing these camp grounds.

Other issues/suggestions

- 4.9.14. One commenter opposes the campervan park and states that there are already businesses that support the New Zealand Motor Caravan Association (NZMCA) and that the campervan park will impact the existing businesses. The Commenter does not elaborate on what the impacts on businesses will be. The comments from the NZMCA identify that the campervan industry has economic, social and environmental benefits, and that independent market research (commissioned by the New Zealand Motor Caravan Association in 2012)

indicates that the average member couple spends on average \$117 per day in the local shops.

- 4.9.15. One commenter is concerned that an area for freedom camping is looking to cater for the lower end of the tourist market and suggests that Kaiapoi should be attracting the affluent eco-tourist. The campervan park is not intended for freedom camping, the park is intended to be managed by the New Zealand Motor Caravan Association and therefore open to their members for short-stays in self-contained vehicles.

Technical recommendation / conclusion

- 4.9.16. Retain Area 15 – Campervan Park in the Kaiapoi East Regeneration Area.
- 4.9.17. Realign Area 15 – Campervan Park to a square profile with frontage to Charles Street.

4.10. Area 16 – Parking (Kaiapoi East Regeneration Area)

Background

- 4.10.1. The Coastguard is currently constructing their new building at Charles Street. As part of this development they also intend to construct a new boat ramp. The Coastguard has indicated that they intend to share the boat ramp facility with the community. This has dual benefit; firstly the ramp would provide safe entry to the river. Secondly making the boat ramp available for private recreational use gives the coastguard the opportunity to promote boating safety and education. It is likely users would need to pay a nominal fee for use to assist with maintenance of the facility.

Proposal

- 4.10.2. To support the Coastguard in allowing public access to their boat ramp, it was considered that parking would be needed for users, including boat trailer parking. A car park (Area 16) was identified in the Kaiapoi East Regeneration Area for this purpose. This car park would also provide parking for those using other Kaiapoi facilities.

Comments

- 4.10.3. Four commenters reference the parking in Area 16. Of these three oppose the proposal, one supports the proposal.

Comments in opposition

- 4.10.4. Three commenters suggest that the boat parking would be better located at Askeaton Park. It is considered that there is already sufficient informal parking at Askeaton Park for the use of the public boat ramp there. The proposed parking adjacent to Charles Street (Area 16) would be to support public use of the Coastguard boat ramp at Charles Street.

Technical recommendation / conclusion

4.10.5. Retain Area 16 – Parking in the Kaiapoi East Regeneration Area.

4.11. Area 19 Council Reserve (Potential private lease)

4.11.1. One commenter requested that Area 19, The Pines Beach Regeneration Area be amalgamated with Rinaldi Reserve. This was considered during the preparation of the Preliminary Draft Plan however, Rinaldi Reserve is currently not used for reserve purposes (it is leased for grazing) and additional reserve area is not considered necessary to meeting Council's level of service for The Pines Beach.

Technical recommendation / conclusion

4.11.2. Area 19 remains separate from Rinaldi Reserve.

4.12. Area 20 and 24 Amalgamation into Tūhaitara Coastal Park (The Pines Beach Regeneration Area and Kairaki Regeneration Area)

Background

4.12.1. In April 2015 Te Rūnanga o Ngāi Tahu identified in a letter to the Canterbury Earthquake Recovery Authority areas of interest to Ngāi Tahu. The letter identified red zone land at The Pines Beach/Kairaki as within the Kairaki Ngāi Tahu culturally significant zone. Ngāi Tahu requested that parts of the The Pines Beach and Kairaki Regeneration Area be considered for amalgamation with the Tūhaitara Coastal Park.

Proposal

4.12.2. In the Preliminary Draft Waimakariri Residential Red Zone Recovery Plan, The Pines Beach Regeneration Area proposes land east of Dunns Avenue and Batten Grove to be amalgamated into the Tūhaitara Coastal Park (Area 20).

4.12.3. The Kairaki Regeneration Area proposes land east of Featherstone Avenue to be amalgamated into the Tūhaitara Coastal Park (Area 24).

4.12.4. The amalgamation of Areas 20 and 24 (and 24a) into the Coastal Park would see the land under Ngāi Tahu ownership and managed by the Te Kōhaka o Tūhaitara Trust. The Council is currently represented on the Trust.

Comments in opposition

4.12.5. Four commenters oppose the proposed amalgamation for Areas 20 and 24. All these commenters support the position of the Pines Kairaki Beach Association who advise that they cannot support the amalgamation proposal until further information is provided from the Te Kōhaka o Tūhaitara Trust.

4.12.6. Comments from the Te Kōhaka o Tūhaitara Trust in relation to the proposals for Area 20 and 24 state that the additional land would offer opportunities for native planting, community recreation facilities, community gardens and mahinga kai. The Trust also indicates that Area 20 (The Pines Beach) would enable the creation of a significant entrance point to the Coastal Park. They suggest that

over time this area would be heavily planted with native species with defined trail access points, information signage and possible a kiosk or structure. For Area 24 (Kairaki) the Trust suggests that five of the southern-most sections (these appear to be those near the Kairaki Campground) could support sympathetic commercial activities to assist the Trust in developing and maintaining the Coastal Park.

- 4.12.7. Four commenters vehemently oppose the amalgamation of land into the coastal park. They indicate that they do not wish to live next door to native scrub which they believe brings rodents and is a fire hazard and don't mind the grass area as it is now.
- 4.12.8. One commenter would like to see Areas 20 and 24 remain as Council land rather than being put into the Tūhaitara Trust land. It is not considered that Council requires additional reserve land in The Pines Beach or Kairaki to meet its current levels of service.
- 4.12.9. The four commenters in support of the Pines Kairaki Beach Association also oppose Area 24a being included in the Preliminary Draft Waimakariri Residential Red Zone Recovery Plan as it sits outside the regeneration areas. It is acknowledged that Area 24a does sit outside the regeneration areas however it was included in the Preliminary Draft Plan to show the potential link between the existing coastal park and the Trust proposal.
- 4.12.10. As this area sits outside the Kairaki Regeneration Area it is suggested that this proposal be subject to future discussions between the Council and the Trust.

Comments in support

- 4.12.11. The Te Kōhaka o Tūhaitara Trust support the proposals for Area 20, 24 and 24a.
- 4.12.12. Two commenters conditionally support the proposal for Area 20 (The Pines Beach Regeneration Area). Their support is conditional on the Trust having adequate resourcing and consulting with residents regarding their specific plans for the land. The commenter has concerns about the Trust's ability to carry out development and maintain the area.

Other issues/suggestions

- 4.12.13. One commenter would like to see space made available for a dog park and horse grazing in The Pines Beach and Kairaki. Area 19 in The Pines Beach Regeneration Area could be used for grazing in a similar way that Rinaldi Reserve is currently leased and used. A dog park is proposed for the Kaiapoi West Regeneration Area. A second dog park has not been considered for The Pines Beach/Kairaki as there are significant reserves in the area for dog walking.

Technical recommendation / conclusion

- 4.12.14. Green Space staff do not consider that additional reserve land in The Pines Beach and Kairaki is needed to meet its current levels of service.
- 4.12.15. Issues associated with the development and maintenance of potentially amalgamated land would be the responsibility of the Te Kōhaka o Tūhaitara Trust.
- 4.12.16. Amend 4.6.2 Area 24 to read (additions underlined, deletions ~~struck through~~):

4.12.17. Te Kōhaka o Tūhaitara Trust has also expressed an interest in using ~~amalgamating~~ Council-owned land to the east of the regeneration area and north of the recently expanded Kairaki camp ground (Area 2424a) ~~for into~~ the Coastal Park. The Council supports discussions with the Trust regarding use of this additional ~~amalgamation~~ land for in the Coastal Park.

4.13. Area 21 Recreation and ecological linkage (The Pines Beach Regeneration Area)

Proposal

4.13.1. While additional reserve is not considered necessary in The Pines Beach to achieve Council's current level of service, it was considered desirable to protect the entrance to the township. The proposed recreation and ecological linkage surrounds existing Council land and could have landscape planting and appropriate signage to create an attractive entrance.

Commenters in support

4.13.2. Five commenters indicated their support for Area 21.

Technical recommendation / conclusion

4.13.3. Retain Area 21 – Recreation and ecological linkage in The Pines Beach Regeneration Area.

4.14. Area 25 Kairaki Beach Car Park (Kairaki Regeneration Area)

Background

4.14.1. The Waimakariri Sailing and Power Boat Club have indicated that currently there is insufficient room available at Kairaki for rigging, and that members are using the car park which is not desirable.

Proposal

4.14.2. As part of the Kairaki Regeneration Area the nearest available section to the Sailing and Power Boat Club is proposed to be added to the Kairaki Beach Car Park Reserve. This area could then be leased to the Sailing and Power Boat Club for their use as a rigging area.

Comments in opposition

4.14.3. Four commenters in support of the Pines Kairaki Beach Association oppose the amalgamation of Area 25 into the Kairaki Beach Car Park Reserve and request that the area be leased to the Yacht Club for their use. It is proposed that Area 25 be leased to the Waimakariri Sailing and Power Boat Club for their use as a rigging and/or boat storage area.

4.14.4. Four commenters oppose the inclusion of the Kairaki playground into the Kairaki Beach Car Park Reserve. There are no plans to remove the Kairaki playground and replace this with car park. The Kairaki playground is located in the Kairaki

Reserve next to the Kairaki Beach Car Park Reserve. The Kairaki Reserve label was omitted from the Kairaki Regeneration Area map.

Comments in support

- 4.14.5. The Waimakariri Sailing and Power Boat Club in their comments support the proposal provided that Area 25 be under the control of the Club for use as a rigging and/or boat storage area. This would be achieved by a leasing arrangement.

Technical recommendation / conclusion

- 4.14.6. Retain Area 25 Kairaki Regeneration Area.
- 4.14.7. Amend Section 4.6.3 Area 25 to read (additions underlined, deletions ~~struck through~~):

The Council proposes that this area be vested in the Council as reserve and be amalgamated into the Kairaki Beach Car Park Reserve. This area will then be 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.