

Jess Reynen

From: webmaster@wmk.govt.nz
Sent: Friday, 4 March 2016 3:28 p.m.
To: Jess Reynen
Subject: Preliminary Draft Waimakariri Residential Red Zone Recovery Plan
Attachments: Submission_4Mar16.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:
see attached document

Roading options - Kaiapoi East:

Roading options - Kaiapoi South:

Further comments:

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 back to current owners/previous owners would be ideal. If too complex, then leasing is next best 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 back to current owners/previous owners would be great. However, given this possibly too complex, then support leasing – WITH tight restrictions 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
- 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 assurance that the current swales and drainage 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.**

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. 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)* – PLEASE SEE ATTACHED

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 9 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?

Kalepoi 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?

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 – Kalepoi 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 – Kalepoi South *(See Section 4.3.8 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 Regeneration Areas Submission

I would like to comment generally and in particular on the area south of the Kalapoi River – areas 3, 4 and 7 on the Kaiapoi South Regeneration Area plan – perhaps including part of area 5 south and west of Courtenay Drive overlooking the proposed recreational areas.

In looking at this “Red Zone” it appears to me that a rare opportunity has been handed to this generation to rejuvenate and reinvigorate the residential centre of a town when in most cases it is impossible as the cost of purchasing and demolishing a swathe of old residential houses is prohibitive. It is an opportunity that must be the envy of other generations and many other Districts. Yes there will be additional cost in remediating the land but it is technically feasible and the overall cost can be reduced in several ways including innovative geotechnical and civil engineering, building design, building density and siting of dwellings in groups.

We are facing ever increasing housing costs and roading congestion. What better way of addressing this than taking up this rare opportunity for residential redevelopment of the centre of one of the District’s two main towns.

As a residential and commercial developer in the District I see the demand for vibrant retail and hospitality areas together with demand for smaller homes for both an aging population and a younger generation with low equity. New retail buildings mixed with in with higher density housing in this central area of Kaiapoi – whether they be called townhouses, apartments or retirement villas – would help meet this need and reinvigorate the retail, health and hospitality centre of Kaiapoi. This doesn’t mean solid high density low amenity development but a balance of commercial, high density living spaces and open spaces.

This seems an ideal location for people who cannot drive a car. It is in easy walking or mobility scooter distance to the retail centre and riverside walkways and would avoid the sense of isolation the elderly often have when living in a retirement home or village on the outskirts of town. There they often lose freedom and have to rely on family, friends or coutesy vans to get to shops, cafes and medical services.

With this opportunity new thought should also be given to Kalapoi’s long term role in the Waimakariri District and Greater Christchurch. Rather than all the District’s towns trying to be all things to all people I believe it is time to differentiate, plan 20 to 50 years into the future, and promote each town to its potential strengths. Traditionally Kalapoi was the Industrial town and Rangiora the retirement town of the District. With the physical constraints on the spread of traditional housing and commercial building in Kaiapoi the time has come, I believe, to review and reposition Kaipoi as a compact residential and retirement town with a boutique shopping centre, river walks, easy access to the beach and varied recreation opportunities.

Ashley Estates have been working on a bigger picture plan for the District which would link Kaiapoi, Rangiora and Woodend/Pegasus but provide for each to retain their own special characteristics. This is a great chance for Kaiapoi to take up a rare opportunity and regenerate into a vibrant residential and boutique retail area instead of resigning itself to cheap and not so attractive options.

Working with Andrew Wenborn and my family I have found in Rangiora that going the extra mile in design and construction cost has paid off both for us as developers and for the community. While our focus has been on Rangiora we would like to be involved if it would help Kaiapoi regenerate. In particular we think we could help design and develop a vibrant area south of the river which would involve retail/hospitality at ground level along the river with apartments above. Further east blocks of attractively designed and landscaped apartments could overlook the recreational areas to add some life and security.

I encourage decision makers to take a long-term view and create a framework that would encourage long-term vibrancy and quality living environments in central Kaiapoi rather than just reverting to low cost recreational and rural uses linked by ecological areas.

I wish to present to the hearing panel.

Jess Reynen

From: webmaster@wmk.govt.nz
Sent: Friday, 4 March 2016 4:06 p.m.
To: Jess Reynen
Subject: Preliminary Draft Waimakariri Residential Red Zone Recovery Plan

Details

Date: 04.03.2016

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

Comments

Visions and Goals:
 yes

Main issues:
 only concern is who decides on the rural farming? I know that intensive farming is not included but being sensitive to those people who live close to these areas will be important i.e. noise and smell. I actually think this will be lovely if managed appropriately.

Kaiapoi West:
 please choose businesses which enhance the area and the views in that space. I don't believe a car yard would do that (I know it was just an example) but a plant nursery would be a good option

Kaiapoi South:
 great to keep this area as natural as possible and take into account the walks which are already in place here. We do not have enough family friendly tracks so it is good this is being preserved.

Kaiapoi East:
 only concern is who decides on the rural farming? I know that intensive farming is not included but being sensitive to those people who live close to these areas will be important i.e. noise and smell. I actually think this will be lovely if managed appropriately. Also - I am hoping that the river walk on this side of the river will be preserved and maintained along with the existing boat ramp. There are a number of people who use this area to race cars at present causing concern for residents

Pines Beach:

Kairaki:

Roading options - Kaiapoi East:

preferred option looks the best - would be better if the people left in Cass street moved and stopped painting all the posts along the red zone making the area look awful!!

Roading options - Kaiapoi South:

no preference

Further comments:

I would be interested to talk about a possibility of purchasing the adjacent red zone land next to our house. This would make it level with our neighbours and would not impact on this plan.

Jess Reynen

From: Lydia Bloy [DPMC] <Lydia.Bloy@dpmc.govt.nz>
Sent: Friday, 4 March 2016 4:06 p.m.
To: Jess Reynen
Subject: Preliminary Draft Waimakariri Residential Red Zone Recovery Plan: Crown Written Comments
Attachments: bloyl-16-00-45.pdf
Follow Up Flag: Follow up
Flag Status: Completed
Categories: Red Category

[UNCLASSIFIED]

Good afternoon

Please find attached written comments from the Crown on the Preliminary Draft Waimakariri Residential Red Zone Recovery Plan.

The Crown wishes to present at the public hearing scheduled for 6-8 April 2016. The Crown reserves the right to add, amend or not submit on any of the matters set out in the attached written comments.

The contact details for these written comments are: **The Greater Christchurch Group, Private Bag 4999, Christchurch 8140.** (Please note that my direct contact details below should not be made public).

Please provide acknowledgement of receipt of these written comments.

Kind regards,
Lydia Bloy

Lydia Bloy
Team Leader, RRZ Policy
Greater Christchurch Group

DDI 03 903 0562
Mobile 021 746 099
Email lydia.bloy@dpmc.govt.nz

The information contained in this email message is for the attention of the intended recipient only and is not necessarily the official view or communication of the Department of the Prime Minister and Cabinet. If you are not the intended recipient you must not disclose, copy or distribute this message or the information in it. If you have received this message in error, please destroy the email and notify the sender immediately.

**WRITTEN COMMENTS BY THE CROWN ON THE PRELIMINARY DRAFT WAIMAKARIRI
RESIDENTIAL RED ZONE RECOVERY PLAN**

To: Waimakariri District Council
Address: Private Bag 1005, Rangiora 7440
Email: info@redzoneplan.nz

Submitter details

Full name: The Chief Executive of the Department of the Prime Minister and Cabinet, for and on behalf of the Crown

Postal address: The Greater Christchurch Group, Greater Christchurch Group,
Private Bag 4999, Christchurch 8140

These initial written comments relate to all provisions of the Preliminary Draft Waimakariri Residential Red Zone Recovery Plan as publicly notified on 5 February 2016.

The Crown may provide more information and/or further, more comprehensive written comments when it appears at the hearing in April 2016.

Hearing

The Crown wishes to be heard in support of these written comments.



Jo Fitzgerald

Acting Director, Greater Christchurch Group

For and on behalf of the Crown

Date: 4 March 2016

1. CONTEXT

- 1.1 The Greater Christchurch Group ('GCG'), for and on behalf of the Crown, will be leading and presenting the Crown's position on these written comments at the public hearing in April 2016.
- 1.2 The views expressed in this submission do not necessarily represent those of the Minister for Canterbury Earthquake Recovery ('the Minister'). Nor should it be assumed that the matters in this submission represent any or all of those matters the Minister may choose to consider when exercising his/her powers under the relevant legislation to approve, amend or decline a draft Recovery Plan.
- 1.3 The purpose of these written comments is to provide the hearing, and all other submitters, with preliminary information on the Crown's key areas of interest and to indicate the potential themes of possible further Crown comments on the Preliminary Draft Waimakariri Residential Red Zone Recovery Plan ('Preliminary Draft') and evidence that may be presented at the hearing.
- 1.4 The GCG was established on 1 March 2016. The GCG has now taken over responsibility from the Canterbury Earthquake Recovery Authority for supporting the Waimakariri District Council ('Council') to develop proposals for future use of the residential red zones ('RRZ'). As such, the GCG has had limited time in which to consider the Preliminary Draft and the provision of comments by the 4 March 2016 deadline.
- 1.5 These comments are therefore preliminary only and the Crown reserves the right to add, amend or not submit on any of the matters set out in these written comments at the hearing.
- 1.6 The Crown has a range of interests in the future use of the RRZ in Waimakariri District, and is committed to continuing to work with the Council to achieve the best outcome for greater Christchurch communities and for New Zealand. These interests are interconnected and are set out below:
 - (a) The Crown's rights, responsibilities and interests as the owner of most of the land in the RRZ;
 - (b) The Crown's role in supporting earthquake recovery, including the obligations and interests arising under the Canterbury Earthquake Recovery Act 2011 ('CER Act'), and the Recovery Strategy for Greater Christchurch Mahere Haumanutanga o Waitaha ('Recovery Strategy'); and
 - (c) The requirements of the Minister's direction to the Council to prepare a draft Waimakariri Residential Red Zone Recovery Plan ('Recovery Plan'), and in particular the objectives set out in this direction.

2. STATUTORY AND REGULATORY FRAMEWORK

- 2.1 Pursuant to section 16(4) of the CER Act, the Minister gave a direction to the Council to develop a draft Recovery Plan, with consideration to a range of matters (see www.redzoneplan.nz).
- 2.2 It is important to note that the draft Recovery Plan is being prepared pursuant to the CER Act, not the Resource Management Act 1991¹ ('RMA'). The purposes of the two Acts are not incompatible but there is a slightly different focus and different processes to follow under the CER Act. This includes that the Minister, in considering whether to approve, amend or decline the draft Recovery Plan, is required by the CER Act to consider whether this is necessary for earthquake recovery (refer section 10(2) of the CER Act)². The purposes of the CER Act are:
- (a) to provide appropriate measures to ensure that greater Christchurch and the councils and their communities respond to, and recover from, the impacts of the Canterbury earthquakes:
 - (b) to enable community participation in the planning of the recovery of affected communities without impeding a focused, timely, and expedited recovery:
 - (c) to provide for the Minister and CERA to ensure that recovery:
 - (d) to enable a focused, timely, and expedited recovery:
 - (e) to enable information to be gathered about any land, structure, or infrastructure affected by the Canterbury earthquakes:
 - (f) to facilitate, co-ordinate, and direct the planning, rebuilding, and recovery of affected communities, including the repair and rebuilding of land, infrastructure, and other property:
 - (g) to restore the social, economic, cultural, and environmental well-being of greater Christchurch communities.
- 2.3 Neither the CER Act nor the Minister's direction to prepare a draft Recovery Plan requires that a public hearing be held to consider written comments. The Council has chosen to undertake consultation in this manner to help add transparency and robustness to the process.
- 2.4 The Recovery Plan (when finalised) must be consistent with the Recovery Strategy, the Christchurch Central Recovery Plan Te Mahere Maraka Ōtautahi and the Land Use Recovery Plan Te Mahere Whakahaumanu Tāone [refer sections 15 and 23 of the CER Act.]
- 2.5 The Minister's direction requires the draft Recovery Plan to set out the 'intended long term uses' of the RRZ to facilitate recovery from the impacts of the Canterbury earthquakes, provide for necessary amendments to the statutory framework to enable

¹ Note that section 19(4) of the CER Act states that nothing in section 32 or Schedule 1 of the RMA applies to the development or consideration of a Recovery Plan.

² See *Canterbury Regional Council v Independent Fisheries Limited* [2012] NZCA 601.

the proposed uses and to identify the practical next steps for implementation, including how ownership, funding and management will be determined in the future. Where necessary, the Recovery Plan will provide for necessary amendments to the statutory framework to enable the proposed uses of the RRZ. The totality of decisions about the RRZ should reflect the following objectives from the Minister's direction:

- (a) Decisions should promote the well-being of greater Christchurch communities.
- (b) Decisions should result in outcomes that are resilient and enduring.
- (c) Decisions should support economic development and growth.
- (d) Decisions should be affordable and consistent with the Government's commitment to principles of responsible fiscal management.

2.6 With respect to the last objective, the principle of responsible fiscal management includes properly exploring all options to derive value from Crown assets where this is appropriate.

2.7 The CER Act expires on 18 April 2016. Under the Greater Christchurch Regeneration Bill as currently drafted, the relevant provisions of the CER Act will be extended for this Recovery Plan. That means the Minister retains the power to withdraw, approve or amend any aspect of the draft Recovery Plan submitted by the Council under the CER Act. The Minister must ensure that the draft Recovery Plan is publicly notified and invite written submissions. As the Greater Christchurch Regeneration Bill is currently before Parliament (it was reported back by the Local Government and Environment Committee on 25 February 2016), it is not yet enacted.

3. THEMES

3.1 The potential themes on which the Crown may provide more information and/or further, more comprehensive written comments at the hearing are outlined below.

3.2 **Recovery objectives:** The Crown's support for future use options for the Waimakariri RRZ will be based on how the proposed future uses contribute to the Crown's earthquake recovery objectives and obligations (including those set out in the Recovery Strategy and CER Act) and reflect the objectives in the Minister's direction. How each proposed future use option would achieve these objectives will need to be explained clearly and in detail in the draft Recovery Plan.

3.3 **Vision and goals:** How the proposed future uses will help achieve the vision and goals for the Waimakariri RRZ will need to be articulated clearly in the draft Recovery Plan. The draft Recovery Plan and any supporting documents should more clearly explain how each proposed future use will contribute to the realisation of the vision and goals, and also how the proposed future use will achieve recovery outcomes in a practical sense.

3.4 **Residential options:** The Crown is seeking further information to assist with determining whether or not residential development is feasible in some areas of the

Waimakariri RRZ and whether this would be the best use of the land, taking into account the Crown's recovery objectives and obligations, including the Crown's responsibilities as landowner. Without this information, the Crown believes it is premature for residential development options to be discounted at this stage of the process.

- 3.5 **Rural residential options:** The Crown's initial view is that all areas identified for 'rural' use should be identified for 'rural residential' use, in order to allow for the range of potential uses both in the medium and longer term, even if rural use is the preferred option in the short-term.
- 3.6 **Vesting land:** The disposal of any asset held on behalf of the Crown, such as Crown-owned RRZ land, must be approved by the relevant Minister and/or Cabinet. Where such assets are proposed to be vested at below their holding/market value, Cabinet approval and financial appropriations are also needed.
- 3.7 Proposals for RRZ land to be vested in the Council will need to be assessed on a case by case basis. The Crown, where it owns RRZ land, is open to discussing the circumstances in which it could vest such land in the Council. Given the majority of the RRZ is a Crown asset and the Crown has financial responsibilities to all taxpayers to deal appropriately with Crown assets, a compelling case as to why the land should be vested for nil consideration will be required. For example, Ministers will need to understand how the proposed vesting will help achieve earthquake recovery goals, including the objectives in the Minister's direction, and how such benefits compare to costs of foregoing an asset.
- 3.8 **Sea level rise:** If there are areas at risk of inundation (as identified by technical experts) as a result of sea level rise, the Crown's initial view is that the draft Recovery Plan should provide for mechanisms to ensure permanent dwellings are not able to be established in those areas in the future. Further discussion will be required about ownership and management responsibility for such land. Any decision to prevent permanent built uses should not preclude appropriate interim built uses and activities (as indicated but not explored in depth in the Preliminary Draft). Such uses should be further explored, with appropriate mechanisms to ensure future users are aware of the temporary nature of buildings on these sites.
- 3.9 **Clarity about implementation and potential amendments to the District Plan:** The Crown notes that the draft Recovery Plan should identify either:
 - (a) changes needed to the District Plan and/or other statutory planning instruments as a consequence of the future use proposals; and/or
 - (b) a process and timeline by which such changes will be made.
- 3.10 The Preliminary Draft states in a number of places that the proposed future use may be progressed under a Recovery Plan. The Crown's initial view is that further clarity is required about implementation and the practical steps involved, in particular, whether the proposed zone change will be made through a Recovery Plan under the CER Act (or through the Greater Christchurch Regeneration Bill once enacted) or through the

District Plan review under the RMA. The Crown's initial view is that the Council should explore the opportunities to effect zoning changes through the mechanisms in the CER Act, as this could be significantly quicker and more straightforward than using RMA mechanisms, and therefore consistent with the objective of expediting recovery.

- 3.11 Further discussion will be required between the Council and the Crown about the implementation of specific future use options, including how land currently in Crown ownership will be owned and managed in the future.
- 3.12 **Connection with natural hazards District Plan change:** The Crown's initial view is that the draft Recovery Plan will need to explain the proposed change to the District Plan relating to natural hazards more clearly, including how the consideration and implications of natural hazards have influenced the development of the draft Recovery Plan.
- 3.13 **Infrastructure:** The Crown's initial view is that the draft Recovery Plan should aim to ensure the efficient and financially responsible use of existing infrastructure, including explaining how proposed future uses would support this, for example ownership and management options. This needs to be a stronger theme and focus than is currently in the Preliminary Draft.

SUMMARY AND NEXT STEPS

- 3.14 The GCG, for and on behalf of the Crown, notes its commitment to working constructively with the Council to help ensure a draft Recovery Plan is prepared that identifies the best future uses of RRZ land in the Waimakariri District; uses which meet the recovery objectives discussed in these comments. The draft Recovery Plan and any supporting documents will need to provide clear and comprehensive explanations about how each proposed future use meets these objectives, in more detail than in the Preliminary Draft. The draft Recovery Plan will also need to outline the practical next steps for the development of proposals, including ownership, management and implementation options. These written comments, and the further information and/or comments the GCG may provide at the hearing in April 2016, are intended to support the Council in its development of the draft Recovery Plan prior to the Minister's consideration.

Jess Reynen

From: webmaster@wmk.govt.nz
Sent: Friday, 4 March 2016 4:11 p.m.
To: Jess Reynen
Subject: Preliminary Draft Waimakariri Residential Red Zone Recovery Plan
Attachments: RedZoneProposal_march2016.pdf

Details

Date: 04/03/16

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:

The vision and goals are looking good and this is a great opportunity for us all to get excited about the future of Kaiapoi.

Main issues:

Main issues have been addressed but I would like to add something to the Kaiapoi east plan which is noted below.

Kaiapoi West:

Agree.

Kaiapoi South:

Agree.

Kaiapoi East:

Agree but with the following comments. 1 Campervan park needs facilities that are able to cope with expected numbers and had proper regulation. Also if this an area for tourists we want is the impression of our town to be attractive and NOT that tourists have been shoved down by an ugly industrial area. This is our reputation let make it a good one! 2 There is a perfect opportunity to create an area with a stage, a natural amphitheatre and usable flat space for running community events.

Pines Beach:

Kairaki:

Roading options - Kaiapoi East:

Roading options - Kaiapoi South:

Further comments:

Kaiapoi has lost many of its spaces to hold community events. The riverbank used to provide this but is no longer that space. I would like to see that space and additional space in your sport and recreational areas for these activities. Amenities such as power and toilets are needed, but apart from that there would be little ground remediation required. The venue should also have a fountain for drinking water - something many parks seem to miss. Often sports grounds can be very empty and provide little or no shelter so an “events” or “recreation” area with natural shelter would be an advantage. Picnic tables are a great addition to this space to encourage people to come along and enjoy any festivities. Ideas for events that might be suited to the area are: outdoor theatre productions, music events, celebratory events, public picnics, community picnics, large scale community events and more.

Kaiapoi East Area 10

1. Campervan park needs facilities that are able to cope with expected numbers and had proper regulation. Also if this an area for tourists we want is the impression of our town to be attractive and NOT that tourists have been shoved down by an ugly industrial area. This is our reputation - lets make it a good one!

2. There is a perfect opportunity to create a new park that has a stage, a natural amphitheatre and usable flat space. This is something that can be used for many different types of events such as one off special events and also regular use for things like the weekly farmer's and night markets. The stage could be something like the band rotunda or simply a raised flat surface that provides a focal point for an event.

Amenities such as power and toilets are needed, but apart from that there would be little ground remediation required. The venue should also have a fountain for drinking water – something many parks seem to miss. Often sports grounds can be very empty and provide little or no shelter so an “events” or “recreation” area with natural shelter would be an advantage. Picnic tables are a great addition to this space to encourage people to come along and enjoy any festivities.

Ideas for events that might be suited to the area are: outdoor theatre productions, music events, celebratory events, public picnics, community events and more.

The placement of this area within Area 10 is ideal as it is away from residential housing so reducing the impact of any noise created by events on residents. It is also there is likely to be sufficient parking due to the current planning for sports and recreation areas.

The placement of a community space, in a place where the community has lost so much, is a fantastic way to respect that loss and give back to those that have experienced hard times.



Jess Reynen

From: webmaster@wmk.govt.nz
Sent: Friday, 4 March 2016 4:48 p.m.
To: Jess Reynen
Subject: Preliminary Draft Waimakariri Residential Red Zone Recovery Plan

Details

Date: 04/03/16

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:
 I have some things I would like addressed for the older population in three areas.

Kaiapoi West:
 Enhancing Number 1 with Pentanque / Boules court and perhaps Keep fit stations.

Kaiapoi South:
 Wyber Park could also be considered as a place for Boules court as these can be family orientated.

Kaiapoi East:
 This is another area for a Boules Court or Keep fit circuit especially as there are council flats for the elderly close by. I would also like to see a Learners cycle track in this area where parents can take their children to learn and to practice their cycling skills. This would be for children aged 3 -10 years. It could include a street like setting with signs etc. There is a BMX track proposed and I would like to recommend the BMX track that is between Northland & Karori in Wellington.

Pines Beach:

Kairaki:

Roading options - Kaiapoi East:

Roading options - Kaiapoi South:

Further comments:

Jess Reynen

From: webmaster@wmk.govt.nz
Sent: Friday, 4 March 2016 5:27 p.m.
To: Jess Reynen
Subject: Preliminary Draft Waimakariri Residential Red Zone Recovery Plan

Details

Date: 4 March 2016

Details public?
 Wish to present?

Comments

Visions and Goals:

I agree with the vision & goals, recreation to include safe cycling paths in and around Kaiapoi.

Main issues:

Kaiapoi West:

Kaiapoi South:

I like the idea of a park between Raven Quay & Hilton Street.

Kaiapoi East:

Definitely agree with a dog park, very much needed in Kaiapoi, and a BMX track. We belong to the NZMCA and they encourage members to use motorhome friendly towns. This will bring more visitors to Kaiapoi which is good for local business.

Pines Beach:

Kairaki:

There should be controls on what could be put on lease hold land as Kairaki & Pines are looking very tidy now and I wouldn't like to see sub-standard caravans /buildings on the land. Maybe some of the houses from the Domain could go down there and be leased as a package deal. I agree with the Trust taking control of the vacant land to the East, could the camp be extended for permanent residents? For the WSPBC to have exclusive use of the neighbouring section for a rigging area & trailer parking

Roading options - Kaiapoi East:

I prefer option 2, a gravel road from Charles to Askeaton would encourage boy racers.

Roading options - Kaiapoi South:

Further comments:



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. 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 I agree

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 agree. I want to add that if a residential area should be considered, the attention needs to be addressed it has low impact on environment and neighbourhood

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?

A comment to the alternative option of residential re-development. Repairing building platforms is too expensive, but there are solutions available of a floating foundation which prevents the house from flooding and is easily removable. Sustainable village.

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?

Especially in this area, I would not set up heavy industrial, because of the risk with flooding and geotechnical constraints. The Heritage must be protected.

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?

I agree, but in certain areas, a low density residential area can be considered, especially with a low impact housing solution.

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?

I agree

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?

I agree

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?

Depends on the development of these areas, whether it will be necessary.

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?

None of them, if there is no additional residential activity. Cost of realignment,

Any further comment:

For residential use, alternative foundations should be considered. Our Team would like to present for a solution, where residential houses are possible, but minimize the impact of the environment.

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.



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. 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?

All good

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)

3.3 IDENTIFY FOR CLARITY FOR RESIDENCE SO THEY DON'T THINK WE'RE TAKING OVER

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? *I HATE THE FACT ANUKUPA WILL BE PUT ON THE LAND WE LIVED FOR 40 YRS. WHY NOT DOWN AT THE RESERVE ON KIRK ST? IN SAYING THAT, MY MA WOULD HAVE LOVED TO BE BURIED ON THAT PIECE OF LAND (AS 13 FELDICK). WOULD WE BE ABLE TO PUT A PLAQUE DOWN FOR HER INSTEAD IF IT GOES AHEAD.*

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?

IF PINES AGREES, I DO

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?

AS ABOVE

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?

WHAT EVER IS EASIER & SAFER FOR THE PEOPLE WHO LIVE THERE

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?

AS ABOVE

Any further comment:

REALLY GLAD CONSIDERATION FOR PEOPLE TO USE THIS LAND. VERY EXCITING! AS A RED ZONE, IT'S GOOD

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.

Regeneration areas as a catalyst to brand Kaiapoi - put Kaiapoi on the map.

Whilst we are close to Christchurch, with thousands of people daily driving past, what is going to have people driving down the motorway, stop in and visit Kaiapoi.

We have a river, but nothing on the river, we don't have any attractions that make use of the asset which is on the river YET. (now that the Tuhoe has gone)

Kaiapoi as a destination has a few issues, there is very limited accommodation providers, (1 motel), however Kaiapoi is surrounded by camping grounds, Kairaki beach, Pineacres, Double Days road. I am concerned that adding an area for freedom camping is looking to cater for the lower end of the tourist market. Kaiapoi is better than that, and as such the following plans will attract the affluent eco tourist.

On the Canterbury tourism site (<http://www.christchurchnz.com/destinations/waimakariri/>) states enjoy stunning scenery and cruise the Kaiapoi river... showing an image of the Tuhoe.

In terms of draw cards, Hanmer has the hot pools, Kaikoura has whale watching, Christchurch has the Avon for punting etc...what does Kaiapoi have...

Kaiapoi has a lovely library and some wonderful shops, we have a raft of eateries.

Kaiapoi east has a raft of fruit trees, many very old and still producing some incredible crops. We believe that by taking what is naturally there, clearing the land for sports fields is an incredible waste of land and destruction of food producing trees.

We feel the draft plan has failed to place a high enough value on the wider communities desire shown in the canvas results, regarding the importance of a local food source, food security, i.e. having a Food Forest. The community board agreed to have a food forest on Council land, trees were planted by YouMeWeUS in September 2014, however due to Council changing its mind, we had to remove the trees, but were assured that "Food Forest" had the tick of approval. We are ready, we have the trees, we can start tomorrow planting trees and moving things forward.

We suggest separating the recreation and ecological link and have specific areas set aside for Food Forests. Whilst the walkways can be planted in natives... for the concept to work best, food forests require sheltering trees to stop prevailing winds damaging crops..walkways are not the best option.

Areas need to be set out properly for a Food Forest to work best. These open spaces to allow light into areas for smaller fruit trees, root crops and ground cover. The open areas would have sculptures dotted around and gathering areas for picnics and work out areas, dog parks and internment cemetery. We need to connect the river with the Food Forest, linking them with attractive walkways, cycleways. We have a plan that we developed for the original food forest plan that we could revamp and use...

Talking to people in the surrounding Green Zones it is clear they are concerned about having an internment cemetery close by to residents.

Impact of a Food Forest on neighbours, overseas models show that having a botanic/food forest type garden as a neighbour has a positive impact on the value of the properties. Having a cemetery or an open playing field had no impact or a negative impact on surrounding property values.

Property values has a part to play in the rateable values and the return to council in regards to those values will mean a food forest will have a positive impact to the council income wise versus an open field sports ground or cemetery.

We believe that having a Food Forest will have a far greater impact, pulling power and positive social impact to the community and will by its presence be a draw card to having visitor numbers increase in Kaiapoi.

Eco tourism has the potential to be a huge draw card for Kaiapoi.

As an example Central Park in New York, was first conceived in the early 1850's due to the land being unsuitable for commercial building, containing rocky vistas and swamps. Private money was used to build the park as residents could see the value that the park would have for New York.

You can see today that that plan has worked, 30 million visitors a year from all over the world come and enjoy the park it has added a great deal of value for the city.

We believe that whilst it is important to have sports fields, there would be a greater return from having these areas previously called Red Zones in the Kaiapoi East area turned into park like settings. The large number of fruit trees and specimen trees that are throughout the area should be protected by developing plans that work around existing trees. As opposed to felling them and clearing the areas for sports fields.

Protection:

We have people regularly returning to visit their Red Zone properties and we see that the clearing of areas in readiness for sports fields would be a desecration of the heritage trees of which there are many in the regeneration zone.

Sustainability:

We would like an assurance from council that areas that they hope to clear, that if areas are cleared for any purpose, those trees (not just fruit trees) will be lifted and used in the new food forest/botanical area. This has a two fold benefit, food quickly being harvested from the food forest and saving heritage trees.

We can see Kaiapoi as providing a base of knowledge and a facility which ensures continued propagation and grafting of Heirloom trees. Promoting the preservation of each variety through awareness of flavour, disease resistance, specific cropping and harvesting.

Education:

From kindergarten age through to adult students focusing on aspects of fruit & nut seasonal cycles (blossom/fruit/harvest), native biodiversity, historical and cultural relevance.

Studies in the field of science; ecology; ethnobiology, ecoscience, environmentalism, weather/ climate etc.

Community:

YouMeWeUs have trained people that have designed food forests, we have trees ready to be planted. In our original submission we offered to assist with designing and supporting the food forest initiative, that offer still stands.

We have trees that are currently being cultivated using cuttings from heritage fruit trees, that will produce 3-5 different fruits from the one tree. Imagine from one tree you could have peaches, apricots, cherries, nectarines, plums...it could be called Kai Rakau...Fruit Tree. These trees we want to gift to the community for the food forest project... the name for the trees is yet to be determined or agreed.

Harvests could potentially be awarded to local community groups for fundraising purposes. Excess produce can be made available to Food banks, City Mission, Woman's Refuge, Rest homes and other suitable recipients.

Tourism:

Kai is in the Kaiapoi name, the food forest initiative could be used to promote heritage and environmental tourism to local, domestic and international tourists.

Arts:

We have been communicating with Artists in the Waimakariri area and as a collective we would like to set up outdoor exhibitions using the Food Forest as the back drop. The exhibitions and the associated return from sales of artwork, will allow the group to fund the purchasing of sculptures to go into the Food Forest sculpture park, as a gift to the community and provide a legacy of art for the Waimakariri region. These areas with art dotted around will be a wonderful oasis for locals and visitors alike.

Changes we would like made to the Draft plan:

Food Forest to have separate areas sharing with dog park, sculpture areas, picnic areas, work out areas and internment cemetery.

Dedicate areas for Food Forest (in green), separating them from ecological links and walkways.

The following image shows the change of location to internment area, moving and extending Food Forest areas closer to the river.

Remove the parking area for cars and boat trailers, noisy boats close to the centre of Kaiapoi will have a negative impact on Kaiapoi's centre.

Keep current roading Cass St providing access to boat ramp, which in the new plan includes access to internment area and Food Forest etc.

Food Forest group from YouMeWeUs to be consulted regarding location and design of the Food Forest and park areas.

Any plans which would see trees being cleared, we ask that those trees in particular fruit trees be uplifted and planted in the food forest areas. There are a number of other trees of

significance in the area, trees that have been tended by families for decades that should be considered for relocation.

The proposed sports fields between Cass and Grey Crescent, to be developed into a botanical park, with walkway links and cycle tracks.

We would like to speak to this submission

