

**Jess Reynen**

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**From:** webmaster@wmk.govt.nz  
**Sent:** Friday, 4 March 2016 7:42 a.m.  
**To:** Jess Reynen  
**Subject:** Preliminary Draft Waimakariri Residential Red Zone Recovery Plan  
**Attachments:** template-Prelim-draft-plan-submission-03-03-2016.doc

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** Red Category

**Details**

**Date:** 4/3/16

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:

Pines Beach:

Kairaki:

Roading options - Kaiapoi East:

Roading options - Kaiapoi South:

Further comments:

Name:  
Phone:  
Address:  
email:

03/03/2016

### **Submission to the Waimakariri Preliminary Draft Red Zone Recovery Plan**

This submission is regarding the preliminary draft recovery plan and refers to the plan documents and plans. The section numbers and plan areas refer to those documents.

#### **Kairaki**

##### **4.6.1 Area 23**

Crown decide whether to sell or lease land, with permanent structures restricted in the terms of the lease, but removable structures (including removable baches) permitted.

##### **Discussion:**

- Selling the land is the simplest option.
- Identified Issues:
  - There is concern that, with 'removable structures only', appearance could turn into a 'shanty town' with the social problems as well.
  - Maintenance and mowing to mitigate fire risk.
  - Maintenance and mowing for visual appearance.
- Discussion:
  - It is noted that the restriction to removable buildings being contained within the lease agreement addresses the concerns of the TAPS report without interfering with the district plan.
  - It is noted that the existing building code and the present district plan zoning of residential 3 will control many of the concerns people have.
  - Caravans are potentially the easiest removable structure.
    - Multiple caravans and camping would make it like living in a campground. The real potential for a slum or shantytown exists with caravans.
    - that could affect the viability of the camp ground.

##### **Submission:**

**We support this recommendation. Selling the land would be the simplest option.**

**If it were leased then it would need conditions on the lease, to be finalised later, such as:**

- No sub-leasing
- Must keep grass mowed to less than 150 mm and section maintained.
- A restriction on camping.
- Land retains Residential 3 zoning.

##### **4.6.2 Area 24**

The plan proposes that this area be incorporated into the Te Kohaka o Tuhaitara Trust coastal park.

##### **Discussion:**

- Identified Issues:
  - Funding and Maintenance .
  - Future Plans
- Discussion:
- Funding and Maintenance .
  - Concerns have been raised regarding the Trusts financial ability to maintain this area to an acceptable level for the community that live there as well as the wider community. It is noted that the land , especially

in Kairaki has private residences located within it and bordering it. Because of the recent spate of fires in the trust land in our area it is essential that the area is kept constantly mowed and maintained to mitigate the very real risk of fire. We understand that the trust would require additional funding to do this. Even a small lapse in this maintenance would present an unacceptable risk to property and life. It is important for the community to be able to see a clear and constant source of funding to do this.

- Residents need to insure that the current swales and drainage that is on this land is maintained as they affect privately owned property.
- The PKBA have requested written information on how the Te Kohaka o Tuhaitara Trust intend to maintain this area and how they intend to fund it.

- **Future plans**

- While some verbal discussion has been had around the trusts potential uses for the land, concern has been expressed around what else might or might not happen on that land. How the land is handled in terms of the reserve act, the trusts powers and governance is unclear. Again because private residences are located within and bordering this land it is important that their level of amenity is maintained. This also makes it quite different from other areas in the park. Potentially appropriate planting would be suitable and could be supported but other uses may not.
- Residents would like to have input relative to any plantings around their properties.

- The PKBA has requested written information the Te Kohaka o Tuhaitara Trust future plans.
- This land could be subject to the same conditions as Area 23 regarding maintenance.

**Submission:**

- **The PKBA cannot support this proposal without further information on the Trusts plans and how they are going to fund them.**

#### **4.6.2 Area 24A**

The plan proposes that this area be incorporated into the Tuhaitara Park.

**Discussion:**

- Identified Issues:
  - This is not part of red-zone land. Why would this be part of the plan?
- Discussion:
  - The directive to come up with this plan clearly states that it should not involve other land.
  - This is ratepayers land.

**Submission:**

**Area 24A should be deleted from the plan.**

#### **4.6.3 Area 25**

Plan proposal to amalgamate this area to Kairaki Beach Car Park Reserve

**Discussion:**

- Identified Issues:
  - For this area to be useful to the Yacht Club, must have exclusive use for rigging. This would not be possible if part of general parking.
  - Dust from existing carpark, creates a **major** dust nuisance to residents.
- Notes:
  - Map on page 57 indicates that the current Kairaki playground is included in existing Kairaki Beach Car Park Reserve. It is assumed that this is an error versus part of proposal. If this is part of the Proposal, we are extremely OPPOSED to this becoming car park.

**Submission:**

**The PKBA submits that this area should NOT be amalgamated to existing Kairaki Beach Car Park. We submit**

that it should be leased to the Yacht club for Yacht Club use.

- \* Fenced off
- \* Grass to be planted; to be maintained by Yacht Club.



### The Pines

Due to the time frame we have not had to opportunity to re-consult with the wider Pines Beach community. However we recognize that those residents have had opportunity to submit through the WDC process and that we have consulted well earlier in the year. Therefore we may wish to add to this submission.

#### 4.5.1 Area 19

WDC leases as for area 23 or option 2 rural uses leases.

##### **Discussion:**

- Selling the land would be the simplest option.
- The discussion relating to area 23 applies.
- The western block would be suitable for Rural lease.
- The north eastern block would be suitable for area 23 type leases.

##### **Submission:**

**The PKBA submit that Selling the land would be the simplest option. The western block would be suitable for Rural lease. The north eastern block would be suitable for area 23 type leases with the same conditions.**

#### 4.5.2 Area 20

The plan proposes that this area be incorporated into the Te Kohaka o Tuhaitara Trust coastal park.

##### **Discussion:**

- The discussion relating to area 24 applies.

##### **Submission:**

- **The PKBA cannot support this proposal without further information on the Trusts plans and how they are going to fund them.**

#### 4.5.3 Area 21

Recreational and ecological linkage

##### **Submission:**

- **The PKBA supports this proposal.**

**Jess Reynen**

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**From:** webmaster@wmk.govt.nz  
**Sent:** Friday, 4 March 2016 8:26 a.m.  
**To:** Jess Reynen  
**Subject:** Preliminary Draft Waimakariri Residential Red Zone Recovery Plan

**Details**

**Date:** 4 march 2016

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

**Comments**

Visions and Goals:  
 Looks good to me.

Main issues:  
 That looks good as well

Kaiapoi West:  
 Would love to see some specific sports facilities, i.e lawn bowls, croquet, hockey - for all the sports areas, not just rugby fields across the board

Kaiapoi South:  
 I'm hoping 'mahinga kai' means public access food production areas in some cases, like apple trees.

Kaiapoi East:  
 I think the cemetery is a good idea. I think a memorial garden for ash interment with plantings is a better idea. In which case, a bigger area has a lot to be said for it. I am concerned about removing access to the remaining properties at the north end of this area - could a road remain between Cass and Feldwick? Access will be required for sports and cemetery / memorial garden anyway. Could make it a 10km zone.

Pines Beach:  
 Looks fine - I'm not familiar with this area.

Kairaki:  
 Looks fine - I'm not familiar with this area. But that would be another good option for community gardens.

Roading options - Kaiapoi East:  
 Options 2 and 3 leave the access road I mentioned above. That's my only concern here.

Road options - Kaiapoi South:

Preferred option leaves good access - I like it.

Further comments:

I don't get a chance to walk around the red zone as much as I'd like, taking in the flora and fauna that have reclaimed the area - I think it's gorgeous. I'd like to see that vibrant greenery, with fruit trees and things to encourage bees, oh please bees, retained. At least in part. It would be a shame to turn most of it into lawns - as seen in the picture of page 10 of the booklet you sent me. Some, certainly. But not all.



## Comment form

### 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](http://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?

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, would be great to get our new  
road N° 18 to Feldwick Dr. asap.

#### **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?

Yes, but do not agree with the cemetery area.

**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:**

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.

## Kaiapoi Red Zone

Thank you for taking the time to read my short note about my views on the future of this area

I have been a bit slow to engage with a couple of the professionals we deal with in a meaningful way BUT I would like to get my foot in the door so I can come back and talk more about what my vision is for the area.

What I see (as you have pointed out) is a poor quality piece of land in a great position, as is so often the case when rivers are involved! But I don't think we should let this obstacle have complete dominance over the needs of the town.

There are key issues around who Kaiapoi is and what it should be are bigger than just the red Zone area, by incorporating this into the outlook for the future of the red zone could be the catalyst to the continued development of Kaiapoi as a town. One of the major issues in my mind is the lack of identity and understanding what Kaiapoi is as a whole...

What appears to be coming to light in my mind is that Kaiapoi is in function a feeder town to Christchurch and so its commercial centre in my view needs to be tailored to this and compliment the lifestyles that the residents want to enjoy, In my mind you need to be careful not to abandon this development opportunity in the hope of trying to recreate business as usual before the earth quake.

So I have put together some images that should stir the brain and hopefully inspire you to demand much from this opportunity and the developers you engage with

Please view these in the light of a New Zealand themed design which would be sympathetic to the town centre while providing colour, interest and a lift to the town centre

In short the land close to the town centre has intrinsic value and needs to be addressed this way and not as a burden.

My initial thoughts are that by lifting the height of the land to the height of the stop bank along the central area and then blending it back to the town street scape will allow the design and amenity. This is all ripe for a good healthy debate.. Anyway.

The stop bank in my mind could look very grand if it is giving a much need a face lift. This could be achieved with the option of stone from Oxford quarry, Brick over concrete (Industrial style) or a timber looking wharf.

Building design in relation to style and method are very important and achieving 2 – 4 levels in height with buildings that have retail on the ground floor and either offices or apartments upstairs will be desirable to achieve a vibrant business district and also in relation to the cost of land remediation or increased foundation design cost. But until a design has been completed in a more specific way can't fully know this.

Please look at the very rough building foot print that I have scribbled on the map of the red zone which tries to show a series of squares and laneways that would be incorporated into the design to allow public living space that would also be sheltered from the easterly winds and provide great locations for culture and entertainment ..... Art .... And so on...

The next item that concerns me is the whole idea of working to a fixed time frame that in my view maybe too tight to produce a good outcome, I think we need to accept that this is not going to be a clean and tidy 'sign it off' and it goes away but a process which will be somewhat of a contact sport over time to ensure we get a great outcome. This is just my view

What I would like to see from here is engagement with us and any other local developers that you see fit and able to achieve an amazing outcome for the town and work with us towards a design concept that can be costed and evaluated fully. It may even be wise to get a few designs underway that once completed you can then reassess to see if it fits your vision for the area and make the call as to the direction of the land.

Many thanks for your time





## Regeneration Area - Hoiapoi South

### 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
- 5 Rural** (excluding intensive farming)

- 6 New neighbourhood park on Wyber Place.**
- 7 Recreation and ecological linkage**
- 8 Courtenay Drive existing alignment.**

### Notes

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









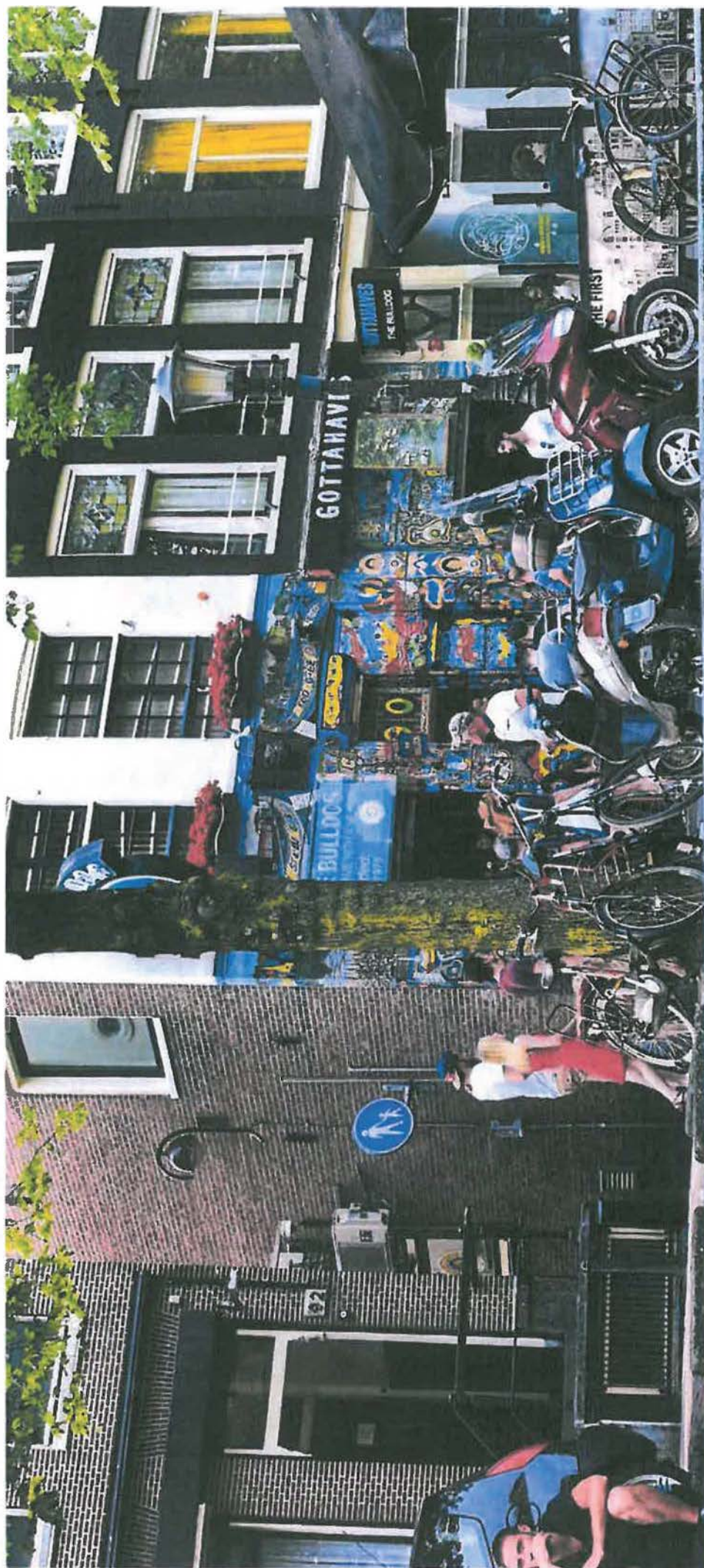
















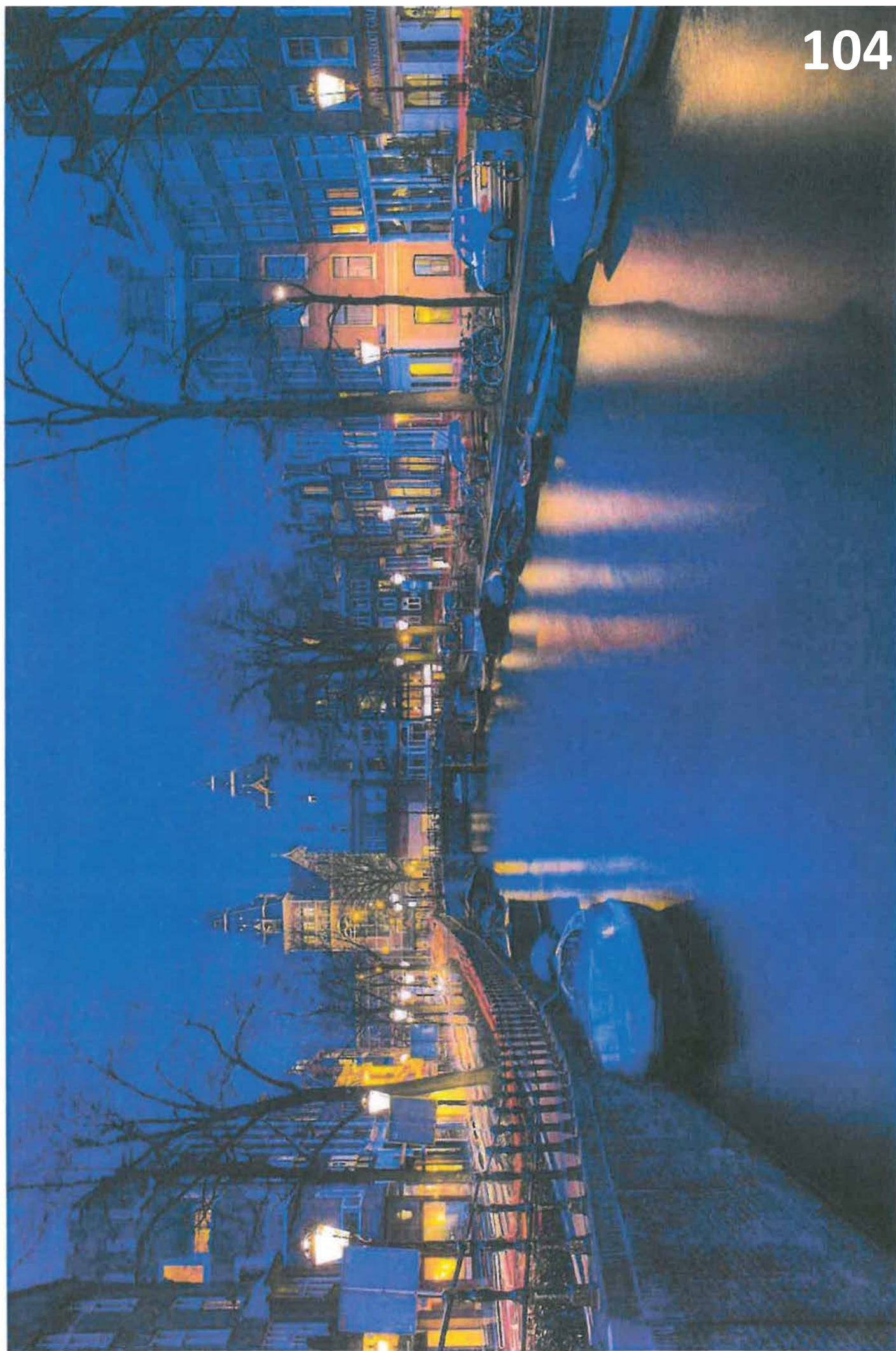












## Comment form

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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?

I AGREE WITH VISIONS & GOAL FOR THE  
NEW & INTERESTING TOWN OF KAIAPOI

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)

UP TO A POINT. - WE WANT KAIAPOI TO  
DEVELOPE IN THE FUTURE

#### 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?

I AGREE FOR THE FUTURE.

#### 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?

THERE SHOULD BE A DOG PARK BETWEEN COURTESY DRIVE  
AND THE KAIAPOI RIVER AND A SHORT GOLF COURSE.  
TAR 3 OR SIMILAR.



**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?

\* CARAVAN PARK SHOULD BE INCORPORATED IN THE  
QUALITY HOLIDAY PARK WITH A GREAT FUTURE IN THE  
DEVELOPMENT OF KAIAPOI.

**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?

THERE SHOULD BE TOILET & CHANGING RIMS  
SITUATED AT THE PINES BEACH PARKING AREA.

**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?

THE MAIN PARKING SHOULD HAVE A SEALED SURFACE.

**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?

\* RECOMMEND A HOLIDAY PARK WITH ABUTION BLOCK  
AND FULLY EQUIPED KITCHEN ON THE CORURAN  
RESERVE BETWEEN CHARLES ST AND KAIAPOI RIVER  
TO ATTRACT REGULAR CAMPERS WHO SUPPORT KAIAPOI.

**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?

I WOULD PREFER OPTION 2. TO REDUCE HOPEFULLY THE  
NOISY & ~~SPY~~ SPEEDING DRIVERS IN THE FUTURE.

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.

### Submission to Waimakariri District Council on the Kairaki Beach Red Zone Recovery Plan

The Waimakariri Sailing & Power Boat Club notes that the section immediately beside the club known locally as the Griffiths section, is proposed under the plan to be designated as a "general" parking area and amalgamated into the existing public parking/reserve area opposite.

The Club supports the Council's proposal under the Kairaki Beach Red Zone Draft Plan subject to:

The club's original submission, which was supported by the Pines and Kairaki Beaches Residents Association and the Kaiapoi Community Board, was that this parcel of land be placed under the control of our Club, so that it could be used by club members as a "rigging" and "boat storage" area.

Currently many members are rigging their boats in the existing public carpark. This is less than ideal as there is a risk that the general public's vehicles could be damaged and people injured due to:

- A boat's boom swinging around in the wind out of control.
- The boat being blown over by the wind.
- A mast falling down during the rigging procedure.

Likewise people rigging their boats in the public car park are at risk from other cars using the carpark.

By allowing the Club to use of the "Griffiths" section, it would remove members' boats from the general public's parking area thereby reducing any risk as detailed above.

The Club also believes that the "Griffiths" section is too narrow to be a public carpark. In addition there are power wires across the access way to the section that would be dangerous should a member of the public rig a yacht on this proposed car parking area.

The club looks forward to working with the WDC to find a solution that benefits the Club and the wider community.

**Jess Reynen**

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**From:** webmaster@wmk.govt.nz  
**Sent:** Friday, 4 March 2016 9:54 a.m.  
**To:** Jess Reynen  
**Subject:** Preliminary Draft Waimakariri Residential Red Zone Recovery Plan

**Details**

**Date:** 3rd March 2016

Details public? I do not wish my contact details to be made public.  
 Wish to present? Yes, I would like to present to the Hearing Panel.

**Comments**

Visions and Goals:  
 Yes

Main issues:  
 Yes

Kaiapoi West:  
 N/A

Kaiapoi South:  
 N/A

Kaiapoi East:  
 N/A

Pines Beach:  
 N/A

Kairaki:  
 In general terms we agree with the proposed land use, but would like to make a submission on the block of land known locally as the "Griffiths" section, which under the Plan is proposed to become a public car park. This submission has been emailed under separate advices to: [info@redzoneplan.nz](mailto:info@redzoneplan.nz)

Roading options - Kaiapoi East:  
 N/A

Roading options - Kaiapoi South:  
N/A

Further comments:

-

**Jess Reynen**

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**From:** webmaster@wmk.govt.nz  
**Sent:** Friday, 4 March 2016 10:23 a.m.  
**To:** Jess Reynen  
**Subject:** Preliminary Draft Waimakariri Residential Red Zone Recovery Plan

**Details**

**Date:** 4/3/16

Details public?  
Wish to present?

**Comments**

Visions and Goals:

Main issues:

Kaiapoi West:

I would like to see a softball skin diamond put in to one of these areas for the kaiapoi softball club its a big club that's growing and their results show they deserve their own grounds . Please forward this to the correct area

Kaiapoi South:

Kaiapoi East:

Pines Beach:

Kairaki:

Roading options - Kaiapoi East:

Roading options - Kaiapoi South:

Further comments:

**Jess Reynen**

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**From:** webmaster@wmk.govt.nz  
**Sent:** Friday, 4 March 2016 10:48 a.m.  
**To:** Jess Reynen  
**Subject:** Preliminary Draft Waimakariri Residential Red Zone Recovery Plan  
**Attachments:** Peter-and-Cynthia-Robinson.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** Red Category

**Details**

**Date:** 3/3/16

Details public?  
 Wish to present?

**Comments**

Visions and Goals:

Main issues:

Kaiapoi West:

Kaiapoi South:

Kaiapoi East:

Pines Beach:  
 See attached comments

Kairaki:

Roading options - Kaiapoi East:

Roading options - Kaiapoi South:

Further comments:  
 Attached File



## Comments on Preliminary Draft Waimakariri Residential Red Zone Recovery Plan

### Specifically 4.5 The Pines Beach.

#### 4.5.1

##### Area 19

We are inclined to favour Option 2.

With option 1 we are concerned that the private leasing for housing temporary structures could lead to a shantytown type of development with caravans etc.

We believe Option 2 is more in keeping with the new look of the area since land clearance. Rural recreational activity is more appropriate with the adjacent Oval and possible emphasis on ecological and recreation activities with the Tuhaitara Trust as neighbours. Land use such as horse grazing with lease conditions set by the Council to ensure the land is kept tidy and safe could enhance the area and add to its attraction as a recreation destination.

#### 4.5.2

##### Area 20

We are in favour of the Tuhaitara Trust further developing this area for recreational activities, ecological enhancement and restoration planting so long as they are in a position to do so with adequate resourcing. We would expect the Trust to inform residents of their specific plans for the land they wish to acquire. This plan should show what they are proposing to do, when they will do it and how they will resource it. We have concerns over the Trusts ability to carry out development and to maintain the newly acquired area considering their limited resources and existing commitments with the Coastal Park .

Our support for 4.5.2 is conditional upon the above points.

#### 4.5.3

##### Area 21

We support the development of this area as an ecological reserve as described.

#### Further Comment

We feel the current state of The Pines Beach area since land clearance provides an opportunity for a new direction. In the past The Pines Beach was a community that had evolved from predominately weekend baches into an eclectic residential community with a high proportion of what had been baches becoming basic rental properties. Since the earthquake clearance a lot of these old bach dwellings have gone. We recognize this newly available cleared land provides an opportunity to develop the significant recreational potential of the area for the benefit of the Christchurch and Waimakariri regions. With the trend toward smaller section sizes in new subdivisions and towns there is a growing demand for recreational spaces.

The Pines Beach with its beach, forest and soon to be built new hall surrounded by new open spaces has potential to meet this demand and be developed and enhanced as a recreational destination.

Due to the earthquake and climate change we find our community at a crossroads and a council plan may be necessary to take a new direction and realize the obvious recreational potential.