

Comment

Preliminary Draft Waimakariri Residential Red Zone Recovery Plan

We welcome both general and detailed comments. Please complete the name and address contact details below, or you can submit comments online at www.redzoneplan.nz. Anonymous feedback will be considered at the Hearing Panel's discretion.

PLEASE NOTE: All information provided becomes public information.

☒ I do not wish my contact details to be made public.

Your comments will be considered by the Hearing Panel in an open meeting and you can also present in person to the Hearing Panel during 6 – 8 April 2016.

☐ Yes, I would like to present to the Hearing Panel. We will contact you to arrange the date and time.

Your comments *(additional pages may be attached and any supporting documents)*

Do you agree with the Vision & Goals? (Section 1.1 and 1.2 of Let's Plan) If no, what do you suggest is considered?

Yes

Do you agree that the main issues to be addressed have been identified or do you have other concerns? (See Section 3 of Let's Plan)

Yes I believe issues have been address.
main

Kaipoi West *(refer to Section 4.2 of Let's Plan)*

Do you agree or disagree with the land use proposals for Kaipoi West? Yes.

Are there other land use options for these areas that you think should be further considered?

Should include some public parking.
area ① make stream nicer for wildlife & humans

Kaipoi South *(See Section 4.3 of Let's Plan)*

Do you agree or disagree with the land use proposals for Kaipoi South? Yes.

Are there other land use options for these areas that you think should be further considered?

Some land should be used for public carparking.
Fully support new park in Wyber Place.
S = Rural. think this is a good option just not a lot of paddocks with horses.

Kaiapoi East (See Section 4.4 of Let's Plan)

Do you agree or disagree with the land use proposals for Kaiapoi East? *Meaning Yes.*

Are there other land use options for these areas that you think should be further considered?

*Cemetery is a great idea.
 round area 12 = horse or mountain track.
 use 14 great idea.
 use 15 yes*

Pines Beach (See Section 4.5 of Let's Plan)

Do you agree or disagree with the land use proposals for Pines Beach? *Yes.*

Are there other land use options for these areas that you think should be further considered?

use 20 = fully support.

Kairaki (See Section 4.6 of Let's Plan)

Yes.

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

Are there other land use options for these areas that you think should be further considered?

Roading options – Kaiapoi East (See Section 4.4.9 and Appendix 5 of Let's Plan)

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

Option 1 better service area.

Roading options – Kaiapoi South (See Section 4.3.6 and Appendix 5 of Let's Plan)

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

*Option 2, gives more options
 does cut thru land.*

Any further comment:

Thank you for submitting your comments in response to the Preliminary Draft Waimakariri Residential Red Zone Recovery Plan.

We will be in touch soon if you have indicated that you wish to present to the Hearing Panel 6 – 8 April 2016. We will continue to keep the whole community updated on progress with Let's Plan.

Jess Reynen

From: webmaster@wmk.govt.nz
Sent: Thursday, 3 March 2016 9:46 a.m.
To: Jess Reynen
Subject: Preliminary Draft Waimakariri Residential Red Zone Recovery Plan

Details

Date: 3 March 2016

Details public? I do not wish my contact details to be made public.
 Wish to present?

Comments

Visions and Goals:

Main issues:
 Please go down to the kairaki beach section

Kaiapoi West:

Kaiapoi South:

Kaiapoi East:

Pines Beach:

Kairaki:
 Vehemently oppose amalgamation into tuhaitara coastal park We do not want Native scrub next door to our home bringing rats and mice not to mention fire hazards. We had enough trouble when all the houses were being pulled down, all the rats came our way We don't mind grass like it is now Thank you

Roading options - Kaiapoi East:

Roading options - Kaiapoi South:

Further comments:

Comment form

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Your comments *(additional pages may be attached and any supporting documents)*

Do you agree with the Vision & Goals? (Section 1.1 and 1.2 of Let's Plan) If no, what do you suggest is considered?

Do you agree that the main issues to be addressed have been identified or do you have other concerns? *(See Section 3 of Let's Plan)*

Kaiapoi West *(refer to Section 4.2 of Let's Plan)*

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

Are there other land use options for these areas that you think should be further considered?

Kaiapoi South *(See Section 4.3 of Let's Plan)*

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

Are there other land use options for these areas that you think should be further considered?

Kaiapoi East (See Section 4.4 of Let's Plan)

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

Are there other land use options for these areas that you think should be further considered?

PLEASE SEE ATTACHED

Pines Beach (See Section 4.5 of Let's Plan)

Do you agree or disagree with the land use proposals for Pines Beach?

Are there other land use options for these areas that you think should be further considered?

Kairaki (See Section 4.6 of Let's Plan)

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

Are there other land use options for these areas that you think should be further considered?

Roading options – Kaiapoi East (See Section 4.4.9 and Appendix 5 of Let's Plan)

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

Roading options – Kaiapoi South (See Section 4.3.6 and Appendix 5 of Let's Plan)

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

Any further comment:

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Submission for Kaiapoi East

The issue I have is the utility building next to our property at 51 Feldwick Drive, this will block the view out our front door and yard etc. any noise created will impact on our 2 dogs which in turn will impact on our neighbours . This will also adversely affect the property value of our house in the future. I look at the plan and there is ample opportunities to locate this away from a residential property i.e. opposite corner of zone 9 corner of Grey Cres. Or on zone 11. I know this sounds like the not in my back yard scenario but there is plenty of options for this rather than right on our front door step in this case

Jess Reynen

From: webmaster@wmk.govt.nz
Sent: Thursday, 3 March 2016 10:34 a.m.
To: Jess Reynen
Subject: Preliminary Draft Waimakariri Residential Red Zone Recovery Plan

Details**Date:**

Details public? I do not wish my contact details to be made public.
 Wish to present?

Comments

Visions and Goals:

Main issues:

Kaiapoi West:

Kaiapoi South:

Kaiapoi East:

I have concerns that the boat trailer parking (16) ,as indicated on the plans for Kaiapoi East, is such a distance from the boat ramp. When there is land available adjacent to the boat ramp it does not seem particularly helpful to have to park such a distance away from your launched boat. Is the council going to create a dock where you can secure your boat while you park your vehicle and trailer and walk back? And then, of course, you have retrieval issues when reversing the process.

Pines Beach:

Kairaki:

Roading options - Kaiapoi East:

Roading options - Kaiapoi South:

Further comments:

With so much available land for recreational uses could we PLEASE have a dog park in Kaiapoi. If there was enough space to include an agility area etc then it could allow events to be held there, which would be good for

the community. BTW I reside outside the district BUT I work and my children attend school here, so we spend a large proportion of our time in Kaiapoi, both in town and on the river.

Jess Reynen

From: webmaster@wmk.govt.nz
Sent: Thursday, 3 March 2016 10:57 a.m.
To: Jess Reynen
Subject: Preliminary Draft Waimakariri Residential Red Zone Recovery Plan

Details

Date: 03/03/2016

Details public? I do not wish my contact details to be made public.
 Wish to present?

Comments

Visions and Goals:
 Yes

Main issues:
 Yes

Kaiapoi West:
 Disagree to a point , I would like to see some sort of adventure / agility park / facility for the wider community to use

Kaiapoi South:
 Absolutely disagree, as an executive member of the Kaiapoi Promotion Association we have been asking for an area to run community based events from and with the redevelopment of the red zone land here, it is an ideal location for a Village Green and Village Common which can be used for carnivals, outdoor concerts and entertainment with an area for adults to relax and kids to play with lots of activities that can become seasonal activities and change through out the year.

Kaiapoi East:
 Disagree with having a cemetery next to a sports field and yet again this whole rural land zoning, we have an opportunity to develop the land to make Kaiapoi as a destination, here we could look at things like an outdoor drive in cinema etc,

Pines Beach:
 I have no issues here

Kairaki:
 I have no issues here

Roading options - Kaiapoi East:

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

Roading options - Kaiapoi South:

Reconstruct Courtenay Drive on its current alignment but with a different streetscape design

Further comments:



03 MAR 2016

Comment form

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Yes, I would like to present to the Hearing Panel. We will contact you to arrange the date and time

Your comments *(additional pages may be attached and any supporting documents)*

Do you agree with the Vision & Goals? (Section 1.1 and 1.2 of Let's Plan) If no, what do you suggest is considered?

Do you agree that the main issues to be addressed have been identified or do you have other concerns? *(See Section 3 of Let's Plan)*

Kaipoi West *(refer to Section 4.2 of Let's Plan)*

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

Agree

Are there other land use options for these areas that you think should be further considered?

Kaipoi South *(See Section 4.3 of Let's Plan)*

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

Agree

Are there other land use options for these areas that you think should be further considered?

Kaipoi East (See Section 4.4 of Let's Plan)

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

Disagree

Are there other land use options for these areas that you think should be further considered?

No new recreational / sports parks required.
There is already enough in the district
Plant the area in native bush.

Pines Beach (See Section 4.5 of Let's Plan)

Do you agree or disagree with the land use proposals for Pines Beach?

Agree

Are there other land use options for these areas that you think should be further considered?

Kairaki (See Section 4.6 of Let's Plan)

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

Agree

Are there other land use options for these areas that you think should be further considered?

Roading options – Kaipoi East (See Section 4.4.9 and Appendix 5 of Let's Plan)

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

No comment.

Roading options – Kaipoi South (See Section 4.3.6 and Appendix 5 of Let's Plan)

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

No comment

Any further comment:

More recreational / sports parks means
more costs for the ratepayers

Thank you for submitting your comments in response to the Preliminary Draft Waimakariri
Residential Red Zone Plan.

We will be in touch soon if you have indicated that you wish to present to the Hearing Panel 6 – 8 April 2016. We will
continue to keep the whole community on progress with Let's Plan.

Waimakariri District Council

Jess Reynen

From: webmaster@wmk.govt.nz
Sent: Thursday, 3 March 2016 12:08 p.m.
To: Jess Reynen
Subject: Preliminary Draft Waimakariri Residential Red Zone Recovery Plan

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Red Category

Details

Date: 3 March 2016

Details public?

Wish to present? Yes, I would like to present to the Hearing Panel.

Comments

Visions and Goals:
See attached submission.

Main issues:
See attached submission.

Kaiapoi West:
See attached submission.

Kaiapoi South:
See attached submission.

Kaiapoi East:
See attached submission.

Pines Beach:
Looks OK to me.

Kairaki:
Looks OK to me.

Roading options - Kaiapoi East:
See attached submission.

Roading options - Kaiapoi South:
Looks OK to me.

Further comments:
See attached submission.

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

First of all, the Draft Red Zone Recovery Plan generally looks good. If implemented as it is there wouldn't be too many disasters, even in the long term.

However I have some specific comments to make:-

- 1) The plan probably doesn't sufficiently emphasise the social development of Kaiapoi and the surrounding area, in ways of more than jobs and money. There are no background reports from sociologists, demographers or even architects and landscape architects. The likelihood is that in the reasonable future Kaiapoi will have an ageing population, with less need for 'field' sportsgrounds and more need for walking and gardening spaces. Here is a chance to incorporate ideas for community development and linkage right from the start. Do we have the possibility of a tree-backed amphitheatre facing out to the east across the lake at NCF Park? Do we have the basis for a 'hub and spokes' cycle and walkway around central Kaiapoi, with a soaring bridge across the river between Courtenay Drive and Jollie Street?

I suggest that another item be added to the list at 3.1 on page 22 along the lines of:

"To provide spaces for social interaction and development, and to further the social well-being of Kaiapoi and its people. To help make the town and its surrounding area a nice place to live."

- 2) One of the roads lost in the Kaiapoi East area has been 'Kirk Street', and the Kirk Street Reserve is slated to be revoked. Given the importance of Norman Kirk to the history of Kaiapoi (he was its youngest mayor), and indeed New Zealand (as an internationally-known Prime Minister), it would be appropriate for his name to be commemorated. I have previously suggested that the East area be known as the '**Norman Kirk Fields**'. I would suggest that this name is still appropriate for the whole of Areas 9, 10, 11, 12, 13, 14 and 16.
- 3) The Tonkin and Taylor report discusses flood and tsunami risk for the area protected by the stop banks, but doesn't integrate that information with existing uses in unprotected areas – such as the wharf area, the boat ramp, or Murphy Park. Will rising sea levels mean that Murphy Park will become a wetland, like much of the Askeaton Reserve has become? Will the boat ramp at Askeaton still be where people launch their boats, or will that area all be under water even at mid-tide? I'd suggest that there is a high likelihood of these changes and that **allowance should be made for a new site for rugby league** (perhaps on Area 5 or Area 10) and that a boat ramp and associated parking shouldn't be eliminated from the possibilities for the use of Area 4.
- 4) The areas of land suggested for various purposes seem to pay little attention to existing valuable features, such as remaining trees and landforms. The Tonkin and Taylor report has an elevation map which shows the old line of sand dunes parallel to Cass Street east of Jones Street – but doesn't identify them – and none of the plans show existing significant

trees or other remnant or re-establishing vegetation. Even the temporary retention of trees (eg while people who have moved out are still alive) will help ease the transition to the new Kaiapoi of the future. As I have noted elsewhere there is a notable **lack of input from the landscape architecture profession**.

- 5) A large area of land (Areas 2, 3 and 17 – a total of about 7 hectares) is said to be suitable for ‘yard-based’ commercial activities, such as car dealers and plant nurseries. Actually car dealers usually like to front on to a main road – and garden centres and nurseries have largely been replaced by the garden departments of big box stores, and the propagation itself happens in large specialised operations in rural areas, such as the one down Lees Road near Kaiapoi. And if one looks at what actually happens in and around Kaiapoi one finds that that ‘yard-based’ activities such as drilling companies and truck depots seem to establish themselves in rurally-zoned areas, like it or not. Just because it is possible to produce ground that is suitable for yard-based activities doesn’t mean that they are the best solution in a particular area, or that there will be a demand for such land. There is probably some scope for ‘destination-based’ yard-type commercial activities in Kaiapoi – perhaps something like a wedding reception centre – but it is a hard ask to suggest that there is any chance they could occupy a total of around 7ha, off the main roads, in Kaiapoi. But perhaps there is scope for a wedding centre on the Sewell/Jones/Cass Street area beside St Bartholomew’s Church? In any case car dealers are probably not appropriate adjacent to the historic church. **There is an excessive area for ‘yard-based commercial activities’.**
- 6) I support the **retention of some largish areas of the red zone land in single Crown ownership as a ‘hedge’ against possible future uses**. This might include Areas 4 and 5 in the South section, and/or Areas 10, 11 and 12 in Kaiapoi East. The most likely possible future use would be as the site of a major tertiary institute, currently notably absent from North Canterbury. Kaiapoi is well-placed with population and transport links for such a development, and the scale of a Polytechnic or University campus would be such that suitable foundation and flood protection works would be a relatively minor cost.
- 7) Page 23, 3.2 the Croquet Club – (Area 1). At present the Kaiapoi Croquet Club is sited on its own freehold land at Murphy Park, in an area increasingly subject to flooding. It is not, in the long term, a viable site. I’m not sure that the alternative site suggested (‘1’ between Hilton, Rich and Raven) although on the ‘inside’ of the stopbanks has sufficient advantage (it is still low, and on the banks of a drain) for the Club to forgo the value of its current freehold land and to occupy a Council reserve. I would suggest instead that some of area 9 or 17 and perhaps the **Cass Street end of Area 15 (up on the old sand dune) in Kaiapoi East, which is well-drained for croquet greens, might be suitable for the Croquet Club**. It would also be close to the Area 10 district sport and recreation reserve, which might have advantages for holding ‘Masters’ games and similar events.
- 8) The proposed ashes site (Area 11). This is far larger (around 3ha – about 7 acres) than is likely to be needed in Kaiapoi, or North Canterbury. It would have plenty of space to

accommodate the ashes of several hundred thousand people, maybe more if one compares it with the memorial gardens by the crematorium in Johns Road. Even if laid out as memorial gardens with pathways and landscape features it would take thousands and thousands of ashes burials and plaques. To work well it would lead to a demand for an adjacent chapel and crematorium – raising a whole series of other planning issues. **It would be more appropriate to use a much smaller area for ashes, perhaps in Area 17 adjacent to St Bartholomew's Church.**

- 9) Area 15 – Motor Caravan Park – I think the caravanners would prefer to be aligned along the river front, and would suggest that **the site be realigned along the Charles Street frontage**. That would probably also make the provision of utilities to their site easier from the existing underground services in Charles Street.
- 10) Area 16 car parking – even on Christmas Carnival days parking rarely extends that far down Charles Street and even then the **parking area would be unlikely to be needed more than one or two days a year**. It is possible that some of Area 17 fronting onto Charles Street west of Jones Street could be used – perhaps it could be leased to the supermarket operators to allow them greater site coverage on their own land?
- 11) Area 17 contains some significant trees, which are important to Kaiapoi's overall landscape values as a well-treed town (in which respect it contrasts with Rangiora). They would need protection in any development of the area for business purposes. There should be **a clause in the Plan to guide future planning in respect of established vegetation**.
- 12) Area 18 – new road alignment. Looks good to me – although perhaps the **section that goes past the Grey Crescent Reserve could move slightly south** so that there is a wider remaining area for the Reserve, which is likely to remain an 'open' type and will provide less buffer to residential areas than the northern parts of Area 9 which are likely to be vegetated.

Because this submission was prepared under time pressure it may not be as clear as it might be, so yes, I would like present it at a hearing.

Jess Reynen

From: webmaster@wmk.govt.nz
Sent: Thursday, 3 March 2016 12:09 p.m.
To: Jess Reynen
Subject: Preliminary Draft Waimakariri Residential Red Zone Recovery Plan

Details

Name:
Phone:
Organisation:
Postal Address:
Postcode:
Email:
Date:

Details public?
 Wish to present?

Comments

Visions and Goals:

Main issues:

Kaiapoi West:

Kaiapoi South:

Kaiapoi East:

Pines Beach:

Kairaki:

Roading options - Kaiapoi East:

WDC meet monthly with representatives of Te Ngai Tuahuriri and Mahaanui Kurataiao. At the most recent meeting, representatives from Te Ngai Tuahuriri expressed concern at possible spreading of ashes at the proposed cemetery, area 11, especially with its proposed proximity to a sport and recreation reserve. The representatives would like the panel to recommend that no spreading of ashes be allowed in or near recreational land.

Roading options - Kaiapoi South:

Further comments:

To: Waimakariri District Council

Submission: **Preliminary Draft Waimakariri Residential Red Zone Recovery Plan**

Date: 3 March 2016

From: **Woodend-Ashley Community Board**
c/- Private Bag 1005
Rangiora 7440

Contact: Louise Courtney, Community Board Advocate
louise.courtney@wmk.govt.nz
Phone: 03 311 8900

The Woodend-Ashley Community Board (the Board) appreciates the opportunity to offer comments in relation to the Preliminary Draft Waimakariri Residential Red Zone Recovery Plan (Recovery Plan) and would like the opportunity to speak in regard to this submission.

Vision and Goals

Yes, the Board agrees with the Vision and Goals.

Main Issues

Yes, the Board agrees that the main issues to be addressed have been identified in the Let's Plan document.

Kaiapoi West

Yes, the Board agrees with the land use proposals for Kaiapoi West.

Kaiapoi South

Yes, the Board agrees with the land use proposals for Kaiapoi South.

Kaiapoi East

The Board agrees with the general land use proposals for Kaiapoi East and would add that part of Areas 12 and 13 be considered for use as grazing for those with horses for recreational use. This would include water troughs and jumps for riders to utilise. The Board would also like to see a walking track around Areas 12 and 13, similar to that at Hagley Park in Christchurch, that could be utilised for recreation and fitness.

Pines Beach

Yes, the Board agrees with the land use proposals for Pines Beach.

Kairaki

The Board agrees in principle with the land use proposals for Kairaki but would also like to suggestion that a rigging area be developed next to, and be under the custodian of, the Waimakariri Sailing and Power Boat Club. This area would allow safe access to the river via Saltwater Creek and can be developed into a picnic area for times when boats are not accessing the water.

Roading Options – Kaiapoi East

The Board supports the preferred option.

Roading Options – Kaiapoi South

The Board supports the preferred option.

Further comments

It has been noted that no comment on a timeframe for purchase of the remaining Residential Red Zone properties. It would be good to see a swift resolution to this issue.

Further to that, the Board would like to query what obligation the Waimakariri District Council has to maintain services to the residents who did not accept the buyout from the Government. Maintaining those properties in the long term will be expensive and be subsidised by the other residents of the schemes such as waste, water and roading. The Board assumes that the roading will be maintained to the rural standard, not the urban standard, based on traffic volume. The Board does accept that the presence of these properties in the Red Zone acts as a deterrent to anti-social behaviour.

Finally, the Board acknowledges the work that has gone into preparing this document for consultation and look forward to a Recovery Plan that reflects the needs of the growing Waimakariri district and gives some certainty to the future for those who have been living on Red Zoned land for the last five years.

Yours sincerely,

Karen Eastwood
Chairperson
Woodend-Ashley Community Board