

SUBMISSION TO KAIAPOI RED ZONE PRELIMINARY DRAFT PLAN CONSULTATION

From Mary Sparrow

General

The key points that I wish to address involve the options for the areas proposed for rural use in the preliminary draft plan. This document clearly indicates that while areas are proposed for rural uses, it is not envisaged that some activities permitted in the main Rural Zone under the District Plan will be allowed. It would also appear that the plan has already ruled out the possibility for the construction of dwellinghouses in these areas. This indicates that if the proposal for areas to be used for rural activities is adopted these will have to have a separate set of District Plan rules. Given the differences in the proximity of some areas to houses that remain, consideration could be given to providing a level of detailed planning normally associated with a structure plan.

While placing emphasis on the need to safeguard the amenity values of the areas adjacent to the areas proposed for rural use, it is also important to recognise that "reverse sensitivity" works both ways. Problems are often associated with trying to farm close to people, with one of the most frequent problems being the attacks on sheep by dogs. This would suggest that there may be areas where it is more appropriate to consider horticultural or arable/crop growing options than livestock. This could open the door for the provision of areas for community gardening or individuals growing of vegetables, activities that have already been suggested in earlier consultations. With a move towards smaller residential sections and more older people in the community a demand for allotments for vegetable growing could develop. The possibility of activities in these areas developing into small scale business ventures selling produce as local farmers markets should not be ruled out, so if any areas are identified for this purpose these should be reasonably generous.

Regeneration Area - Kaiapoi South

The areas that would appear to offer considerable potential for community use for horticulture are those on either side of Charteris Street and along Courtenay Drive and Wyber Place. The advantage that these areas have to offer for this type of use is that they are readily accessible from existing roads. Horticultural would also provide a reasonably passive use to augment the buffer already provided by the relatively narrow recreation and ecological linkages between Dawson Douglas Place and Charteris Street, and Charteris Street and Wyber Place. There may be some problems with contamination of the soils in this area but this need not be an impediment to horticultural/vegetable growing as this is frequently done in raised beds containing a growing medium rather than soil.

The size and shape of the other area identified as rural in the Kaiapoi South regeneration area would appear to offer opportunities for some form of livestock as there are only a limited number of adjacent dwellings and a relatively low use road, Courtenay Drive, only runs along a small part of the block. The use of this area may well be determined by the approach adopted to ownership and subdivision of the blocks proposed for rural use. If this is offered for lease or offered for sale as "freehold" then a more general set of rules governing rural use are likely to be appropriate, although consideration could be given to some provision for structures of a semi-permanent nature if the construction of a dwellinghouse is ruled out. These would need to be related to the rural use of the land such

as hay barns or implement sheds, and could include other semi-permanent structures such as tunnel houses, which should also be permitted in any area allocated for community use.

Kaiapoi East

The options for the areas proposed for rural uses in Regeneration Area – Kaiapoi East present fewer problems in some respects and more challenges in others. As the areas proposed for sports and recreation and a cemetery provide a buffer, this suggests there is less need to take into account the impact of rural activities other than those already ruled out, except in the north-eastern corner of the area.

The proposal for a stormwater management area in the southern corner of the area is a concern. A stormwater management area is not something normally associated with an area zoned rural. Given the proximity of this area to Askeaton Park and the recreation and ecological link in that area, consideration could be given to using all or most of stormwater management area for ecological purposes. If it is anticipated that water will pond in this area, why not plant and maintain it as a “wetland” even it in dryer periods some watering may be required? In the context of the Canterbury Water Management Strategy wetlands are important. The following is an extract from the Waimakariri CWMS Zone Implementation Plan (ZIP) (p.26) addressing matters relating to wetlands that the Committee wishes to pursue.

D5. BIODIVERSITY

Aspect	Recommendation	Responsibility	Timetable	Target / Goal
5.1 <i>Informs Lowland Waterways and Water Supply Recommendations</i>	Support the identification and assessment of wetlands	Environment Canterbury, Rūnanga, Department of Conservation, Waimakariri District Council	2012/2013	Ecosystem Health and Biodiversity
5.2	Wetland Restoration Initiate the restoration of two significant wetlands in the Zone	Environment Canterbury, Zone Committee	2015	Ecosystem Health and Biodiversity
5.3 <i>Informs Lowland Waterways and Water Supply Recommendations</i>	Improved understanding of wetlands Develop an initiative to promote understanding of wetlands and the multiple values they provide, including their role in river flows	Environment Canterbury, Department of Conservation	2012/2013	Ecosystem Health and Biodiversity
5.4 <i>Informs Water Supply Recommendations</i>	Creation of new wetlands Water Storage developments provide improved ground water flows for wetlands and opportunities for the creation of new wetlands to be explored as part of infrastructure design	Environment Canterbury	ongoing	Ecosystem Health and Biodiversity

The development of a new wetland in the area identified for stormwater retention could be seen as aligned with the Committee's desire to see new wetlands created. Although one

suggested would not be related to water storage developments, as per point 5.4 above, a wetland created close to Askeaton Park would also contribute to ZIP point 5.3, as it would be easily accessed by members of the public and thus have considerable educational value.

In addition, the area to the adjacent to Askeaton Park and the recreation and ecological link beside the proposed stormwater management area would seem to present some issues. If it is possible for this area to be incorporated into the adjacent use then this would probably be an appropriate outcome. If not, consideration might be given to incorporating some it into Askeaton Park and the balance into either the adjacent recreation and ecological link, and/or the suggested wetland.

As far as the possible uses of the balance of the area proposed as rural is concerned, decisions with respect to ownership and possible subdivision are relevant. If it is to be offered for sale or lease as a single block then it could be used for a wide range of rural activities apart from those already signalled as inappropriate. Under these conditions this area could have the same planning controls as suggested for the area to the south of the Regeneration area- Kaiapoi South. At the same time, the area closest to residential dwellings to the north east adjacent to Feldwick Drive and by Moore Street might also be considered for community use for horticulture/vegetable growing.

In the event of any areas identified for community use either by collectives or individuals issue of ownership and governance will need to be addressed. If areas are to be set aside for these activities it is assumed that these would probably have to remain in public ownership, and be made available for a "peppercorn" rental if any charge is to be made. The oversight of the use of such an area could be given to a community trust created for the purpose, with accountability to the Kaiapoi Community Board. Attention to the method for the election/appointment of the trust members would not be necessary at this stage, but would not represent a serious challenge if it was decided that an area or areas were to be set aside of community use.

