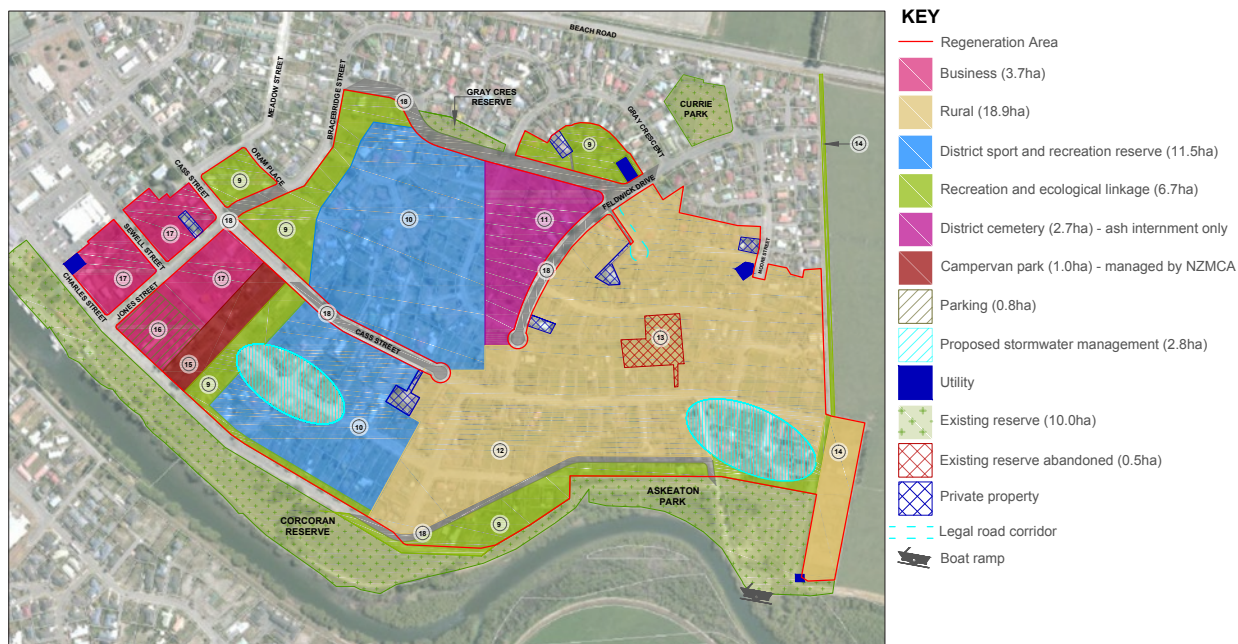


KAIAPOI EAST - OPTION 4

– New connection Gray Crescent to Blackwell Crescent – New connection between Bracebridge Street and Jones Street

– Cass Street and Feldwick Drive altered and different road design – New connection from Charles Street to Askeaton Park (gravel road)



LAND USE/ACTIVITY

- 9** Recreation and ecological link
- Food forest/community gardens
 - Native planting
 - Paths, seating
- 10** District sport and recreation reserve North of Cass Street:
- Four full sized playing fields
 - Space for junior/warm up fields
 - Pavilion/changing rooms
 - On site parking
 - Space for informal play
- South of Cass Street:
- Dog park
 - Community BMX track

- 11** Cemetery - ash interment only
- 12** Rural (excluding intensive farming)
- 13** Kirk Street Reserve - reserve classification to be uplifted
- 14** Possible access link (additional 5m) - Possible land swap with adjacent property. Enables a walking/cycling link
- 15** Campervan park - managed by NZMCA
- 16** Parking - including parking for boat trailers
- 17** Commercial - Uses could include:
- Vehicle parking
 - Yard based activities (e.g. plant nursery, car sales yard)

- 18** Existing roading network - level of service to be determined.

New road connections:

- Bracebridge Street
- Gray Crescent
- Charles Street

Change in roading level of service (road narrowing and low speed environment). Existing road corridor to remain.

NOTES

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

STRENGTHS

- New road connection - better community linkage - streetscape design altered to reflect change in use (narrowed with traffic calming).
- Cass Street and Feldwick Drive remain open for access to residential properties.
- Vehicle access to Askeaton Park (gravel road).
- Cass Street and Feldwick Drive road corridor retained for future use when reserve area developed.
- Cost of Charles Street extension is less than reinstatement of Cass Street due to lower level of service (gravel road).
- Additional Business land in close proximity to town centre.
- Additional car parking to support riverbanks activity (boat parking).
- Improved walking and cycling links to the riverbanks and town centre.
- Proposed district sport and recreation reserve.
- Proposed district cemetery (for ash interment).
- Proposed campervan park (managed by the NZMCA).

WEAKNESSES

- Cost to construct new road connection.
- Higher traffic volumes on Bracebridge Street and Oram Place.
- Gray Crescent Reserve reduced in size.
- Costs to alter Cass Street and Feldwick Drive streetscape prior to reserve development.
- Additional reserve area not required to achieve levels of service.
- Costs for design, construction and maintenance of additional reserve space.
- Interim use for Business and reserve areas required.

Infrastructure	\$11,398,000
Roading	\$3,365,000
Reserves	\$10,060,000
TOTAL CAPITAL COST	\$24,823,000