



Preliminary Draft Waimakariri Residential Red Zone Recovery Plan – Let's Plan

Te Mahere Whakarauora mō te
Whenua Rāhui o Waimakariri

FEBRUARY 2016



canvas
LET'S PLAN FOR RED ZONE FUTURE USE
HE MAHERE MŌ TE WHENUA RĀHUI



WAIMAKARIRI
DISTRICT COUNCIL



Purpose / Te aronga

The Canterbury earthquakes of 2010 and 2011 caused unprecedented and widespread damage in greater Christchurch. In Kaiapoi, Kairaki and Pines Beach in the Waimakariri District, almost 100 hectares of predominantly residential land, over a fifth of the total residential area of Kaiapoi, was zoned red, hereafter referred to as regeneration areas.

Once completed, the Waimakariri Residential Red Zone Recovery Plan will identify how the land in the regeneration area in the Waimakariri District is intended to be used both in the interim period and in the long term. This will aid Kaiapoi, Kairaki and Pines Beach to recover from the impacts of the Canterbury earthquakes, and help regenerate these areas to make them attractive, enjoyable and exciting places to live and work in and to visit.

The Recovery Plan aims to ensure that recovery efforts and future land use decisions are well coordinated. It will also provide direction and certainty for the whole community, in particular for:

- Residents within the regeneration area and those living next to the regeneration area, who need certainty about how the land will be used in the immediate future and in the long term
- The wider community, who need certainty to make investment decisions, and to know what Kaiapoi, Pines Beach and Kairaki might look like in the future
- Infrastructure providers, who need to be able to plan ahead and use time and funding efficiently in making infrastructure repairs and improvements, including road, potable water, wastewater and stormwater infrastructure
- Iwi and local community groups, who need certainty to achieve the outcomes they are seeking for their community.

More specifically, the purpose of this document, the preliminary draft Recovery Plan, is to set out a range

of options, including identifying the Council's preferred options where this is clear, for future land use in the regeneration area, and the rationale for those proposals and other options considered. It will seek feedback from the community and stakeholders on all the options identified. This will include through hearings that will take place in April 2016. The Council will consider the feedback from the consultation and the hearings, and will prepare a draft Recovery Plan, which will be delivered to the Minister for Canterbury Earthquake Recovery (Minister for CER).

This document has been prepared working closely with CERA, Environment Canterbury and Ngai Tahu. The Government has not formally considered this preliminary draft Recovery Plan and will not do so until the views of the community are known and been considered. It may also seek other advice before the Minister for CER makes a final decision.

If you make a comment and wish to participate in the hearing, please state this in your comment. Comment can be made in the following ways:

- Online at www.redzoneplan.nz
- By filling in the preliminary draft Waimakariri Residential Red Zone Recovery Plan Comment Form

As proposals for the future use of this land are developed, the community's voice will be heard and fully considered. It is anticipated that the final Recovery Plan will also identify appropriate ownership, management and funding arrangements, or will specify the actions to be taken to develop these in the future. The final Recovery Plan will identify who is responsible for the specified actions and when these are planned to be completed by. The final Recovery Plan will identify how any necessary funding will be sought.

Through the Recovery Plan, Kaiapoi, Kairaki and Pines Beach will be places to be proud of – *mō tātou a, mō ka uri a muri ake nei* – for us and our children after us.

Mayoral Foreword

He kōrero whakataki

The road to earthquake recovery has been a long and difficult one, both for the people whose lives have been changed forever as a direct result of the earthquakes, and for the communities who have had to deal with broken streets, uninhabited land and damaged town centres and facilities.

We are therefore pleased that the Waimakariri District Council has been given the task of developing the draft Recovery Plan for the use of residential red zone land (regeneration areas) in our district, with the help of the Canterbury Earthquake Recovery Authority (CERA), Environment Canterbury and Te Rūnanga o Ngāi Tahu.

Following your input from the CERA-led Canvas campaign of 2014 and the Let's Discuss publication we circulated in October 2015, a team at the Council with the help of CERA, Environment Canterbury and Te Rūnanga o Ngāi Tahu have put your feedback together with updated geotechnical information for the five regeneration areas – Kaiapoi West, South and East, and Pines Beach and Kairaki.

From this basis, the team has developed a number of options for each of the five areas. This publication – Let's Plan – is the bringing together of your thoughts, the technical elements and the funding realities that determine their feasibility. This work has resulted in this preliminary draft Waimakariri Residential Red Zone Recovery Plan. We now need your comments on the options outlined in this document.

A major focus of this preliminary draft Recovery Plan is to move away from the stigma that has become attached to 'red zone' land, and instead see these areas of regeneration as attractive, enjoyable and vibrant places for all the community to use. I look forward to the day that 'red zone' barely gets a mention in our everyday conversations. For me, that will be one of the surest signs of a healthy recovery.

The Council will provide the draft Recovery Plan to the Minister for Canterbury Earthquake Recovery later this year. The Minister will consider it, and if he decides to approve it, agencies and the community can get on with implementing it over the coming months and years.

David Ayers

Mayor, Waimakariri District

5th February 2016

Te Rūnanga o Ngāi Tahu

Foreword

Tēnā koutou e te hapori whānui o Waimakariri.

Nāia te waioha o Te Rūnanga o Ngāi Tahu e rere nei i runga i ngā tini āhuatanga o te wā. Tēnā rā koutou katoa.

Let's Plan is the next phase in deciding on the future of the earthquake-stricken areas of Kaiapoi, Kairaki and Pines Beach, and Te Rūnanga o Ngāi Tahu is looking forward to being a part of community discussions about what the land will be used for.

This is an opportunity for us all to come together as one, to create innovative places that we can all enjoy. It is a positive step forward and one we hope will help heal the sadness that so many people still carry following the 2010–2011 earthquakes and the unprecedented and widespread damage they created.

Te Ngāi Tūāhuriri Rūnanga, one of the primary hapū of Ngāi Tahu, is centred in this area and we look forward to helping create community spaces that will recognise the importance of their ancestral lands. The Waimakariri River catchment and traditional mahinga kai (food gathering) sites have always played a key role in Ngāi Tūāhuriri life and we look forward to seeing them included in this exciting regeneration.

Te Rūnanga o Ngāi Tahu has welcomed the opportunity to work in partnership with the Waimakariri District Council, Environment Canterbury and the Canterbury Earthquake Recovery Authority and we look forward to creating exciting new opportunities for our communities. Mō tātou, ā, mō kā uri ā muri ake nei – for us and our children after us.

Tā Mark Solomon, KNZM

Kaiwhakahaere

Te Rūnanga o Ngāi Tahu

5th February 2016

An Overview of Community Engagement in Developing the Recovery Plan

Te hātepe

6 - 8 APRIL 2016

We'll hold public hearings on the Preliminary Draft Recovery Plan. The hearing panel will consider all comments received and make recommendations to Council who, after consideration will in turn make recommendations to Government.

NOVEMBER – DECEMBER 2015

We'll consider your feedback and develop a Preliminary Draft Recovery Plan.



3 SEPTEMBER 2015

The Minister for Canterbury Earthquake Recovery directed Waimakariri District Council to prepare a Draft Recovery Plan.



LATE 2016 ONWARDS

"Let's Do..." – Practical next steps for the implementation of the Recovery Plan.



JUNE 2016

We'll present the Draft Recovery Plan to the Minister who will invite your comments.



After consideration of written comments, the Minister will make a decision whether to approve the Draft Recovery Plan.



APRIL – JUNE 2016

Your comments and opinions will be integral to the preparation of a Draft Recovery Plan.



5 FEBRUARY – 4 MARCH 2016

"Let's Plan" – We're now asking you for your comments on the Preliminary Draft Recovery Plan.

3 – 30 OCTOBER 2015

"Let's Discuss" – An overview of your thoughts from *Canvas* and updated technical information on the Waimakariri red zone.

We're inviting new ideas from you as well.

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Executive Summary

Te whakarāpopototanga

The Canterbury earthquakes of 2010 and 2011 caused unprecedented and widespread damage to greater Christchurch. In Kaiapoi, Pines Beach and Kairaki almost 100 hectares of predominantly residential land, over a fifth of the total residential area, was zoned red. This has had a profound effect on the communities, businesses, infrastructure and environment of Kaiapoi and its surrounding areas.

Because of this, the Waimakariri District Council has been directed by the Minister for CER to prepare a draft Recovery Plan for the residential red-zoned areas (called regeneration areas in this Plan). As part of developing the Recovery Plan, the Council has chosen to prepare a preliminary draft Recovery Plan to give the Kaiapoi community and other stakeholders the opportunity to provide comments.

The preliminary draft Recovery Plan identifies the proposed long-term uses of the regeneration areas in the Waimakariri District to facilitate recovery from the impacts of the Canterbury earthquakes. In so doing it provides direction and greater certainty for the community and in particular for residents living within and near the regeneration areas, infrastructure providers, iwi and local community groups.

In order to identify appropriate long term uses, the preliminary draft Recovery Plan includes desired outcomes for the regeneration areas and for Kaiapoi. It also includes comments from the community consultation exercises already undertaken.

The preliminary draft Recovery Plan identifies general and area specific issues to consider when identifying appropriate long term uses. Of the key issues, in addition to natural hazards, the cost of repairing the land and market demand have a significant bearing on the financial viability of possible land uses. There are also a number of areas of cultural significance to Ngāi Tūāhuriri and Ngāi Tahu which should be recognised. It

is also important to note that the Crown now owns the majority of this land and has a significant stake in what happens to it, including whether there may be opportunities available in some areas for a financial return.

Preferred land uses are set out for the regeneration areas including sports fields, neighbourhood parks, business activities, recreation and ecological linkages, a cemetery, a BMX track, a dog park, vehicle and motorhome parking, heritage and mahinga kai activities, temporary private leases and rural activities. These preferred land uses, together with key infrastructure, are mapped on spatial plans. The preliminary draft Recovery Plan also identifies other land use options that could be considered depending on community and stakeholder feedback and further technical work.

The preliminary draft Recovery Plan sets out key actions to deliver the Council's preferred proposals for the regeneration areas, together with guidance on timing, estimated costs and indicative funding sources. Some of the actions proposed can be undertaken relatively easily, whereas others will require additional funding and/or will take significantly longer to implement. Ultimately, the realisation of the final Recovery Plan will depend on ongoing community, stakeholder, Council and Crown support.

1. Vision and Goals

Te moemoeā me ōna wawata

The Canterbury earthquakes of 2010 and 2011 caused unprecedented and widespread damage to greater Christchurch. In Kaiapoi, Pines Beach and Kairaki almost 100 hectares of predominantly residential land, over a fifth of the total residential area, was zoned red. This has had a profound effect on these communities' people, homes, businesses, infrastructure, environment and everyday life.

While the earthquakes and subsequent changes to residential areas have had serious negative effects, the publicly owned red zone land in each of five main 'regeneration areas' - Kaiapoi West, South and East, The Pines and Kairaki - now present major and diverse opportunities for benefit. These opportunities are not just about improving the areas themselves but, in so doing, to contribute towards achieving overall community outcomes as summarised below from the Council's Long Term Plan 2015-25:

- There is a safe environment for all
- There are areas of significant indigenous vegetation and habitats for indigenous fauna
- Public spaces and facilities are plentiful, accessible and high quality
- The distinctive character of our towns, villages and rural areas is maintained
- People are friendly and caring, creating a strong sense of community in our District
- Transport is accessible, convenient, reliable, affordable and sustainable
- Core utility services are provided in a timely, sustainable and affordable manner
- Businesses in the District are diverse, adaptable and growing

With the above in mind, the vision and goals for this recovery plan are proposed below.

1.1. Vision

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

1.2. Goals

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

4. Ensuring land use proposals are resilient and built for the future drawing on relevant, sound assessment of and prudent response to the risks posed by natural hazards by:
 - Careful assessment and mitigation of natural hazard risks in the planning and provision of infrastructure and the development of future land uses.
5. Enabling opportunities to restore the natural environment to support biodiversity as well as economic prosperity by:
 - Providing opportunities for natural vegetation regeneration that complement and extend initiatives to restore Kaiapoi River water quality resulting in destinations that are accessible to and attractive for visitors as well as residents.
6. Recognising and enhancing Ngāi Tūāhuriri and Ngāi Tahu values, aspirations and the important cultural history of the area by:
 - Providing for iwis' association with important places within regeneration areas and working closely with iwi on future plans and strategies in management decisions affecting these places.

If the community agrees with these draft vision and goals, there needs to be a strong link between them and the proposals contained in the Recovery Plan that will ultimately be approved by the Minister for CER.

It is impossible to meet all the goals simultaneously on a single piece of land or with a single initiative.

Making the vision and goals a reality will require effort, commitment and investment by many parties and individuals.

Do you agree with these proposed vision and goals?



2. Background

Te horopaki

2.1. Why Do We Need a Recovery Plan?

The 2010–2011 Canterbury earthquakes caused unprecedented and widespread damage to land in greater Christchurch, including in Kaiapoi, Kairaki and Pines Beach in the Waimakariri District.

At that time, there was an urgent need for the Government to assist people in the worst affected areas. A total of 1,048 properties were in the red zone, and currently 1,015 of them have been sold to the Crown by their former owners. The Crown-owned properties are located in five areas (in Kaiapoi, Pines Beach and Kairaki) and have largely been cleared of buildings, grassed and fenced.

The social impact of a disaster can be far larger than the immediate physical effects such as damage to roads and buildings. The earthquakes caused disruptions to community infrastructure and activities, and generally to day-to-day community life. Neighbourhoods and communities changed as the worst affected residents found alternative housing; whole streets and neighbourhoods disappeared off the map and relocated either within Kaiapoi or further afield. Further disruption to the 'community' meant more ongoing changes for residents.

International literature suggests that psychosocial recovery after a disaster takes five to ten years. Recovery has several phases which communities and individuals progress through differently. Initially people pull together to deal with immediate concerns then later wellbeing declines in a 'disillusionment' phase when people realise the full impact of the event. Wellbeing improves when people start to move forward with their lives.

On 3 September 2015 the Minister for CER directed the Waimakariri District Council to prepare a draft Recovery Plan for the residential red zone. This Direction was issued after extensive consultation with and input from the

Waimakariri District Council, Te Rūnanga o Ngāi Tahu and Environment Canterbury.

A Recovery Plan is a tool provided by the Canterbury Earthquake Recovery Act 2011 (CER Act) to coordinate and direct planning, rebuilding and recovery. The Recovery Plan will provide residents and others within and near the residential red zone (the regeneration areas) with greater certainty about what could happen on this land in future.

Recovery Plans have been a significant part of the recovery and regeneration process. Other Recovery Plans already in place are the Christchurch Central Recovery Plan, the Land Use Recovery Plan, the Lyttelton Port Recovery Plan, the Transition Recovery Plan (Greater Christchurch Earthquake Recovery: Transition to Regeneration), and the Residential Red Zone Offer Recovery Plan.

2.2. Recovery Progress to Date

Much has already been achieved to enable affected parts of the Waimakariri community recover from the earthquakes and to regenerate the area. Between the 2006 and 2013 censuses, the population in the Kaiapoi area dropped as a short-term result of the earthquakes; people were leaving the area in late 2010 and in 2011 due to damaged homes and disrupted services. However, the estimated population in 2014 indicates that numbers have rebounded quickly, returning to approximately 2006 levels. One driver for this population growth has been the rezoning in 2011 of a number of areas of Kaiapoi to provide land for new housing. Since then, over 1,000 building consents have been issued in these areas.

The population growth for Kaiapoi is expected to continue for some time although at a slower rate, according to population projections through to 2025. The population of Kairaki and Pines Beach also fell significantly following the earthquakes.

However, with no new development in these areas, the population is not expected to rebound in the same way as in Kaiapoi.

The Kaiapoi Town Centre was hit hard by the earthquakes, with an estimated 40% of the total floor-space at that time substantially damaged or totally lost, leading to major business disruption. The Kaiapoi Town Centre Plan was completed in June 2011 to guide its recovery. Since then, Kaiapoi has seen the completion of the exciting new \$13.5 million multi-use Ruataniwha library/service centre and community museum in January 2015, along with the re-opening of the Kaiapoi Aquatic Centre, Blackwell's Department Store and the New World supermarket. In Kairaki and Pines Beach, as well as in Kaiapoi, the Council has repaired and installed new infrastructure.

These and other positive retail and service developments provide clear signals that the town and its community are moving forward with confidence and ambition. We now have the opportunity to create a positive legacy for the areas most affected by the earthquakes. In so doing, we can contribute to further regeneration of the Waimakariri District to create an even more vibrant, prosperous and unique environment to live, work and play in.

2.3. Purpose, Objectives and Scope of the Recovery Plan

The Minister's Direction sets the purpose, objectives and scope of the Recovery Plan.

The purpose of the Recovery Plan is to:

“identify the intended long-term uses of the residential red zone in Waimakariri to facilitate recovery from the impacts of the Canterbury earthquakes....The Recovery Plan will identify the practical next steps for the implementation of the Recovery Plan, including how ownership, funding, and management of different areas will be determined in future.”

Under the CER Act, 'recovery' does not mean simply replacing what was there before the earthquakes, but includes 'restoration

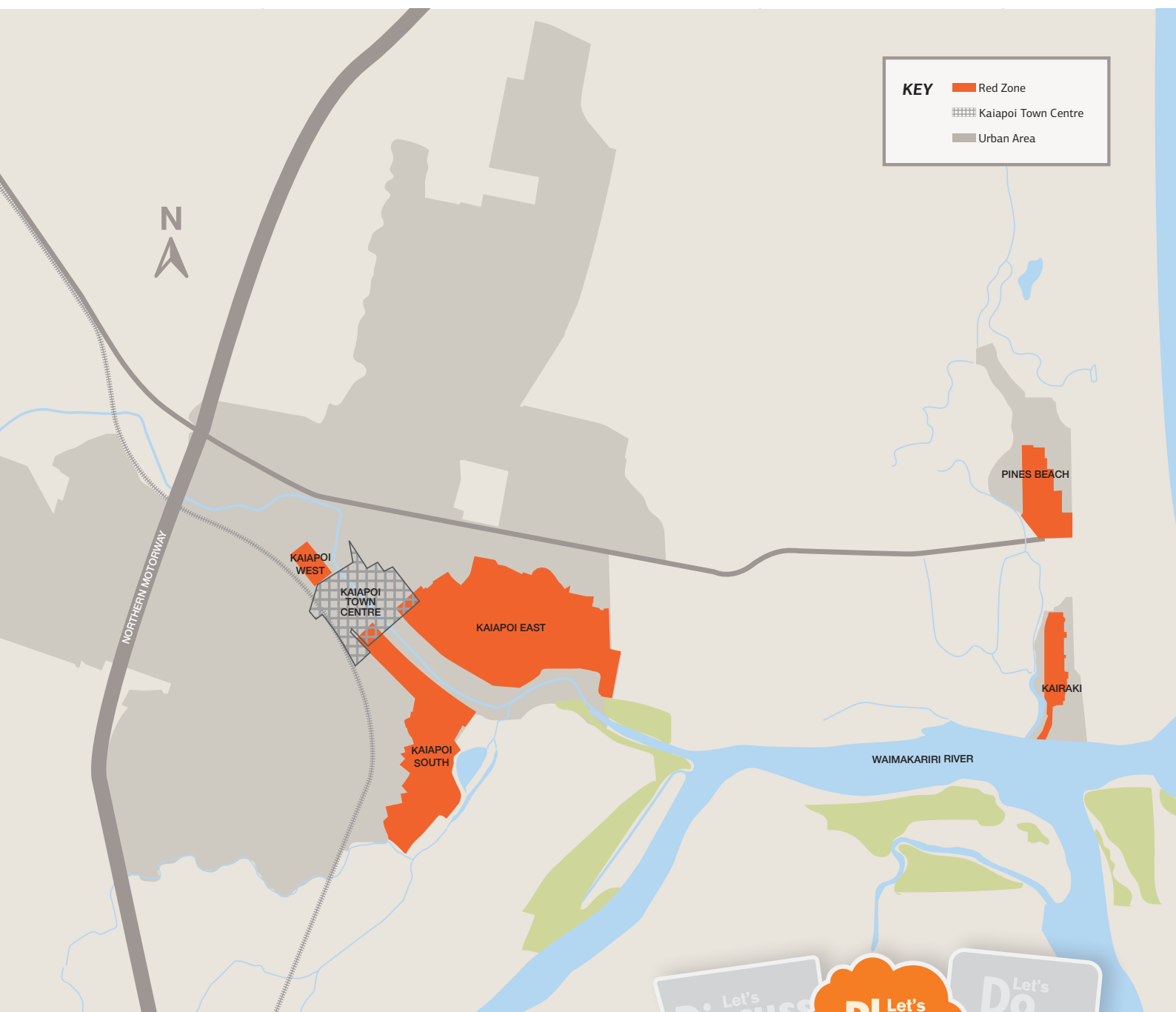
and enhancement' as well; likewise, the definition of 'rebuilding' includes improving land and infrastructure, and rebuilding communities. These definitions are reflected in the objectives of the Recovery Strategy and in the Minister's Direction.

The four objectives of the Minister's Direction are set out in Box 1 (*refer to page 16*). The Minister's Direction requires that the totality of decisions about the residential red zone should reflect the objectives in Box 1.

While the preliminary draft Recovery Plan focuses on the regeneration areas of Kaiapoi, Kairaki and Pines Beach, it takes a holistic view, considering possible issues and effects beyond just the regeneration areas. For example, it considers the future population of the area and its make-up, current and future needs for land use, natural hazards, and the national and regional policy and planning context. It also considers matters relating to transport, and the social, economic, cultural and environmental well-being of surrounding communities.

The preliminary draft Recovery Plan is effectively a concept plan including a series of projects, rather than a detailed plan. It has been developed on the basis of various technical assessments and feedback from the community and stakeholders. It is designed to be flexible, but indicates the direction which the Council proposes to move in the use of the regeneration areas over the coming years, and the associated development of the wider Kaiapoi, Pines Beach and Kairaki communities and environments.





Regeneration Areas

Kaiapoi West, Kaiapoi East, Kaiapoi South,
Pines Beach, Kairaki



BOX 1.

Objectives of the Draft Waimakariri Residential Red Zone Recovery Plan

Section 4 of the Direction from the Minister for Canterbury Earthquake Recovery to Develop a Draft Waimakariri Residential Red Zone Recovery Plan states the objectives for the Recovery Plan:

4. OBJECTIVES

4.1 The Waimakariri District Council must have particular regard to the objectives for the Recovery Plan. The totality of decisions about the residential red zone should reflect the following objectives:

4.1.1 Decisions about the residential red zone should promote the well-being of greater Christchurch communities.

In particular, decisions should:

- reflect the needs and aspirations of the communities, provided these preferences represent acceptable financial costs to New Zealand taxpayers or Waimakariri District ratepayers
- integrate with the built and natural environments, particularly the areas surrounding the Waimakariri residential red zone
- recognise the heritage values of the local communities and
- recognise and provide for the relationship of Te Ngāi Tūāhuriri Rūnanga and Te Rūnanga o Ngāi Tahu and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga.

4.1.2 Decisions about the residential red zone should result in outcomes that are resilient and enduring.

In particular, the decisions should provide for the restoration and enhancement of social, economic, cultural and environmental well-being. This includes:

- contributing to the restoration and enhancement of ecosystems, and avoidance and mitigation of natural hazards and
- financial and environmental sustainability across generations.

4.1.3 Decisions about the residential red zone should support economic development and growth.

In particular, decisions should:

- Where relevant, facilitate innovation and economic development
- Further, land ownership and management options, including divestment if and where appropriate, will be considered for all future uses of the residential red zone.

4.1.4 Decisions about the residential red zone should be affordable and consistent with the government's commitment to principles of responsible fiscal management.

- In particular, decisions should not expose the Crown to financial risk or costs that are outside the parameters used to assess business cases for Crown investment, as set out in the Better Business Case Guidance published by the New Zealand Treasury
- Further, the decisions do not result in increased expenditure by the Waimakariri District Council over and above that provided for in the 2015–25 Long Term Plan, or otherwise through amendment to that Plan in accordance with ordinary statutory process.

2.4. Planning and Legal Framework

The *Recovery Strategy for Greater Christchurch: Mahere Haumanutanga o Waitaha*, which was approved in 2012, is a statutory document, and the main reference document that guides and coordinates programmes of work, including Recovery Plans, under the CER Act. Recovery Plans must be consistent with the Recovery Strategy, particularly its goals and principles.

For this reason, this preliminary draft Recovery Plan has been developed with reference to the Recovery Strategy, along with other key strategies and planning documents, so that it is consistent with these other recovery documents. Among the recovery programmes under the Recovery Strategy is the *Natural Environment Recovery Programme - Whakaara Taiao*, which was developed by Environment Canterbury to facilitate the restoration and enhancement of the natural environment, and capture opportunities to build future resilience. Another consideration has been to produce a preliminary draft Recovery Plan that aligns and is consistent with all appropriate Built and Natural Environment, Social and Cultural Recovery Programmes under the Recovery Strategy.

This preliminary draft Recovery Plan must be consistent with the other Recovery Plans. The *Land Use Recovery Plan Te Mahere Whakahaumanu Tāone* (LURP) was approved by the Minister for CER in December 2013, and provides direction for the recovery and rebuilding of residential and business land in greater Christchurch. The residential red zone was out of scope for the preparation of the LURP. Environment Canterbury has reviewed the LURP, as the initial phase in a formal Review, as required by the LURP.

The *New Zealand Coastal Policy Statement 2010* is a national policy statement that sets out objectives and policies relating to the coastal environment of New Zealand. It is possible to make amendments to regional policy statements, regional plans and district plans in response to a direction in a Recovery Plan, however any amendment must give effect to the New Zealand Coastal Policy Statement.

The *Resource Management Act 1991* (RMA) establishes the legislative framework for controlling resource use and

development within New Zealand. It requires local authorities to have regulatory documents that set out the policy framework and methods for managing resources at the local level. These regulatory documents must identify the activities that require resource consents. These activities will be subject to the provisions of a number of RMA planning documents, including both regional and district plans, which seek to control adverse effects on the environment. A particular focus in developing this preliminary draft Recovery Plan has been to consider existing use rights under the RMA (s10).

Under the Local Government Act 2002, the *Greater Christchurch Urban Development Strategy* (UDS) was finalised in 2007. This sets out priorities for the Greater Christchurch area, which takes in the urban areas of Waimakariri District, Selwyn District and Christchurch City. The settlement pattern outlined in the UDS was integrated into the LURP and then into the Canterbury Regional Policy Statement to provide greater certainty and direction for ongoing rebuild and recovery activities. During 2015/16, the UDS will be refreshed to reflect the changes since 2007, including the effects of the 2010–2011 Canterbury earthquakes.

The *Mahaanui Iwi Management Plan* 2013 is a collaborative plan prepared by six Papatipu Rūnanga within the Greater Christchurch area, including Te Ngāi Tūāhuriri Rūnanga. The Mahaanui Iwi Management Plan is discussed in more detail in section 2.5 below.

The plans and strategies set out in this section do not necessarily restrict what can happen in the regeneration areas. If any inconsistency does arise, the final Recovery Plan (if it is approved by the Minister for CER) will prevail, and can for instance direct that an RMA document can be amended.

In addition, this preliminary draft Recovery Plan has been developed considering its effects on a number of other pieces of legislation and planning documents, including:

- Reserves Act 1977
- Local Government Act 2002
- Building Act 2004

- Conservation Act 1987
- Land Transport Act 1998
- Te Rūnanga o Ngāi Tahu Claims Settlement Act 1998.

The Council is currently progressing a district plan change for natural hazards which is anticipated to be notified in the first half of 2016. This plan change will apply to the whole district, including the regeneration areas and in particular will address localised flooding and coastal hazards.

2.4.1. Legislative Framework

Upon approval, the Recovery Plan will be a statutory document prepared under the CER Act. The Recovery Plan would need to meet the purposes of the CER Act, in particular:

- 3(b): to enable community participation in the planning of the recovery of affected communities without impeding a focused, timely, and expedited recovery
- 3(f): to facilitate coordinate and direct the planning, rebuilding and recovery of affected communities and
- 3(g): to restore the social, economic, cultural and environmental wellbeing of greater Christchurch communities.

Consistent with section 3(b) of the CER Act above, the community will be involved extensively during the development of the Recovery Plan, with community members being able to comment on drafts, including through public hearings. In addition, the Minister's Direction to the Waimakariri District Council to prepare a draft Recovery Plan has begun a process that will take into account the social, economic, cultural and environmental wellbeing of the Waimakariri communities (section 3(g) above).

The Minister must ensure that, in exercising power under section 21 of the CER Act 2011 to approve a Recovery Plan, the Minister does so in accordance with the purposes of the Act and that the Minister reasonably considers it necessary to exercise that power.

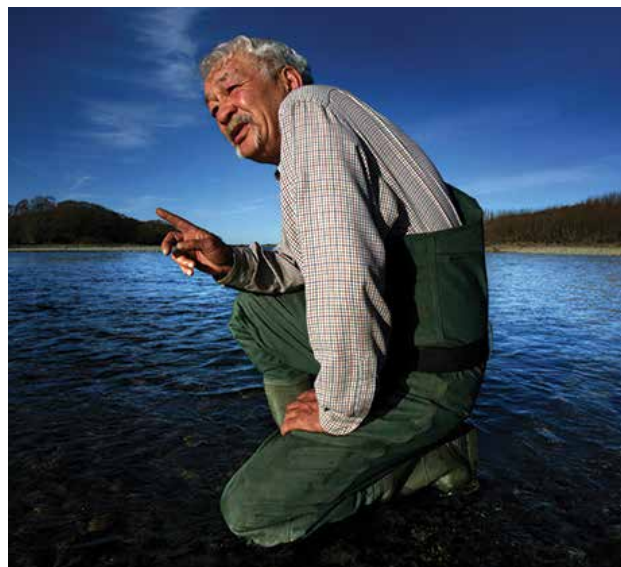
Any decisions on resource consents or notices of requirement, or changes to planning documents under the RMA, must not be inconsistent with the Recovery Plan. Other

instruments and documents that must not be inconsistent with the Recovery Plan are:

- Other instruments under the Local Government Act 2002, including annual plans and long-term plans
- Reserve management plans
- Regional land transport strategies and programmes under the Land Transport Management Act 2003
- Various conservation policies and strategies.

It should be noted that the CERA Act expires in April 2016. However the Greater Christchurch Regeneration Bill currently before Parliament, includes transitional provisions to enable the completion of the Waimakariri Residential Red Zone Recovery Plan.

2.5. Ngāi Tūāhuriri and Ngāi Tahu



In developing the preliminary draft Recovery Plan, one of the important matters the Council has acknowledged is the values of mana whenua/Te Ngāi Tūāhuriri Rūnanga and Ngāi Tahu and their perspectives on the future use of the regeneration areas. Te Rūnanga o Ngāi Tahu is both a Treaty partner with the Crown, and a strategic partner with CERA, Environment Canterbury and the Council.

Te Ngāi Tūāhuriri Rūnanga are the mandated representatives of the mana whenua of this takiwā, Ngāi Tūāhuriri. Ngāi Tūāhuriri is one of the primary hapū of Ngāi Tahu. Tuahiwi is the home of Ngāi Tūāhuriri and has played a vital role in Ngāi Tahu history.

The Council has worked in partnership with Ngāi Tūāhuriri and Te Rūnanga o Ngāi Tahu to ensure that:

- Decision-making reflects the aspirations of Ngāi Tūāhuriri and Ngāi Tahu
- The cultural presence of Ngāi Tūāhuriri and Ngāi Tahu is visible and enhanced
- Shared cultural and natural heritage is respected
- Key public spaces are designed and named in collaboration with Ngāi Tūāhuriri.

2.5.1. Mana Whenua - Ngāi Tūāhuriri

Nearby, the famous Kaiapoi Pā was established by the first Ngāi Tahu ancestors when they settled Te Wai Pounamu. Kaiapoi Pā was the major capital, trading centre and point from which Ngāi Tahu moved further into the South Island, so the area is a genealogical centre for all Ngāi Tahu. Kaiapoi Pā was established by Moki's elder brother Tūrākautahi, who was the second son of Tūāhuriri; this is where the name Ngāi Tūāhuriri comes from.

2.5.2. Mahaanui Iwi Management Plan 2013

The Mahaanui Iwi Management Plan (IMP) was prepared in 2013 by the six Papatipu Rūnanga (Te Ngāi Tūāhuriri Rūnanga, Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga, Te Rūnanga o Koukourārata, Ōnuku Rūnanga, Wairewa Rūnanga and Te Taumutu Rūnanga) of Ngāi Tahu takiwā. However the area subject to this Recovery Plan is only within the rohe of Te Ngāi Tūāhuriri Rūnanga.

The IMP is a tool for tangata whenua to express their identity as mana whenua and their objectives as kaitiaki, to protect their taonga and resources, and their relationships with these. The IMP seeks to ensure that agencies with statutory responsibilities to tangata whenua recognise and protect these taonga and resources in their decision-making. Importantly, it

has helped Ngāi Tahu values, issues and policy to be included in statutory processes.

The RMA explicitly recognises Iwi Management Plans, giving them legal force if they are endorsed by an iwi authority. The iwi authority, Te Rūnanga o Ngāi Tahu, has endorsed the IMP.

2.5.3. Mahinga Kai



Mahinga kai is a key Ngāi Tahu value recognised in the Ngāi Tahu Claims Settlement Act 1998. It is central to the culture and identity of mana whenua and Ngāi Tahu. It was specifically recognised and protected in Kemp's Deed in 1848 and was advanced in its own right within Te Kerēme, the Ngāi Tahu historic treaty claim.

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. It describes not only the natural resources that mana whenua gather throughout their takiwā, but also 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 management and its associations are important to local mana whenua and Ngāi Tahu, especially those who continue to live around, protect and use those places and resources. Mahinga kai is an important value that will be considered in the future use of the Waimakariri regeneration areas.

2.6. Land Ownership

The Waimakariri residential red zone contained 1,048 properties within almost 100 hectares of land. Since creating the residential red zone, the Crown has spent \$157.87 million purchasing properties in the Waimakariri residential red zone from owners. The decision to classify the worst affected areas as residential red zone was primarily an emergency recovery social policy intervention to assist property owners in those areas. Areas in the residential red zone have area-wide land and infrastructure damage, and an engineering solution to repair the land would be uncertain, costly, and was likely to be highly disruptive.

The Government offered to purchase the land to aid recovery of the most affected communities. It did so with no particular purpose in mind for how the land would be used in future. The Crown, as the owner of most of the land in the regeneration areas, does however have a significant stake in what ultimately happens to the land. This is reflected in the Minister's objectives (particularly 4.1.4), and means for instance that, where there are future land use options which may offer a financial return to the Crown, these need to be fully considered.

The vacant and unused appearance of the land, still-damaged

roads and interim road closures are seen as having a negative influence on confidence and investment in adjoining residential and commercial property investment, and development and general wellbeing.

The 33 privately-owned properties have been identified in each of the spatial plans in section 4.

2.7. Community Engagement

canvas

YOUR THINKING FOR THE RED ZONES
Ō WHAKAARO MŌ NGĀ WĀHI WHEREO

Community engagement and feedback is an important part of ensuring that the Vision and Goals of the preliminary draft Recovery Plan are realised. In order for the regeneration areas to be a vibrant, resilient, rewarding and exciting place for residents and visitors, we need to hear and understand the community's views. During the Canvas consultation exercise in late 2014, we asked the community how they wanted the land in the regeneration areas to be used.



In response, people emphasised their wish to see the regeneration areas redeveloped as a natural land and water-based environment. They would like it to reflect the community, remember the earthquakes and be inclusive of all residents, while also being available for active and passive recreation.

The most common comments that were related to 'people values', were that the land should be used for physical recreation in natural open spaces, particularly for families. Specific examples of activities people wanted included walking, cycling and picnicking. It was also important to people that the land should reflect relaxation, enjoyment and well-being. Other suggestions were to use the land for good health promotion, and earthquake and environmental education.

For some, it was important that the land provides some financial return, but others were opposed to using the land in any commercial way.

Comments that were related to 'place values' focused on good management of the natural environment, specifically habitat restoration, and having a place for remembrance. Native forests and plants were important to some people, while others wanted to use the land used for food production.

The most popular theme to come from this engagement was that people support using the land for recreation in a well-restored natural environment. Recognising the impact of the earthquakes through a memorial and creating a legacy were also considered important.

Business and commercial activities formed the second most common theme. Camping, markets and cafes were commonly suggested as hospitality and retail activities. Entertainment activities proposed included mini-golf, indoor entertainment, theme parks and animal attractions. Residential development was the most frequently discussed topic, as well as being the only topic in Canvas that attracted substantial opposition. Some participants specifically objected to any residential development. Others supported it only if it was done on high-quality land (for building) or remediated land.

Pasture farming was the most commonly suggested activity related to primary industry, followed by market gardens, orchards and forestry. Environmental management and promotion were closely linked with the recreation theme. Trees were the most commonly requested natural feature. A significant number of participants wanted natural reserves. Many wanted lakes and wetlands to be developed. Public art was desired in a number of different forms. People also wanted ways of remembering local history.

In September 2015, the responses to the *Let's Discuss* document highlighted a number of similar themes. Among the more specific proposals was a suggestion to include a food forest in the Kaiapoi East area, as part of a 'Kai into Kaiapoi' vision.

Appendix 1 contains a summary of the *Let's Discuss* comments and *Canvas* feedback, together with an assessment of how the preliminary draft Recovery Plan has responded to the comments. Appendix 2 contains the decision making framework for assessing proposed land use ideas received to date.

All relevant documentation relating to Canvas and Let's Discuss can be found online at www.redzoneplan.nz

2.8. Technical Research

Technical Advisory Panel – Preliminary Assessment of Land Use Capability

A Technical Advisory Panel (TAP), made up of members from the Council, Environment Canterbury, Te Rūnanga o Ngāi Tahu and CERA, produced a report that identifies the physical capability, characteristics and natural hazards associated with the land within the regeneration areas.

The TAP evaluated existing information on the physical characteristics of the land along with its environmental, archaeological and heritage values, and mana whenua/Ngāi Tahu cultural interests. Its report broadly describes the types of uses that each regeneration area can potentially support.

Kaiapoi Regeneration Areas – Engineering Feasibility of Potential Land Uses

Tonkin & Taylor Ltd have produced a report which provides an initial assessment of the engineering feasibility of residential land development in the Kaiapoi East and Courtenay Drive regeneration areas, and commercial land development in the regeneration areas adjacent to the Kaiapoi Town Centre.

This report addresses the technical engineering feasibility of developing these areas. It considers whether it would be “reasonably practical” to undertake engineering works to enable development, using design approaches and construction techniques that are commonly applied for land development in Canterbury.

Valuation Consultancy Report – Residential Red Zone Recovery Plan Kaiapoi

Colliers International have produced a report which provides an overview of the current residential, rural-residential and business market, taking into account the effects of the Canterbury Earthquakes. It sets out an estimate of the costs of developing each of the various land use options (residential, rural-residential, large format retail, and yard based activities) with three separate cost scenarios (pessimistic, most likely, and optimistic) based on the findings of the Tonkin & Taylor Ltd report. Finally, the report includes analysis on the economic feasibility of each of the potential development options.

Property Economics Report – Kaiapoi Town Centre Business Land Requirements

Property Economics have produced a report which provides an economic assessment of the Kaiapoi Town Centre with specific focus on quantifying the future business land requirements of the town in terms of demand generated by the town centre’s core market (current and future), and how best to cater for Kaiapoi’s future business requirements.

The report sets out the implications of projected growth in relation to business land provision, and what this means for future on-the-ground retail commercial service, office and light

industrial activity and land requirements as a whole within the Kaiapoi Town Centre. The report also takes into account the effects of the Canterbury earthquakes, recovery implications, and altered shopping patterns to ensure the assessment is relevant for the post-earthquake environment.

All relevant documentation relating to the reports listed above can be found online at www.redzoneplan.nz

2.9. Other Relevant Waimakariri District Council Plans, Strategies and Projects

A number of Council strategies, plans and projects for land around the regeneration areas provide guidance for deciding how to use the regeneration areas in the future. They have also influenced the vision and goals of the preliminary draft Recovery Plan. The most significant of these documents include:

- Waimakariri District Long Term Plan 2015–2025
- Kaiapoi Town Centre Plan 2011
- The Waimakariri District Walking and Cycling Strategy and Implementation Plan (2011)
- Kaiapoi Town Centre Parking Study 2015
- Kaiapoi River Banks Project
- Kaiapoi River Rehabilitation Project

Further detail and other plans can be found in Appendix 3.

3. Overall Issues

Ngā take motuhake

Kaiapoi, Kairaki and Pines Beach have the following range of key issues in common.

3.1. Social

- The well-being of the residents within and surrounding the regeneration areas needs to be considered
- Different parts of the community often have conflicting aspirations over the appropriate uses for the regeneration areas
- The regeneration areas are fragmented because parts of them are still in private ownership
- Some green zone neighbourhoods that border the regeneration areas are isolated from the rest of the community now that Crown-owned land has been cleared in the regeneration areas
- Perceived equity issues may arise if regeneration land is leased or sold for private residential use.

3.2. Economic

- The cost of repairing regeneration area land to a standard suitable for residential or commercial use may be significant and prohibitive. It will also be influenced by the scale of the repair, which may be on a site-by-site basis or area-wide
- The future land owners will face ongoing costs for the upkeep of the regeneration areas, the eventual cost will depend on how the land is ultimately used
- Providing services to privately-owned properties within the regeneration areas comes at a cost
- The current District Plan still applies to the regeneration areas. For this reason, any future development may have to go through a resource consent process or plan change
- The demand for commercial and industrial land in Kaiapoi is projected to increase
- Funding is needed to establish, maintain and manage the proposed land uses
- There is an ongoing cost to the Crown to hold and maintain ownership of land in the regeneration areas
- The Crown either seeks a financial return for the sale of any land within the regeneration areas, including land for public

recreation purposes or would need a compelling business case provided as to why the Crown would further invest (for example through vesting land at no cost to other parties) in a particular proposed land use.

3.3. Cultural

- There are a number of areas of cultural significance to Ngāi Tuāhuriri and Ngāi Tahu. Any future use should recognise the importance of these areas
- For some of the land held by the Crown in the regeneration areas, Ngāi Tahu may have first right of refusal under the Ngāi Tahu Settlement Claims Act 1998
- Some parts of the regeneration areas – in particular, in Kaiapoi East – have heritage value.

3.4. Environmental

- The regeneration areas are vulnerable to a range of natural hazards including flooding, geotechnical risks, coastal erosion and sea-level rise, although the level of risk varies between the different regeneration areas. These risks limit the development opportunities on this land
- The Natural Environment Recovery Programme - *Whakaara Taiao*¹ has identified areas where there are opportunities to enhance the natural environment including for recreation, during recovery and regeneration
- Depending on how the regeneration areas are repaired, the surrounding areas could become more vulnerable to flooding
- The work involved in remediating the regeneration areas may temporarily reduce the amenity of properties next to those areas and of private properties within the regeneration areas, for example, due to truck movements and construction noise
- The Council's Green Space Team has identified that Kaiapoi could require additional sport and recreational reserves to accommodate future growth
- The regeneration areas are highly modified landscapes with a limited range of biodiversity.

Do you agree that these are the main issues to be addressed, or do you have other concerns?

¹ ECAN.govt.nz/nerp

4. The Proposed Spatial Plans

Te mahere

4.1. Introduction

The sections that follow set out options for activities/land uses on an area by area basis. In some cases, the Council's preferred activity/land use is identified. Where other options have been considered these have also been identified. Also set out are proposed actions and timeframes and analysis of the options.

One of the key actions arising from the approval of the Recovery Plan for the regeneration areas will be to determine most appropriate zonings to be included within the District Plan. At present the existing zonings of Residential 1, 2 and Rural do not preclude the current and potential interim uses, such as rural use. The long term land use will depend upon a variety of factors, such as community and land owner preferences, market demand, changes in technology, economic feasibility and funding availability. While some land uses, such as various types of residential development, may not be appropriate in the short to medium term for some of the regeneration areas, they may become options in the longer term.

This preliminary draft Recovery Plan acknowledges the property rights of existing private properties in the regeneration areas. The proposed land uses have been developed taking this into account. Services and roading access to private properties would remain but the level of service to which these are provided may change.

All the proposed options below depend on the Crown, as the land owner, agreeing to these options and to the transfer of land at an agreed value which enables the Council to implement the spatial plans cost effectively.

4.2. Kaiapoi West

Introduction

Kaiapoi West is a relatively small rectangle of approximately

2.6 hectares, bounded by Hilton Street, Raven Quay, Rich Street and Black Street. The area is next to the Kaiapoi Town Centre's business zoned land, which lies to the south east. Kaiapoi Borough Primary School is to the north east, also bounded by Raven Quay and Hilton Street. The area contains a wastewater pump station (located on Crown-owned land) and Dudley Drain at the western end. One privately-owned property remains in the area, fronting Black Street.

Murphy Park is a sport and recreation reserve located to the north east of the area. Access is from Raven Quay and the reserve is bounded to the north and east by the Kaiapoi River.

The Waimakariri District Plan currently identifies the area for residential land uses. The Residential 1 zoning allows for relatively high residential densities (e.g. town houses).

Current Infrastructure

The roads and services bordering the regeneration area were extensively damaged during the 2010 earthquake. A project to replace and upgrade the damaged roads and water, sewer and stormwater infrastructure within the roads around the perimeter of the site has recently been completed.

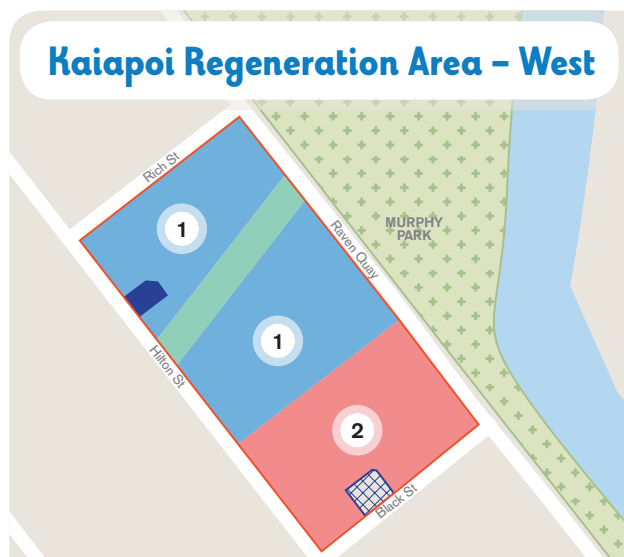
The only infrastructure within the regeneration area is the new Hilton Street wastewater pump station and Dudley Drain.

Issues

- The key environmental issue for this area is the flood risk. An engineering feasibility report² has indicated that the frequency of flooding in Kaiapoi West is less than every 50 years. Given this predicted natural hazard risk, any future land development of the site would need to carefully consider how to mitigate against flooding and how to use the land in ways that prevent the surrounding area from being adversely affected by floodwater displacement
- Given that one privately-owned property currently remains in the area, decisions on any future use (including any temporary remediation phase) need to take account of this
- The need to provide for the continued operation of the existing wastewater pump station and Dudley Drain

² Waimakariri District Residential Red Zone Preliminary Assessment of Land Use Capability (2015) Technical Advisory Panel

- A protected magnolia tree stands on the corner of Blake and Hilton Streets
- Car parking in Kaiapoi West is currently insufficient to cater for the demand generated by sport and recreation activities at Murphy Park at peak times.



LAND USE/ACTIVITY

1 Sport and recreation reserve

- Lawn based sport club
- Overflow parking for Murphy Park
- Playground
- Turf area for informal ball play
- Paths, seating, planting

2 Business

Uses could include

- Vehicle parking
- Yard based activities (e.g. plant nursery, car sales yard)

Notes

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

KEY

 Regeneration Area	 Utility
 Business (1.1ha)	 Existing reserve
 Sport and recreation reserve (1.9ha)	 Private property
 Dudley Drain	

Proposed options for future land use

4.2.1. Area 1

The Council proposes that Area 1 will include a new sport and recreation reserve. This reserve could include 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.

This preferred option contributes significantly to Goals one and four, by meeting a recognised need in the community for additional recreation facilities, in a central location already used for recreational purposes.

It also helps achieve Objective 4.1.1 as it helps to promote the well-being of greater Christchurch communities, reflecting the community's aspirations and integrating with the built and natural environment.

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 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 which will be publicly consulted on, then will proceed to detailed design and planning
 - staged construction of the reserve is planned.

4.2.2. Area 2

The Council proposes that this area be rezoned from residential to business to enable suitable business activities to take place on this site. These could include public car parking and yard-based retail. Business activity is the preferred use for this area given its close proximity to the existing town centre, the identified flooding and geotechnical risks, and the identified business and public car parking needs in the nearby town centre.



In addition, technical reports were commissioned which looked at the cost of developing yard based business activities versus demand for this type of activity. The reports concluded that yard based business activities within this area may be economically viable³.

There is one private residential property in this area. The future zoning of this site is a matter for further consideration including a discussion with the landowner. The protected magnolia tree will be retained.

This preferred option will contribute significantly to Goals one, two and three, by supporting the future expansion of economic activity in and around the town centre.

It also helps achieve Objective 4.1.3 through supporting economic development and growth.

³ Kaiapoi Red Zone Feasibility Analysis (December 2015) by Colliers International.

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 consider the most appropriate zoning for this area and, if required, prepare a plan change to the Waimakariri District Plan under the Recovery Plan or the District Plan review
- In the medium term the Crown may consider options for the development of this area including, but not limited to seeking expressions of interest from the private sector
- In the interim, the Crown will maintain this area.

Other Options Considered for Areas 1 and 2

Other options considered include reinstating residential development on repaired building platforms or pile housing over the whole area, or creating a reserve including ecological enhancement over the whole area.

These are not the Council's preferred options due to the identified geotechnical and flood hazards, the identified reserve needs and opportunities, and the provision of significant cultural and environmental enhancement opportunities elsewhere within this area. Technical reports were commissioned which looked at the cost of development and demand for residential re-development. These reports indicated that this type of development may not be economic in the current market.

A further option considered was to provide for business activity over the whole area. Technical reports were commissioned which looked at the cost of development and demand for large format retail on repaired building platforms. Given the geotechnical and flooding issues associated with this area, these reports indicated that this type of development may not be economic in the current market.

The option of rezoning this area Business 2 (i.e. for industrial activities) was also considered but not preferred by the Council given the proximity to the existing residential areas, including the one privately-owned property, which may be adversely

affected by the nature of industrial activities. Furthermore, the area is not considered large enough to be an economically viable industrial development⁴.

Do you agree or disagree with the land use proposals for Kaiapoi West?

Are there other land use options for Kaiapoi West that you think should be further considered?

4.2.3. Kaiapoi West Infrastructure

The proposed reserve areas would include the existing Hilton Street wastewater pump station and Dudley Drain. The only further infrastructure work planned within the Kaiapoi West regeneration area is to upgrade and enhance Dudley Drain. This would involve widening the drain for improved capacity and providing landscape planting to enhance the environment. The roads and other infrastructure, which have all recently been repaired, are proposed to remain as they are.

⁴ Kaiapoi Red Zone Feasibility Analysis (December 2015) by Colliers.

4.3. Kaiapoi South

Introduction

The regeneration area south of the Kaiapoi River covers approximately 28.3 hectares. Raven Quay runs along its northern boundary, parallel to the Kaiapoi River. To the west is the town centre, and rural land is to the east and south. Also to the south is the Kaikanui Stream, joining the Courtenay Stream, which runs to the Kaiapoi River.

Kaikanui (formerly, Maori Reserve 877), is located south east of Kaiapoi South. Kaikanui is an old Ngāi Tahu kāinga nohoanga (established village area of occupation) which is sited near the Waimakariri River. This area was sited to give access to the mahinga kai within the area. It was historically an outpost of the Kaiapoi Pā.

The District Plan currently zones the area for both residential and rural use. For the majority of the area, the Residential 1 zoning allows for relatively high residential densities (e.g. town houses). Four privately-owned properties are located within Kaiapoi South, along with three Council-owned properties, two of which are used for infrastructure.

Current Infrastructure

The roads and services within the Kaiapoi South regeneration area were extensively damaged during the 2010 earthquake. The roads and services have been repaired to a functioning standard, with the roads having a 30km/h speed restriction. The roads and services within the regeneration area are generally not of a long-term sustainable standard.

Issues

- The key environmental issues for this area are the geotechnical and flood risks. The engineering feasibility report⁵ states that at present, the ground level in the regeneration area west of Courtenay Drive typically ranges between 1.5m and 2.3m above mean sea level, with an average of 1.9m. Because it is so low lying, this ground is susceptible to flooding. For this reason, the ground level would need to be raised for any developments vulnerable to flooding.
- The engineering feasibility report⁵ shows that Kaiapoi South contains a wide range of land types. Any proposed land uses must therefore reflect this variability.
- For the area of Kaiapoi South that is west of Courtenay Drive, the main geotechnical constraint is the risk of lateral spreading towards the Kaiapoi River to the north and Courtenay Stream to the east⁵
- Kaiapoi South contains a number of areas of cultural significance to Ngāi Tahu and Ngāi Tūāhuriri. The consultation process identified the section of Kaiapoi South next to the southern bank of the Kaiapoi River as an area of immense cultural and traditional significance. The Kaiapoi River and surrounding area were important areas of mana whenua. Therefore, any decisions about the future use of the area must consider its cultural significance
- The community has requested better access to the Courtenay Stream reserve
- Due to historic uses, this area may contain contaminated soil. Therefore, soil testing will need to be undertaken to determine the nature and extent of any contamination.

⁵ Kaiapoi Red Zones Engineering Feasibility of Potential Land Uses (December 2015) by Tonkin & Taylor Ltd



LAND USE/ACTIVITY

3

Business

Uses could include:

- Vehicle parking
- Yard based activities (e.g. plant nursery, car sales yard)

4

Heritage and Mahinga Kai area

– cultural and environmental enhancement.

5

Rural (excluding intensive farming)

6

New neighbourhood park on Wyber Place.

7

Recreation and ecological linkage

8

Courtenay Drive existing alignment.

Notes

- Land use/activity areas are approximate only.
- Amenity buffer for existing adjoining land uses to be determined at design stage.

Proposed options for future land use

4.3.1. Area 3

The Council proposes that this area be used for suitable business activities such as public car parking, a transport interchange and yard-based retail. These activities are the Council's preferred activities for this area given its close proximity to the existing town centre, the identified flooding and geotechnical risks, and identified business and public car parking needs in the town centre.

Technical reports were commissioned which looked at the cost of developing yard based business activities versus demand for this type of property. These reports have indicated that there may be demand for this type of activity, and based on the current market this type of activity may be economically viable^{6 7}.

There is one private residential property in this area. This site is proposed to remain zoned Residential 1. The District Plan provisions will ensure residential amenity consistent with other residentially zoned properties on boundaries with business areas. Alternatively, if the land owner agrees, this site could be rezoned business.

This preferred option will contribute significantly to Goals one, two and three, by supporting the future expansion of economic activity in and around the town centre.

It also helps achieve Objective 4.1.3 through supporting economic development and growth.

Other options considered

Other options considered include residential activity, Council reserves, and including the area as open space to be jointly managed with Te Rūnanga o Ngāi Tahu for cultural values. These options are not preferred by the Council due to the identified geotechnical and flood hazards, the lack of need for additional reserves in this location, the identified demand for commercial activities in this area and the provision of significant cultural and environmental enhancement opportunities elsewhere in Kaiapoi South.

Large format retail development was also considered within this area. Technical reports were commissioned which looked at the cost of development and demand for this type of property given the geotechnical and flooding issues associated with this area. They concluded that, based on anticipated demand and the current market rates this option was unlikely to be economically viable. Further, large format retail uses would likely require greater flood protection work such as raising ground levels, and would have greater adverse impacts on surrounding areas.^{7 8}

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 confirm the most appropriate zoning for the area and, if required, prepare a plan change to the Waimakariri District Plan under the Recovery Plan or the District Plan review
 - the Council may seek to acquire the proposed car parking area from the Crown (as shown in Area 3)
 - the Council may undertake further work on assessing the merits of locating a 'park and ride' transport interchange in this area.
- In the medium term, if the 'park and ride' transport interchange is feasible, the Council may seek to acquire part or all of this area from the Crown
- If the area is rezoned, the Crown could consider development options including, but not limited to seeking expressions of interest from the private sector to purchase and develop this area, less any area acquired by the Council for the public car park and 'park and ride' transport interchange. In the interim, the Crown will maintain the area. The timeframe for the development of this area will be dependent on stakeholder interest.

4.3.2. Area 4

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

⁶ Kaiapoi Town Centre Business Land Requirements (October 2015) by Property Economics.

⁷ Kaiapoi Red Zone Feasibility Analysis (December 2015) by Colliers.

⁸ Kaiapoi Red Zones Engineering Feasibility of Potential Land Uses (December 2015) by Tonkin & Taylor Ltd

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.



The proposed new recreation and ecological areas would link Hilton Street with the Kaiapoi River banks and provide linkages to NCF Park and the two proposed wastewater pump stations.

This approach is consistent with the Mahaanui Iwi Management Plan objective to recognise and provide for the cultural landscape of immense importance in this coastal lowland region.

This preferred option contributes significantly to Goals one, three, four, and six.

This preferred option helps achieve Objectives 4.1.1 and 4.1.2 through reflecting community aspirations, recognising the relationships with Te Ngāi Tūāhuriri Rūnanga and Ngāi Tahu, and restoring and enhancing ecosystems.

Area 4 is currently zoned Residential 1 and Rural in the District Plan.

There are two remaining private residential properties in this area. Any future zoning will provide for continuing residential use of these sites with amenity consistent with other residential sites adjacent to reserves.

Other options considered

Other options considered include retaining the area for residential activities, including lifestyle properties. This is not the Council's preferred option due to the significant flooding and geotechnical issues in the area and the opportunities it offers as a Heritage and Mahinga Kai area.

Rezoning the area to allow business activity was also considered but not preferred by the Council due to the significant flooding and geotechnical issues in the area, and also because this area is less connected to the town centre compared to other regeneration areas.

Low-intensity, open space activities such as rural grazing were also considered. This option is not preferred by the Council as these activities do not adequately recognise and provide for the aspirations of mana whenua.

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 enter discussions with the Crown over the potential to vest land on number two Courtenay Drive for the wastewater pump stations
 - The Council will work with Te Rūnanga o Ngāi Tahu and the Crown to confirm the ownership structure and governance arrangements of the Heritage and Mahinga Kai area
 - The Council will work with Te Rūnanga o Ngāi Tahu and Environment Canterbury to develop a concept plan for the Heritage and Mahinga Kai area, which will be publicly consulted on.

- The most appropriate District Plan zoning for Area 4 will be considered.
- In the medium term, if a zone change is required for Area 4, this can be progressed under the Recovery Plan or the District Plan review
- In the long term detailed design, planning, and construction will occur
- In the interim the area will be maintained by the Crown.

4.3.3. Area 5



The Council's preferred option is to enable rural activities within these areas. Given the significant geotechnical and flooding risks associated with these sites and their proximity to existing residential areas, the preferred option will include restrictions on the future use of land, to ensure that dwelling houses, intensive farming (such as poultry farms) and other farming activities that have the potential to create adverse amenity effects on adjoining residential areas, cannot be established.

The proposal to enable rural activities in this area will contribute to Goals one and five, as it is a prudent and efficient use of the site given the natural hazards associated with the area. The preferred use also does not preclude other land use options being established within this area in the future, however rural uses would preclude residential development at a density higher than 1 dwelling house per 4ha.

It also helps achieve Objectives 4.1.1, 4.1.2, and 4.1.3 as it helps to promote the well-being of greater Christchurch communities and is integrated with the built and natural environment in the Kaiapoi area.

Area 5 is currently zoned Residential 1 and Rural in the District Plan. This does not preclude rural land use.

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 most appropriate District Plan zoning will be considered
- In the medium term:
 - if a zone change is required, this can be progressed under the Recovery Plan or the District Plan review
 - this area will be owned and maintained by the Crown. The Crown may call for expressions of interest to lease or buy the land.

Other options considered

A wide range of innovative options has been considered within this area. The option of allowing a rural lifestyle development on repaired building platforms or pile housing was considered in the northern half of this area. This option would allow some residential use of this land, providing additional residential opportunities close to the town centre and existing residential areas. This option would also provide for a diversity of home ownership options for people wishing to reside in the Kaiapoi area.

A number of technical reports were commissioned which looked at the cost of development given the geotechnical and flooding issues associated with this area, and demand for these types of properties. The technical reports have indicated that, based on current market rates, the development of rural lifestyle land uses within this area is unlikely to be economically viable^{9 10}. It may be that at some time in the future technology or changing market conditions could reduce the severity of the constraints identified. The Council's preferred rural land use does not preclude this option being reconsidered at that time should those issues be overcome.

The option of locating standard-density residential development with area-wide ground land remediation in the northern half of Area 5, was also considered. The technical reports have also indicated that, based on current market rates, the re-development of standard density residential land uses within this area is unlikely to be economically viable.⁹

A technical report was commissioned which looked at the Kaiapoi Town Centre's future business land requirements. It indicated that there may be increased demand for industrial land within Kaiapoi in the future¹¹. The option of rezoning this area Business 2 (industrial) was therefore also considered. This option is not preferred by the Council given the proximity to the existing residential areas, and the proposed Heritage and Mahinga Kai area which may be adversely affected by some industrial activities. It was considered that the existing residential areas neighbouring the site require a level of amenity which cannot be provided by the District Plan industrial zone rules. Furthermore, in order to gain access to this area, traffic (including heavy traffic movements) would need to travel through an existing residential area, which would result in a number of safety and amenity concerns.

Additional reserves are not preferred by the Council for this area as there is no further shortfall identified in Kaiapoi South.

4.3.4. Areas 6 and 6a

The Council proposes that a new neighbourhood park should be created at the corner of Wyber Place and Courtenay Drive (Area 6 in Option 1) or to the west of the realigned Courtenay

Drive (Area 6a in Option 1A), to support the residential community east of the main north rail line. The neighbourhood park could contain a playground, open turf space for informal play, park furniture, paths and specimen trees.

This preferred option contributes significantly to Goals one and four by meeting a recognised need in the community for additional recreation facilities in a location already used for recreational purposes.

It also helps achieve Objective 4.1.1 as it helps to promote the well-being of greater Christchurch communities, reflecting the community's aspirations and integrating with the built and natural environment.



Areas 6 and 6a are currently zoned Residential 1 in the District Plan.

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 possibility of vesting this land in the Council
 - the Council will develop a concept plan for the reserve, which will be publicly consulted on
 - the most appropriate District Plan zoning for the reserve

⁹ Kaiapoi Red Zone Feasibility Analysis (December 2015) by Colliers.

¹⁰ Kaiapoi Red Zones Engineering Feasibility of Potential Land Uses (December 2015) by Tonkin & Taylor Ltd

¹¹ Kaiapoi Town Centre Business Land Requirements (October 2015) by Property Economics.

will be considered and rezoning, if necessary, will be undertaken under the Recovery Plan or the District Plan review.

- In the medium term the construction may be undertaken.

Other options considered

Residential and large lot lifestyle residential activities were considered within this area. However these options are not preferred by the Council given the significant geotechnical and flooding constraints, and the small geographic size of the area.

4.3.5. Area 7

The Council proposes that these areas be developed to create recreational and ecological links. These areas will provide walking and cycling links between Courtenay Drive/Courtenay Drive Esplanade Reserve and the Kaiapoi River. These linkages will also improve connectivity between the existing residential areas of Kaiapoi South, the Kaiapoi River and NCF Park. These areas could contain walking and cycling paths, native revegetation and park furniture.

This is the Council's preferred use of the area because, through the consultation process, the community expressed a clear interest in including walking and cycling paths within the Kaiapoi South regeneration area. It was also important to the community that the regeneration areas provide spaces for relaxation, enjoyment and well-being.

This preferred option contributes significantly to Goals one, three, and six, by meeting a recognised need in the community for additional recreation facilities, in particular for walking and cycling paths and through enhancing the biodiversity of the area.

It also helps achieve Objective 4.1.1 as it helps to promote the well-being of greater Christchurch communities, reflecting the community's aspirations and integrating with the built and natural environment. It will also contribute to Objective 4.1.2 through the restoration and enhancement of ecosystems.

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 possibility of vesting the reserve in the Council
 - the Council will develop a concept plan for the reserve, which will be publicly consulted on
 - the most appropriate District Plan zoning for the reserve will be considered.
- In the medium term:
 - if a zone change is required for Area 7, this can be progressed under the Recovery Plan or the District Plan review
 - the construction may be undertaken.
- In the interim this area may be grazed.

Other options considered

The option of not including a recreation and ecological linkage within this area was considered. This would have extended the Council's proposed adjacent land uses (in Area 4 and 5) to the boundary of the regeneration area. This option is not preferred by the Council because one of the key community aspirations for this area was that walking/cycling and ecological linkages would be created.

Do you agree or disagree with the land use proposals for Kaiapoi South?

Are there other land use options for Kaiapoi South that you think should be further considered?

4.3.6. Kaiapoi South Infrastructure

New infrastructure works are planned for the Kaiapoi South regeneration area which will involve provision of the following:

- New or upgraded roads, water, sewer and stormwater infrastructure to service the existing properties on the periphery of the regeneration area
- New or upgraded roads or access measures (lanes, rights of way, etc.) within the regeneration area to serve existing properties and new facilities within the regeneration area
- New or upgraded water, sewer and stormwater infrastructure within the regeneration area to provide services to existing properties and new facilities within the regeneration area.

Some of the new services within the regeneration area will be provided to an appropriate but different standard compared with the standard that existed before the regeneration area was established. For example, sewer services are likely to be provided by way of private on-site pump stations linked to a public pressure network and water services may be provided through a restricted supply.

Alternative Roding Options

A number of alternative roding options for the Kaiapoi South area were considered, informed by access requirements and the March 2015 community feedback on roding alignment options¹². In order to support the identified activities and provide continued access to the remaining private residential dwellings, two roding options (Areas 8 and 8a on the Kaiapoi South Spatial Plans) have been considered:

- Area 8 (see Kaiapoi South Option 1 in Appendix 5) – Reconstruct Courtenay Drive on its current alignment but with a different streetscape design (the Council's and Kaiapoi Community Board's preferred option)
- Area 8a (see Kaiapoi South Option 2 in Appendix 5) – Construct Courtenay Drive on a new alignment further west, near the edge of the regeneration area.

The estimated costs of these roding options are shown in Section 6.1.

Two roding options have been considered for Kaiapoi South. Which option do you prefer and why?

Key Actions and Stages – Infrastructure

If the Recovery Plan is approved by the Minister for CER:

- In the short term, subject to agreement with the Crown, key land required for infrastructure will be vested in the Council, including:
 - Land for Wyber Place wastewater pump station
 - Land for Charters Street wastewater pump station
 - Land for realigned Courtenay Drive (if Area 8a alignment is adopted).
- In the short term, road infrastructure and services will be repaired or replaced
- If the new road alignment is adopted (Area 8a), then it will be necessary to establish easements over the existing road alignment to protect the services that will remain in the corridor.

¹² For more information on roding consultation see: www.redzoneplan.nz/resources

4.4. Kaiapoi East

The regeneration area to the north of the Kaiapoi River and to the east of the Kaiapoi Town Centre covers approximately 53.5 hectares. It is bounded in the south by Council-owned reserve land adjoining the Kaiapoi River (Corcoran Reserve and Askeaton Park). Cass Street bisects the area. To the east is rural land. The west and north are residential and business zones respectively.

The majority of Kaiapoi East is currently zoned for residential use within the Waimakariri District Plan. Most of the zoning provides for low-density residential development. A relatively small area in the south west provides for moderately high residential densities. Council-owned neighbourhood parks are located on Kirk Street in the east (Kirk Street Reserve) and between Gray Crescent and Blackwell Crescent in the north (Gray Crescent Reserve). Six privately owned properties are located within the area.

Current Infrastructure

The roads and services within the Kaiapoi East regeneration area were extensively damaged during the 2010 earthquake. The roads and services have been repaired to a functioning standard, with the roads having a 30km/h speed restriction. The roads and services within the regeneration area are generally not of a long-term sustainable standard.

A new wastewater pump station has been constructed on Crown owned land within the regeneration area at the corner of Moore Street and Shields Place.

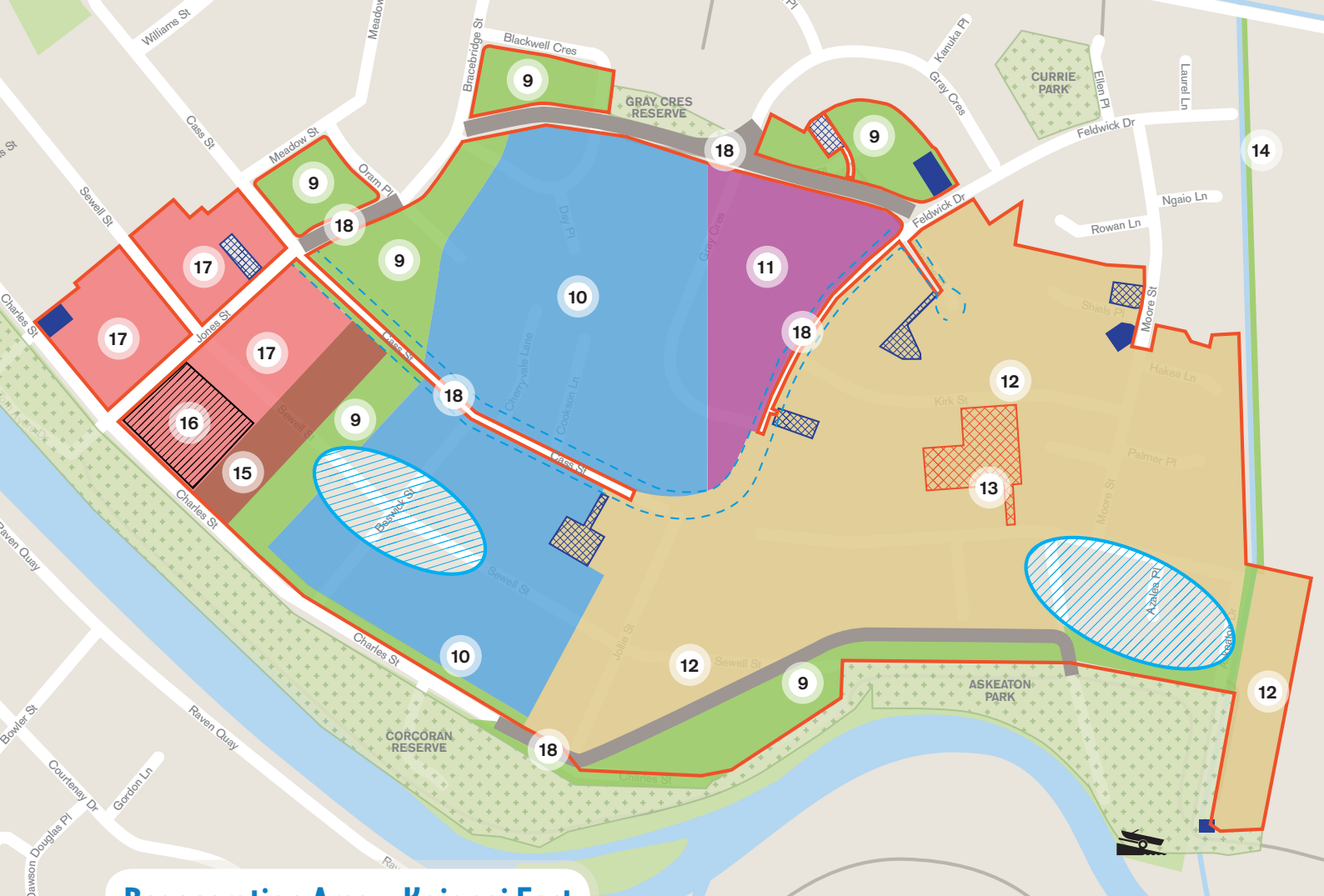
Issues

- The key environmental issues for this area are the geotechnical and flood risks.
- North of Cass Street, the main geotechnical constraint is the thin, weak crust of soil above groundwater level. The depth to groundwater across this area typically ranges between 0.6m and 1.0m. As a result, this area is highly susceptible to liquefaction during an earthquake. An engineering feasibility report¹³ determined that significant engineering works would be required to thicken and strengthen this surface if this area is to be intensively developed.
- The area south of Cass Street likewise has a thin, weak crust and associated risk of liquefaction. In addition, the

engineering feasibility report outlines the potential for lateral spreading to occur towards the Kaiapoi River during moderate earthquakes.

- In relation to the flood risk, the engineering feasibility report¹³ states that the existing ground level in the Kaiapoi East area north of Cass Street typically ranges between 1.0m and 1.5m above mean sea level, with an average ground level of 1.2m. Because it is low-lying, this area is susceptible to flooding. Furthermore, the report states that the floodwater is slow to drain from this area because the land is at a similar elevation to the Kaiapoi River, so it can only drain when the flood or tide levels in the river drop. Also, because of the shallow depth to groundwater, this area offers limited capacity for stormwater to seep into the ground.
- In addition, if the ground level is raised in this area to reduce the flood risk and improve ground stability, the flood risk of the surrounding area will increase due to a reduced floodplain volume.
- Given that Kaiapoi East is large (53.5 hectares) and lies next to the existing business zone to the west, existing residential properties to the north, rural land to the east and Kaiapoi River to the south, there may be competing options to develop the land. In some cases, two or more of those competing land uses may not be able to exist together in the same area.
- The Crown owns a number of properties in this area that were used for the purposes of state housing, and purchased pre-1998. Under the Ngāi Tahu Claims Settlement Act 1998, Ngāi Tahu potentially has first right of refusal if the Crown decides to dispose this land.
- The Askeaton Park boat ramp, a well-used community facility, is accessed through the regeneration area.
- The need to provide for the continued operation of the existing Moore Street pump station.
- While there is no known ground contamination, the TAP Report indicated that due to historic uses and demolition, this area may contain contaminated soil. Therefore, soil testing will need to be undertaken to determine the nature and extent of any contamination.
- Because the south-western section of this area was settled before 1900, this area will need an archaeological assessment before any development begins.

¹³ Kaiapoi Red Zones Engineering Feasibility of Potential Land Uses (December 2015) by Tonkin & Taylor Ltd



Regeneration Area – Kaiapoi East

KEY

- Regeneration Area
- Business (3.7ha)
- Rural (18.9ha)
- District sport and recreation reserve
- Recreation and ecological link (7.4ha)
- District Cemetery (2.8ha) - ash interment only
- Campervan park (1.0ha) - managed by NZMCA
- Parking (0.8ha)
- Stormwater management (2.8ha)
- Utility
- Existing reserve (10.0ha)
- Existing reserve abandoned (0.5ha)
- Private Property
- Legal road corridor
- Boat ramp

LAND USE/ACTIVITY

- 9 Recreation and ecological link**
 - Food forest/community gardens
 - Native planting
 - Paths, seating
- 10 District sport and recreation reserve**

North of Cass Street:

 - Four full sized playing fields
 - Space for junior/warm up fields
 - Pavilion/changing rooms
 - On site parking
 - Space for informal play

South of Cass Street:

 - Dog park
 - Community BMX track
- 11 Cemetery - ash interment only**
- 12 Rural (excluding intensive farming)**
- 13 Kirk Street Reserve**

Reserve classification to be uplifted
- 14 Possible access link**

Possible land swap with adjacent property. Enables a walking/cycling link between Beach Road and Feldwick Drive
- 15 Campervan park**

Managed by New Zealand Motor Caravan Association (NZMCA)
- 16 Parking - including parking for boat trailers**
- 17 Business**

Uses could include:

 - Vehicle parking
 - Yard based activities (e.g. plant nursery, car sales yard)
- 18 New road connections:**
 - Feldwick Drive, Gray Crescent to Bracebridge Street
 - Oram Place to Cass Street
 - Charles Street connection to Askeaton Park

Change in roading level of service for Cass Street and Feldwick Drive (road narrowing and low speed environment). Existing road corridor to remain.

Notes

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

Options for future land use

4.4.1. Area 9



The Council proposes that this area be developed to create recreational and ecological links between the residential areas to the north, the Kaiapoi River to the south, the town centre to the west, and the Askeaton Park Boat Ramp to the east. These linkages could contain: walking and cycling paths; seating/picnic areas; areas of native planting; a heritage trail acknowledging both the European and pre-European history of the area; and a community food forest and gardens.



Through the consultation process, the community expressed a clear interest in including walking and cycling paths within the Kaiapoi East regeneration area, to become trails contributing to a sense of place. Other suggestions were to have areas for recreation involving physical activity, and natural open spaces, particularly for families. It was also important to the community

that the regeneration areas provide spaces for relaxation, enjoyment and well-being. A number of submissions requested that a food forest be re-established. The proposals for this area seek to accommodate all of these community requests.

These are the Council's preferred activities for this area, because in addition to recognising community feedback, they provide a walking and cycling loop around the outside of the regeneration area. This walkway will promote active recreation while providing walking links through the regeneration area.

This preferred option contributes significantly to Goals one, four and six, by meeting a recognised need in the community for additional recreation facilities and in particular for walking and cycling paths, and through enhancing forest activities to support biodiversity and food production in a sustainable manner.

It also helps achieve Objective 4.1.1 as it helps to promote the well-being of greater Christchurch communities, reflecting the community's aspirations and integrating with the built and natural environment. It will also contribute to Objective 4.1.2 through the restoration and enhancement of ecosystems.

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 possibility of vesting the reserve in the Council.
 - the Council will develop a concept plan for the reserve, which will be publicly consulted on, in particular the development of the food forest and heritage trail.
 - the most appropriate District Plan zoning for the reserve will be considered.
- In the medium term:
 - if a zone change is required for Area 9, this can be progressed under the Recovery Plan or the District Plan review.

- construction may be undertaken.
- In the interim, this area may be grazed.

Other options considered

The option of not including a recreation and ecological linkage within this area was considered. This would have extended the proposed activities in adjacent areas to the boundary of the regeneration area. This option was not preferred because one of the key community aspirations for this area was that walking/cycling and ecological linkages would be created.

4.4.2. Area 10



Area 10 is currently zoned Residential 1 and Residential 2 in the District Plan. The Council proposes that this area be developed into a sport and recreation reserve, and a stormwater management area.

North of Cass Street

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

The Council currently provides sufficient sport and recreation reserves in the Kaiapoi area to meet international best practice guidelines. However, the Council's Green Space team has identified that in the future additional sport and recreation reserves would be required to serve the needs of a rapidly

growing district, based on the Council's current level of service. To accommodate potential future population growth and demand for sport and recreation space, the Council has expressed an interest in locating a district sport and recreation reserve north of Cass Street.

A sport and recreation reserve is the Council's preferred activity for this area because it will create a large recreation cluster, and provide additional sport fields to accommodate future sport growth within Kaiapoi and the wider district. The reserve is also close to the Kaiapoi Town Centre and will provide connections between the Kaiapoi Town Centre and the residential areas to the north east.

Through the consultation process, the community gave a clear message that they wanted significant areas available for a wide range of recreational activities.

South of Cass Street



The Council proposes that this part of the sport and recreation reserve could be developed into a community BMX track, dog park and stormwater management area.

Through the consultation process, the community requested that a BMX track and dog park be built within the regeneration area. This is the Council's preferred use of this area, as these activities will help to create a recreation cluster close to the Kaiapoi Town Centre (in combination with the proposed sport and recreation reserve to the north of Cass Street). This will enable the

community to easily access the area and takes advantage of the riverside location, including links with existing riverside reserves (Corcoran Reserve and Askeaton Park). It is anticipated that spoil from the Kaiapoi River channel flood and ecological maintenance and upgrade works will be used to partially raise the area proposed to be developed into a BMX track.

The Council's infrastructure team has indicated that a stormwater management area is required within the western section of the Kaiapoi East regeneration area. This is a suitable use for this area as it is a natural low point that naturally lends itself to stormwater detention. This stormwater management area will only be wet following significant storm events and will be designed and landscaped to work with the BMX track and dog park.



There is one private property within this area. For this reason, the design of this area will need to accommodate amenity values of the adjoining residential activity.

The zoning of the private residential property will be considered, but will provide for the continued residential use of the property with amenity consistent with other residential sites adjacent to reserves.

These preferred options significantly contribute to Goals one and three by meeting a recognised need in the community for additional recreation facilities, in a location with significant recreational opportunities. It will also contribute to Goal two through enhancing the riverside and making the most of Kaiapoi's riverside location.

These options will help achieve Objective 4.1.1 as they will help to promote the well-being of greater Christchurch communities, reflecting the community's aspirations and integrating with the built and natural environment.

Key Actions and Stages

If these preferred options are 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 possibility of reserve land being vested in the Council, and the possibility of the stormwater reserve being vested in the Council as a utility reserve.
 - The stormwater management area will be constructed.
 - The Council will develop a concept plan for the community BMX track and dog park, which will be publicly consulted on.
 - The community BMX track and dog park will be constructed.
 - The most appropriate District Plan zoning for Area 10 will be considered.
- In the medium term:
 - If a zone change is required for Area 10, this can be progressed under the Recovery Plan or the District Plan review.
 - The Council will develop a concept plan for the sport and recreation reserve, which will be publicly consulted on.
- In the long term, the sport and recreation reserve may be constructed.

- In the interim, the sport and recreational reserve may be grazed.

Other options considered

North of Cass Street

Through the consultation process there were a number of suggestions which related to re-establishing high density residential properties north of Cass Street and east of Jones Street. The option of developing large lot lifestyle residential north of Cass Street on remediated building platforms or pile housing was also considered. A number of reports were commissioned to investigate the feasibility and demand for these residential uses within these areas.

Technical reports considered the cost of development and demand for each type of property, given the geotechnical and flooding issues associated with this area. The technical reports indicated that, based on current market rates, the development of residential land use within the area north of Cass Street (northern part of both Area 10 and Area 12) is unlikely to be economically viable^{14 15}.

Given the cost of remediating the area and the potential adverse impacts the remediation work would have on the adjoining neighbours, high density residential, and large lot lifestyle residential development is not preferred within Area 10 by the Council.

The option of swapping existing sport fields for expanded centralised sports fields within Area 10 was also considered but is not preferred by the Council, given that these additional sports fields cater for additional growth and that the existing sports fields are purposefully located in and support their existing communities.

Should there be significant changes to land remediation technology, development economics, or market conditions in the longer term, then the viability of residential use could improve. If this option for residential use were to be retained for this area, then the Council is unlikely to commit to any significant development of sport and recreation facilities in the short to medium term.

South of Cass Street

The consultation process also suggested that business activities could be established within this area. As such, a number of reports were commissioned which looked at the feasibility and demand of business uses within these areas¹⁶.

The findings of these reports indicated that, based on current market rates, the remediation required in order to establish large format retail or yard based business development in this area is unlikely to be economically viable^{15 16}.

They also indicated that there is unlikely to be major demand for additional business land, beyond that already identified in this Plan, within the Kaiapoi area for many years. As such, business uses are not preferred by the Council in this area, given the proposed provision of other business opportunities elsewhere in the preliminary draft Recovery Plan.

The other activity suggested through the consultation process for this area was creating a new golf course, and developing the existing Kaiapoi golf course into residential uses. This option was considered but not preferred, since the Kaiapoi Golf Club did not indicate any desire to pursue this option.

4.4.3. Area 11

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

The Council's Green Space Team has indicated that, as the population of Kaiapoi continues to grow, there is likely to be a corresponding demand for interment space at the district's cemeteries. Currently there is sufficient capacity within the Kaiapoi cemetery for the projected medium term. However, if there is an increase beyond the projected numbers, space will be insufficient in the long term.

This activity is preferred by the Council within this area because it would provide the Council with an opportunity

¹⁴ Kaiapoi Red Zones Engineering Feasibility of Potential Land Uses (December 2015) by Tonkin & Taylor Ltd

¹⁵ Kaiapoi Red Zone Feasibility Analysis (December 2015) by Colliers.

¹⁶ Kaiapoi Town Centre Business Land Requirements (October 2015) by Property Economics.

to establish a cemetery space within an urban area, with no immediate neighbours.



The preferred option to develop a cemetery will contribute to Goals one and three, by meeting a recognised need in the community for additional burial space.

It also helps achieve Objective 4.1.1 through providing a service that the community needs.

Other options considered

Through the consultation process, a number of suggestions were made in relation to re-establishing high-density residential properties north of Cass Street and east of Jones Street. The option of developing large lot lifestyle residential north of Cass Street on remediated building platforms or pile housing, was explored. A number of reports were commissioned to investigate the feasibility and demand for these residential uses in this area^{17 18}.

These reports indicated that the remediation required in order to re-establish residential activities was significant. They also concluded that, given the cost of remediating the area, current market values and the potential adverse impacts on adjoining neighbours, residential development is unlikely to be viable. For

these reasons, high-density residential, and large lot lifestyle residential development is not preferred by the Council within Area 11.

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 possibility of reserve land being vested in the Council.
 - the most appropriate District Plan zoning for Area 11 will be considered.
- In the medium term, if a zone change is required for Area 11, this can be progressed under the Recovery Plan or District Plan review.
- In the long term:
 - the Council will develop a concept plan for the cemetery, which will be publicly consulted on.
 - construction may be undertaken.
- In the interim this area may be grazed.

4.4.4. Area 12 and 13

The Council's preferred option is to enable rural activities within these areas. Given the significant geotechnical and flooding risks associated with these sites and their proximity to existing residential areas, the preferred option will include restrictions on the future use of land, to ensure that dwelling houses, intensive farming (such as poultry farms) and other farming activities that have the potential to create adverse amenity effects on adjoining residential areas, cannot be established.

The Council's infrastructure team has indicated that an additional stormwater management area is required within the Kaiapoi East regeneration area. This is a suitable use for the south-western corner of this area, as it is a natural low point that naturally lends itself to stormwater detention.

There is also one Council-owned reserve (Kirk Street Reserve) in this regeneration area that is no longer required. The Council

¹⁷ Kaiapoi Red Zones Engineering Feasibility of Potential Land Uses (December 2015) by Tonkin & Taylor Ltd

¹⁸ Kaiapoi Red Zone Feasibility Analysis (December 2015) by Colliers.



proposes that this reserve status will be uplifted and the reserve land will be amalgamated with the surrounding area.

The proposal for rural activities will contribute to Goals one and four, as it is a prudent and efficient use of the site given the natural hazards associated with the area. The preferred use also does not preclude other land use options being established within this area in the future, however this would preclude residential development at a density higher than 1 dwellinghouse per 4ha.

It also helps achieve Objectives 4.1.1, 4.1.2, and 4.1.3 as it helps to promote the well-being of greater Christchurch communities and is integrated with the built and natural environment in Kaiapoi area.

There are three private properties within this area. The zoning of these properties will be considered, and will provide for continued residential use. The restrictions on land uses on the adjoining rural land will ensure that the amenity values of the remaining private property owners will be maintained.

Areas 12 and 13 are currently zoned Residential 2 in the District Plan. This does not preclude rural land use.

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 most appropriate District Plan zoning will be considered.
 - the process of lifting the reserve status and amalgamating the former reserve with the surrounding area would be undertaken.
 - the Crown may call for expressions of interest to lease or buy the land.
 - the Crown will discuss the possibility of reserve and the utility reserve being vested in the Council.
- In the medium term, if a zone change is required, this can be progressed under the Recovery Plan or District Plan review.

Other options considered

North of Hall Street

A wide range of innovative options have been considered within these areas. The option of allowing a rural lifestyle development on repaired building platforms or pile housing was investigated within this area. This option would allow some residential use of this land, providing additional residential opportunities close to the town centre and existing residential areas. This option would also provide for a diversity of home ownership options for people wishing to reside in the Kaiapoi area.

A number of technical reports were commissioned which looked at the cost of development given the geotechnical and flooding issues associated with this area, and demand for these types of properties. The technical reports have indicated that, based on current market rates, the development of rural lifestyle land uses within this area is unlikely to be economic^{19 20}. For this reason, rural land use is the Council's preferred option. It may be that at some time in the future changes to land remediation technology or changing market conditions could reduce the severity of the constraints identified. The Council's preferred rural land use does not preclude this option being reconsidered at that time should those issues be overcome.

¹⁹ Kaiapoi Red Zone Feasibility Analysis (December 2015) by Colliers.

²⁰ Kaiapoi Town Centre Business Land Requirements (October 2015) by Property Economics.

The option of locating standard-density residential development with area wide remediation in the northern half of Areas 12 and 13, was also considered. The technical reports have also indicated that, based on current market rates, that the re-development of standard density residential land uses within this area is unlikely to be economic.

South of Hall Street

The option of rezoning this area for standard-density residential, and large lot residential uses on remediated building platforms or pile housing, was explored. Reports were commissioned to look at the cost of development and demand for this type of property. These reports indicated that the remediation required per house site is unlikely to be economic. For this reason, this option is not preferred by the Council.

Additional reserves are not preferred for this area as there is no further shortfall identified.

4.4.5. Area 14

The Council proposes that Area 14 be included in a land swap with the rural land owner to the east. As part of this land swap, the majority of this regeneration area will be amalgamated with the rural property to the east, with a 10 metre strip being retained by the Council. In return, a 10 metre strip (Area G) from the north eastern corner of the regeneration area up to Beach Road will be subdivided from the neighboring section to the east. This proposed land swap will provide a walking and cycling link between the Kaiapoi River and the north-eastern section of Kaiapoi.

The land swap proposal option contributes to Goals one and three by meeting a recognised need in the community for additional recreation facilities, in a location already used for recreational purposes.

It also helps achieve Objective 4.1.1 as it helps to promote the well-being of greater Christchurch communities, reflecting the community's aspirations and integrating with the built and natural environment.



Key Actions and Stages

If the Recovery Plan is approved by the Minister for CER, in the short term, the potential land swap will be investigated. If agreed, the land swap and any associated the zoning changes will be undertaken in the short term. The development of the walkway will be undertaken as part of the proposed recreation linkages described in Area 9.

4.4.6. Area 15

The Council proposes that this area be developed to enable suitable business activities, which could include public car parking and yard-based retail.

Through the consultation process, the New Zealand Motor Caravan Association Inc. has expressed an interest in establishing a campervan park in this vicinity.

The campervan park is the preferred activity for this area because it is in close proximity to the existing Council-owned effluent disposal station, the supermarket, the Kaiapoi Information Centre, the Kaiapoi River and the walking tracks. The site is also within walking distance of the Kaiapoi Town Centre and the metropolitan bus route. The campervan park would cater for short stays for self-contained vehicles.

The Council's proposal to develop a campervan park will contribute to Goals one, two and three, by supporting the future expansion of economic activity in and around the town centre through providing additional facilities to attract visitors to Kaiapoi.

It also helps achieve Objective 4.1.3 through supporting economic development and growth.



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 may discuss with the Crown the possibility of this land being made available for development as a campervan park.
 - the Council will consider the most appropriate zoning for the area and, if a zone change is required, this can be progressed under the Recovery Plan or District Plan review.
 - an agreement between the Council and the New Zealand Motor Caravan Association Inc will be explored. This agreement could provide flexibility for further development of the site, if in the future there is

increased demand for business land in close proximity to the existing Kaiapoi township.

- the New Zealand Motor Caravan Association Inc may develop the site as a campervan park in accordance with an agreement.

Other options considered

Through the consultation process, it was suggested that large format retail activities could be established within this area. In response, a number of reports were commissioned to look at the feasibility of and demand for business uses in the area. These reports indicated that the remediation required in order to establish business uses in this area is significant. They also concluded that there will not be demand for additional business land other than that which is otherwise provided within this Plan. For this reason, business uses in the short term are not preferred in this area. However, in order to safeguard the future business development potential, this area will be developed with uses that do not prevent it from becoming business land in the future.

4.4.7. Area 16



The Council proposes that this area be vested in the Council, and a new car parking area be established. This car park will service the riverbank recreation activities, including the Kaiapoi wharf area and Morgan Williams Reserve, Corcoran Reserve,

the dog park and community BMX track, as well as providing overflow car parking for the Kaiapoi Town Centre.

A technical report was commissioned to look at whether any additional off-street car parking was required within the Kaiapoi Town Centre. This report concluded that this area was not the most suitable or convenient location for a large parking area for the town centre. However, while this car park may provide overflow parking for the town centre, it will primarily support the recreation cluster.

Providing car parking for users of the neighbouring recreational facilities will contribute significantly to Goals one and three identified above, by meeting a recognised need in the community for additional recreation facilities, in a location already used for recreational purposes.

It also helps achieve Objective 4.1.1 as it helps to promote the well-being of greater Christchurch communities, reflecting the community's aspirations and integrating with the built and natural environment.

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 possibility of this area being vested in the Council.
 - the Council will develop a concept plan for the car park.
- In the medium term the construction may be undertaken.
- In the interim this area may be grazed.

Other options considered

A suggestion from the consultation process was that business activities could be established within this area. In response, a number of reports were commissioned to look at the feasibility of and demand for business uses in this area. Based on their

findings, these reports concluded that the remediation required in order to establish business uses in this area is significant.

For this reason, business uses are not preferred in this area given that other business opportunities are provided elsewhere in the regeneration area.

The other activity that was suggested within this area was creating a food forest. This option was not preferred within this area as it has been proposed within the recreation and ecological linkage area. The Council considers that the proposed heritage trail, walking and cycling paths and a food forest will create an area of high amenity that would be easily accessible for the community.

4.4.8. Area 17

The Council anticipates that a range of business activities could be accommodated in this area, provided that any future activity can mitigate the natural hazard risk associated with the area. Business activities are the most suitable for this area given its close proximity to the existing town centre. This area will provide an opportunity for the Kaiapoi Town Centre to grow towards the Kaiapoi River, instead of following its current linear growth pattern along Williams Street.

The Crown may seek expressions of interest from the private sector to purchase and develop this area following comprehensive master planning.



There is one private residential property in this area. This site will remain in a Residential 1 zone within the Waimakariri District Plan. The District Plan provisions will ensure that the residential amenity is consistent with other residentially zoned properties that are on boundaries with business areas.

This preferred option will strongly contribute to Goals one, two and three, by supporting the future expansion of economic activity in and around the town centre.

It also helps achieve Objective 4.1.1 and 4.1.3 through integrating with the built and natural environment, and through supporting economic development and growth.

Other options considered

A technical report was commissioned to look at the Kaiapoi Town Centre's future business land requirements. It concluded that there will be an increased demand for additional business land within the Kaiapoi area in the medium to long term future. The option of rezoning this area Business 2 (industrial) was not preferred given the proximity to the existing town centre and existing residential areas. A more comprehensive master planned approach to development that maintains the amenity of adjoining residential areas is required.

Key Actions and Stages

If this 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 confirm the most appropriate zoning for the area and, if required, prepare a plan change to be progressed under the Recovery Plan or District Plan review.
- If the area is rezoned, the Crown may consider development opportunities. The timeframe for the development of this area will be dependent on stakeholder interest.
- In the interim, the Crown will maintain the area.

Do you agree or disagree with the land use proposals for Kaiapoi East?

Are there other land use options for Kaiapoi East that you think should be further considered?

4.4.9. Kaiapoi East Infrastructure

Extensive infrastructure works are planned for the Kaiapoi East regeneration area, the extent of which will depend on the final land use pattern. If the Council's preferred options are progressed the following infrastructure will be provided

- New or upgraded roads, and water, sewer and stormwater infrastructure to service the properties on the periphery of the regeneration area
- Infrastructure to service land uses within the regeneration area including private properties at an appropriate level of service.

Some of the services within the regeneration area could be provided to a different standard to that which existed before the regeneration area was established. For example, sewer services may be provided by way of private on-site pump stations, linked to a public pressure network and water services may be provided through a restricted supply.

Alternative Roding Options

A number of roading options for Kaiapoi East were considered, informed by access requirements and the March 2015 community feedback on roading alignment options²¹. In order to support the identified activities and provide continued access to the remaining private residential dwellings, a preferred option and three alternative roading options (identified as Areas

²¹ For more information on roading consultation see: www.redzoneplan.nz/resources

18, 18a, 18b, and 18c on the Kaiapoi East Spatial Plans) have been developed.

- Area 18 (Option 1 on the map above which includes the Council's and Kaiapoi Community Board's preferred roading alignment option). This provides for reconstruction of Cass Street and Feldwick Drive on their current alignment with alterations so that they do not form a through route. The road corridor will however remain, and in addition:
 - Develop a new connection between Feldwick Drive, Gray Crescent and Bracebridge Street
 - Develop a new connection between Oram Place and Cass Street, as a continuation of Bracebridge Street to Jones Street
 - Develop a new connection from Charles Street to Askeaton Park (a gravel road)
- Area 18(a) (see Kaiapoi East Option 2 in Appendix 5)
 - Reconstruct Cass Street and Feldwick Drive on their current alignment but with a different streetscape design to reflect the change in use (road narrowed with traffic calming).
- Area 18(b) (see Kaiapoi East Option 3 in Appendix 5)
 - Reconstruct Cass Street and Feldwick Drive on their current alignment but with a different streetscape design to reflect the change in use (road narrowed with traffic calming), and in addition:
 - Develop a new connection between Gray Crescent and Blackwell Crescent.
 - Develop a new connection between Oram Place and Cass Street, as a continuation of Bracebridge Street to Jones Street
- Area 18(c) (see Kaiapoi East Option 4 in Appendix 5)
 - Reconstruct Cass Street and Feldwick Drive on their current alignment with alterations so that they do not form a through route. The road corridor will however remain, and in addition:
 - Develop a new connection from Charles Street to Askeaton Park (a gravel road)
 - Develop a new connection between Gray Crescent and

Blackwell Crescent

- Develop a new connection between Oram Place and Cass Street, as a continuation of Bracebridge Street to Jones Street

The estimated costs of the proposed roading options are shown in Section 6.1.

Four roading options have been considered for Kaiapoi East. Which option do you prefer and why?

Key Actions and Stages – Infrastructure

If the Recovery Plan is approved by the Minister for CER:

- in the short term:
 - Key land required for infrastructure will be vested in the Council, following discussions with the Crown, including:
 - Land for Moore Street wastewater pump station
 - Land for Charles Street wastewater pump station and gravity main
 - Land for Gray Crescent / Ilex Place wastewater pump station and gravity main
 - Beswick Street Stormwater Management Area and associated swales and drains
 - Hall Street / Cass Street Stormwater Management Area and associated swales.
 - Repair or replace the road infrastructure and services, and stormwater management areas.
 - Provide new services (possibly with some changes to the level of service) to existing properties within the regeneration area.
- In the short and medium term, provide services to new facilities within the regeneration area, as they develop.



4.5. Pines Beach

Pines Beach is approximately 4 kilometres east of Kaiapoi, just over 1 kilometre north of the Waimakariri River mouth, and about 600 metres from the coastal marine area. A wetland lies to the north. The underlying land is predominantly stabilised sand dunes or river sand. The Tūhaitara Coastal Park separates the area from the coast, while Saltwater Creek forms the western boundary. The regeneration area covers approximately 9 hectares of Pines Beach, including Pines Oval. The northern end of Pines Beach is accessed through the regeneration area. The coastal lowland region from the Waimakariri River to the Rakahuri River is recognised and provided for as a Ngāi Tahu cultural landscape of immense importance within the Mahaanui Iwi Management Plan 2013.

The District Plan identifies Pines Beach as a residential zone. Three privately owned properties are located in the regeneration area. A new toilet and playground have been constructed in the Council-owned Pines Oval, replacing those facilities damaged in the earthquakes. A new community hall has also been consented, and will be built within the Pines Oval.

Current Infrastructure

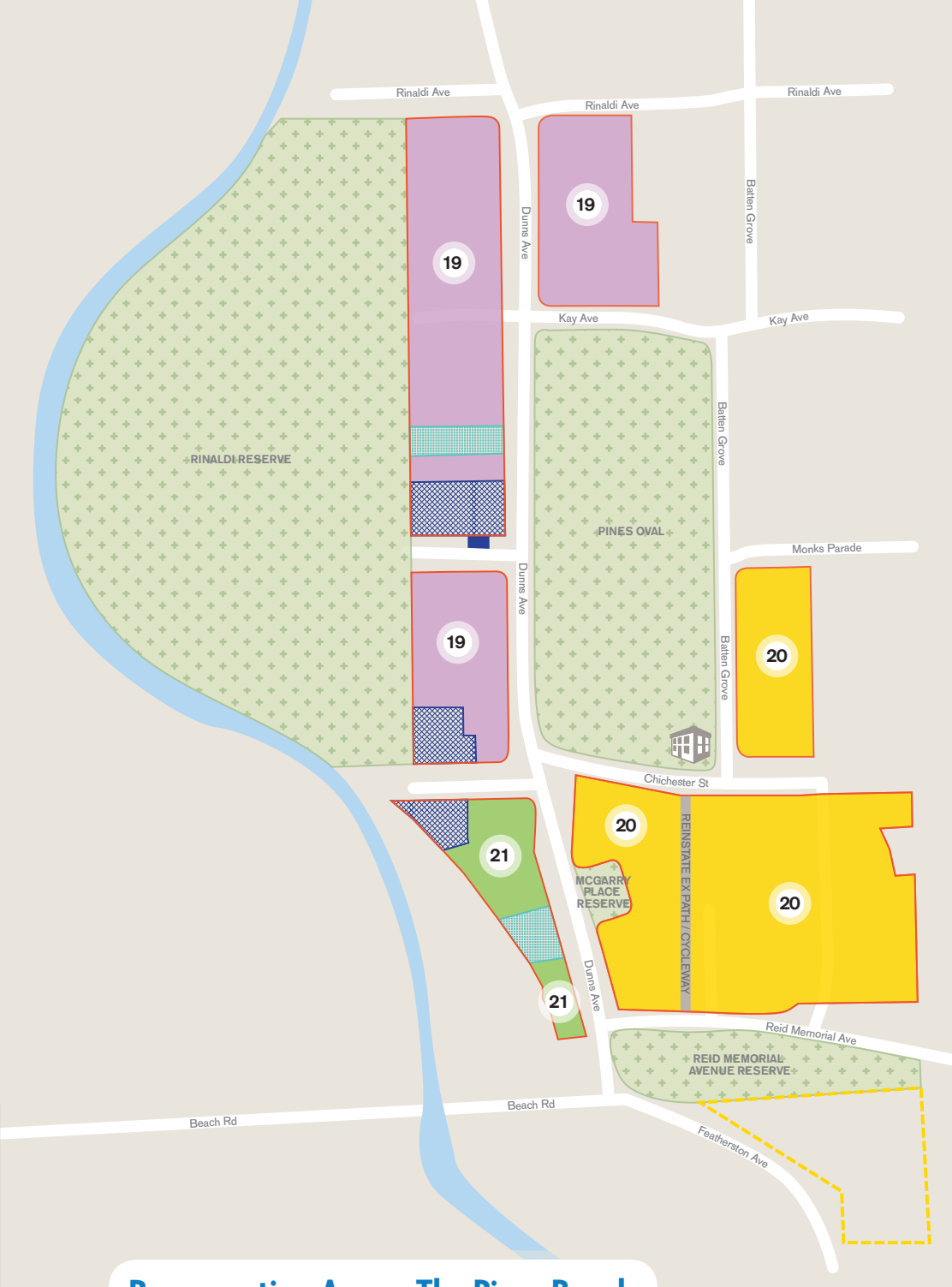
The roads and services within Pines Beach regeneration area were extensively damaged during the 2010 earthquake. A project to replace and upgrade the damaged roads and water, sewer and stormwater infrastructure within the roads around the perimeter and in the area has recently been completed. Therefore, the roads and services have been upgraded to a new standard.

Issues

- The key environmental issue for the area is the risk of sea-level rise. An initial report²² has projected that the sea level will rise by 1.0m by 2115. At this rate, the shoreline of Pines Beach will retreat and sea water will eventually inundate the area due to the daily tidal cycle.
- An initial report²² suggest that extensive flooding is likely to occur in the area every 50 to 200 years.
- The Pines Beach regeneration area has been fragmented due to the scattered nature of the remaining privately owned properties and existing roads.

²² Waimakariri District Residential Red Zone Preliminary Assessment of Land Use Capability (2015) Technical Advisory Panel





KEY

- Regeneration area
- Council reserve - potential private lease of some area (no permanent buildings) (1.9ha)
- Recreation and ecological linkage (0.3ha)
- Amalgamation into Tūhaitara Coastal Park
- Potential further Amalgamation into Tūhaitara Coastal Park
- Utility
- Existing reserve (7.1ha)
- Private property
- WDC property
- Consented Pines Community Hall (replacement of the earthquake damaged hall)

Regeneration Area – The Pines Beach

LAND USE/ACTIVITY

- 19** Area to remain in Council ownership with potential private lease of some of the area (no permanent buildings).
- 20** Amalgamation into Tūhaitara Coastal Park.
- 21** Additional recreation and ecological linkage.

Notes

1. Land use/activity areas are approximate only.
2. Amenity buffer for existing adjoining land uses to be determined at a later stage.

Options for Land Use

4.5.1. Area 19

Area 19 is currently zoned Residential 3 in the District Plan. Two options have been considered within the Pines Beach regeneration area, at this stage there is no preferred option. The two options are as follows:

Option 1

Under this option the Council proposes that this area be vested in the Council and be leased back to private individuals. This would provide for low intensity uses not including new permanent structures designed for ongoing residential occupation²³.



This leasehold arrangement has been suggested as an option within the Pines Beach area for a number of reasons. Firstly, through the consultation process, the Pines Beach community have expressed a clear interest in having their community re-established as it was before the earthquakes. As part of their proposal, they have suggested that there would be demand from former residents to lease back sections of the regeneration area. Furthermore, there is a strong sense of community within the area. Allowing Area 19 to be leased recognises the significant community interest in retaining connections to this area and

maintaining community coherence, and allows for an economic return in the interim period.

Secondly, significant capital works have been undertaken within the Pines Beach area in order to establish new community facilities and service the remaining residents. A new community hall has been consented, and will be built within the Pines Oval and a new path and bollards have been installed in the reserve between Pines Beach and Kairaki.

The reason this area is proposed to be held by the Council, as opposed to the Crown, is that there are larger areas of land within the Pines Beach regeneration area, with fewer adjacent dwelling houses.

Option 1 will contribute to Goals one and two, in particular by reflecting community aspirations to continue living in the area, while allowing for an economic return.

This option also reflects elements of Objectives 4.1.1 and 4.1.4, through integrating with the built and natural environment and reflecting the Government's commitment to principles of responsible fiscal management.

Key Actions and Stages

If this 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 possibility of leases for private use and the mechanics behind how the leases might be offered to the community as a whole will be discussed by the Council with the Crown.
 - The Council will consider the most appropriate zoning for area 19 and if required, prepare a plan change to be progressed under the Recovery Plan or District Plan review.
 - The lease arrangements may be implemented.

²³ Removable structures could be provided for. This means any structure that could be readily removed from the site, including but not limited to caravans, removable holiday baches and garden sheds.

Option 2

Under this option the Council proposes that this area be vested in the Council and leased for rural land uses.



This option is a suitable use of the area because it will provide the Council with a cost-neutral use for the site that will be sympathetic to the natural hazards associated with it. The site will not be vested in the Council as a formal reserve, which will retain flexibility in future uses.

Option 2 contributes to Goals one and four, and Objective 4.1.1 as it helps to promote the well-being of greater Christchurch communities and is integrated with the built and natural environment in the Pines Beach area.

Key Actions and Stages

If this 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 arrangements for boundary adjustment and rural leasing will be considered.
 - The most appropriate District Plan zoning for Area 19 will be considered and if a change is required, this will be progressed under the Recovery Plan or District Plan review.

4.5.2. Area 20

The Council proposes that this area be incorporated into the Tūhaitara Coastal Park, which borders the area to the east.

The extension of the Tūhaitara Coastal Park land has been proposed by Te Kōhaka o Tūhaitara Trust, which has expressed an interest in managing this land as part of the Tūhaitara Coastal Park. Te Kōhaka o Tūhaitara Trust is a registered charitable organisation made up of six Trustees, three appointed by Te Rūnanga o Ngāi Tahu and three by the Council. The Tūhaitara Coastal Park covers approximately 575 hectares of land along the coastline from the Waimakariri River mouth to the township of Waikuku. This area contains a range of natural features of local, regional and national importance, including Tūtaepatu Lagoon.

This option is the Council's preferred option for the area as it will provide additional opportunities for recreational activities and ecological enhancement. Although the existing native flora and fauna and biodiversity values in this area are limited, this proposed use represents a significant opportunity to re-create these values and support the existing Tūhaitara Coastal Park.

This proposal will also reflect Te Rūnanga o Ngāi Tahu's preferred use for this area, providing opportunities to enhance existing mana whenua values. This area is listed in Objective 6.4.6 of the Mahaanui Iwi Management Plan as a Ngāi Tahu cultural landscape of immense importance. Policy

WAI5.1 also recognises that the coastal and lowland region between the Waimakariri and Rakahuri Rivers is a cultural landscape with significant historical, traditional, cultural and contemporary associations.

Te Rūnanga o Ngāi Tahu and in particular Ngāi Tūāhuriri have a long-standing history and relationship with this area, which they have used for a multitude of purposes including mahinga kai. The presence of recorded archaeological finds (kāinga middens and others) at or near Kaiapoi, combined with the history of Ngāi Tahu occupation and activity within the area, indicates a strong potential for the presence of as yet undiscovered Māori archaeological sites. Te Rūnanga o Ngāi Tahu regards the recorded archaeological sites as indicator sites, with the potential for additional sites to be located nearby.

Including this area in the Tūhaitara Coastal Park will provide a range of opportunities to preserve Te Rūnanga o Ngāi Tahu values, retain and enhance rare and indigenous biodiversity and provide recreational and educational opportunities.

This option strongly contributes to Goals one, four, six and seven. It may also contribute to Goal three by creating attractive areas for visitors to Kaiapoi to enjoy, with the potential to also celebrate the Kaiapoi area's strong historical links to Ngai Tahu.

The proposal helps achieve Objectives 4.1.1 and 4.1.2 through reflecting community aspirations, recognising the relationships with Te Ngāi Tūāhuriri Rūnanga and Ngāi Tahu, and restoring and enhancing ecosystems.

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, discussions with the Crown and the Board of Te Kōhaka o Tūhaitara Trust will occur about incorporating this area into the Tūhaitara Coastal Park.

- In the medium term, ecological restoration planting may occur subject to the priorities of Te Kōhaka o Tūhaitara Trust.

4.5.3. Area 21

The Council proposes that this area be vested in the Council as an ecological reserve. It will provide an attractive entrance to Pines Beach.

The proposal option contributes to Goals one and six, by reflecting community aspirations while supporting ecological enhancements and biodiversity, in a way which integrates well with the neighbouring areas.

It also helps achieve Objectives 4.1.1 and 4.1.2 as it helps to promote the well-being of greater Christchurch communities, provides for biodiversity, and integrates with the built and natural environment.

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 vesting in the Council of this land as a reserve.
- In the medium term, planting may be undertaken.



Areas 19, 20 and 21

Other options considered

Through the consultation process, the community expressed some interest in the option of selling sections of the regeneration area back to private land owners to establish residential activities. This option is not preferred by the Council because of the natural hazard risks associated with these areas.

Through the community consultation process, it was also suggested that some of the regeneration area could be developed into a recreation reserve held by the Council. This option is not preferred as the Council's Green Space Team identified that there is no shortfall of reserve space in Pines Beach.

Through the consultation process, a submitter expressed interest in leasing a 0.5 hectare section of land within the regeneration area. Their proposal was to develop this area into an active recreational area, including creating a mini-golf course, low ropes and an outdoor exercise area. This option has not been progressed at this stage, however further information will be sought from the submitter in relation to this option. Further actions will be dependent on the information supplied.

4.5.4. Pines Beach Infrastructure

To support the Council's proposed activities identified above, if the Recovery Plan is approved by the Minister for CER, the Council will provide the following services within the Pines Beach regeneration area.

- All of the existing roads within the Pines Beach regeneration area will be maintained in their current location by the Council (as shown in Pines Beach Spatial Plan) except for Hood Avenue, which will be removed, and the road reserve will be amalgamated with the neighbouring site and will be vested in the Tūhaitara Coastal Park.
- No further infrastructure works are planned within the Pines Beach regeneration area because repair works have recently been undertaken.

Which of the land use options identified for the Pines Beach do you support?

Are there other land use options for the Pines Beach that you think should be further considered?

4.6. Kairaki

The Kairaki regeneration area covers approximately 5.8 hectares located on Featherston Avenue, between Pines Beach and the Waimakariri River mouth. The settlement is separated from the coast by the Tūhaitara Coastal Park. The Kairaki Motor Camp lies to the east of the regeneration area. Recent changes to the motor camp have seen it extend to the north. The Mahaanui Iwi Management Plan 2013 recognises and provides for the coastal lowland region from the Waimakariri River to the Rakahuri River as a Ngāi Tahu cultural landscape of immense importance²⁴.

The District Plan identifies the Kairaki area as Residential 3 zone. It contains 20 privately owned properties.

Current Infrastructure

The roads and services within the Kairaki regeneration area were extensively damaged during the 2010 earthquake. A project to replace and upgrade the damaged roads and water, sewer and stormwater infrastructure within the road through the area has recently been completed.

Issues

- The key environmental issue for the area is the risk of sea-level rise. An initial report²⁵ has projected the sea level will rise by 1.0m by 2115. At this predicted rate, the shoreline in Kairaki will retreat and sea water will eventually inundate the area due to the daily tidal cycle.
- An initial report suggested that extensive flooding is likely to occur in the area every 50 to 200 years²⁵.
- The community has a strong will to remain within the Kairaki area, through either a leasehold arrangement or some form of buy-back scheme. Whether and how this could occur needs to be resolved.
- Part of Kairaki could be included within the New Zealand Coastal Policy Statement's definition of the Coastal Management Area. If it is, this area will need to meet additional requirements.
- The area has fragmented land ownership. In addition to the privately-owned properties, parts of east Kairaki are owned by the Council and Te Kōhaka o Tūhaitara Trust. These arrangements can make it more difficult to achieve solutions that apply across the whole area.

²⁴ See Section 2.5 for a discussion of the specific IMP objective and policies in relation to Kairaki.

²⁵ Waimakariri District Residential Red Zone Preliminary Assessment of Land Use Capability (2015) Technical Advisory Panel

Regeneration Area – Kairaki

KEY

- Regeneration area
- Crown land - potential private lease of some area (no permanent buildings) (1.1ha)
- Recreation and ecological linkage (0.06ha)
- Amalgamation into Tūhaitara Coastal Park
- Potential further Amalgamation into Tūhaitara Coastal Park
- Utility
- Existing reserve (1.6ha)
- Private property

LAND USE/ACTIVITY

- 23** Remain in Crown ownership with potential private lease (no permanent buildings).
- 24** Amalgamation into Tūhaitara Coastal Park
- 24a** Should area 24 be amalgamated into the Tūhaitara Coastal Park, support discussion on further Council owned land being amalgamated into the Tūhaitara Coastal Park.
- 25** Reserve to be amalgamated into the Kairaki Beach Car Park Reserve

Notes

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

Options for future land use

4.6.1. Area 23

The Council proposes that this area will remain in Crown ownership in the short term, with the Crown deciding whether to sell or lease the land. In either case, is anticipated that permanent structures will be restricted through the terms of the lease. Removable structures (including removable baches) may be permitted on the land.



Through the consultation process, the Kairaki community have expressed a clear interest in having their community re-established as it was before the earthquakes. As part of their proposal, they have suggested that there would be demand from former residents to lease back sections of the regeneration area. Furthermore, there is a strong sense of community within the area, with some families having lived there for six generations. Allowing for the western part to be leased or sold (with appropriate restrictions/ covenants) recognises the significant community interest in retaining connections to this area and maintaining community coherence, and leaves open the possibility for an economic return in the interim period.

Secondly, significant capital works have been undertaken within the area in order to establish new community facilities and service the remaining residents. New road, wastewater and water lines have been installed following the earthquakes, a new stormwater system installed, and a new car park and associated plantings have been established at the Kairaki River mouth.

This option allows for a future contribution to Goals one and two, in particular by reflecting community aspirations to continue living in the area, while allowing for an economic return.

This option also reflects elements of Objectives 4.1.1 and 4.1.4, through integrating with the built and natural environment and reflecting the Government's commitment to principles of responsible fiscal management.

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 possibility of leases for private use and the mechanics behind how the leases might be offered to the community as a whole will be discussed by the Council with the Crown.

- The lease arrangements or sales may take place/ be implemented.
- the most appropriate District Plan zoning for Area 23 will be considered and if required a plan change progressed under the Recovery Plan or District Plan review.

4.6.2. Area 24

The Council proposes that this area be incorporated into the Tūhaitara Coastal Park, which borders the site to the east.



Te Kōhaka o Tūhaitara Trust has expressed an interest in managing this land as part of the Tūhaitara Coastal Park. Te Kōhaka o Tūhaitara Trust is a registered charitable organisation made up of six Trustees, three appointed by Te Rūnanga o Ngāi Tahu and three by Waimakariri District Council. The Tūhaitara Coastal Park covers approximately 575 hectares of land along the coastline from the Waimakariri River mouth to the township of Waikuku. This area contains a range of natural features of local, regional and national importance.

This option is the most suitable use of the area as it will provide additional opportunities for recreational activities and ecological enhancement. Although there are few known existing native flora and fauna and biodiversity values within this area, this proposed use represents a significant opportunity to re-create these values and support the existing Tūhaitara Coastal Park.

This proposal will also reflect Te Rūnanga o Ngāi Tahu's preferred use for this area, providing opportunities to enhance existing mana whenua values. This area is listed in Objective 6.4.6 of the Mahaanui Iwi Management Plan as a Ngāi Tahu cultural landscape of immense importance. Policy WAI5. 1 also recognises that the coastal and lowland region between the Waimakariri and Rakahuri Rivers is a cultural landscape with significant historical, traditional, cultural and contemporary associations.

Te Rūnanga o Ngāi Tahu and in particular Ngāi Tūāhuriri have a long-standing history and relationship with this area, which they have used for a multitude of purposes including mahinga kai. The presence of recorded archaeological finds (kāinga middens and others) at or near Kaiapoi, combined with the history of Te Rūnanga o Ngāi Tahu occupation and activity within the area, indicates a strong potential for the presence of as yet undiscovered Māori archaeological sites. Te Rūnanga o Ngāi Tahu regards the recorded archaeological sites as indicator sites, with the potential for additional sites to be located nearby. It is also noted that this area is shown within the Mahaanui Iwi Management Plan as a cultural significance zone.

Including this area in the Tūhaitara Coastal Park will provide a range of opportunities to preserve Te Rūnanga o Ngāi Tahu values, retain and enhance rare and indigenous biodiversity and provide recreational and educational opportunities for all people.

Te Kōhaka o Tūhaitara Trust has expressed an interest in amalgamating Council-owned land to the east of the regeneration area and north of the recently expanded Kairaki camp ground (Area 23a) into the Coastal Park. The Council supports discussions with the Trust regarding this additional amalgamation.

This option strongly contributes to Goals one, four, six and seven. It may also contribute to Goal three by creating attractive areas close to a popular recreational area for visitors to Kairaki to enjoy, with the potential to also celebrate Kairaki's strong historical links to Ngāi Tahu.

The proposal helps achieve Objectives 4.1.1 and 4.1.2 through reflecting community aspirations, recognising the relationships with Te Ngāi Tūāhuriri Rūnanga and Ngāi Tahu, and restoring and enhancing ecosystems.

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, discussions with the Crown and the Board of Te Kōhaka o Tūhaitara Trust will occur about incorporating this area into the Tūhaitara Coastal Park.
- In the medium term, ecological restoration planting may occur subject to the priorities of Te Kōhaka o Tūhaitara Trust.

4.6.3. Area 25

The Council proposes that this area be vested in the Council as reserve and be amalgamated into the Kairaki Beach Car Park Reserve. This is the preferred use for the area as the Kairaki Beach Car Park is a heavily used asset.

Providing car parking for users of the neighbouring recreational facilities in Kairaki will contribute significantly to Goals one and four identified above, by meeting a recognised need in the community for additional recreation facilities, in a location already used for recreational purposes.

It also helps achieve Objective 4.1.1 as it helps to promote the well-being of greater Christchurch communities, reflecting the community's aspirations and integrating with the built and natural environment.

Key Action and Stages

If the Council's preferred option is progressed and the Recovery Plan approved by the Minister for CER, discussions will take place with the Crown about the possibility of the reserve being vested in the Council.

Areas 23, 24 and 25

Other options considered

Through the consultation process, the community showed some interest in the option of selling back sections of the regeneration area to private land owners to establish residential activities. This option is not preferred because of the natural hazard risk associated with these areas.

Through the community consultation process, it was also suggested that some of the regeneration area could be developed into recreation reserve held by the Council. This option is not preferred as the Council's Green Space Team identified that there is no shortfall of reserve space in the Kairaki area.

4.6.4. Kairaki Infrastructure

In order to support the proposed activities identified above, if the Minister for CER approves the Recovery Plan the Council will provide the following services within the Kairaki regeneration area:

- All of the existing roads in the Kairaki regeneration area will be maintained in their current location by the Council (as shown in the Kairaki Spatial Plan).
- No further infrastructure works are planned within the Kairaki regeneration area because repair works have recently been undertaken.



5. Implementation

Te whakatinanatanga

5.1. Introduction

Should the Council's preferred options and actions identified in this preliminary draft Recovery Plan be progressed they will contribute significantly towards achieving the vision and goals the Council has set, and the objectives in the Minister's Direction.

It is recognised that some of the actions proposed can be undertaken relatively easily. Other changes will require additional funding and/or will take significantly longer to implement. Ultimately, the realisation of the final Recovery Plan will depend on ongoing community and stakeholder support for the vision, and a common understanding that not all perspectives and preferences can be accommodated. It will also require commitment by the Council and other parties

able to influence developments to work within the framework provided by the Recovery Plan.










The following tables (Section 6.2) provide a high-level implementation schedule for the wide range of proposed initiatives needed to achieve the vision and Council's preferred projects set out in the preliminary draft Recovery Plan. Some actions are sequential and can or should only be considered after others are progressed, and some initiatives need to be closely interrelated to be successful. This schedule also makes a series of assumptions for future developments and opportunities outside the Council's immediate role.

The timing of implementation for a number of projects is dependent on the timing of land remediation undertaken within parts of the regeneration areas. In addition, the timing of projects is subject to individual project plans and, in some cases, depends on progress of other linked projects. For these reasons, this schedule provides an initial indication of timing that is subject to review and change.










5.2. Overall Implementation Tables

Recovery-wide Implementation Table

Recovery-wide Implementation Table (NB the key actions and timing below reflect the Council's preferred options. Until these options are confirmed this Table can only be seen as a guide to overall implementation timing).











Project Name (& relevant area numbers)	Key Action and Scope	Responsibility / Resources	Timing				Contribution to specific Recovery Plan Goals, and Objectives in the Minister's Direction
			Short		Medium	Long	
			16/17	17/18	2018-28	2028+	
Business Use (2, 3, 17)	1) Review District Plan for most appropriate zoning. 2) Prepare and lodge District Plan change(s) to enable business development and use.	Council / Crown					Goals 1, 2 and 5 Direction Objectives 4.1.1, 4.1.2, 4.1.3 and 4.1.4
Parks and Recreation Use (1, 6, 7, 9, 10, 11, 24)	1) Review District Plan for most appropriate zoning. 2) Prepare and lodge District Plan change(s) to enable park and recreation zoning.	Council					Goals 1, 2 and 3 Direction Objectives 4.1.1, 4.1.2 and 4.1.3
Rural Land, Management and Use (5, 12)	1) Review District Plan for most appropriate zoning. 2) Prepare and lodge District Plan change(s) to enable appropriate rural zoning.	Council / Crown					Goals 4 and 5 Direction Objectives 4.1.1, 4.1.2 and 4.1.3
Miscellaneous District Plan Changes (Unknown)	1) Review District Plan and confirm other required Plan changes. 2) Prepare and lodge District Plan change(s) to address miscellaneous issues.	Council					Not known, but will be focused on Goals and Objectives as appropriate on a case-by-case basis.
Roading and Utilities (all relevant areas)	Investigate and enact alterations to ensure tenure of utilities, roading and services for permanent restoration.	Council / Crown					Goals 1, 2, 3 and 4 Direction Objectives 4.1.1, 4.1.2, 4.1.3 and 4.1.4

Kaiapoi West Implementation Table

Project Area	Key Action and Scope	Responsibility / Resources	Timing				Contribution to specific Recovery Plan Goals, and Objectives in the Minister's Direction
			Short		Medium	Long	
			16/17	17/18	2018-28	2028+	
1	Develop and engage on Kaiapoi West Reserve Masterplan ²⁶ of the project area.	Council					Goals 1, 2, 3 and 5 Direction Objectives 4.1.1 and 4.1.4
	Design and development of the reserve areas: 1) Car park and playground – Design – Construction 2) Croquet Club relocation – Negotiations and design – Relocation and construction 3) Dudley Drain – Design – Construction.	Council		    	  		Goals 1, 2, 3 and 4 Direction Objectives 4.1.1 and 4.1.4
2	See Business Use project in the 'Recovery-wide Implementation Table'.						






















²⁶ Complementary Projects:
– Murphy Park Concept Plan – Relocation of Kaiapoi Fire Station.

Haiapoi South Implementation Table




Project Area	Key Action and Scope	Responsibility / Resources	Timing						Contribution to specific Recovery Plan Goals, and Objectives in the Minister's Direction
			Short		Medium	Long			
			16/17	17/18	2018-28	2028+			
3	Public Transport options – investigate feasibility of 'park and ride' adjacent to town centre, including public transport routes.	Council / Environment Canterbury							Goals 1, 2 and 3 Direction Objectives 4.1.1, 4.1.3 and 4.1.4
3	See Business Use project in the 'Recovery-wide Implementation Table'.								
4 and 7	Determine appropriate ownership and governance mechanisms.	Council / Crown / Ngāi Tahu / Environment Canterbury							Goals 1, 2, 5 and 6 Direction Objectives 4.1.1, 4.1.2, 4.1.3 and 4.1.4
	Ngāi Tahu Proposal and Ecological Linkage Masterplan: 1) Develop and engage on Masterplan, addressing short, medium and long-term development. 2) Prepare concept plan, detailed design work and costings for Ngāi Tahu Proposal and Ecological Linkage. 3) Commence the physical works for the reserve areas.	Council / Ngāi Tahu / Ngāi Tūāhuriri							Goals 1, 2, 5 and 6 Direction Objectives 4.1.1, 4.1.2, 4.1.3 and 4.1.4
									
									
5	See Rural Use and Management and Tenure projects in the 'Recovery-wide Implementation Table'.								
6	Neighbourhood Park Masterplan: 1) Develop and engage on Masterplan 2) Prepare concept plan, detailed design work and costings for Neighbourhood Park. 3) Undertake physical works for Neighbourhood Park.	Council							Goals 1, 2, 3 and 5 Direction Objectives 4.1.1, 4.1.2 and 4.1.3
									
									
8/8a	Finalise, design and construct approved Roding Option. ²⁷ 1) Undertake detailed design for approved Roding Option and services. 2) Commence physical works for roading and services restoration.	Council							Goals 1, 2, 3 and 4 Direction Objectives 4.1.1, 4.1.2, 4.1.3 and 4.1.4
									
Utilities	See Roding and Utilities project in the 'Recovery-wide Implementation Table'.								

²⁷ Note: Only the preferred roading option will be progressed.




Haiapoi East Implementation Table

Project Area	Key Action and Scope	Responsibility / Resources	Timing				Contribution to specific Recovery Plan Goals, and Objectives in the Minister's Direction
			Short		Medium	Long	
			16/17	17/18	2018-28	2028+	
9, 10, 11, 15, 16	Develop and engage on a Recreation Masterplan, addressing short, medium and long-term development for all sports, recreation, ecological parks, motor camp and the cemetery.	Council					Goals 1, 2 and 3 Direction Objectives 4.1.1, 4.1.2 and 4.1.3
	District Sports Reserve – Design – Development	Council			 		Goals 1, 2 and 3 Direction Objectives 4.1.1, 4.1.2 and 4.1.3
	Dog Park – Design – Development	Council		 			Goals 1, 2 and 3 Direction Objectives 4.1.1, 4.1.2 and 4.1.3
	BMX Track – Design – Development	Council		 			Goals 1, 2 and 3 Direction Objectives 4.1.1, 4.1.2 and 4.1.3
	Car Park – Design – Development	Council		 			Goals 1, 2, 3 and 4 Direction Objectives 4.1.1, 4.1.2 and 4.1.3
	Motor Camp – Design – Development	Council		 			Goals 1, 2 and 3 Direction Objectives 4.1.1, 4.1.2 and 4.1.3
	Cemetery	Council					Goals 1 and 4 Direction Objectives 4.1.1 and 4.1.4
	Stormwater Management Areas – Design and costings – Development	Council	 				Goals 1 and 4 Direction Objectives 4.1.1 and 4.1.4
	Pump Stations – Design – Development	Council	 				Goals 1 and 4 Direction Objectives 4.1.1 and 4.1.4
12	See Rural Use and Management and Tenure projects in the 'Recovery-wide Implementation Table'.						
13	Revoke Kirk Street reserve.	Council					Goals 1 and 2 Direction Objectives 4.1.1, 4.1.3 and 4.1.4
14	Investigate the potential of undertaking a land swap. Construct new fences, walkways and bridges where required.	Council					Goals 1, 3 and 5 Direction Objectives 4.1.1, 4.1.3 and 4.1.4
17	See Business Use project in the 'Recovery-wide Implementation Table'.						
18/18a	Roading options and services for preferred roading alignment option – Design – Undertake physical works	Council	 				Goals 1, 2, 3 and 4 Direction Objectives 4.1.1, 4.1.2, 4.1.3 and 4.1.4
Utilities	See Roading and Utilities Tenure project in the 'Recovery-wide Implementation Table'.						

Pines Beach Implementation Table

Project Area	Key Action and Scope	Responsibility / Resources	Timing				Contribution to specific Recovery Plan Goals, and Objectives in the Minister's Direction
			Short		Medium	Long	
			16/17	17/18	2018-28	2028+	
19	Determine whether private use leases and their terms are acceptable to the Crown.	Crown / Council					Goals 1, 2 and 3 Direction Objectives 4.1.1, 4.1.3 and 4.1.4
20	Determine terms of a possible land transfer from the Crown to Te Kōhaka o Tūhaitara Trust ownership, determine management, funding arrangements, and incorporate additional land into the existing management plan.	Crown / Te Kōhaka o Tūhaitara Trust					Goals 1, 2, 3, 5 and 6. Direction Objectives 4.1.1, 4.1.2, 4.1.3 and 4.1.4
	Option 2 – Request and analyse proposals for commercial recreation opportunities including mini-golf, low ropes course and exercise area.	Council					Goals 1, 2 and 3 Direction Objectives 4.1.1, 4.1.3 and 4.1.4

Hairaki Implementation Table

Project Area	Key Action and Scope	Responsibility / Resources	Timing				Contribution to specific Recovery Plan Goals, and Objectives in the Minister's Direction
			Short		Medium	Long	
			16/17	17/18	2018-28	2028+	
22	Determine whether private use leases and their terms are acceptable to the Crown.	Crown / Council					Goals 1, 2 and 3 Direction Objectives 4.1.1, 4.1.3 and 4.1.4
23	Determine terms of a possible land transfer from the Crown to Te Kōhaka o Tūhaitara Trust ownership. Determine management, funding arrangements, and incorporate additional land into the existing management plan.	Crown / Te Kōhaka o Tūhaitara Trust					Goals 1, 2, 3, 5 and 6 Direction Objectives 4.1.1, 4.1.2, 4.1.3 and 4.1.4
24	Determine terms of land transfer to the Council and amalgamate land to extend Kairaki Beach Car Park.	Crown / Council					Goals 1, 2 and 3 Direction Objectives 4.1.1, 4.1.3 and 4.1.4

6. Preliminary Funding Options

Ngā whiringa pūtea

The tables below set out the estimated funding implications, and indicative sources of funding, for the Council's preferred proposals in the preliminary draft Recovery Plan. It includes some potential projects that must be investigated further before final decisions are made. It is assumed that Central and local government will make the main funding commitments to enable infrastructure restoration and greenspace land use. The private sector and philanthropic agencies will potentially make contributions (in some cases, possibly through a public-private partnership or co-funding arrangement).

6.1. Costing Tables

The Pines Beach

Table 1: Cost of Proposed Council owned / managed reserves – The Pines Beach**

Area Number (shown on spatial maps)	Design and Build Cost	Yearly Maintenance Cost
Area 19	\$0	\$0
Area 20 ²⁸	\$0	\$0
Area 21	\$31,000 - \$41,000	\$3,000 - \$5,000
TOTAL AREA COST*	\$31,000 - \$41,000	\$3,500 - \$4,500

Note: There is no new infrastructure proposed.

* Excludes any land acquisition costs which is a matter for discussion with the Crown once its preliminary views on land use option(s) are known.

** These projected capital development costs, particularly for reserves, may extend over two or more 10 year Long Term Plan periods and over that period a wide range of funding options become feasible.

²⁸ Area 20 proposal anticipates amalgamation / vesting with the Tuhaitara Coastal Park Trust. Costings will be undertaken regarding development and maintenance once confirmed.

Kairaki

Table 2: Cost of Proposed Council owned / managed reserves - Kairaki**

Area Number (shown on spatial maps)	Design and Build Cost	Yearly Maintenance Cost
Area 23	\$0	\$0
Area 24 ²⁹	\$0	\$0
Area 25	\$57,000 - \$75,000	\$1,400 - \$1,800
TOTAL AREA COST*	\$57,000 - \$75,000	\$1,400 - \$1,800

Note: There is no new infrastructure proposed.

* Excludes any land acquisition costs which is a matter for discussion with the Crown once its preliminary views on land use option(s) are known.

** These projected capital development costs, particularly for reserves, may extend over two or more 10 year Long Term Plan periods and over that period a wide range of funding options become feasible.

Kaiapoi West

Table 3: Cost of Proposed/ Remaining Council Infrastructure – Kaiapoi West**

Infrastructure Type	Projected Cost	LTP Budget	Cost vs Budget
Utilities replacement	N/A	N/A	N/A
Other (Dudley Drain)	\$223,000	\$198,000	Shortfall of \$24,000
TOTAL AREA COST*	\$223,000	\$198,000	Shortfall of \$24,000

Table 4: Cost of Proposed Council owned / managed reserves – Kaiapoi West**

Area Number (shown on spatial maps)	Design and Build Cost	Yearly Maintenance Cost
Area 1	\$1,370,000 - \$1,790,000	\$16,000 - \$22,000
TOTAL AREA COST*	\$1,370,000 - \$1,790,000	\$16,000 - \$22,000

* Excludes any land acquisition costs which is a matter for discussion with the Crown once its preliminary views on land use option(s) are known.

** These projected capital development costs, particularly for reserves, may extend over two or more 10 year Long Term Plan periods and over that period a wide range of funding options become feasible.

²⁹ Area 24 proposal anticipates amalgamation / vesting with the Tuhaitara Coastal Park Trust. Costings will be undertaken regarding development and maintenance once confirmed.

Kaiapoi South

Table 5: Cost of Proposed/ Remaining Council Utilities – Kaiapoi South**

Infrastructure Type	Projected Cost	LTP Budget	Cost vs Budget
Utilities replacement	\$2,731,000	\$2,731,000	\$0
TOTAL AREA COST*	\$2,731,000	\$2,731,000	\$0

Table 6: Cost of Proposed Roothing Options ³⁰ – Kaiapoi South**

Infrastructure Type	Projected Cost	LTP Budget	Cost vs Budget
Roothing Area 8 – the Council's and KCB's preferred option (rebuild existing roads)	\$1,091,000	\$964,000	Shortfall of \$127,000
Roothing Area 8a: (realign Courtenay Drive & remove old roads)	\$2,059,000	\$964,000	Shortfall of \$1,095,000

Table 7: Cost of Proposed Council owned / managed reserves – Kaiapoi South**

Area Number (shown on spatial maps)	Design and Build Cost	Yearly Maintenance Cost
Area 4	\$820,000 - \$1,060,000	\$31,000 - \$41,000
Area 6	\$420,000 - \$540,000	\$7,000 - \$9,000
Area 6a ³¹	\$420,000 - \$540,000	\$7,000 - \$9,000
Area 7	\$430,000 - \$560,000	\$10,000 - \$13,000
TOTAL AREA COST*	\$1,600,000 - \$2,160,000	\$48,000 - \$63,000

* Excludes any land acquisition costs which is a matter for discussion with the Crown once its preliminary views on land use option(s) are known.

** These projected capital development costs, particularly for reserves, may extend over two or more 10 year Long Term Plan periods and over that period a wide range of funding options become feasible.

³⁰ Note: Only the preferred roading option will be progressed.

³¹ Note: Only the preferred reserve option will be progressed.

Kaiapoi East

Table 8: Cost of Proposed/ Remaining Council Infrastructure – Kaiapoi East**

Infrastructure Type	Projected Cost	LTP Budget	Cost vs Budget
Utilities replacement	\$10,700,000	\$10,113,000	Shortfall of \$587,000
Pressure sewer system to new facilities	\$356,000	\$0	Shortfall of \$356,000
On-demand water supply to new facilities	\$342,000	\$0	Shortfall of \$342,000
TOTAL AREA COST*	\$11,398,000	\$10,113,000	Shortfall of \$1,285,000

Table 9: Cost of Roothing Options ³² – Kaiapoi East

Infrastructure Type	Projected Cost	LTP Budget	Cost vs Budget
Roothing Option 1 (the Council's and KCB's preferred option)	\$3,365,000	\$3,811,000	Surplus of \$446,000
Roothing Option 2 ³³	\$3,382,000	\$3,999,000	Surplus of \$617,000
Roothing Option 3 ³⁴	\$4,262,000	\$3,999,000	Shortfall of \$263,000
Roothing Option 4 ³⁵	\$3,365,000	\$3,811,000	Surplus of \$446,000

Table 10: Cost of Proposed Council owned / managed reserves – Kaiapoi East**

Area Number (shown on spatial maps)	Design and Build Cost	Yearly Maintenance Cost
Area 9	\$1,440,000 - \$1,880,000	\$31,000 - \$40,000
Area 10 North of Cass Street South of Cass Street	\$1,920,000 - \$2,500,000 \$730,000 - \$960,000	\$53,000 - \$69,000 \$37,000 - \$48,000
Area 11	\$1,390,000 - \$1,810,000	\$33,000 - \$43,000
Area 13	\$0	\$0
Area 14	\$120,000 - \$160,000	\$3,000 - \$5,000
Area 15	\$300,000 - \$450,000	\$0
Area 16	\$1,600,000 - \$2,300,000	\$9,000 - \$11,000
TOTAL COST*	\$7,500,000 - \$10,060,000	\$166,000 - \$216,000

* Excludes any land acquisition costs which is a matter for discussion with the Crown once its preliminary views on land use option(s) are known.

** These projected capital development costs, particularly for reserves, may extend over two or more 10 year Long Term Plan periods and over that period a wide range of funding options become feasible.

³² Note: Only the preferred roading option will be progressed.

³³ See Appendix 5

³⁴ See Appendix 5

³⁵ See Appendix 5

6.2 Central Government

A number of central government agencies will have a specific funding interest in the Council's proposals in this preliminary draft Recovery Plan. In particular, discussions have been taking place with Treasury and Land Information New Zealand, which is inheriting responsibilities to maintain the Crown-owned land in the regeneration areas. The Department of Conservation, the Ministry for the Environment and other relevant central government agencies as appropriate may also have potential funding commitments.

6.3. Local Government

6.3.1. Environment Canterbury

The Kaiapoi, Waimakariri and Saltwater Creek stopbanks are recognised as Environment Canterbury's maintenance/renewal responsibilities in the Asset Management Plan for the Waimakariri-Eyre-Cust Rating District. These assets will be maintained in perpetuity, unless there is a need to upgrade and/or abandon these in response to climate change (sea-level rise and/or increased flood flows). Any Environment Canterbury decision to do this would need supporting investigation, design and costing and would require significant community consultation and a formal Long Term Plan decision.

The stopbanks on the Cam and Cust Rivers and the south side of the Ashley River, which are also included in the Waimakariri-Eyre-Cust rating district, provide protection for the regeneration areas. All of these stopbanks are subject to the same asset management obligations as above.

Environment Canterbury has budgets for these assets in its Long Term Plan 2015–2025. In particular, the Long Term Plan notes the following.

- Flood protection infrastructure will be maintained against agreed levels and the construction of flood protection infrastructure will be completed in accordance with the capital expenditure programme. Environment Canterbury has set revenue and funding at a level to afford an ongoing asset renewal and replacement programme. The cost of managing drainage schemes and flood protection and river

control works averages \$14.6 million per year for the 10-year life of the Long Term Plan. It is expected that \$120.5 million in operating expenditure over the next 10 years will be needed for flood protection and flood control works to maintain the levels of service that Environment Canterbury currently provides.

- Environment Canterbury will meet its statutory obligations towards a safe coastal environment by providing information about coastal areas susceptible to coastal erosion and sea water flooding.
- The Waimakariri Flood Protection project involves constructing a secondary stopbank to provide additional protection to the residents of Christchurch, Selwyn and Waimakariri. The project would cost an estimated \$19.9 million over the remaining construction period. However, given that completing it within this period would involve a significant rates increase, Environment Canterbury has decided to spread the cost of construction over 25 years.

The Long Term Plan makes no specific mention of any new flooding infrastructure developments for the Kaiapoi River in the 30-year infrastructure strategy.

6.3.2. Waimakariri District Council

Existing Council budgets include funding for a number of the proposed initiatives in this preliminary draft Recovery Plan. Consideration of additional funding requirements will be undertaken as part of the Council's Long Term Planning process.

The Council has (through its Long Term Plan 2015–2025) committed to capital expenditure of \$6.76 million over eight years from 2016/17, and \$0.57 million annual operating expenditure, for actions to support recovery in the regeneration areas, including infrastructure upkeep and replacement.

6.4. Public-Private Partnerships

Co-funding opportunities with the private sector could be explored for a number of the proposals in this Recovery Plan. These could include for example proposals to:

- Construct and maintain a bridge/ferry for pedestrians and cyclists across the Kaiapoi River to connect the proposed

cycling and walking tracks through Kaiapoi East and Kaiapoi South

- Construct and maintain a BMX track in Kaiapoi East
- Plant and maintain a fruit forest in Kaiapoi East
- Construct and maintain a motor caravan park in Kaiapoi East
- Develop a 'park and ride' transport interchange in Kaiapoi South.

6.5. Private and Philanthropic Sectors

Developers will cover the costs associated with preparing and developing land for any commercial development they are responsible for. There may be opportunities for philanthropic funding contributions from a variety of agencies.

For some proposed initiatives, we do not have sufficient information about costs to identify potential funding implications and possible sources of funding. The public and other stakeholders will have the opportunity to comment on funding arrangements when the Minister for CER calls for written comments on the draft Recovery Plan after June 2016.

7. Monitoring

Te aroturuki

Implementing the projects and initiatives set out in this preliminary draft Recovery Plan will deliver the Council's Vision to ensure that Kaiapoi, Kairaki, Pines Beach and the wider district are economically vibrant, resilient, rewarding and exciting places for residents and visitors and promote their well-being, while celebrating the significant cultural history of iwi and the wider community.

The Council will monitor and report on progress made. By doing so, we will assess the effectiveness of the actions and identify any areas that may require additional effort or change. Information about the progress of the actions in the Recovery plan will help investors, home owners, infrastructure developers, service providers and the wider community to make decisions critical to the regeneration of the district and/or their own futures.

Within six months of the Minister for CER's approval of the Recovery Plan, the Council will develop a Monitoring Plan in consultation with the strategic partners and government agencies. This Monitoring Plan will:

- Monitor the implementation of the Recovery Plan actions
- Monitor progress towards achieving the Recovery Plan Goals and outcomes.

An annual monitoring report on progress will be published, which will be informed by the existing monitoring the Council already undertakes, and other relevant data as appropriate.

Glossary of Terms and Abbreviations

Ngā kupu me ngā whakapotonga

CERA	Canterbury Earthquake Recovery Authority, the government agency leading and coordinating the earthquake recovery effort through until April 2016
CER Act	Canterbury Earthquake Recovery Act 2011
Canterbury Regional Policy Statement	The document prepared by Environment Canterbury under the RMA that sets the regional planning and development framework
Council	Waimakariri District Council
District plans	Documents prepared under the RMA to provide a framework for the management of land use and subdivision within a territorial authority area. For example, they define zones (areas) for residential or industrial activities, each with its own set of rules
Environment Canterbury	Environment Canterbury/Canterbury Regional Council
Greater Christchurch	Defined under the CER Act as being the districts of Christchurch City, Selwyn District and Waimakariri District, and the coastal marine area next to these districts; the greater Christchurch metropolitan area is a smaller area comprising the City and towns and rural areas between Rangiora and Rolleston and Lincoln
IMP	Mahaanui Iwi Management Plan
Long-term action	Action forecast to be completed more than 10 years after the final Recovery Plan is gazetted
Low-density residential development	Usually stand-alone, single-storey housing with larger suburban lots
LTP	Long Term Plan, prepared by the regional and district councils under the Local Government Act 2002
LURP	Land Use Recovery Plan
Mahinga kai	Food and other resources, and the areas they are sourced from. Also the work (mahi), methods and cultural activities involved in getting foods and resources
Mana whenua	Those who have traditional/customary authority or title over land and the rights of ownership and control of use on the land, forests rivers etc. Also the land area (and boundaries – rohe) within which such authority is held
Medium-term action	Action forecast to be completed between two and ten years of the final Recovery Plan being gazetted
Minister for CER	Minister for Canterbury Earthquake Recovery
Minister's Direction	Direction issued to the Waimakariri District Council instructing it to prepare the draft Waimakariri Residential Red Zone Recovery Plan in collaboration with the strategic recovery partners; as notified in the New Zealand Gazette Notice No. 95 (3 September 2015)

Ngā Papatipu Rūnanga	The representative bodies of the six Ngāi Tahu Papatipu Rūnanga in greater Christchurch – Te Ngāi Tuāhuriri Rūnanga, Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga, Te Rūnanga o Koukourārata, Wairewa Rūnanga, Te Taumutu Rūnanga, Ōnuku Rūnanga
Ngāi Tahu	The iwi of Ngāi Tahu, consisting of the collective of the individuals who descend from the primary hapū of Waitaha, Ngāti Māmoe and Ngāi Tahu, namely, Ngāti Kuri, Ngāti Irakehu, Kāti Huirapa, Ngāi Tuāhuriri and Kāi Te Ruahikihiki
Non-permanent buildings	This means any structure that could be readily removed from the site, including but not limited to caravans, removable holiday baches and garden sheds.
Recovery Strategy	Recovery Strategy for Greater Christchurch: Mahere Haumanutanga o Waitaha; prepared under the CER Act
Regeneration Area	The area defined as the Residential Red Zone as defined below, with regeneration encompassing ecological restoration and/or enabling appropriate uses suitable to the status of the land
Residential red zone	An area of residential land which suffered severe land damage due to the Canterbury earthquakes, and where the Crown made an offer to purchase properties. In this Recovery Plan, it refers to the areas of land in Kaiapoi, Pines Beach and Kairaki that were zoned red.
RMA	Resource Management Act 1991
Short-term action	Action forecast to be completed within two years of the final Recovery Plan being gazetted
Strategic partners	CERA, Te Rūnanga o Ngāi Tahu, New Zealand Transport Agency, Environment Canterbury, Christchurch City Council, Selwyn District Council and Waimakariri District Council
Tangata whenua	People of the land: the iwi or hapū who hold mana whenua over that area
TAP	Technical Advisory Panel
Te Rūnanga o Ngāi Tahu	Te Rūnanga o Ngāi Tahu, which is statutorily recognised as the representative tribal body of Ngāi Tahu Whānui and was established as a body corporate on 20 April 1996 under section 6 of Te Rūnanga o Ngāi Tahu Act 1996
UDS	Greater Christchurch Urban Development Strategy

Appendices

He āpitihanga

- **Appendix 1** – Waimakariri Residential Red Zone Recovery Plan - Comments Assessment
- **Appendix 2** – Summary Ideas Assessment
- **Appendix 3** – Other Relevant Waimakariri District Council Plans, Strategies and Projects
- **Appendix 4** – Strategic Assessment of Potential Future Long Term Urban Land Uses
- **Appendix 5** – Alternative Rooding Options
- **Technical Reports** – To be contained in a separate volume: see www.redzoneplan.nz
 - Waimakariri District Residential Red Zone Preliminary Assessment of Land Use Capability (2015) Technical Advisory Panel
 - Kaiapoi Red Zones Engineering Feasibility of Potential Land Uses (December 2015) by Tonkin & Taylor Ltd
 - Kaiapoi Town Centre Business Land Requirements (October 2015) by Property Economics.
 - Kaiapoi Red Zone Feasibility Analysis (December 2015) by Colliers.

7.1 Appendix 1

Waimakariri Residential Red Zone Recovery Plan – Comments Assessment

Let's Discuss Comments Summary (from WDC Summary Publication)	
Summary of Comments Received	How the Preliminary Draft Responds to the Comments
There are significant Mana Whenua and Ngai Tahu values identified in the southern part of Kaikanui/Kaiapoi South and adjacent to the Kaiapoi River, particularly in relation to mahinga kai areas and past occupation. There are opportunities to further advance significant Mana Whenua/Te Ngai Tuahuriri Runanga and Ngai Tahu values of the area, in particular in areas where access to mahinga kai and taonga plant species can occur. Te Runanga and Ngai Tuahuriri strongly support the inclusion of these significant values within the Recovery Plan.	These values and opportunities have been recognised in the Kaiapoi South Spatial Plan through setting aside areas for cultural / mahinga kai enhancement which is to be advanced through the identified further actions.
There are significant Mana Whenua and Ngai Tahu values associated with the Pines Beach and Kairaki area. It was a rich mahinga kai resource for local Maori. The Tuhaitara Coastal Reserve Management Plan includes Ngai Tahu, recreation, community and education values. There are opportunities to further enhance significant mana whenua/Te Ngai Tuahuriri Runanga and Ngai Tahu values of the area.	The Tuhaitara Trust Reserve proposal has been supported within the proposed spatial plans. It is proposed that the eastern sections of the Pines Beach and Kairaki are vested in the Tuhaitara Coastal Reserve to ensure these values are enhanced.
Kaiapoi West and Kaiapoi North were not identified within the technical report as having specific high cultural values, it is important to note that environmental enhancements may contribute to supporting mana whenua and Ngai Tahu values	There will be opportunities in these areas to support mana whenua and Ngai Tahu values through the design of the reserves which is being undertaken as a Further Action.
Within the Pines Beach it is suggested that the western section be leased to private landowners as a licence to occupy/lease by neighbour, the north eastern section be leased to private owners with some other license to occupy lease arrangement, and the southern section be added to the Tuhaitara Trust Reserve. Within the area to be added to the Tuhaitara Trust Reserve, it is suggested that a business could be established which would include; mini golf, ropes course, a maze, and an outdoor exercise area.	This proposal has been supported within the proposed spatial plans. Option 2 of Area B within the Pines Beach section acknowledges this request as a viable option.
Within Kairaki it is suggested that the majority of the area to the west of Featherstone Ave be leased to private landowners as a licence to occupy/lease by neighbour, and the majority area to the east of Featherstone Ave be added to the Tuhaitara Trust Reserve. It is suggested that the remaining parts of Kairaki be used for community tennis courts, a mobile coffee or food truck, sailing club boat storage, and other licence to occupy leases.	This proposal has been supported within the proposed spatial plans. Area A within the Kairaki section acknowledges this request as a viable option.
Create a positive legacy which is at the heart of putting Kai back into Kaiapoi by seeing the worst affected Crown owned land in the Red Zone planted out as a food forest connected by walking tracks with open spaces as picnic areas, playgrounds, workout areas for people to connect with the river, BBQ areas, sculpture parks, adventure playground and a dog park. In time a food forest education centre could be developed. Food forests would be a legacy project, provide food security for the community, would be environmentally friendly, would potentially be a tourist draw card and would tie Kai with Kaiapoi. Some of the YouMeWeUs food forest team are trained and could assist with planning and supplying some of the trees and plants.	The proposed Spatial Plans set out areas of reserve and open space in some of the worst affected areas. A food forest has not been expressly proposed in these areas however these could be included when the areas a masterplanned. A dog park is proposed for the Kaiapoi East area.
Residential development should be investigated. The option of relocating the golf course and the feasibility of using that land for urban development should be explored further in a more detailed assessment. Red zoned land as far-east as Jolly St should be developed as medium density residential housing.	Residential development across all of the red-zone land has been investigated. This has not been progressed principally due to the identified geotechnical and flooding constraints. The option of relocating the Kaiapoi Golf Course has been investigated but not progressed as the club does not wish to shift at this time.
Supporting Mana Whenua values has gains for all. Any recreational land uses will be valuable to the wider Kaiapoi community with walkways to coastal reserves enhancing environmental values. Long term maintenance costs should be a key determinant of the best options.	The Spatial Plans identify areas set aside for recreation activities (as reserves or open spaces). Whether these include walkways will be determined through the masterplanning process which is an identified Further Action. Long term maintenance costs have been considered when determining the best use of the red-zone areas.
Red Zone land between Williams Street, Raven Street, Bowler Street, and Railway Line could be developed as the future Kaiapoi Town Centre. A full master plan for the town centre should include a railway/bus station, entertainment and recreational facilities, more parking close in and a new bridge over the Kaiapoi river in the vicinity of the NCF reserve.	The block identified has been identified for commercial activities in the spatial Plan to support the Kaiapoi town centre. There is a Further Action to explore park and ride / transport interchange options on this block. The new bridge has not been expressly proposed however this could be included when the nearby open space areas are masterplanned.

Let's Discuss Comments Summary (from WDC Summary Publication)

Summary of Comments Received	How the Preliminary Draft Responds to the Comments
Consider commercial operations that recognise Kaiapoi's assets and historical values e.g. paddle boat steamer with get on, get off stops along the river, a replica Maori Pa, a 'Ferrymead' type park.	These proposals have not been explicitly identified in the Spatial Plan, however they could be introduced through the masterplanning for each of the red-zone reserves and open spaces or developed in the future.
Build a sensory playground for preschools that would allow the children to use their senses i.e. touch tunnels that have different textures on the inside, LED lighting that changes colour and is powered by solar. Interactive sculptures and Dr Seuss like sculptures that inspire the imagination so that children can build on their experiences and dare to dream of possibilities. Develop gardens with scent and texture. It would be a great drawcard to Kaiapoi from preschools throughout the district and families from Christchurch and surrounds.	Public reserves and open spaces have been set out on the Spatial Plans. While these ideas have not been explicitly identified in the Spatial Plan, they could be considered and included through the masterplanning proposed for these areas as Further Actions.
Consider the use of street names no longer in use to name walkways, picnic areas e.g. Norman Kirk walkway. Plaques and memorial areas could be set up, detailing the value the person added to Kaiapoi. Old heritage roses that were salvaged from some red zone properties could be donated for memorial areas. In addition, a large rhododendron tree on Sewell Street (that is one of only three in NZ) could be salvaged and relocated to this area.	Public reserves and open spaces have been set out on the Spatial Plans and the Recovery Plan identifies the need to recognise the lost heritage in the Kaiapoi East area. While the specific ideas have not been explicitly identified in the Spatial Plan, they could be considered and included through the masterplanning proposed for these areas as Further Actions.
Use this fertile land for a working farm type environment where we can teach self-sufficiency and learning to live off the land. Make it a working partnership with Lincoln University, the Districts High School, Ngai Tahu, Rabobank and the Academies.	The Spatial Plans set out areas proposed for rural activities. These ideas could be explored for future uses in these areas.
A car parking area close to the current New World site would provide for people to park and take a walk along the waterfront, provide easy access to the growing commercial area, Post Office, children play areas, iSite visitor centre, wharf, dog parks etc. The carpark could also be used as a free camping site, with waste dump facilities close by.	The Kaiapoi East Spatial Plan identifies this area for commercial activity that could include vehicle parking and an overnight parking area for self-contained motorhomes.
Council need to mitigate flood risk from existing green zones, however suggest that the areas identified be pushed closer to the river, utilising reserve land as part of the solution. Siting flood ponding in these areas would be more appropriate than using less damaged more valuable potential residential or closer commercial sites. Locate the areas for flood mitigation further away from commercial areas, closer to rural land.	The Spatial Plans identify stormwater detention areas on reserve land. These have been located close to the river and away from commercial areas on land that is considered to be the poorest performing from a geotechnical and flooding perspective.
Use sediment excavated from the bed of the Kaiapoi River to support potential new land uses within the Residential Red Zone for a variety of potential purposes. These include use of sediment in the formation of future stormwater or flood management areas or within wetlands, as fill. Relevant testing would ensure it was not contaminated.	It is proposed to use sediment from the Kaiapoi River channel works to support the proposed activities in Kaiapoi East.
A new and improved marina developed where the current boat ramp is on Hall Street, with the BMX track on a neighbouring area sharing a paved parking area. This area would also serve the neighbouring dog park and close by park areas. Within the park area a little historical or Maori village – a bit like Ferrymead but with a Kaiapoi focus would help preserve the historical elements of Kaiapoi. The river is one of Kaiapoi's unique assets and by creating a marina to allow greater access for a wide range of water craft would see a greater range of people visiting people.	Replacing the BMX track in its exiting location was not proposed due to the natural hazards risks associated with the Hall Street area. A dog park, BMX track, and carpark area has been proposed in the south western section of the Kaiapoi Spatial Plan.
The New Zealand Fire Service (NZFS) wishes to ensure that new developments provide for the access and manoeuvring of fire appliances; meets with the NZFS Firefighting Water Supplies Code of Practice and enables the development of new emergency service facilities.	Access and water supply requirements can be considered during the detailed design phase of the reserves and open spaces. Where district plan changes are required as a result of Further Actions, these can be considered through that process.
The 'Red Zone' title creates misconceptions and problems for communities being able to recover and move forward – it should be stopped being used after the FURZ decision.	The red-zone area has been in the Recovery Plan.
Natural hazards including liquefaction and sea level rise affect more than just the red zone so must be managed with district wide policy and existing consenting processes that will manage those risks.	This is beyond the scope of the Recovery Plan. WDC is in the process of preparing a natural hazards plan change that will address these identified hazards across the district.

Let's Discuss Comments Summary (from WDC Summary Publication)

Summary of Comments Received	How the Preliminary Draft Responds to the Comments
<p>Kaiapoi East - we asked if there were any uses that were supported or opposed.</p> <ul style="list-style-type: none"> Planned recreational areas – walking tracks with open spaces, picnic areas, playgrounds, BBQ areas, sculpture parks, dog park, basketball hoop, rugby post Food Forest and in time a Food Forest Education Centre Outdoor movie theatre Free camping, caravan park and motor home park Sports grounds Remediate southern portion and allow rebuilding Working farm, that has educational and community benefits Recover costs and urbanise in the future Car parking Parkland, no residential Further community garden options close to school and current garden. Areas of fruit trees (food forest concept) could supplement this Utilise old heritage roses from the red zone in open space/garden areas Walking and cycling tracks to ensure suburbs do not get 'isolated' from town centre Don't have a BMX track in this area – too noisy and unsightly Enhance similar to Hagley Park – walkways, bike tracks, horse riding and a golf course, landscaped gardens with water features and picnic areas Walk bridge crossing the river to Courtenay Lake 	<p>The Kaiapoi East spatial plan has proposed a range of sport and recreation reserves areas/green spaces/ecological links within the recovery area. These ideas and values can be considered and included through the master planning proposed for these areas as Further Actions.</p> <p>The Kaiapoi East spatial plan has proposed a range of different uses including; an area of rural, an area of future commercial, and an area of future lifestyle residential. It is suggested that these areas could be developed in the medium to long term based on the market demand.</p>
<p>Kaiapoi West - we asked if there were any uses that were supported or opposed.</p> <ul style="list-style-type: none"> Leave as parkland, no housing High density residential Car parking Sport grounds Environmental enhancements may contribute to supporting mana whenua Community garden close to school and food forest Explore as investment opportunities / urbanisation Educational facilities Not retail activity 	<p>Consistent with comments the spatial plans show the northern part of the site is proposed to be a Council sport and recreation reserve providing parks, recreational and environmental enhancement opportunities and car parking. A community garden and food forest could be included in the reserve although it is not proposed at this time. Consistent with some of the comments the southern part of the site could be used for flood tolerant commercial activities which could include educational and retail activities and car parking.</p> <p>High density residential activity is not proposed on this block because of the identified flooding and geotechnical risks.</p>
<p>Kaiapoi South - we asked if there were any uses that were supported or opposed.</p> <ul style="list-style-type: none"> Community gardens and recreational uses e.g. walkways, BMX track Support development of and focus on wetland/stream enhancement. 9 hole Golf Course Explore relocating golf course to this area and using that land for residential Relocate boat ramp with access close to new Coastguard building Caravan and freedom camping Retirement village Partial urbanisation – a greater mix of densities Car parking close to town centre Area closest to town centre feature a little square with car-parking available to the east 	<p>The spatial plans show opportunities for walkways and wetland / stream enhancement in the proposed recreation and ecological linkages and the cultural and environmental enhancement areas. These ideas can be considered and included through the master planning proposed for these areas. A car park is also shown close to the town centre. A golf course land swap was considered and not progressed as the Kaiapoi Golf Club were not interested in the proposal. The caravan camping has been proposed in the Kaiapoi East spatial plan. The boat ramp is not in Kaiapoi South.</p> <p>Additional urban activities including retirement villages have not been proposed in this area due to flooding and geotechnical constraints.</p>
<p>Pines Beach - we asked if there were any uses that were supported or opposed.</p> <ul style="list-style-type: none"> Children playgrounds Open spaces with picnic and BBQ facilities, walkways to coastal reserve Public Community Centre with catering Housing, if financially feasible and there is demand Camping or park over facility for fully self-contained motorhomes Becomes reserve land Recreational businesses for one area should be considered 	<p>The spatial plans do not show additional reserves within the Pine Beach area as the WDC Green Space Team identified that there was no short fall of reserve space. However, the some of these values (playgrounds, walkways, camping, recreational business) could be incorporate into the development of the land which is proposed to be vested within the Tuhaitara Trust Reserve. Option 2 of the spatial plans supports some form of lease agreement which would allow private leasing of the recovery area, however private ownership of the recovery area for residential activities was not preferred because of the natural hazard risk associated with these areas.</p> <p>A community hall is already consented and will be built within the Pine Oval in the short term.</p>
<p>Kairaki - we asked if there were any uses that were supported or opposed.</p> <ul style="list-style-type: none"> The eastern side of Featherstone Ave to become a reserve, with some lease/licence to occupy The western side mostly maintained by occupy/leases Consider possibility of future sales Flexibility for resident community initiated uses e.g. Waimakariri Sailing and Powerboat Club's request for land for boat storage Residential 3 zoning should remain in place Limited camping or park over facility for fully self-contained motorhomes Selling low density sections for rebuilding homes on raised foundations Support mana whenua values and invest in environmental and recreational purposes Baches could be allowed/encouraged Maintain access to river mouth Limited camping 	<p>The spatial plans support the boat club's proposal, the eastern side of Featherstone Ave being vested in the Tuhaitara Trust Reserve, and the western side being some form of lease agreement which would allow private leasing of the recovery area. Private ownership of the recovery area for residential activities was not preferred because of the natural hazard risk associated with these areas.</p> <p>A number of these values (mana whenua, environmental, recreational) could be incorporate into the development of the land which is proposed to be vested within the Tuhaitara Trust Reserve.</p> <p>The spatial plans support continued access to the river mouth.</p>

Canvas Feedback (from December 2014 Canvas Summary Report)

Summary of Comments Received	How the Preliminary Draft Responds to the Comments
Peoples Values	
<p>Kaiapoi</p> <p>Summary of the themes that emerged from comments.</p> <ul style="list-style-type: none"> Recreation involving physical activity in natural open spaces was a key driver that ran through many of these comments. Recreation, both generally and in the form of specific activities, was the most common suggestion; it was commonly described by participants as occurring in a green open space. Specific activities were commonly mentioned, including walking, cycling and picnicking. Relaxation, enjoyment and wellbeing were important outcomes for people. People also considered this an opportunity to promote good health and some were keen for this to be a place of learning in terms of making sure lessons are not forgotten from the earthquakes; environmental education was also mentioned by a few. A place that brings people together – whether it be the wider community or family and friends – is important to people. This priority came out in comments in which participants wanted the land to reflect a place that promotes community enjoyment, unity and spirit. An inclusive place that reflects the local community was important for a significant number of people. A place that promotes enjoyable family experiences through providing recreation activities was also desired by many participants. Reflecting the local culture and community in whatever is created is important to many people. Local art was considered a useful medium for expressing this culture. For some it was important to remember the past and express this through whatever is created. For some it is important that the land provides some kind of financial return. Some stated that this area will be a large amount of land for the Council to maintain and some of the land should be used to generate an income which could then offset maintenance costs. However, some were opposed to any form of commercial use of the land, stating that this place should be treated as a memorial. For a few this was an opportunity for community management of the land. 	<p>The Spatial Plans have proposed a range of reserves within the Kaiapoi East, Kaiapoi South and Kaiapoi West recovery areas. While the specific ideas have not been explicitly identified in the Spatial Plan, these ideas and values can be considered and included through the master planning proposed for these areas as Further Actions.</p>
<p>Pines/Kairaki Beaches</p> <p>Pines/Kairaki Beaches comments were generally in favour of supporting the natural environment to create positive human experiences, especially those that foster the community and families. Some were also in favour of attracting others from outside to experience this area.</p>	<p>The spatial plans support the eastern side of the Pines Beach and Kairaki being vested in the Tūhaitara Trust Reserve. These values could be incorporate into the development of the Tūhaitara Trust Reserve land.</p>
Place Values	
<p>Kaiapoi</p> <p>Summary of the themes that emerged from comments.</p> <ul style="list-style-type: none"> Good management of the environment was important to participants. This was most commonly represented in creating a green natural space, with some wanting the land to be returned to what it was prior to human use. This was the case for both water- and land-based areas. People also stated that it is important to plan well for the future and to consider the land in this planning – for example, that it is wet. Native forests and plants were important to some people and to others it was desirable to use the land for food production. How the land is used to represent the community is important to people. An earthquake memorial was a common suggestion with others also wanting the place to be a memorial to the recent past and earlier times in Kaiapoi. Some wanted the land to represent something that would be treasured as a legacy for the future. Enabling all to use the area no matter what their age, culture or physical ability was also important to some. Several wanted the land to reflect the local community's values and to be sympathetic to the existing environment. 	<p>The spatial plans have proposed a range of reserves areas/ green spaces/ecological links within all of the recovery areas. These ideas and values can be considered and included through the master planning proposed for these areas as Further Actions.</p> <p>The Kaiapoi East spatial plan has proposed a recreation and ecological link. Through the master planning of this reserve area, this and ecological link could include an earthquake memorial.</p>
<p>Pines/Kairaki Beaches</p> <p>Like the comments made in the Kaiapoi section, those commenting on the Pines and Kairaki Beach red zone area also sought good natural land management. More specifically, these comments supported the red zone land being maintained, or in some cases protected as a natural environment.</p>	

Canvas Feedback (from December 2014 Canvas Summary Report)

Summary of Comments Received	How the Preliminary Draft Responds to the Comments
Recreation	
<p>Kaiapoi</p> <p>Summary of the main ideas provided.</p> <ul style="list-style-type: none"> Recreation parks, most commonly in the form of open spaces where people can participate in unstructured recreation activities, were frequently suggested. Specific types of parks or areas within parks requested by a significant number of participants included dog parks, children's playgrounds and in particular an adventure playground, picnic areas, barbecue areas, a skate park and an area for horse riding. Tracks and trails were recreation facilities commonly suggested by participants. These came in two main forms: cycleways and walkways. For many of these participants it was important that tracks ran through natural areas or had a scenic outlook. Many suggested walking and cycling tracks but it was unclear if this meant joint or separated tracks in many instances. Examples of similar places on which the land should be modelled included McLeans Island and Bottle Lake forests. Sports facilities were sought in the red zone. A BMX track was popular. Grassed areas for sports such as soccer and rugby and hard-surface courts for sports such as netball and tennis were also commonly suggested. A golf course was a popular suggestion with many proposing relocating the existing golf course to the red zone. Club rooms, fitness courses and swimming facilities were also suggested. Gardens – and in particular growing food in the red zone by way of community gardens, fruit trees in public spaces and food forests or orchards – made up almost three-quarters of comments on this sub-theme. Participants liked the idea of having food growing because of the links to learning, building community, keeping active, accessibility of food and nutrition. Gardens in general, but particularly flower gardens and botanic gardens, were also commonly suggested. Water-based recreation such as fishing and various boating activities that used the river made up the majority of this sub-theme. Water sports, such as jet skiing, and a rowing club were also suggested. Other recreation facilities suggested were more community-based and enabled people to come together. A viewing platform/hill was suggested by a few. Recreation concerns were expressed by some participants. Most concerns focused on noise. 	<p>The Kaiapoi East spatial plan has proposed: a district sport and recreation area, a recreation and ecological link, a dog, park, and a BMX track. These ideas and values be considered and included through the master planning proposed for these areas as Further Actions.</p> <p>A golf course land swap was considered and not progressed as the Golf Club where not interested in the proposal.</p> <p>The Kaiapoi East spatial plan has proposed a recreation and ecological link, ideas such as community garden and fruit forests can be considered and included through the master planning proposed for this area as a Further Action.</p>
Business and Commercial	
<p>Kaiapoi</p> <p>Summary of the main ideas provided.</p> <ul style="list-style-type: none"> Residential development in areas of the red zone (particularly areas believed to have sustained little damage) was suggested by a number of people. Any residential development should be on high-quality or remediated land and it was commented original residents should have the first right to buy back. There were also a number of suggestions for the existing golf club to be relocated to the red zone and its current land to be used for housing rebuild. Various attractions were suggested. Most commonly these included mini golf, indoor entertainment, theme parks, animal attractions, a maze, motorised attractions (such as go-karts) and water attractions. A number of one-off suggestions for attractions were also made. Hospitality and retail primarily sought by people were motorhome parks or campsites, markets (particularly farmers' markets) and food and beverage outlets (particularly cafés). A handful of shops were also suggested though these were generally non-specific. Primary industry and business, such as pasture, grazing or farming areas of the red zone, were suggested by a number of people primarily from the perspective of "returning the land to farmland". Market gardens, horticulture, orchards and forestry were identified specifically as potential primary industry business opportunities. Some general comments and suggestions around business and commercial development were also made, though these varied. Space to provide for activities such as outdoor entertainment (particularly theatre and concerts) and festivals of various types was suggested. These ideas linked with tourism promotion and returns for the area. 	<p>Reports were commissioned to investigate the feasibility and demand for residential uses within Kaiapoi East and South. These reports concluded that the remediation required in order to re-establish residential activities was significant. They also concluded that given the cost of remediating the area, the current market value and the potential adverse impacts on adjoining neighbours, a residential development would not be viable. As such residential development was not considered.</p> <p>Through the consultation process there were no expressions of interest from private investors to establish the attractions suggested.</p> <p>The Kaiapoi East and South spatial plans show areas which are proposed to be zoned rural which will enable a range of rural uses to be undertaken.</p>
<p>Pines/Kairaki Beaches</p> <p>There were 18 comments related to the business and commercial theme in this section. Most of these were varied comments regarding hospitality and retail. A few participants suggested providing for motorhomes, although more participants opposed this than supported it. Using some land for pasture, grazing or farming was suggested by a few.</p>	<p>The Pines Beach and Kairaki spatial plans do not show business/commercial land uses because of the natural hazards associated with the area. The Pines Beach spatial plans shows rural land use as an option.</p>

Canvas Feedback (from December 2014 Canvas Summary Report)

Summary of Comments Received	How the Preliminary Draft Responds to the Comments
Environment	
Kaiapoi Summary of the main ideas provided. <ul style="list-style-type: none"> Plants and animals but particularly trees (including existing and edible trees) and native flora were sought by participants. Trees and plants were desired in areas of the red zone where people will be, such as parks and recreational spaces. Fauna, particularly birdlife, was desired by a significant number of people. Natural land areas such as reserves, nature parks, nature walks, arboretums, eco-sanctuaries and other similar ideas were suggested for the red zone. Many participants also expressed a desire for the land to be "returned to nature" or at least to consist heavily of natural land areas or be managed using good conservation practices. Natural water-bodies that are looked after were sought by some participants. There was also support for allowing suitable areas of the red zone to return to their natural state – wetlands and swamp. Participants wanted to use and celebrate these water-bodies particularly for recreational activities and walkways and some wanted more of them. 	The spatial plans have proposed a range of reserves areas/ green spaces/ecological links within all of the recovery areas. These ideas and values can be considered and included through the master planning proposed for these areas as Further Actions.
Pines/Kairaki Beaches There were 19 comments made in relation to the environment in this section. Having trees, native plantings and fauna in the red zone was supported by commenters as was allowing some of the area to be naturally restored.	The spatial plans support the eastern side of the Pines Beach and Kairaki being vested in the Tūhaitara Trust Reserve. These values could be incorporate into the development of the Tūhaitara Trust Reserve land.
Infrastructure and Public Facilities	
Kaiapoi Summary of the main ideas provided. <ul style="list-style-type: none"> Transport infrastructure primarily sought was car parks/parking, with several suggestions that parking be near the town centre or along Hilton Street. People also sought better water transport access, either through new boat ramps, or keeping and improving the Askeaton and Cass Street boat ramps. Park-and-ride and trains were popular suggestions for public transport and many participants made comments about either new roads or improving roads. Public facilities primarily wanted by people were seats, benches, tables and toilets. Public infrastructure comments largely related to waste, with two suggesting a new fire station and another two making comments around infrastructure to deal with flooding and rain water. 	The Kaiapoi South spatial plan include areas of proposed carparking to be used for park and ride. The Kaiapoi East spatial plan also shows a carparking area which would service recreation activities related to the river, the dog park, and BMX track as well as providing overflow carparking for the Kaiapoi Town Centre. The details of the public facilities will be included within the reserve master planning.
Pines/Kairaki Beaches There were 11 comments related to infrastructure and public facilities made in this section. Three comments were made suggesting water-based infrastructure and only singular comments made on car parks and roads. Public facilities suggested also varied, with two suggestions for seats and benches, and two for toilets and one off suggestions for a table and rubbish bins.	The spatial plans support the south eastern side of the Kairaki being vested in the Council and amalgamated with the Kairaki Beach Reserve. The addition to this reserve will provide an extra parking area, given the popularity of the river access at Kairaki. There are existing public facilities within the Pines Beach and Kairaki Areas
Art, Culture, Education and Heritage	
Kaiapoi Summary of the main ideas provided. <ul style="list-style-type: none"> Art and entertainment in the red zone were sought. A popular suggestion was an amphitheatre or a similar space to be used for outdoor events and entertainment and likewise spaces that could host festivals, carnivals, markets and similar events. A sculpture park or trail as well as public art more generally were suggested. A few comments were made regarding architecture. People wanted the history, heritage and culture of Kaiapoi to be reflected in the red zone. Information boards of some kind were commonly suggested as were more comprehensive reflections such as history parks or trails, meaningful naming of areas or new tracks and trails in the red zone or markets focusing on Māori history. People recognised potential for education opportunities, particularly around food growing. Earthquake reflection spaces or more specific tributes were important to people. Suggestions varied for what form this should take, although memorials, plaques and gardens were most common. People also spoke of generally wanting the red zone to be a space where people, now and in the future, benefit from what happened and wanting a positive legacy to come out of the earthquake experience. 	The spatial plans have proposed a range of reserves areas/ green spaces/ecological links within all of the recovery areas. These ideas and values can be considered and included through the master planning proposed for these areas as Further Actions. The Kaiapoi East spatial plan has proposed a recreation and ecological walkway. Through the master planning of this reserve area, this and ecological walkway could include an earthquake memorial and reflection space.
Pines/Kairaki Beaches There were just eight comments made relating to art, culture, education and heritage in this section. These were primarily, in the arts and entertainment sub-theme with two suggestions each for spaces for community events, a sculpture park and public art. One-off comments were made on history and earthquake reflection.	

Canvas Feedback (from December 2014 Canvas Summary Report)

Summary of Comments Received	How the Preliminary Draft Responds to the Comments
Community and People	
<p>Kaipoi</p> <p>Summary of the main ideas provided.</p> <ul style="list-style-type: none"> ▪ Spaces for families and young people, but particularly children, in the red zone were important to people. These spaces were generally areas for active and passive recreation: playgrounds for children; picnic and barbecue areas; walking and cycling as well as playgrounds for families and recreational facilities such as BMX tracks, skate parks and sports grounds for adolescents. ▪ Providing community spaces in the red zone was important. This means that the red zone reflects the community, is accessible and available for all and acknowledges in some way the earthquake journey the community has taken. A number of food-related activities were identified specifically for assisting in community development. Housing those who had lost their homes was also identified as being important for bringing life back to the community. ▪ Health, safety and access aspects such as good lighting, safe buildings, and equipment and facilities for all ages and physical abilities were considered important in red zone environments. These things will contribute to ensuring the space is inclusive. 	<p>The spatial plans have proposed a range of reserves areas/ green spaces/ecological links within all of the recovery areas. These ideas and values can be considered and included through the master planning proposed for these areas as Further Actions.</p>
<p>Pines/Kairaki Beaches</p> <p>There were 12 comments relating to community and people in this section. Ensuring activities are available for children in particular made up half of these comments. The sentiment in the community comments was for the red zone to be a positive, lively and well used space, reflecting the earthquakes and those who lived there.</p>	<p>The spatial plans do not show additional recreational reserves within the Pines Beach and Kairaki areas as the WDC Green Space Team identified that there was no short fall of reserve space. However, some of these values could be incorporated into the development of the land which is proposed to be vested within the Tūhaitara Trust Reserve.</p>





Appendix 2

Summary Ideas Assessment

This assessment shows in brief how land use proposals suggested through the Canvas and Lets Discuss engagement processes have been considered against a range of considerations. For more detail see Appendix 4.

Land use proposal	Achieves Ministerial Direction	Meets Recovery Plan Vision and Goals	Meets Impact Assessment Criteria and higher order planning documents	Technically Feasible
Residential*	✓/✗	✓/✗	✓/✗	✓/✗
Rural	✓	✓	✓	✓/✗
Business	✓	✓/✗	✓	✓/✗
Sports grounds	✓	✓	✓	✓
Ecological use	✓	✓	✓	✓
Mahinga Kai reserve	✓	✓	✓	✓
Sports and recreation such as: <ul style="list-style-type: none"> ▪ Various play and sport equipment ▪ Walking tracks ▪ BBQ areas ▪ Sculpture park ▪ Reuse of plants 	✓	✓	✓	✓
Roading and utilities	✓	✓	✓	✓
Coastal Park	✓	✓	✓	✓
Private Leases	✓	✓	✓	✓
Golf Course relocation	✓	✓	○	○
BMX track	✓	✓	✓	✓
Dog park	✓	✓	✓	✓
Vehicle parking	✓	✓	✓	✓
Food forests	✓	✓	✓	✓
Jet boat sprinting	✗	✗	✗	○
Campervan Park	✓	✓	✓	✓

KEY

 Yes
  No
  some positive/some negative aspects
  Not investigated
 * Includes residential, lifestyle rural residential and holiday homes

Financially Feasible	Integrates with surrounding built and natural environment	Overall Status	Comments
			Key issue is hazard mitigation impacts on adjacent properties and costs
			
			Some business activities may affect the amenity of the adjoining residential areas
			
			
			
			Enabled in the Recovery Plan. Use, location and extent to be determined at the detailed design stage
			Required to support proposed and adjacent land uses
			
			
			Kaiapoi Golf Club does not wish to relocate
			
			
			
			
			No private operator support to achieve this
			

Land use proposal	Achieves Ministerial Direction	Meets Recovery Plan Vision and Goals	Meets Impact Assessment Criteria and higher order planning documents	Technically Feasible
Relocate boat ramp	○	○	○	○
Retirement village	✗	✗	✗	✓
Educational facilities	✗	✗	✗	✓
Camping	○	○	○	○
Mini golf	○	○	○	○
High ropes	○	○	○	○
Outdoor theatre	○	○	○	○
New walk bridge over Kaiapoi River	○	○	○	○
Boat storage	✓	✓	✓	✓

KEY

✓ Yes ✗ No ✓/✗ some positive/some negative aspects ○ Not investigated * Includes residential, lifestyle rural residential and holiday homes

Financially Feasible	Integrates with surrounding built and natural environment	Overall Status	Comments
○	○	✗	
✗	✗	✗	No private operator support to achieve this at this time
✗	✗	✗	No private operator support to achieve this at this time
○	○	✗	No private operator support to achieve this at this time
○	○	✗	No private operator support to achieve this at this time
○	○	✗	No private operator support to achieve this at this time
○	○	✗	No private operator support to achieve this at this time
○	○	✗	
✓	✓	✗	Could be achieved in proposed business area near boat ramp. No private operator support to achieve this at this time

Appendix 3

Other Relevant Waimakariri District Council Plans, Strategies and Projects

A number of Council strategies, plans and projects for land around the red zone provide guidance for deciding how to use the residential red zone in future. They have also influenced the vision and goals of this Recovery Plan.

The following is a brief summary of the more important plans that are relevant to this Recovery Plan.

- **Waimakariri District Long Term Plan 2015–2025** describes community outcomes for the district and the activities of the Council. It provides for integrated decision-making and coordination of Council resources and a basis for accountability to the community. Funding for Council project in the regeneration area will need to be identified in this Recovery Plan.
- **Kaiapoi Town Centre Plan 2011** provides the vision and framework for the future Kaiapoi Town Centre. It builds on the Kaiapoi Town Centre Revitalisation Plan, which has been under development since 2008, and responds to the town centre's needs for restoration and development following the 2010 and 2011 Canterbury earthquakes.
The Kaiapoi Town Centre Plan includes eight key projects involving physical works and design guides. The physical works include: various street works; Williams Street Bridge works; the redevelopment of the former bridge tavern site; and the redevelopment of Memorial Reserve along Raven Quay. Many of these have been completed (for example, on William Street north), but many have been put on hold or are yet to be completed (for example, the parking strategy/framework) and will be influenced by decisions on the future use of regeneration areas.
- **The Waimakariri District Walking and Cycling Strategy and Implementation Plan (2011)** provides a basis for identifying and prioritising demand for new or improved walking and cycling opportunities in the Waimakariri District. This issue is of key importance to the district, as

these opportunities not only enhance our enjoyment of our towns and rural areas, but also provide substantial health, social and environmental benefits to our communities. Of relevance to the Recovery Plan, the Walking and Cycling Strategy notes requests for cycleway development along the walkway from the Kaiapoi River to Kairaki. This strategy is currently being updated.

The following are other relevant plans and strategies considered in developing this Recovery Plan.

- **Kaiapoi Town Centre Parking Study 2015** collected information on and analysed current parking patterns in the Kaiapoi Town Centre. Its purpose was to better understand the level of parking occupancy and turnover, as well as to identify any changes in demand since the 2006 and 2010 parking surveys.
The findings will help guide decisions around parking needs in the Kaiapoi Town Centre and the possible use of red zone land for vehicle parking.
- **Kaiapoi River Banks Project** involves eight separate projects in the town centre on the north bank of the Kaiapoi River immediately south east of the Williams Street Bridge. These projects include: a tiered boardwalk; demolition of the old wharf, repairs to the new wharf and wharfside siteworks; and a walkway to the wharf and railway platform. Floating pontoons are a future option. Also possible are changes to Murphy Park, such as the relocation of the Croquet Club, additional car parking, and changes to the existing boat ramp, including its access.
These projects have been developed with input from the Riverbank Steering Group, which includes representatives from Environment Canterbury, Ngāi Tahu and the Waimakariri District Council. Work is being undertaken on some of these projects now and will continue into 2016. Given the nature and location of these projects, the Recovery Plan needs to carefully consider how it can best integrate its actions with them.
- **Kaiapoi River Rehabilitation Project** aims to improve the water quality, navigability, flood hazard management,

amenity and recreation within the wetted edge and channel margins of the Kaiapoi River. It is also seeking to improve habitat, mahinga kai and cultural values associated with the river with an initial focus on the river channel area through the centre of Kaiapoi. The Recovery Plan should coordinate with this project as there may be opportunities to use river spoil for land contouring in the regeneration areas.

Other plans of relevance include:

- Neighbourhood Reserves Management Plan 2015 and Sport and Recreation Reserves Management Plan 2015
- Waimakariri District Visitor Strategy 2010–2015
- Waimakariri District Council Community Development Strategy 2015–2025
- Waimakariri Disability Strategy 2011
- Waimakariri Local Economic Development Strategy 2012.
- Waimakariri District Plan Review 2016/17



7.2 Appendix 4

Strategic Assessment of Potential Future Long-term Urban Land Uses

Strategic Assessment of Potential Future Long-term Urban Land Uses (V1.0)				
Assessment Criteria	A. Residential Use – 'conventional' land remediation/development approach	B. Residential Use – alternative residential approaches, including rural residential	C. Business Use	D. Greenspace Use (Sports, Recreation and Ecological Reserves)
<p>(Drawn from the Ministerial Direction to Prepare The Waimakariri Residential Red Zone Recovery Plan.³ September 2015; and the proposed Recovery Plan Goals in light of those Directions)</p>	<p>Two areas – north of Cass Street and the inner side of the Courtenay Drive loop – totaling some 27 hectares were identified by a CERA Technical Assessment Panel (TAP) as where residential use may be technically feasible.</p> <p>These areas have been subject to further technical assessment, including geotechnical, to indicate the likely costs of land remediation and to a development feasibility analysis to indicate whether this could be economic.</p> <p>Note that the two areas have different predominant natural hazard constraints. North of Cass Street is liquefaction and flooding prone, while the Courtenay Drive area's main constraint is susceptibility to lateral spread. This means each has different remediation solutions (and costs).</p>	<p>Where the ordinary approach to raising and remediating land for housing development in flood prone areas isn't feasible or economic, consideration has been given to less intensive 'rural-residential' use and alternative building approaches, including raised housing.</p> <p>In the red Zone this is complicated by the need to consider deep pile foundations and other land treatments due to severe liquefaction and/or lateral spread risks and in order to achieve a 'consentable' development.</p>	<p>The Kaiapoi Town Centre is surrounded by red zone land on three sides and while its recovery is well advanced consideration of its longer term 'catchment' role and position as a Key Activity Centre suggest this could be improved. This would be consistent with a number of established strategic regional and district planning objectives while recognising the unique opportunity presented by red zone land.</p> <p>As well, business reuse of red zone land could have a role in providing local employment with a number of community benefits.</p> <p>Three selected red zone areas totaling 20 hectares have therefore been subject to technical and development feasibility analysis for two main forms of business use – large format retail and yard based activities. This has led to 7.7 hectares of land being proposed in this preliminary draft Recovery Plan for future business use.</p> <p>As well initial analysis of the potential long term (30 year) requirements for additional business land to cater for growth, reclaim some catchment expenditure lost to the town centre, and 'hold' Kaiapoi's District employment role position suggests it prudent to make long term provision of additional business land in Kaiapoi.</p> <p>This acknowledges that it may be many years before active reuse of red zone land for business purposes might be commercially justifiable and so a range of compatible interim use considerations would arise.</p>	<p>Red zone land totals 100 hectares and there are many parts of the five main areas that lend themselves to greenspace reuse for public enjoyment providing a range of community well-being benefits.</p> <p>Much sentiment about what was of value and important to consider in future use considerations as well as specific reuse suggestions made through community engagement to date variously involve greenspace – as neighbourhood parks, as sports and recreation parks and ecological areas.</p> <p>Such areas are variously able to accommodate specific suggestions ranging from children's play areas, sportsgrounds, informal recreation and gathering places, BMX track, Dog Park, walking and cycling tracks, food forests, native bush regeneration areas, etc.</p> <p>The approach taken to this has been to look at local and district needs in the context of the Councils levels of service in its Recreation and Greenspace Activity Management Plan; to consider the long term future needs of a rapidly growing community and to respond to the many suggestions made so far.</p> <p>This all has to bear in mind the significant costs of reserve development and ongoing maintenance.</p>

Government Objectives				
Assessment Criteria	A. Residential Use – 'conventional' land remediation/development approach	B. Residential Use – alternative residential approaches, including rural residential	C. Business Use	D. Greenspace Use (Sports, Recreation and Ecological Reserves)
1. Reflect community needs and aspirations at acceptable cost	<p>Following the earthquakes, accelerated residential development planning and construction around Kaiapoi has resulted in the approximate 1000 housing units 'lost' through red zoning being more than replaced in number by new homes over the last five years in 'Greenfield' areas.</p> <p>The Land Use Recovery Plan provides through to at least 2028 more than 10 years forward residential land supply in Kaiapoi, as it does for the rest of the District and the Greater Christchurch Sub-region.</p> <p>For Waimakariri this is in locations markedly less hazard-prone and more developable than on red zone land and without incurring red zone related expensive land remediation costs.</p> <p>The TAP report indicated only in two main areas in the red zone was residential reuse likely to be technically feasible due to geotechnical and flooding constraints. Further technical analysis followed by development feasibility analysis shows residential reuse in these areas to be not economically viable based on the likely geotechnical land improvement cost estimates and achievable land values. In addition, the costs of new infrastructure and roading following raising of the land would need to be accounted for.</p> <p>Residential reuse of red zone land was the one future use idea from the 'Canvas' feedback that produced sharply divided community views for and against redevelopment for residential reoccupation.</p> <p>Summary: neutral to negative</p>	<p>Rural residential development involving dwellings on a half a hectare (5,000 sq. metres) to two hectares is a common land use in the Waimakariri District.</p> <p>In identified areas this is provided for 'as of right' while there is significant ongoing interest by land owners to promote private plan changes to facilities it.</p> <p>There is no shortage of supply or opportunity of this lifestyle choice in the District.</p> <p>Alternative house forms involving elevated dwellings with bespoke ground improvement and/or deep foundations housing are not common.</p> <p>It is seen as a niche market option, the need and demand for in Greater Christchurch is not proven. Overseas 'enclaves' of significant numbers of them together are restricted to very flood prone and/or tidal/coastal sea surge areas.</p> <p>Both these forms of development (with a range of sub-options possible for each) are technically feasible for consideration for red zone reuse. However the high cost of land remediation shown through further technical analysis, followed by development feasibility analysis, shows these to be uneconomic based on most likely geotechnical land improvement/foundation cost estimates – or no more economic than for conventional approaches.</p> <p>Summary: neutral to negative</p>	<p>The strategic position of the Kaiapoi Town Centre while it has recovered from devastating floorspace and activity level losses due to earthquake damage is vulnerable.</p> <p>55% of its core economic catchment expenditure leaks to other centres. Kaiapoi has one of the lowest 'local job' to resident worker ratios of in the District and in turn the District is among the lowest in the country. Significant projected catchment population growth may exacerbate this without further action.</p> <p>Local spend and local jobs brings daytime population, town centre vitality and community focus in a form of 'virtuous cycle'.</p> <p>All these considerations underlie the Kaiapoi Town Centre Plan and other Council district and long term planning policy developed with the community to reflect identified needs and aspirations.</p> <p>But this could not have foreseen the potential opportunities that are presented by land potentially available nearby to support both town centre function as well as expanded business development. Given the 'clean slate' nature of this unique opportunity to significantly reposition the town centre, development could be master-planned and staged over a long time period in ways to reinforce and support rather than compete with and 'decant' activity from the existing town centre.</p> <p>Initial ground improvement feasibility analysis indicates significant costs dominate the cost elements of development feasibility analysis versus potential income from land sales at current rates.</p> <p>But the high level of fit of business land reuse with identified needs and aspirations and the long term potential for value uplift suggest a lot more consideration beyond desktop study of these options through community (business and development sector) engagement in the context of the Preliminary Draft Recovery Plan is warranted.</p> <p>Summary: neutral to very positive</p>	<p>Localised deficiencies exist in areas surrounding the red zone for neighbourhood parks, in some instance exacerbated by the green/red zone pattern in terms of accessibility to local greenspace.</p> <p>There is a need to strategically provide for long term local catchment and district level sports and recreation ground uses to cater for growth and this is appropriate in Kaiapoi.</p> <p>The demand and aspiration for wide-ranging walking and cycling access around and through green/red zone areas is, as referred to above, well represented in community feedback; as are identified needs for or community requests in relation to some specific facilities such as a dedicated dog exercise area.</p> <p>Expressed aspirations extend to revegetation to approximate original land cover, regenerating ecosystems long lost in these localities through urbanisation.</p> <p>Extensive planning and development of such greenspace areas over many years typically involves several rounds of community engagement, from broad classification through to detailed concept development and finally planting planning.</p> <p>There is in some situations significant community involvement in sourcing funding and participating in implementation.</p> <p>The preliminary draft plan seeks to respond to these identified needs and aspirations at the broad level acknowledging the detailed processes outlined above would need to follow and take considerable time.</p> <p>Unless there is some indication of the broad possible pattern, these follow planning processes aren't feasible or justified.</p> <p>Very significant community expectations surround wide ranging access to and use of greenspace opportunities presented by red zone land areas.</p> <p>Summary: very positive</p>

Government Objectives				
Assessment Criteria	A. Residential Use – 'conventional' land remediation/development approach	B. Residential Use – alternative residential approaches, including rural residential	C. Business Use	D. Greenspace Use (Sports, Recreation and Ecological Reserves)
2. Integrate with the built and natural environment esp. surrounding area	<p>The conventional approach to residential reuse would involve raising the land by filling with dwellings at the new ground level. This would have both negative flood risk and visual amenity consequences for surrounding areas. Mitigation measures in relation to flood risk are possible but these would likely involve compromise to or limit entirely, alternative reuse of some adjoining red zone areas and prejudice other recovery objectives.</p> <p>For the area north of Cass Street, measures to mitigate the adverse effects of residential development on raised land for neighbouring properties would be more significant.</p> <p>This would be less of an issue in Kaiapoi South where mitigation for the lateral spread hazard would be less likely to adversely affect neighbouring residential properties.</p> <p>Summary: negative</p>	<p>Rural-residential areas adjoining ordinary residential areas are not uncommon and rural-residential use can provide a familiar and attractive transition from 'urban' to 'rural' environments.</p> <p>Where this involves elevated dwellings on large lots the visual amenity impacts can be seen as minor/be mitigated. But in numbers close together and/or in proximity to established, largely single story housing areas then privacy and visual amenity considerations arise.</p> <p>Summary: neutral to negative</p>	<p>Most long established town centres/business areas are highly constrained by surrounding older residential development. Expansion occurs in an adhoc, incremental way and many reverse sensitivity issues arise. By contrast the opportunity presented here is for well-planned integrated development.</p> <p>This similarly applies to how business development into red zone areas adjacent to the river might reinforce and support the drive underpinning town centre and riverbanks planning to acknowledge and celebrate the marine environment as Kaiapoi's 'point of difference'.</p> <p>Summary: positive</p>	<p>There are wide-ranging opportunities to plan and develop greenspaces to manage land use transitions and to soften the effects of other new and more potentially disruptive recreational uses.</p> <p>As well opportunity and proposals exist to conserve, enhance and otherwise celebrate the natural environment and enhance the amenity of surrounding areas in this respect.</p> <p>Summary: very positive</p>
3. Recognise heritage values	<p>In so far as residential use is long established in some red zoned areas then this association has been lost. It is important to ensure that identified heritage sites are appropriately managed as and when alternative uses are established.</p> <p>Summary: neutral</p>	As for A3.	<p>There would be opportunities through comprehensively planned development to recognise and celebrate the historical context and significance of these areas in proximity to what was a vibrant river port.</p> <p>Summary: neutral to positive</p>	<p>Opportunities to regenerate heritage natural environments exist and proposed areas for this identified.</p> <p>Summary: positive</p>
4. Recognise and provide for iwi values	<p>The removal of housing from identified red zone land areas in Pines, Kairaki and Kaiapoi South has provided the opportunity for iwi to assess and propose reuse of those areas that are of particular significance to them. This would involve ecosystem regeneration over a long period of replanting to approximate the original land cover and so support recognition and provision for their culture and traditions in selected areas. Residential reuse in those locations would preclude this.</p>	As for A4.	<p>One of these areas along Raven Quay is part of a larger area extending through to Courtenay Drive that has been identified as of particular significance to Iwi. Ngai Tahu and Ngai Tahu have sought restoration of this area for natural environmental restoration.</p> <p>Business reuse of this part of the larger area would prejudice that.</p> <p>Summary: negative</p>	<p>Iwi have identified areas of importance to them and proposals are included in the Plan to respond to this as mahinga kai reserve, as well as integrating some other areas into the Te Kohaka o Tuhatara Trust coastal park.</p> <p>Summary: positive</p>
5. Contribute to restoration and enhancement of ecosystems and avoidance/mitigation of natural hazards	<p>In the areas of particular importance to Iwi as well as for the wider community, significant areas of land now cleared of housing provide opportunities to contribute to restoration and enhancement of ecosystems.</p> <p>In many cases given the severity of hazards, avoidance of residential use may be prudent and in others while mitigation may be possible it is expensive and not without potential negative consequence for adjoining land uses and communities.</p> <p>Summary: negative</p>	<p>The comments in A5, are relevant to these options.</p> <p>But the lesser density associated with rural residential development and lesser land disturbance/greater opportunity for revegetation associated with alternative approaches reduces the significance of these issues as compared with conventional residential development.</p> <p>Summary: neutral</p>	<p>Business reuse would not make any particular contribution in these respects. Neither should it through careful design and appropriate mitigation exacerbate vulnerability to natural hazards.</p> <p>Summary: neutral</p>	<p>The opportunity for and proposals are made to restore, enhance and otherwise celebrate the natural environment.</p> <p>A number of these proposed areas integrate well with stormwater management and flood protection areas and works.</p> <p>Summary: positive</p>

Government Objectives				
Assessment Criteria	A. Residential Use – 'conventional' land remediation/development approach	B. Residential Use – alternative residential approaches, including rural residential	C. Business Use	D. Greenspace Use (Sports, Recreation and Ecological Reserves)
6. (Contribute to) financial and environmental sustainability across generations	<p>Residential reuse of areas identified as potentially feasible by the TAP would preclude ecosystem restoration and enhancement in these locations.</p> <p>The consequences of off-site mitigation measures, such as stormwater ponds and pump stations, in adjoining areas could have both positive and negative environmental impacts.</p> <p>In so far as land remediation is assessed as costly and the results of development feasibility analysis for residential reuse under the likely scenario is negative, then financial sustainability is negatively impacted by residential reuse.</p> <p>Summary: mostly negative</p>	<p>As for A6, but of lesser significance.</p>	<p>As indicated above there are significant reasons why taking advantage, as and when in the future it proves commercially feasible to do so, of the opportunities presented by red zone land reuse for business development.</p> <p>This could make a contribution to intergenerational sustainability.</p> <p>Summary: neutral to positive</p>	<p>Proposed greenspace areas generally and ecological linkage and mahinga kai reserves as well as proposed coastal parkland offer potential to enhance environmental sustainability.</p> <p>The challenge would be in ensuring this is achieved in ways and at rates that are financially prudent and affordable for the community.</p> <p>Summary: neutral to positive</p>
7. Facilitate innovation and economic development	<p>The conventional approach to land development assessed under this option is relatively robust and suitable for the range of ground conditions possible across the red zone areas. It is consistent with the approach typically adopted for residential land development in flood prone areas.</p> <p>Innovative approaches to residential use have however been investigated, (see B.).</p> <p>In so far as residential construction has a short term economic impact residential reuse would, where there is market demand in these locations and new homes built facilitate that; but this demand would otherwise occur elsewhere where it can be accommodated at less cost.</p> <p>Summary: neutral to negative</p>	<p>Innovative approaches to residential development have been examined. A range of feasibility, financial sustainability and consenting issues arise and suggest explicit provision for these uses as part of defining a broad land use pattern consistent with the purpose of this Plan is not justified.</p> <p>In locations considered for these uses rural land use is proposed. It may be that at some time in the future technology or market conditions could reduce the severity of the constraints identified.</p> <p>Rural use does not preclude this option being reconsidered at that time should those issues be overcome.</p> <p>Summary: neutral</p>	<p>As suggested above this is a unique opportunity to consider comprehensively planned development of an extended town centre/ business area(s).</p> <p>There are many potential opportunities for innovation and economic development presented by this in a way quite unlike that available in other centres.</p> <p>Significant market engagement and detailed feasibility assessments are envisaged by Recovery Plan implementation actions to conclude on this.</p> <p>Summary: very positive</p>	<p>There are many opportunities through proposed greenspace areas for innovative approaches to planning funding and development.</p> <p>Both the greenspaces themselves and the people they potentially bring provide a range of direct and indirect commercial opportunities and stimulus which may not otherwise occur in the Kaiapoi catchment.</p> <p>Summary: positive</p>
8. Consider land ownership and management options	<p>Consideration of residential reuse would most likely involve divestment of the land to the private sector to bear the cost of and undertake development at their investment risk.</p> <p>Some 'Canvas' submitters indicated if residential reuse was to be contemplated they would like first right of refusal to their former property.</p> <p>Summary: neutral</p>	<p>As for A8.</p>	<p>Consideration of business reuse would most likely involve divestment of the land to the private sector to bear the cost of and undertake development at their investment risk.</p> <p>However it would be highly desirable this occurs within the context of an overall master plan.</p> <p>Summary: neutral</p>	<p>A range of ownership and management options exist - from retention in Crown ownership with the District Council responsible for management - through full vesting of land in the Council - to transfer at governance or management levels to special purpose agencies such as Te Kohaka o Tuhiatara Trust.</p> <p>The Crown has yet to determine its divestment approach.</p> <p>Summary: neutral</p>

Government Objectives				
Assessment Criteria	A. Residential Use – 'conventional' land remediation/development approach	B. Residential Use – alternative residential approaches, including rural residential	C. Business Use	D. Greenspace Use (Sports, Recreation and Ecological Reserves)
<p>9. Not expose the Crown to financial risk outside of its ordinary investment criteria</p>	<p>Following completion of an investment analysis as an input to red zone decision-making the Crown has paid \$157 million for around 80 hectares of red zone land in the Waimakariri and this is currently valued at \$3.3 million.</p> <p>Initial technical analysis suggested 27 hectares be subjected to further consideration of residential reuse. This consideration has concluded on the likely cost scenario that a return through residential reuse would not be economically achievable.</p> <p>It is assumed the financial risk or costs associated with residential reuse would be borne by the private sector were some of this land to be put to the market at some time in the future.</p> <p>As such the Crown would not per se be further exposed, but it may remain responsible for the maintenance costs of interim use depending on its divestment approach.</p> <p>Summary: neutral</p>	<p>As for A9.</p>	<p>While the initial feasibility analysis suggests some forms of business development are uneconomic and others marginal on current values, through innovative, comprehensively planned approaches that function to reposition the town centre/location, the potential may exist for significant value uplift to enhance viability. Testing this requires significant market engagement.</p> <p>It is assumed the financial risk or costs associated with business reuse would be borne by the private sector were some of this land to be put to the market at some time in the future.</p> <p>As such the Crown would not per se be further exposed, but it may remain responsible for the maintenance costs of interim use depending on its divestment approach.</p> <p>Summary: neutral</p>	<p>Investment in most kinds of greenspace freely accessible to the general public for sports and recreation purposes – a strong theme in 'Canvas' engagement feedback – is typically led by local councils on behalf on their community.</p> <p>Summary: neutral</p>
<p>10. Not result in Council expenditure unless approved through Long Term Plan process</p>	<p>In so far as it is assumed the financial risk or costs associated with residential reuse would be borne by the private sector the Council would not per se be exposed to investment risk.</p> <p>Given the land history it might be assumed however that development marketing risk would be greater than less hazard prone subdivisions.</p> <p>However, there would be upfront Council costs associated with residential development as practically all infrastructure (roads, pipes etc.) would need to be renewed.</p> <p>The nature and extent of these would depend markedly on the approach to infrastructure re-establishment and who and how the costs would be ultimately borne is very uncertain.</p> <p>Summary: negative</p>	<p>As for A10. May be of lesser significance overall due to the much smaller number of properties.</p> <p>But the infrastructure servicing issues associated with large lot housing development/smaller groups of housing are no less complex in those particular situations.</p> <p>Regional planning policy requires publically provided reticulated services for rural residential development and so development proposals of this nature would need to be considered in this light.</p> <p>Summary: negative</p>	<p>In so far as it is assumed the financial risk or costs associated with residential reuse would be borne by the private sector the Council would not per se be exposed to investment risk.</p> <p>There may be upfront costs of infrastructure development but these may be recovered through development contributions.</p> <p>Summary: neutral to negative</p>	<p>The Waimakariri District Council has provided in its 2015-25 Long Term Plan \$6.76 million for capital expenditure from 2016-23 for the restoration of red zone areas for future recreation, business or environmental use. \$0.62 million per annum in operating expenditure arising is also provided for. This equates to a district wide general rate at an average of \$34.76 per rateable property.</p> <p>This provision was considered prudent to make in anticipation of the Council bearing some responsibility over the next 10 years for future community use of red zone areas but does not in itself relate to a defined package of greenspace projects.</p> <p>The greenspace proposals in the Preliminary Draft Plan have been indicatively costed at approximately twice the capital amount shown above to develop as shown elsewhere in that Plan.</p> <p>It is important to remember that this is a set of proposals about long term use and in some instances proposed reserve developments may not be started or finished for many years beyond the LTP period.</p> <p>Also other funding sources are possible for some types of reserve e.g. ecological reserves.</p> <p>A Red Zone Recovery Plan cannot commit the Council to any expenditure and all such decisions need to be made through its annual and long term planning processes.</p> <p>Significant amendments to the amounts identified above for expending in the 2015-25 period would require an amendment to the Council's Long Term Plan and public consultation on those proposals would be involved.</p> <p>Summary: neutral</p>

Matters to be Considered in the Recovery Plan				
Assessment Criteria	A. Residential Use – 'conventional' land remediation/development approach	B. Residential Use – alternative residential approaches, including rural residential	C. Business Use	D. Greenspace Use (Sports, Recreation and Ecological Reserves)
11. Infrastructure to requirements to serve surrounding areas and adjacent owners	<p>The Council has considered and developed plans to permanently restore damaged infrastructure necessary to serve surrounding areas and adjacent owners.</p> <p>It is seeking certainty of the broad land use pattern including necessary roading/utilities alignments to serve these areas mindful of potential long term future red zone land uses so that it can confirm these plans and complete the infrastructure recovery programme in a timely and cost effective way.</p> <p>Summary: neutral</p>	As for A11.	<p>No specific assessment has been made of the potential infrastructure requirements of business reuse of these areas.</p> <p>However considerable investment has and will be made and has been budgeted for in permanent restoration of infrastructural services to serve surrounding residential areas which will have positive consequence for servicing of these possible business areas.</p> <p>Summary: neutral</p>	<p>Some proposed greenspace areas are cost effectively integrated with stormwater management areas as well as more generally functioning as locations within which to site utility assets.</p> <p>Summary: positive</p>
12. Impacts of proposed uses on surrounding areas	<p>The conventional approach to land remediation and preparation for residential use in flood prone areas involves raising the land, in this case by 1-2 metres.</p> <p>In a Greenfield situation this can be designed for and flood mitigation measures are constructed during development.</p> <p>In Kaiapoi East there are a large number of existing homes in low lying areas nearby and displaced floodwater would need to be diverted into stormwater detention areas on red zone land nearby. This would mitigate flood risk but would also constrain future use of these areas (Note: some provisions for stormwater detention areas in the red zone but servicing the wider area are proposed as prudent in any case).</p> <p>There would be a range of new visual amenity impacts of significant areas of new housing on raised land near to existing homes to be considered and mitigated.</p> <p>Summary: negative</p>	<p>As indicated above rural residential use as a transition from urban to rural areas is common and can be effectively provided for.</p> <p>The significance of alternative residential approaches involving elevated house forms in terms of impact on surrounding areas would depend on the location and number of any specific proposal.</p> <p>Summary: neutral to negative</p>	<p>Most long established town centres/business areas are highly constrained by surrounding older residential development. Expansion occurs in an adhoc, incremental way and many reverse sensitivity issues arise. By contrast the opportunity presented here is for well-planned integrated development.</p> <p>This similarly applies to how business development into red zone areas adjacent to the river might reinforce and support the drive underpinning town centre and riverbanks planning to acknowledge and celebrate the marine environment as Kaiapoi's 'point of difference'.</p> <p>Summary: positive</p>	<p>There are wide-ranging potential amenity and enjoyment benefits from greenspace proposals for the residents of surrounding areas. Careful design and development to avoid reverse sensitivity effects of recreational activities will be required.</p> <p>Summary: positive</p>
13. Feasibility of land remediation	<p>The TAP Report identified 27 hectares of land as potentially being able to be remediated to a standard for residential reuse. These areas have been subject to further technical assessment to indicate the likely costs of land remediation and to a development feasibility analysis to indicate whether this could be economic.</p> <p>This has concluded on the likely cost scenario that a return through residential reuse would not be economic based on these costs and known market conditions.</p> <p>Summary: neutral to negative</p>	<p>While technically feasible the likely high cost of land remediation for rural residential development has through the development feasibility analysis shown it to be uneconomic based on known market conditions.</p> <p>A range of alternative approaches involving innovative housing forms are technically feasible but appear no less expensive or practically challenging than conventional approaches based on preliminary development feasibility analysis which also gives rise to a range of consenting and market acceptance issues.</p> <p>Summary: neutral to negative</p>	<p>While land remediation is feasible it comes at high cost relative to current potentially realisable bare land values. There are two ways to improve this – reduce land preparation cost s or achieve value uplift.</p> <p>Summary: neutral to negative</p>	<p>Some land treatment will be involved in some reserve development.</p> <p>Ancillary structures will be required to support some recreational activities e.g. clubrooms and so geotechnical consideration required.</p> <p>It is not expected there will be any major constraints given the low intensity nature of proposed greenspace uses/limited built facilities.</p> <p>Summary: neutral</p>

Matters to be Considered in the Recovery Plan					
Assessment Criteria	A. Residential Use – 'conventional' land remediation/development approach	B. Residential Use – alternative residential approaches, including rural residential	C. Business Use	D. Greenspace Use (Sports, Recreation and Ecological Reserves)	
14. Community views	Residential reuse of red zone land was the one future use idea from the 'Canvas' feedback that produced sharply divided community views for and against redevelopment for residential reoccupation. Summary: positive and negative	As for A14.	A number and range of community comments have pointed to the opportunity presented by red zone land for economic development through business reuse. Summary: positive	Investment in most kinds of greenspace freely accessible to the general public for sports and recreation purposes catering to a wide range of interest and needs was a strong theme in 'Canvas' and 'Lets Discuss' engagement feedback. Summary: very positive	
15. Natural hazard risks and mitigation	Most of the red zone areas remain vulnerable to a range of natural hazards and intensive building is not appropriate or economic. In many cases given the severity of hazards, avoidance of residential use is prudent. While mitigation may be possible it is expensive, not without negative consequence for adjoining communities. Residential reuse in the future would run counter to these considerations. Summary: neutral to negative	As for A15, but of lesser significance.	Business reuse would not make any particular contribution in these respects. Neither should it through careful design and appropriate mitigation exacerbate vulnerability to natural hazards. Summary: neutral	Some proposed greenspace areas are cost effectively integrated with stormwater management areas assisting mitigate flood hazards in low lying areas. The open space environment under more severe conditions also assists mitigate the impacts of significant flood events. Summary: positive	
16. Natural resource and biophysical processes including customary food gathering	The removal of housing from identified red zone land areas in Pines, Kairaki and Kaipoi South has provided the opportunity for Iwi to assess and propose reuse of these areas that are of particular significance to them. This would involve ecosystem regeneration over a long period of replanting to approximate the original land cover and so support recognition and provision for their culture and traditions in these areas. Ecological linkage areas elsewhere are now feasible given property clearance and could accommodate food forests and community gardens. Residential reuse in the future in these areas would preclude this. Summary: negative	As for A16, but of lesser significance.	Business reuse would not make any particular contribution in these respects. One of these areas along Raven Quay is part of a larger area extending through to Courtenay Drive that has been identified as of particular significance to Iwi. Ngai Tahu and Ngai Tahu have sought reservation of this area for natural environmental restoration. Business reuse of this part of the larger area would prejudice that Summary: negative	The opportunity for and proposals are made to restore, enhance and otherwise celebrate the natural environment. Iwi have identified areas of importance to them and proposals are included in the Plan to respond to this as mahinga kai reserve. As well ecological linkage reserve would enable food forests and community gardens. Summary: positive	
17. Council work on recovery of the town centre, riverbanks, river restoration and infrastructure	New residential development in Greenfield areas elsewhere in the Kaipoi Town Centre catchment has more than offset the loss of housing through red zoning. Riverbanks, river and infrastructure restoration/enhancement do not depend on residential reuse, but certainty of broad land use pattern is necessary to confirm the Council's infrastructure recovery programme. Summary: neutral	As for A17, but of lesser overall significance. However Regional planning policy requires publically provided reticulated services for rural residential development and so development proposals of this nature would need to be considered in this light.	As indicated above, carefully planned, staged business reuse of these areas is strongly aligned with the Councils work on town centre recovery. It could also be integrated with advanced plans and projects associated with riverbanks enhancement and take advantage of the investment already made and planned and budgeted for through the infrastructure recovery programme. Summary: positive	Greenspace proposals are very compatible with the Council's plans and projects for riverbanks restoration already identified or progressed and in many ways are or can be further integrated. Some proposed greenspace areas are cost effectively integrated with stormwater management areas assisting mitigate flood hazards in low lying areas. Summary: positive	

Matters to be Considered in the Recovery Plan				
Assessment Criteria	A. Residential Use – 'conventional' land remediation/development approach	B. Residential Use – alternative residential approaches, including rural residential	C. Business Use	D. Greenspace Use (Sports, Recreation and Ecological Reserves)
18. Interests of Te Ngai Tuahuriri Runanga and Te Runanga o Ngai Tahu	<p>The removal of housing from identified red zone land areas in Pines, Kairaki and Kaiapoi South has provided the opportunity for Iwi to assess and propose reuse of these areas that are of particular significance to them. This would involve ecosystem regeneration to over a long period of replanting approximate the original land cover and so support recognition and provision for their culture and traditions in these areas.</p> <p>As well, a plan change enabling more housing development in Maori Reserve 873 has provided residential development opportunities for red zone displaced descendants on their ancestral land.</p> <p>Summary: negative</p>	As for A18, but of lesser significance.	<p>One of these areas along Raven Quay is part of a larger area extending through to Courtenay Drive that has been identified as of particular significance to Iwi. Ngai Tuahuriri and Ngai Tahu have sought reservation of this area for natural environmental restoration.</p> <p>Business reuse of this part of the larger area would prejudice that.</p> <p>Summary: negative</p>	<p>Iwi have identified areas of importance to them and proposals are included in the Plan to respond to this as mahinga kai reserve, as well as integrating some other areas into the Te Kohaka o Tuhatara Trust coastal park.</p> <p>Summary: positive</p>
Recovery Plan Goals				
Assessment Criteria	A. Residential Use – 'conventional' land remediation/development approach	B. Residential Use – alternative residential approaches, including rural residential	C. Business Use	D. Greenspace Use (Sports, Recreation and Ecological Reserves)
19. Returning areas to active use that reflect community needs and aspirations, mindful of affordability	As for A1 above.	<p>As indicated in B1 above there is no shortage of supply or opportunity to add to the District's stock of rural residential development in locations that have been specifically planned for it.</p> <p>It could be that the potential market for innovative house forms could be more easily at lower cost satisfied in less geotechnically challenged areas that the red zone.</p> <p>Residential reuse of red zone land was the one future use idea from the 'Canvas' feedback that produced sharply divided community views for and against redevelopment for residential reoccupation.</p> <p>Summary: neutral to negative</p>	As for C1 above.	As for D1 above.

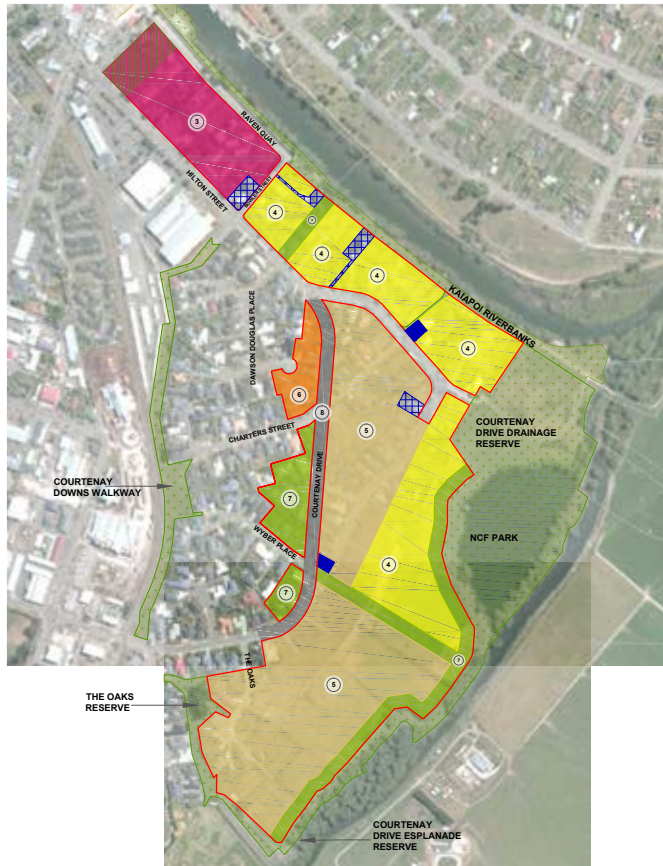
Recovery Plan Goals				
Assessment Criteria	A. Residential Use – 'conventional' land remediation/development approach	B. Residential Use – alternative residential approaches, including rural residential	C. Business Use	D. Greenspace Use (Sports, Recreation and Ecological Reserves)
20. Significantly contributing to Kaiapoi's prosperity in innovative ways	<p>In so far as recovery of the town's housing stock and population to more than pre-earthquake levels has already occurred and there is a significant forward supply of new housing land elsewhere in the town centres' catchment, residential reuse of red zone land would not significantly impact this.</p> <p>The 27 hectares identified as potentially feasible could accommodate around 375 households – equivalent to around 5% of the town centres' core economic catchment.</p> <p>Summary: neutral</p>	<p>The relatively small number of households that might be accommodated by potential rural residential or innovative housing makes this not significant.</p> <p>Summary: neutral</p>	<p>As suggested above this is a unique opportunity to consider comprehensively planned development of an extended town centre/business area(s).</p> <p>There are many potential opportunities for innovation and economic development presented by this in a way quite unlike that available in other centres.</p> <p>Significant market engagement and detailed feasibility assessments are envisaged by Recovery Plan implementation actions are required to conclude on this in any particular situation.</p> <p>Summary: very positive</p>	<p>There are many opportunities through proposed greenspace areas for innovative approaches to planning funding and development.</p> <p>Both the greenspaces themselves and the people they potentially bring provide a range of direct and indirect commercial opportunities and stimulus which may not otherwise occur in the Kaiapoi catchment.</p> <p>Summary: positive</p>
21. Providing certainty and a safe, and attractive environment with opportunities for recreation, cultural and economic activities	<p>Residential reuse would provide a familiar and compatible reuse and a safe and attractive environment could be reestablished (cost considerations aside).</p> <p>Large scale land remediation to facilitate this would be required and there are significant construction phase and ongoing impacts of this requiring mitigation.</p> <p>This may involve compromise to future use in adjoining red zone areas and would preclude some opportunities otherwise available for recreation and cultural activities.</p> <p>Summary: positive and negative</p>	<p>Rural residential development is a familiar land use in the Kaiapoi catchment and can be designed to provide a high amenity environment with a smooth transition to/from adjoining land uses.</p> <p>It is land consumptive and so could be seen to displace opportunities for public use of greenspace for recreation and cultural activities.</p> <p>Such land use can involve small scale farming activities for economic gain.</p> <p>Innovative residential approaches that involve elevated housing are an uncertain proposition at this time and their implications would depend markedly on the nature, intensity and location of any such precincts.</p> <p>Summary: positive and negative</p>	<p>Most long established town centres/business areas are highly constrained by surrounding older residential development. Expansion occurs in an adhoc, incremental way and many reverse sensitivity issues arise. By contrast the opportunity presented here is for well-planned integrated development.</p> <p>This similarly applies to how business development into red zone areas adjacent to the river might reinforce and support the drive underpinning town centre and riverbanks planning to acknowledge and celebrate the marine environment as Kaiapoi's 'point of difference'.</p> <p>Summary: positive</p>	<p>There are wide-ranging potential amenity and enjoyment benefits from the activities enabled by greenspace proposals for the residents of surrounding areas, the wider District, and more distant communities as well.</p> <p>Careful design and development will provide a range of safe and enjoyable environments for many recreational pursuits.</p> <p>Summary: positive</p>
22. Ensuring resilience and a prudent response to natural hazards	<p>As indicated, large scale land remediation to facilitate residential reuse would be required to ensure its resilience to natural hazards.</p> <p>There are significant construction phase and ongoing impacts of this requiring mitigation that could negatively impact adjoining communities.</p> <p>This may also involve compromise to future use in adjoining red zone areas.</p> <p>Summary: positive and negative</p>	<p>Business reuse would not make any particular contribution in these respects. Neither should it through careful design and appropriate mitigation exacerbate vulnerability to natural hazards.</p> <p>Summary: neutral</p>	<p>Some proposed greenspace areas are cost effectively integrated with stormwater management areas assisting mitigate flood hazards in low lying areas.</p> <p>The open space environment under more severe conditions also assists mitigate the impacts of significant flood events.</p> <p>Summary: positive</p>	

Recovery Plan Goals					
Assessment Criteria	A. Residential Use – ‘conventional’ land remediation/development approach	B. Residential Use – alternative residential approaches, including rural residential	C. Business Use	D. Greenspace Use (Sports, Recreation and Ecological Reserves)	
23. Opportunities to restore the natural environment to support biodiversity as well as economic prosperity	<p>The removal of housing from identified red zone land areas in Pines, Kairaki and Kaipoi South has provided the opportunity for Iwi to assess and propose reuse of these areas that are of particular significance to them. This would involve ecosystem regeneration over a long period of replanting to approximate the original land cover and so support recognition and provision for their culture and traditions in these areas.</p> <p>Ecological linkage areas are also now feasible following property clearance and can accommodate food forest and community gardens.</p> <p>Residential reuse in the future could make this less accessible.</p> <p>Summary: negative</p>	<p>As for A23, but of lesser significance depending on the nature and amount of such development.</p> <p>Summary: neutral to negative</p>	<p>Business reuse would not make any particular environmental contribution but as discussed above it does offer considerable potential to contribute to economic prosperity.</p> <p>Summary: neutral to positive</p>	<p>The opportunity for and proposals are made to restore, enhance and otherwise celebrate the natural environment and support biodiversity.</p> <p>By bringing visitors to the catchment to utilise these areas, expenditure which may not otherwise occur will assist local business.</p> <p>Summary: positive</p>	
24. Recognising and celebrating Iwi values	<p>As for A18 above.</p>	<p>As for A18 above.</p>	<p>One of these areas along Raven Quay is part of a larger area extending through to Courtenay Drive that has been identified as of particular significance to Iwi. Ngai Tahu and Ngai Tahu have sought reservation of this area for natural environmental restoration.</p> <p>Business reuse of this part of the larger area would prejudice that.</p> <p>Summary: negative</p>	<p>Iwi have identified areas of importance to them and proposals are included in the Plan to respond to this as mahinga kai reserve, as well as integrating some other areas into the Te Kohaka o Tuaitara Trust coastal park.</p> <p>Summary: positive</p>	
Overall Assessment	<p>Residential reuse using conventional methods at the density typical of surrounding areas is generally neutral to negative in relation to most objectives, matters to be considered and goals.</p> <p>No specific area provision is proposed in the preliminary draft Recovery Plan for such reuse.</p> <p>It is proposed to retain in rural use one area identified in the TAP report (i.e. the Courtenay Drive inner loop area) which could be considered for residential reuse in the longer term.</p> <p>Rural use would not foreclose options in the future for a range of more intensive land uses including residential development, should there be a significant change to land remediation technology, development economics or market conditions.</p>	<p>Rural residential development and that involving innovative house forms is better aligned with strategic considerations than conventional residential development. However, there are a range of moderate to severe practical and financial limiting considerations.</p> <p>No specific land use proposals for these forms of development are included in this preliminary draft Recovery Plan.</p> <p>What is proposed is retention of quite large areas in rural use.</p> <p>Rural use would not foreclose options in the future for a range of more intensive land uses including residential development, should there be a significant change to land remediation technology, development economics or market conditions.</p>	<p>There is good alignment of business reuse with many objectives, considerations and goals that provide the framework for the preliminary draft recovery plan.</p> <p>Community (business and development sector) engagement on relevant proposals in the Preliminary Draft Recovery Plan is warranted.</p>	<p>There is very good alignment between wide-ranging greenspace proposals made in the Plan and the many objectives, considerations and goals that provide the framework for the Preliminary Draft Recovery Plan.</p>	

7.3 Appendix 5

Alternative Roding Options

KAIAPOI SOUTH – OPTION 2 – Courtenay Drive realignment



KEY

- Regeneration Area
- Business (2.8ha)
- Rural (11ha)
- Recreation and ecological linkage (3.3ha)
- Neighbourhood park (0.6ha)
- Heritage and Mahinga Kai area (6.7ha)
- Parking (0.5ha)
- Utility
- Existing reserve (11ha)
- Private property

LANDUSE/ACTIVITY

- ③ Business
Uses could include:
 - Vehicle parking
 - Yard based activities (e.g. plant nursery, car sales yard)
- ④ Heritage and Mahinga Kai area - cultural and environmental enhancement. Reserve area not required however recognise the cultural, ecological and amenity significance of the area. Support the Ngāi Tahu proposal for joint management.
- ⑤ Rural (excluding intensive farming).
- ⑥ New neighbourhood park on Dawson Douglas Place.
- ⑦ Recreation and ecological linkage.
- ⑧ New road connection - Courtenay Drive (road geometry to be confirmed at design stage).

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

- Realignment of Courtenay Drive gives effect to community feedback.
- Additional Business land in close proximity to town centre.
- Additional car parking to support town centre.
- New neighbourhood park servicing a community separated from NCF Park.
- Improved walking and cycling links to NCF Park and Kaiapoi Riverbanks.
- Establishment of Heritage and Mahinga Kai area - cultural, ecological and amenity benefits.

WEAKNESSES

- Cost of Courtenay Drive road realignment.
- Minimal reduction in travel distance and time.
- Realigned road not overlooked by residential properties - lack of passive surveillance.

- Disjointed and challenging reserve spaces created.
- Additional reserve area (excluding proposed neighbourhood park) not required to achieve levels of service.
- Cost for design, construction and maintenance of additional reserve space.
- Cost for preparation, implementation and management of joint management plan area.
- Interim use for Business and reserve area potentially required.

Infrastructure	\$2,731,000
Roading	\$2,059,000
Reserves	\$2,160,000
TOTAL CAPITAL COST	\$6,950,000

<p>9 Recreation and ecological link</p> <ul style="list-style-type: none"> • Food forest/community gardens • Native planting • Paths, seating 	<p>11 Cemetery - ash internment only</p>
	<p>12 Rural (excluding intensive farming)</p>
	<p>13 Kirk Street Reserve - reserve classification to be uplifted</p>
<p>10 District sport and recreation reserve <u>North of Cass Street:</u></p> <ul style="list-style-type: none"> • Four full sized playing fields • Space for junior/warm up fields • Pavilion/changing rooms • On site parking • Space for informal play <p><u>South of Cass Street:</u></p> <ul style="list-style-type: none"> • Dog park • Community BMX track 	<p>14 Possible access link (additional 5m) - Possible land swap with adjacent property. Enables a walking/cycling link</p>
	<p>15 Campervan park - managed by NZMCA</p>
	<p>16 Parking - including parking for boat trailers</p>
	<p>17 Business Uses could include:</p> <ul style="list-style-type: none"> • Vehicle parking • Yard based activities (e.g. plant nursery, car sales yard)

NOTES

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

- Cass Street and Feldwick Drive utilise existing road corridor.
- 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 retained via Hall Street.
- Additional Business land in close proximity to town centre.
- Additional car parking to support riverbanks activity (boat parking).
- Improved walking and cycling links to the riverbanks and town centre.
- Proposed district sport and recreation reserve.
- Proposed district cemetery (for ash interment).
- Proposed campervan park (managed by the NZMCA).

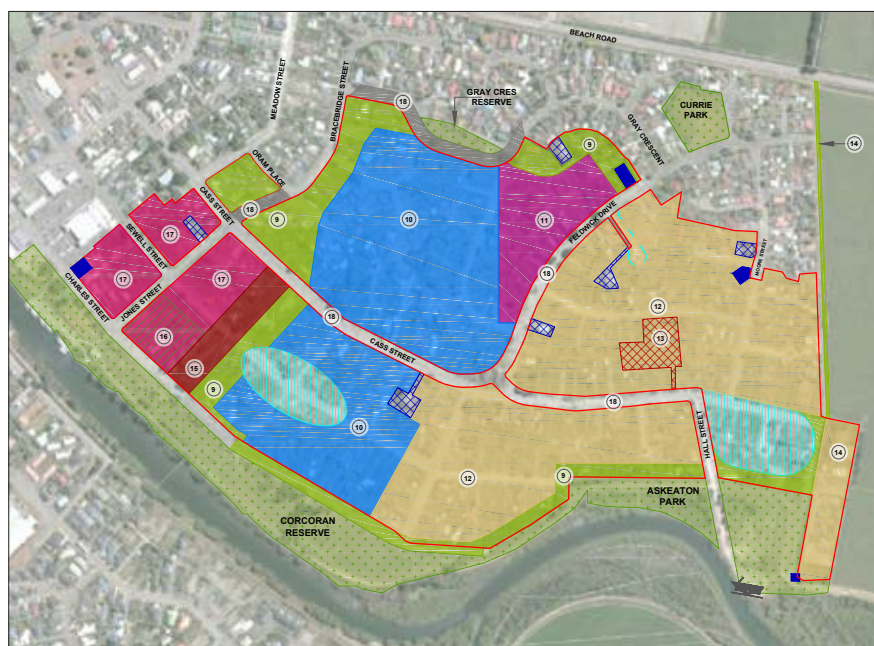
- Road network through an area that may lie undeveloped in the short to medium term - lack of passive surveillance.
- Indirect access to town centre for remaining residents.
- Community preference for new road linkage not realised.
- Additional reserve area not required to achieve levels of service.
- Cost for design, construction and maintenance of additional reserve space.
- Interim use for Business and reserve area potentially required.

Infrastructure	\$11,398,000
Roading	\$3,382,000
Reserves	\$10,060,000
TOTAL CAPITAL COST	\$24,840,000

KAIAPOI EAST - OPTION 3

– New connection Gray Crescent to Blackwell Crescent

– New connection between Bracebridge Street and Jones Street



KEY

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

LAND USE/ACTIVITY

- 9 Recreation and ecological link
- Food forest/community gardens
 - Native planting
 - Paths, seating

- 10 District sport and recreation reserve
- North of Cass Street:
- Four full sized playing fields
 - Space for junior/warm up fields
 - Pavilion/changing rooms
 - On site parking
 - Space for informal play
- South of Cass Street:
- Dog park
 - Community BMX track

- 11 Cemetery - ash interment only

- 12 Rural (excluding intensive farming)

- 13 Kirk Street Reserve - reserve classification to be uplifted

- 14 Possible access link (additional 5m) - Possible land swap with adjacent property. Enables a walking/cycling link

- 15 Campervan park - managed by NZMCA

- 16 Parking - including parking for boat trailers

- 17 Business

- Uses could include:
- Vehicle parking
 - Yard based activities (e.g. plant nursery, car sales yard)

- 18 Existing roading network - level of service to be determined. New road connections:
- Gray Crescent
 - Blackwell Crescent
 - Bracebridge Street

NOTES

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

STRENGTHS

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

WEAKNESSES

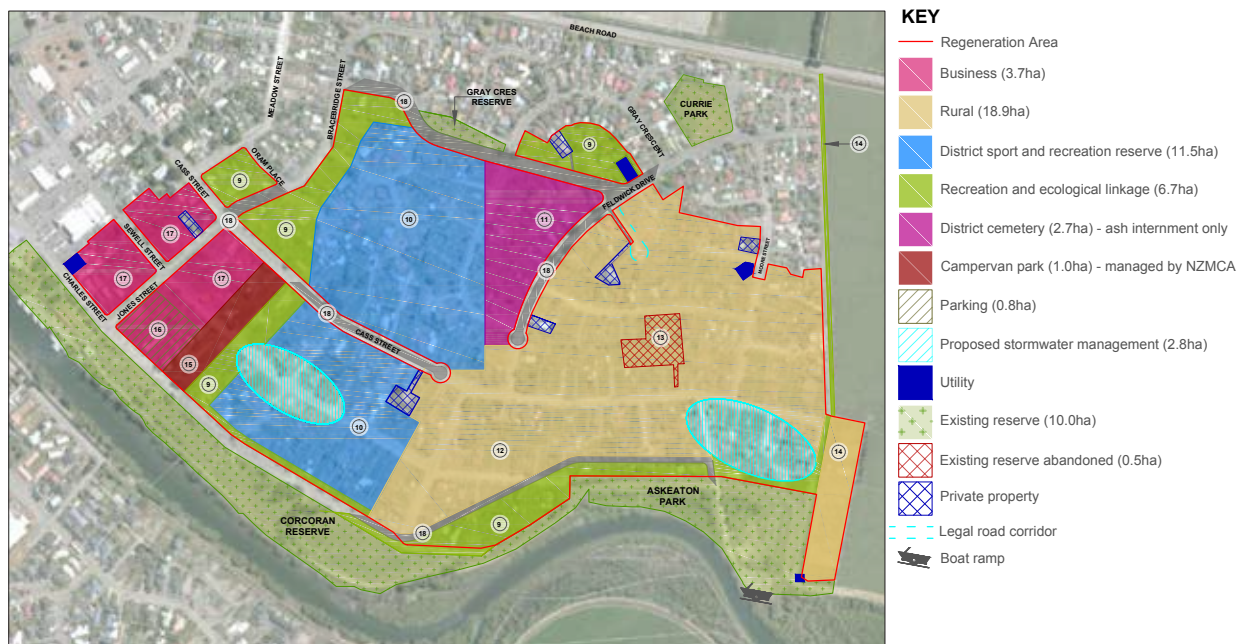
- Cost to construct new roads.
- Potentially higher traffic volumes on Bracebridge Street and Oram Place.
- Cass Street/Feldwick Drive road corridors remain (although narrowed with traffic calming) - network through an area that may lie undeveloped in the short to medium term - lack of passive surveillance.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

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

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

Let's
Discuss

Let's
Plan

Let's
Do...



canvas

LET'S PLAN FOR RED ZONE FUTURE USE
HE MAHERE MŌ TE WHENUA RĀHUI



WAIMAKARIRI
DISTRICT COUNCIL