

THE FUTURE OF KAIAPOI'S 'RED ZONES'

In March I wrote to the Minister for Earthquake Recovery, with copies to a number of other people and agencies, suggesting that the 'Kaiapoi East' area should become the 'Norman Kirk Fields', under the management of a Trust. A copy of my letter is appended, and forms my basic submission to the current 'Canvas' process.

Since then I have continued to think about and investigate the idea further and would like to present the proposal in a more 'complete' form.

Historical background

As a young man Norman Kirk built his own house in Kaiapoi, and in a dramatic election he was elected Mayor of the town in 1953 – at 30 the youngest mayor in the country. Kaiapoi quickly became known for its innovation, and the seeds were laid for the all-underground electricity distribution system, constructed in conjunction with a new main sewer and water supply. From Kaiapoi Norman Kirk went on to enter Parliament, and at a relatively young age became Prime Minister, a role in which he quickly built a brilliant international reputation. He died in office in 1974. Norman Kirk is commemorated in Kaiapoi in the name of Kirk Street, and the adjacent Kirk Street Reserve – both of which are in the 'red zone' area of north east Kaiapoi, and are likely to disappear. There are no other memorials to this great New Zealander in Kaiapoi.

The north eastern formerly-residential 'red zone' of Kaiapoi is nearly half the size of Christchurch's Hagley Park, and is within easy walking distance of the centre of the town. Geologically it is mostly former swamp land and mudflat to the east of the line of generally south-north sand dunes along which lay ancient Maori routes linking Banks Peninsula and the southern regions through to Kaiapoi, Tuahiwi and North Canterbury. The early European transport routes followed the same way, using the same river crossing places that Maori had used, and the Kaiapoi town centre developed on both sides of the North Branch of the Waimakariri River, at a place where the river cut through a relatively narrow gap in the line of sand dunes. A spur of high land, made up of former sand dunes, lies between Cass and Sewell Streets, down to Jollie Street on the northern side of the former river bed. The older houses and settlement were on this more stable land. In earlier days the area between Charles Street and Cass Street was used for orchards (with houses, and the Masonic Lodge), and most of the remaining area between Cass Street and Beach Road formed a town-supply dairy farm, with the farmhouse and milking shed being on Meadow Street between Cass Street and just north of Oram Place. There are newspaper reports of what is now known as 'liquefaction' occurring in the orchards at the time of the Cheviot earthquake in 1901.

My background

In my background I have a degree in geography, and I have spent my working life in one branch or another of 'the media'. I have lived in a historic cottage in Meadow Street, Kaiapoi, with my wife Alison and our family for 30 years, and I work as a self-employed community newspaper publisher. In addition to my main publication 'The Akaroa Mail', I have published a community newspaper for Kaiapoi for about 20 years – first as 'The Kaiapoi Mail', then after a break of a few years 'The Kaiapoi Advocate', which appears fortnightly on a Friday. I had two terms as a member of the Kaiapoi Community Board in the 1990's, and for reporting purposes have attended hundreds if not thousands of meetings of the Board and the previous Kaiapoi Borough Council. Alison and I have

always had a dog for 'walking' purposes, and many of the ideas presented here were developed on long late-night walks in and around the 'red zone', which lies across the road from our house.

What a the Norman Kirk Trust might do

The suggestion for this Trust applies particularly to the north east Kaiapoi area, which is the largest of the Kaiapoi 'red zone' areas, and which because of the costs involved will possibly be the most difficult to 'manage'. In the long term a trust would give permanency and consistency of management to benefit the local community. I am also suggesting that The Norman Kirk Fields Trust should to manage some of the other Kaiapoi earthquake areas, partly to provide some long-term economic stability for the Trust.

The Norman Kirk Fields Trust would be responsible for the upkeep of the land under its care and for its uses, and would be required to take into account uses and controls suggested through the current 'Canvas' process. Like other citizens and bodies it would have to pay attention to the District Council's plans, bylaws and regulations.

It would probably be useful to the Trust's management of the land it had the power to develop its own bylaws or rules for the land's use so that it can control things like vehicles or be empowered to charge an admission fee to certain areas or at certain times. Alternatively the District Council's bylaws might be deemed to apply on the Trust's land, and the Trust could apply to the Council if it saw the need for any special clauses or changes.

One of the key issues for management is security of tenure, especially if the majority of the area remains, as I am suggesting, in underlying Crown ownership. In the longer term, perhaps 50 years or more, there could be pressing needs for this land to be used for larger-scale purposes than the Norman Kirk Fields Trust could manage, or there could be effects caused by climate change or further earthquakes. The Trust and the Government of the day would have to negotiate around the issues involved.

Funding of continued operation and maintenance

There would be considerable backlash from previous owners if authorities are thought to be making a 'profit' from the use of the land, which people were rather summarily deprived of. At the same time it is necessary to make sure that any proposal for the use and management of the land is sustainable in the long term. Some revenue-generation possibilities are needed.

A Trust structure such as I am suggesting would be a body which is publicly audited and accountable and would also be eligible for grants from organisations such as Lotteries. It would potentially mean that private donations to it would get tax relief. The Trust would be able to contract to supply recreational or other services to the District Council or other bodies, and to supply services such as drainage to any residents with remaining private property in and adjacent to the zone – or elsewhere, for that matter! There are examples of successful trusts in the local area such as the Te Kōhaka o Tūhaitara Trust which manages nearly 600ha of sand dunes and reserves along the Waimakariri District coastline, and others slightly further away which manage mixed use land – such as the Orton Bradley Park Trust and the Waihora Ellesmere Trust.

If a Trust is formed there will be start-up costs incurred – legal fees, secretarial services, insurances, publicity, the cost of physical work, the cost of equipment needed, and there will be costs involved

in negotiating any leases and rents before any revenue starts coming in. The amount of 'physical' work to be done – fencing, mowing, tree maintenance, drainage work, initial planting etc – will depend on the 'state' of the land at the time of transfer to the Trust, and the purposes to which the land is to be put. However the work might take 4-5 staff (manager, office person, fencer/maintenance, mower/handyperson), plus overheads and expenses for them – maybe in the range of half a million in the first year, and \$250,000 a year for each of the following four years. That is comparable to the costs one would expect if one were to establish and operate a farm of a similar size. Beyond that the external funding need might reduce because there should be at least some income from leases and rents, and the Trust should be sufficiently established and have the audit and practical record to enable it to apply successfully for grants and subsidies.

Discussions would have to be held with Waimakariri District Council, Chorus, Mainpower and others with infrastructure and other assets in the area about issues of ownership, future maintenance and possible removal, and responsibility for the costs involved. The Council may want to use part of the land for neighbourhood reserves or other purposes, and the Trust might be able to contract to supply them. The Trust may want electrical connections or stormwater drains maintained in some areas – the owners may want to remove them, or not to have to pay the cost of keeping them.

Despite the possibility of grant revenue being available, and the prospect of receiving revenue from leases or small-scale commercial activities there is still a risk that the Trust might become unsustainable, or might not have the ability to raise the money needed for its work in north eastern Kaiapoi. In the long term it can't keep going back to the Government for hand-outs, and it can't rely on the Local Authority for funding. The Trust therefore needs some kind of a back-stop to its financial situation. It would be legally able to borrow money – but to do that it would need to be able to offer some kind of security. If it is managing land which it doesn't own, and as a Trust is technically independent of both the Crown and the Local Authority, then potentially it would have a problem if it needed to raise money.

The solution to this would be to set up the Trust so that it also owns and manages a block of freehold land, such as some of the 'red zone' land in Hilton Street. There is much more potential for income generation in that area, and even if only part of the land is actually owned, then there would be 'bankable' security for at least a reasonable level of debt if needed.

Land ownership

Land in the 'Norman Kirk Fields' of north east Kaiapoi would remain in the underlying ownership of the Crown. Apart from anything else this is probably necessary so that EQC or the Government wouldn't have to 'pay out' again in the event of a future earthquake or other disaster. The management Trust would have the power to purchase or lease additional land, adjacent or not, if this was for the benefit of the Trust's purposes. Any land owned freehold would be subject to the usual EQC protection and procedures.

The north east Kaiapoi 'Norman Kirk Fields' land would probably be zero-rated for District Council and Environment Canterbury rating purposes until any leases are granted. Leased land, and any land used for administrative purposes by the Norman Kirk Trust would be liable for rates on the usual basis, as for rural-zoned land in Waimakariri District. This is despite the underlying zone remaining residential for land use planning purposes. The reason for this is because the Council deserves revenue when it is supplying services such as roads and refuse disposal, and needs the environmental controls of residential standards for land uses which are close to other residential

areas, but the Trust will not be able to develop residential uses as such. When the District Plan is next reviewed it may be appropriate to establish a special zone category.

Existing survey records are probably sufficient for ordinary management purposes and for establishing the boundaries of leases etc. A new survey will probably not be needed in the short term, but could be required in the long term for the administration of easements, rates, insurances and matters such as any future EQC claims.

Roads and other services

Existing roads in north eastern Kaiapoi would revert to being 'paper' roads where they are not required for access to remaining privately-owned properties or public services, such as the Askeaton stormwater pump station and boat ramp. Roads which continue in use would probably be subject to a cross-lease or similar arrangement between the Trust and the District Council. Existing underground and over-ground services would be deemed to have appropriate easements, and the Trust would have the power to grant new easements for any future needs. When services are removed, then their easements would be deemed to be cancelled. It may be wise to survey and establish the routes of planned future roads at the time the Trust is established to save additional cost later on.

Fencing

The bulk of the north eastern area will not need fencing initially. The cost of boundary fences would be determined in the usual way when required. The cost of fencing of leased areas would fall on the lessees.

Buildings

The Trust would have the power to authorise the erection of buildings on its land in north eastern Kaiapoi in association with permitted uses subject to them a) being re-locatable, b) not having 'heavy' foundations, and c) not being used for residential purposes. The buildings otherwise would have to comply with the building permit requirements for 'TC3' zones, and achieve a specified floor level to allow for surface flooding. In practice this would probably mean buildings could only be constructed with wooden floors and on short piled or floating 'sledge'-type foundations, and on higher areas of the land. The use of caravans, garden storage sheds etc. would be governed by the same rules as elsewhere in the District's residential zones. The Trust itself might choose to occupy one or more remaining houses for use as office/education or workshop space at least on a temporary basis.

Land uses

I don't want to pre-judge what the Norman Kirk Fields Trust might want to do with the land it manages, apart from indicating as noted above that it should be required to take the 'Canvas' process suggestions into account.

I also offer the following suggestions:

Possible land uses in north eastern Kaiapoi

a) With financial return

Car Parking - there is potential for the land to the east of the New World supermarket to be used for supermarket car parking, and for car parking associated with the use of the riverbank. In principle this could free up the present car park land to the west of the supermarket building and between the building and Charles Street for more intensive commercial development. Difficulties of access to and from main road routes mean that no part of the Norman Kirk Fields area is likely to be of use for 'park and ride'-type facilities.

There is potential for a motor home parking area, a 'freedom camping' area or a holiday park facility in north east Kaiapoi. The establishment cost would be significant – but it would probably be cheaper than elsewhere because of the availability of existing services. This would give some potential for a net return, and be rate-paying. There is a risk that such a park could develop into an American-style 'trailer park' for permanent or semi-permanent residents, with associated social problems, but this can probably be avoided by strict adherence to planning and health regulations.

Riding schools, motorcycle training etc. There is potential for activities of these types, but they will bring in only limited revenue because of the availability of alternate cheap or free usage areas elsewhere. For example riding schools often operate in conjunction with other farming activities, and use existing buildings. I do note that there is no permanent off-road car driver training area in Canterbury, and parts of the road layout could be suitable for this purpose if a driving school business was interested.

Horticulture/farming. This is not likely to be very economic because operators would face significant costs over and above what they would have to pay to purchase or lease and develop 'greenfields' land elsewhere. This is because of the difficulties with rubble, buildings, weeds and fencing. There is also a likely need for soil testing for contaminants because in a former residential area there could easily be lead and other heavy metals (mostly from paint), asbestos, weed and insect killers, arsenic from treated timber and sawdust, chlorine-based chemicals from cleaners and pools, disinfectants and all manner of other material. None of the land is likely to be able to achieve 'organic' status, at least in the medium term. On the positive side the availability of water, power and good access would give advantages for some purposes, and parts of the land might suit some types of farming – such as free-range poultry.

Tree crops – domestic gardens in the area have shown that tree crops such as chestnuts, walnuts and fruits including peaches, lemons and figs grow well in this part of Kaiapoi. As noted above much of the area, particularly closer to the river, was used for commercial orchards before residential development occurred. These crops tend to need fairly intensive management at times, so a town centre location has advantages because casual labour is likely to be easily available for field work and processing. There is good access, water for establishment and processing, and relative closeness to the big market of Christchurch, which also has many specialist restaurants which would like to be able to serve 'local' produce. One problem with tree crops is that it is likely to be at least 4-5 years before any income is achieved.

Forestry of course could suit all or part of the area – this is flat land with good access for vehicles and water for establishment. Forestry is not too fussy about remaining concrete or possible contamination. There's an established local market for construction and processing timbers, and

Kaiapoi is relatively close to Lyttelton for log export. There is little land preparation needed, but forestry gives a long return period, and might compromise other values. With some species there'd be a fire risk, and there are possible safety issues if forestry is established too close to residential areas. For these reasons standard *pinus radiata* forestry is probably not appropriate.

However there is some potential for managed endemic timber and perhaps fibre plantings such as New Zealand flax, *Phormium tenax* or cabbage tree, *Cordyline australis* plantations – with the possibility of developing downstream processing industries such as craft paper-making locally in the future. Kaiapoi's first industries were, after all, the processing of flax and the milling of timber and it is not inconceivable that they might be important again in the future.

b) With little financial return

In the medium term there is scope for horse, sheep and cattle grazing – but the cost of fencing will be high and there are risks to stock from poisonous trees and plants being consumed. Close to a town centre location there are also security risks for both the stock and the public. Grazing leases probably wouldn't make any more money than their cost – but they would at least keep the grass down in some areas.

There is some potential for private and semi-public gardening on land which is shown to be free of lead and other historic urban contaminants, but 'free' space is available elsewhere, so it is unlikely that people will pay anything much for the use of land. Nevertheless there is potential to use some of the land for community garden areas, and for 'gardened' and landscaped areas close to other facilities, such as in the area around St Bartholomew's Church.

The area is handy to town and might be at least partly used for sports fields – there is good access, relatively level land, water and drainage are available – but there would be a relatively high development cost because of existing roads, building foundations and contaminants, and there could be costs and difficulties in siting suitable clubrooms and changing rooms. There are also a relatively large number of other sports grounds in the vicinity of Kaiapoi, and Council planning indicates that these are likely to be sufficient to serve the needs of reasonably expected future populations.

The area could suit a golf course – but golf is a declining industry and there are far more 'starting times' available on Canterbury's existing courses than can be filled, so it would be unlikely to be economic. It might be possible to transfer the Kaiapoi Golf Club to the area, and then for the present Golf Club land to be developed for housing or other uses. However there would be difficulties in finding a suitable building site for a clubhouse in any way comparable to the existing clubhouse up Williams Street, and both the Government and former residents might find it slightly 'on the nose' if their former properties were made over for what they might see as a rich man's sport, or so that the golf club could make a fat profit from selling its existing land.

Smaller areas could suit local recreation needs – the 'infill' area of Blackwell Crescent, for example, might be a suitable site for new croquet greens to replace the low ones at Murphy Park, and there are sites on the higher sandier areas which might suit outdoor netball or tennis courts, perhaps freeing up the Darnley Square tennis court site or the court site at Kaiapoi High School for an indoor facility. There is some potential for the development of facilities for BMX or cycle trial courses, but the cost of development and maintenance would be high for relatively limited usage.

There will no doubt be ideas presented for re-vegetation with indigenous plants or the creation of a 'sanctuary'. Even with extensive volunteer assistance these would be very expensive to establish, and would be costly to maintain in the long term. If the money is available it would probably be better put into already-established projects in Canterbury, such as the restoration of Quail Island in Lyttelton Harbour.

c) The very long term

At this stage it is too early to predict with any certainty what the needs of Kaiapoi and Canterbury people will be in the very long term – in 50 or 100 years' time – but the existence of the 'Norman Kirk Fields' at that stage will probably provide options not otherwise available. Even in 50 years time it would still be unwise to use the land for residential purposes. I note that areas of north east Kaiapoi which had experienced liquefaction in the Cheviot earthquake in 1901 were thought suitable for housing subdivisions fifty years later. Sixty years later again that land liquefied in the 2010-11 earthquakes. In hindsight it has become an open question as to whether it was a wise choice to allow the use of that land for housing. We don't want the same mistakes to be made again.

It is possible to imagine that in the very long term engineering solutions will be found that might give some potential for part or all of the Norman Kirk Fields to be a suitable site for a major development such as a tertiary learning institution campus or a solar energy farm. Keeping the land in one parcel and underlying Crown ownership would ensure that those types of options remain open, while still keeping channels open for the use of local expertise and decision-making. Under the administration of a special local Trust this would still happen even if there are otherwise changes to the structure and purposes of local government.

Other 'red zone' areas of Kaiapoi

The Courtenay area

This land is probably best left as passive reserve, pretty much as it is, with ownership transferred to Waimakariri District Council. It is adjacent to the rest of the Courtenay Reserve and should be incorporated with it. It should, perhaps, be formally 'gazetted' as a Recreation Reserve under the Reserves Act 1977 which would have the effect of preventing inappropriate uses and would allow future recreational options to be explored. These might in the long term include the relocation of the Kaiapoi Rugby League Club from Murphy Park if it outgrows that space, or the construction of an indoor sports facility (subject to suitable foundations!). These are actually uses which might have been more appropriate than residential ones on the site of the former freezing works. There are quite large areas of flat land which were not built on, and the Council might be able to lease these for grazing or cropping.

Raven Quay/Hilton Street – Bowler Street

This land has a different history from the adjacent Courtenay red zone, and suffered different earthquake damage. Only parts of this land were seriously damaged – the pensioner units almost not at all - and it forms a long narrow strip separating the commercial uses around Countdown and

the cool store land from the river. The block doesn't border on any residential land. It abuts onto the rear of the Williams Street shops, and there was, before the earthquakes some pressure to allow commercial activities on parts of it – for example the doctors' rooms on Raven Quay. It is an important area if Kaiapoi's 'river town' reputation is to grow. It has a long river frontage, and could in the longer term provide a site for a new north-facing wharf or riverside commercial development. I note that the engineers seem happy to construct the new Kaiapoi Council Service Centre and Library on the edge of this area, and there is a good chance that foundation solutions can be agreed for other developments to the east of that. If zoned for commercial development it is an area which would achieve higher land or lease values, and this might allow for the cost of 'remediation' to be done, or for the costs of the foundation designs needed for a stable building platform.

As with other areas of red zone land the people who have been forced to move away would be justifiably upset if this block of land were to be developed too quickly or with 'profit' in mind. If that was to happen, then they should deservedly share in the profit. There is no great shortage of land for commercial development in and around the centre of Kaiapoi at present, and probably no urgency in releasing this block for that purpose. But I do think there will be a long-term benefit in at least not excluding the possibility of future commercial development.

If managed in conjunction with the north eastern Norman Kirk Fields (which it faces across the river) this area has the potential to provide the financial back-up for the managing Trust, and to be able to provide the long-term financial security and some of the income the Trust will need to manage the other ex-residential areas.

I propose that this block of land be allocated freehold to the Norman Kirk Fields Trust, that it be re-zoned to a 'deferred commercial' zoning, and that the Trust be permitted to invite proposals for comprehensive development of the area from a date no earlier than ten years in the future.

Hilton Street/Black Street

Suggestions have been made that this area might be used for car parking to support commercial development on the other side of Black Street and for the sports fields at Murphy Park. This is a possibility, but I think it may under-value the land for other purposes and provide dis-benefits for the remaining residents between it and the Borough School and on the other side of Hilton Street. The land also has an important drain/creek crossing it. The land is close to both Kaiapoi Borough School and St Patricks, both of which have limitations on their present sites – one of damaged land, the other caused by a small site. It is just down the road from the Borough School, and almost linked to St Patricks by the Fuller Street Reserve.

I therefore suggest that this block remain in Crown ownership with a designation for 'educational purposes'. That wouldn't prevent it being used for car parking in the meantime. As with the Hilton Street land on the other side of Williams Street a 'review' clause could be put in so that this is reconsidered in ten years' time, by which time the schools' future needs will be much clearer.

Pines and Kairaki red zones

As noted above this land is probably best managed through the existing Te Kōhaka o Tūhaitara Trust, which manages a large swathe of adjacent land. The underlying land ownership could remain with the Crown, or be shared between it and the District Council and Ngai Tahu. There is a history of land at the beaches being leased for baches, (and the camping ground) and the Trust might want to do that on behalf of the owners on some sites in suitable areas. If that is done, then particularly because of the risks that much of the land faces from rising sea levels and flooding, let alone

earthquakes, I would suggest that any buildings should be 'relocatable' – i.e. constructed on piles, with a relatively simple structural form, and not on solid foundations. It might be necessary to place restrictions on year-round or permanent occupancy to prevent the development of 'slum' conditions or sub-standard long-term housing.

The Pines Oval and other areas previously managed by the District Council could remain in that management – this would save complications with the ownership of items such as the Oval toilet block.

Remaining privately-owned land

There are three or four properties in the 'East Kaiapoi' area, and a couple in other red zone areas of Kaiapoi and several at Kairaki, where the owners have for one reason or another refused Government offers or other proposals, and where they retain private ownership. These are actually 'Existing Uses' under RMA, and should be able to remain. The Health Act and other legislation and bylaws make adequate provision for the changing availability of services etc. Under this 'Norman Kirk Fields' proposal they would front at least onto a 'paper' road, even if the road currently servicing them is taken out of use. In practice though the usual Waimakariri Council policy would apply, as it would for servicing the roading needs and access to remote properties in rural areas.

Some people have chosen to retain their houses on carefully-considered principles, but there are others whose social or financial circumstances have made it the only option available. It is my view that people who haven't taken offers for any reason shouldn't be any worse off than if they had been in a position to take the offers made. It may be appropriate to register a 10-year instrument on the title or such properties offering the QV for that period, as offered to others, with an allowance to be made for property value change and inflation in the Kaiapoi area. It is worth bearing in mind that because EQC has not paid out on 'stayers' properties then they will be eligible for coverage on future 'events' in the usual way.

I do not think that the Norman Kirk Trust should automatically buy any 'stayer' property if and when it comes on the market, or that any form of pressure should be used to encourage the owners to sell. In the way that people behave it is actually likely that any seller of 'stayer' land would in any case offer it first to the Trust or the Crown, as neighbouring land-owner. Ultimately because the surrounding land will be Government-owned there might be the option of using the Public Works Act to acquire the land if it really is needed for Norman Kirk Trust or other purposes.

Roading through the East Kaiapoi area

The Council has prepared a discussion document on 'Strategic Options for Transport Infrastructure' which covers the north east Kaiapoi area. This shows a number of possible road layouts to give access to the remaining residential areas, in particular the houses on Bracebridge Street, Gray Crescent and Feldwick Drive adjacent to Beach Road, and presents indicative costings. While many of the Council's ideas are good, there are others that need a bit of a re-think.

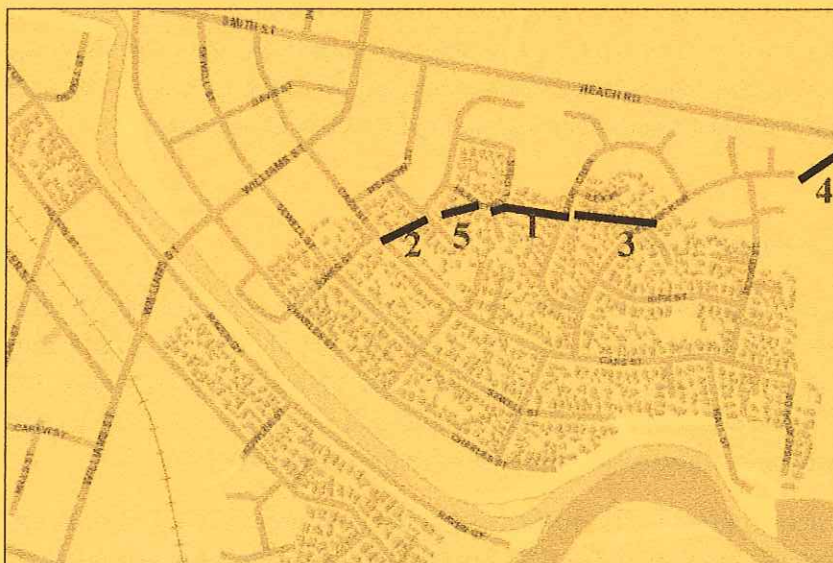
I note that at present access through the north east zone is not impossible, or even very difficult. People are still managing to get to and from their houses, although the road surfaces in some areas are not good. Despite the bumpy surfaces many drivers seem happy to ignore the speed limits!

The fact that existing roads are providing at least adequate access, and may do so for a year or two yet, indicates to me that a staged process may be appropriate, replacing roads and routes only as they reach the ends of their practical life, or when new demands are placed on them. Yes, it is useful to plan future routes now in order to reduce conflict with possible land uses, but it isn't necessary to construct everything to start with.

The other background changes to be considered will be due to possible future development of the Beach Grove subdivision, or other areas to the north and east of Kaiapoi, and changes in travel mode and the roading/access route needs these will generate.

Another consideration is the provision of a 'buffer zone' adjacent to residential areas which are not red-zoned. People bought homes in these areas in the expectation that they would be adjacent to residential areas, either across the street or backing on to their properties. Some, such as those on the northern loop of Blackwell Crescent were on very little-used and quiet streets. It would be appropriate to organise things so that where possible there is at least a strip of reserve or similar land between the existing properties and any other uses – including access roads.

In terms of roading I suspect that overall, Option 1 – the current situation, but without any additional construction, will suffice for the next year or two when a variety of Option 2 will be adequate, with the construction of a new section of road to the south of Gray Crescent Reserve. (See '1' on Map.) The western end of the new Gray Crescent Reserve should be 'turned' to align better with the southern limb of Blackwell Crescent, which will need some upgrading/resurfacing. This will give alternate access to the north eastern area, and have the added advantage of taking some of the traffic loads off Cass Street, Feldwick Drive and Moore Street – leading to them surviving longer. It will mean that the southern end of Gray Crescent is no longer needed. By using the southern arm of Blackwell Crescent there could be savings on Bracebridge Street work, on the need to upgrade the northern arm, and on the need to maintain a road along the western boundary of Gray Crescent Park. That would mean that the 'central' area enclosed by Blackwell Crescent could be added to the Gray Crescent Reserve.



Indicative road construction sequence for long-term access to Green Zone areas and through to Beach Road.

Even when this road is in use there may still be limited use available of the southern end of Feldwick Drive and possibly Moore Street. Cass Street is likely to remain needed right to its eastern end, even if downgraded, so as to continue to give access to the slipway and pump station.

The next stage for construction ('2' on the map) would probably be a new short road between the southern end of Bracebridge Street, running through to meet up with Jones Street. This would have the additional advantage of taking traffic off the south end of Meadow Street, which is already listed as a preferred cycle and pedestrian route. It would take out two right-angle corners on the route through to the centre of Kaiapoi.

By that time (5-8 years out from now?) the Norman Kirk Trust will be advancing on development of the whole area, and parts of Cass Street, Moore Street, and the southern end of Feldwick Drive may have deteriorated beyond reasonable use, or the land they occupy may be needed for other purposes. At that stage the proposed road ('3') between Gray Crescent and Feldwick Drive would be needed.

Following that 'Option 5' in the Council's paper would come into play, in about 10 years' time when developments down Beach Road are progressing, with an access route ('4' on the map here) through to Beach Road off Feldwick Drive.

A final stage might be to cut a diagonal ('5') across between Blackwell Crescent and the Jones Street/Bracebridge Street junction. This would take out the final tight turn, and take through traffic away from the street in front of the Green Zone houses at the southern end of Bracebridge Street.

In the 10-20 year time period there may be changes to transport mode – perhaps with micro electric vehicles, buses or shuttles, and there would be, by then, a smooth transport corridor from the New World supermarket area through east Kaiapoi, to lead on to the developed Beach Grove area with an alternate route back to the town Centre via Beach Road. Very few houses would be more than 200 metres from this loop, and yet most would also be far enough away from the road so as not to be bothered by the traffic. The route created would potentially take traffic for The Pines Beach and Kairaki without it all having to go through the Williams Street/Beach Road intersection or past the frontage of Beachgrove on Beach Road.

General

While I believe that my suggestions for the Norman Kirk Fields and its managing Trust are sensible, practical and financially-sustainable options for the future of much of Kaiapoi's 'Red Zone' land, I will be very happy for better-qualified people than I am to have input, make changes or even 'kill' parts of the proposals. I am also happy to do further work to develop any part of my suggestions. And of course I am happy to answer any questions or discuss my proposals by email, telephone or in person.

5 Meadow Street

PO Box 84

KAIAPOI 7644

(03) 327 7622

March 16 2014

The Hon Gerry Brownlee,
Minister for Earthquake Recovery,
Parliament Buildings,
WELLINGTON.

Dear Mr Brownlee,

USE OF RED ZONE LAND – KAIAPOI

Over the next year or thereabouts the Government, CERA and the Waimakariri District Council are going to have to make at least an interim arrangement for the future of 'Red Zone' residential land in Kaiapoi.

As a Meadow Street resident for 30 years, across the road from the major block of Red Zone land in the north east of Kaiapoi, and as publisher and editor of Kaiapoi's local newspaper I would like to suggest that this piece land at least remain in Crown ownership but be managed by a trust or similar body.

The Trust would be responsible for management and use of the land, with delegated powers to grant leases, consent to easements etc., but not to allow residential or large-scale commercial development without specific Government approval.

The land should not be classified under the Reserves Act, and would retain its underlying Residential Zoning.

This would clear the way for the District Council to plan for the future of road and utility services for adjacent 'green zone' areas, and allow the land to be used for recreational, horticultural, farming and other purposes for which earthquake-resistant foundations are not needed.

A suitable Trust Board would probably consist of a mixture of Crown and District Council representatives, along with representatives of local iwi and local residents.

Kirk Street and the Kirk Street Reserve are some of the features currently in the area which will disappear. Given the importance of Norman Kirk to Kaiapoi, as Councillor, Mayor and later to New Zealand as a Member of Parliament and Prime Minister, and the fact that there are no other formal

memorials to this great New Zealander in his home town, I would propose that this red zone area be named the "**Norman Kirk Fields**" in his honour.

In the hope that this suggestion meets with your approval,

Yours faithfully,

Michael de Hamel

michael@akaroamail.co.nz

c.c. Hon Kate Wilkinson MP; Clayton Cosgrove MP; David Ayres, Mayor, Waimakariri District Council; Roger Sutton, Chief Executive, CERA; Robyn Wallace, Chair, Kaiapoi Community Board.

