

# **Draft Waimakariri Residential Red Zone Recovery Plan**

**Summary of Written Comments Received  
3 August to 1 September 2016**

October 2016

## EXECUTIVE SUMMARY

The Minister supporting Greater Christchurch Regeneration, Hon Gerry Brownlee, notified the Draft Waimakariri Residential Red Zone Recovery Plan (Draft Recovery Plan) on 3 August 2016. Written comments were invited from the public over a four-week period, until 5pm, Thursday 1 September 2016. This report provides a summary of the comments received.

A total of 60 comments were received by the deadline. This included 23 via the comment forms, email or post, and 37 were comments on the Greater Christchurch Regeneration Facebook page.

Overall, there was **broad support from the majority of commenters for the land use proposals in the Draft Recovery Plan**. The most commonly raised themes in the written comments were those supporting greenspace land uses, while a smaller number expressed support for commercial and residential development, and rural land uses.

Commenters were broadly supportive of the land use proposals for Kaiapoi West, however some potential alternatives for the area were suggested, including some proposals for returning the land to residential use and opposing some yard-based commercial activities.

Commenters were also generally supportive of the proposals for Kaiapoi South, particularly the 'greenspace', including heritage and mahinga kai (the customary gathering of food and natural materials and the places where those resources are gathered) land uses. There were also a number of supportive comments about the mixed use business proposals, with a number of comments proposing riverside residential and commercial development (which is enabled by the mixed use business description), and support for a public transport interchange.

Many commenters were generally supportive of the proposals for Kaiapoi East, particularly the 'greenspace' land uses, although there was some opposition to the proposed sports fields, with commenters raising concerns about ratepayer costs and over-supply of recreation space. A number of commenters put forward specific suggestions about the size and location of specific sub-areas within Kaiapoi East. There was also some support for more residential development near the Kaiapoi Town Centre.

The proposals for The Pines Beach and Kairaki received a mixed response. Most commenters supported the proposed transfer of land to the Tuhaitara Coastal Park but there was also opposition to this. Some commenters supported the proposed private lease areas but others were concerned about the risk of an untidy appearance. A number of commenters sought more commercial recreation and other facilities.

In terms of the **proposed land use package as a whole**, a number of commenters (in particular Facebook commenters) proposed that land be used for **productive greenspace uses**, such as gardens and orchards, and cultural amenities. Some (in particular the majority of the Facebook comments, which were generally single sentence statements) focused *solely* on support for more greenspace (in a couple of cases to the exclusion of all other land use proposals). However a handful of commenters **opposed the provision of more greenspace**, with concerns raised about over-supply of sports and recreation areas, and the cost to ratepayers of maintaining reserves and parks. There was also concern raised by a number of respondents about the **lack of explicit provision for residential and commercial development**, with the potential opportunity cost to Kaiapoi of not taking advantage of the red zone land to support the town's economic regeneration. A number of comments sought **more visionary thinking** about the future of the town and the opportunity to support its regeneration as a "destination".

## INTRODUCTION

The Minister supporting Greater Christchurch Regeneration, Hon Gerry Brownlee, received the Draft Waimakariri Residential Red Zone Recovery Plan (Draft Recovery Plan) from Waimakariri District Council (the Council) on 1 August 2016. The Minister had directed the Council in September 2015 to prepare a Draft Recovery Plan, under sections 16 and 19 of the Canterbury Earthquake Recovery Act 2011.

The Draft Recovery Plan was developed by the Council in consultation with the community and with support from Environment Canterbury, Te Rūnanga o Ngāi Tahu, the Canterbury Earthquake Recovery Authority, and the Greater Christchurch Group within the Department of the Prime Minister and Cabinet.

The Draft Recovery Plan was publicly notified by the Minister on Wednesday 3 August 2016. Written comments were invited from the public over a four-week period, until Thursday 1 September 2016.

Hard copies of the Draft Recovery Plan and written comment forms were distributed to service centres and libraries throughout greater Christchurch. The Draft Recovery Plan was also made available to view, and information about how to provide comments included on the Department of the Prime Minister and Cabinet's website and the Greater Christchurch Regeneration Facebook page.

This report summarises the written comments received during this public engagement process. It is largely qualitative, with a focus on the key themes that emerged (with limited statistical or quantitative assessment). The report is an impartial record of the comments received. It does not comment on the proposed land uses themselves, and does not presuppose any final decisions by the Minister about the Recovery Plan.

## WRITTEN COMMENTS RECEIVED

Written comments could be made several ways, including submitting comments electronically via the website comment form, a direct link to the form through social media, email, post and hard copy comment forms. The comment forms were structured to enable respondents to provide free-form comments on each the five regeneration areas set out in the Draft Recovery Plan and any overarching comments on the Draft Plan as a whole.

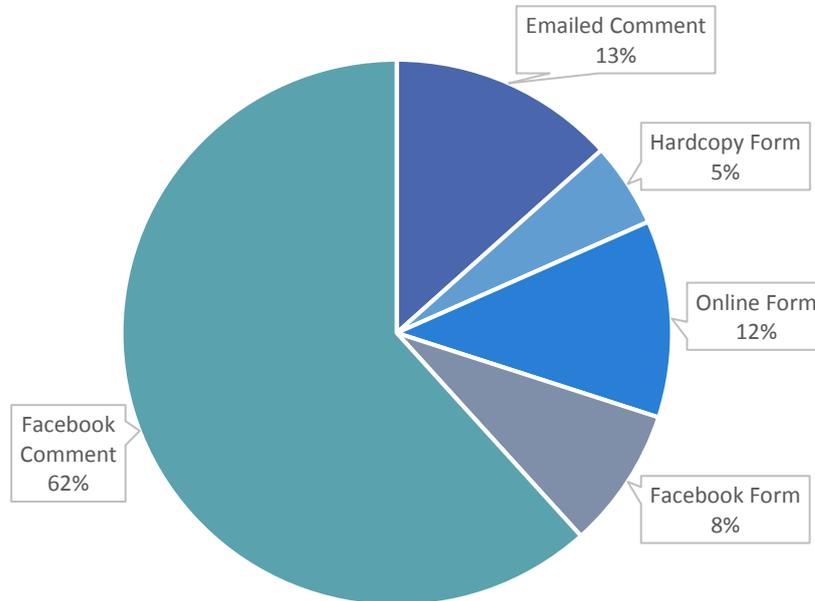
In addition, all comments made in response to relevant notifications on the Greater Christchurch Regeneration Facebook page have been treated as written comments about the Draft Recovery Plan.

Commenter's names have not been included in this report for privacy reasons. Verbatim quotes are presented in this document to illustrate common themes – these are unedited apart from the correction of occasional spelling errors.

A total of **60 comments** were received by the deadline, 23 were submitted via the comments form, while 37 were comments on the Greater Christchurch Regeneration Facebook page. One written comment was received late, on 8 September, and has been included as part of this summary.

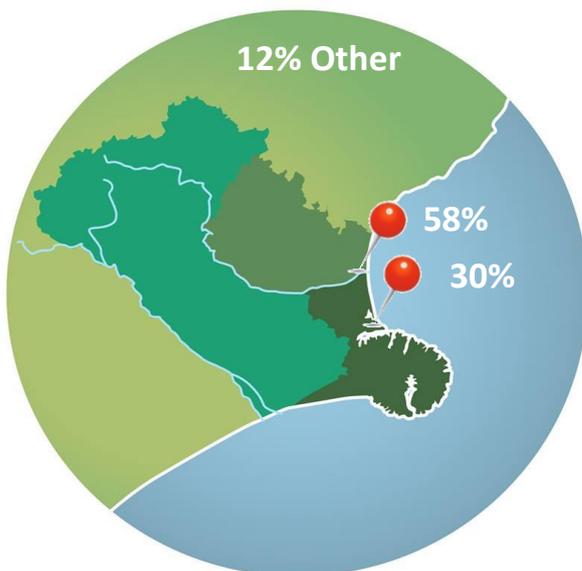
The following chart summarises how comments were received, broken down by how the comment was provided:

**The majority of commenters used social media to communicate their thoughts and ideas about the land use proposals:**



All written comments received, regardless of format, have been included in this summary, and the comments will be considered by the Minister supporting Greater Christchurch Regeneration in making his decision on the Recovery Plan.

The majority of people who made written comments were from the Waimakariri district:



**Over half of the respondents were from the Waimakariri District (58%). Almost a third were from elsewhere in greater Christchurch (30%) with the remainder from elsewhere in New Zealand (12%)**

## KEY THEMES

Overall, there was broad support from the majority of commenters for the land use proposals in the Draft Recovery Plan. The most commented on land use proposals are illustrated below (note that this does not necessarily indicate support or opposition, just the most commonly used phrases):



**Note: the most commonly used words and phrases are presented in larger font**

The most commonly raised **overall themes** in the written comments were those supporting greenspace land uses, while a smaller number expressed support for commercial and residential development, and rural land uses.

This summary now considers comments made on an area-by-area basis.

## **KAIAPOI WEST**

The Draft Recovery Plan proposes that the future land uses in Kaiapoi West will be mixed use business, and greenspace (sports and recreation reserve). Commenters on this area were broadly supportive of the land use proposals, however some potential alternatives for the area were suggested.

One commenter supported the greenspace proposals for Kaiapoi West and how the proposed land uses fit in the broader context of Kaiapoi.

*“The proposals seem good ones - sporting and recreational use complement existing facilities in the area such as the school.”*

Another commenter noted the proximity of the area to the town centre and how it could help the revitalisation of the town centre.

In terms of the mixed use business proposals, some commenters were opposed to yard-based business activities such as car yards, but a number of others supported the idea that this area could be returned to residential in the future.

*“Land in the Black St/Kaiapoi West, block given its proximity to the township, would suit retirement or low rise first home apartment style housing.”*

### **Alternatives**

Some commenters proposed alternative land uses for the area, in particular more garden-based greenspace uses such as organic community gardens for food.

## **KAIAPOI SOUTH**

The Draft Recovery Plan proposes that the future land uses for Kaiapoi South will include rural, heritage and mahinga kai and mixed use business areas. Commenters were generally supportive of these proposals, particularly the “greenspace” (including heritage and mahinga kai) land uses.

*“Given the proximity to the town centre, the proposals such as commercial and retail opportunities and a transport interchange seem good suggestions. Setting aside a Heritage and mahinga kai area for public use are excellent, and important, proposals.”*

There were also a number of supportive comments about the mixed use business proposals, with a number of comments proposing riverside residential and commercial development (which is enabled by the mixed use business description), and support for a public transport interchange.

*“Section 3 (Kaiapoi South) would be better for commercial, it's more central and seen often by the public as they go to Countdown Supermarket. I'm sure The Waimakariri Council are planning for cafes to be built here to take advantage of the river outlook.”*

*“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.”*

### **Alternatives**

Suggested alternatives included a proposal that sports fields be located in Kaiapoi South, and to plant the whole of area 5 and 12 (rural) in clover. There was also a suggestion that part of the area could be used for a wetland bird sanctuary and one commenter proposed community gardens for this area.

Another commenter suggested transport links through the Kaiapoi South area with a second road bridge across the Kaiapoi River.

*"What is currently lacking and an opportunity now exists, is provide a corridor to link the northern and southern parts of the township, and an alternative route south out of the town, through now red zone land. Potential exists for the long overdue second bridge for the township to link the Courtenay area with the northern town development, taking vehicles away from the main street and current bridge choke point."*

## **KAIAPOI EAST**

The Draft Recovery Plan proposes that the future land uses for Kaiapoi East include mixed use business areas, greenspace (including sports and recreation reserve areas), and rural activities. Many commenters were generally supportive of these proposals, particularly the 'greenspace' land uses.

*"I'm really keen to see significant eco corridors where ever they can be included."*

*"The land nearest the river Charles St to Ashkeaton is absolutely suited to recreational development as open space, sports fields or planted retention basins. Retention basins and associated waterways have the opportunity to enhance the natural environment, purify and recharge ground water while also providing habitat."*

*"The establishment of a District Sport and Recreation Reserve is very sensible. Too often, recreational facilities are located well away from urban areas, and public transport routes."*

There were a number of specific suggestions about the mixed use business areas and rural area, as well as a number of detailed comments from a couple of submitters about the location and size of a specific sub-areas.

*"It is recommended that the proposed campervan area 15 be relocated to area 17 on the west side of Jones Street. It would be much more desirable to have this campervan park as close as possible to the retail and hospitality businesses..."*

*"Sections 10 on both sides of Cass Street, Section 12 rural are prime areas for Parks, Playgrounds, Gardens, walkways, cycle pathways, other recreational sports that require small areas. There are many mature trees, fruit trees and shrubs that already enhance this area."*

## **Alternatives**

While there was general support for the greenspace proposals, there was also some opposition to the proposal that sports fields be located in Kaiapoi East.

*"I felt this (proposals for Kaiapoi East) was the exception to some otherwise excellent suggestions. I noted that the Canvas suggestions included cultural proposals such as an open air theatre, which unfortunately have not been taken up. Obviously NZ is a sporting nation, but a proposal for "up to 4 full sized playing fields" when you acknowledge that the Council currently provides sufficient sport and recreation reserves" and there is provision for other sport and recreation reserves in these proposals seems ridiculous given that no provision has been made for cultural activities, other than those in relation to mahinga kai."*

There was also some support for more residential development, and one commenter opposed the proposed roading changes.

## THE PINES BEACH AND KAIRAKI

The Draft Recovery Plan proposes greenspace and private lease / sale land uses for The Pines Beach and Kairaki. The greenspace comprises an extension to the Tūhaitara Coastal Park, ecological linkages and Council Reserve. A number of commenters indicated broad support for the proposals for these areas, especially the ecological linkages and increasing the Council Reserve area.

*"I liked the point about retaining and strengthening the remaining community."*

*"Looks good a difficult area to do much with. Bird habitat would be beneficial"*

Support for the proposal to amalgamate regeneration areas into the Tūhaitara Coastal Park was divided. A number of commenters were supportive and noted the significant manawhenua and Ngāi Tahu values of the area, these include recreation, community and education value.

*"Te Kōhaka o Tūhaitara Trust supports the proposed plan as it is written for this final consultation... The parcels within Area 24, Kairaki, would allow the Trust to establish sympathetic commercial operations that support the maintenance and development of Tūhaitara Coastal Park."*

A few commenters opposed the transfer of land to the Tūhaitara Coastal Park.

*"(we) cannot support this proposal without further information on the Trust's plans and how they are going to fund them."*

There was also a mixed response to the private lease proposal with some indicating support but others raising concern about the potential for these areas to look unpleasant and be susceptible to fire.

*"I thought the proposals for non-permanent structures excellent (Kairaki and The Pines Beach), as were the proposal to amalgamate with the Tuhaitara Coastal Park."*

*"I am concerned that people who have attendance to hoard will place their unwanted junk on this land and then it becomes an eyesore... In my opinion it would be a small amount of people wanted to lease this land back and mainly those who were red zoned. Is it really worth offering the land back to a handful of people?"*

## Alternatives

A number of commenters indicated broad support for the land use proposals but also saw the potential to provide further recreational opportunities for the area and district, taking advantage of the natural landscape and also providing additional facilities.

*"I have looked and read the draft plan and agree with the Waimakariri Council that the land (at The Pines beach) should be left and not offered for use... The Pines Beach looks good the way it is and a lot of money has been spent in improvements... Build a flying fox and adventure playground. Bigger picnic areas with BBQ again."*

One commenter suggested that the area could be used to promote the wellbeing of native birds by creating a wetland bird sanctuary.

## OVERALL REGENERATION AND AREA-WIDE COMMENTS

A number of submitters (in particular the Facebook commenters) proposed that land be used for **productive greenspace uses**, such as gardens and orchards, and cultural amenities.

*"We need a productive land involving the public, a community orchard and vegetable garden will be a good use for the land."*

Some commenters (in particular the majority of the Facebook comments, which were generally single sentence statements) focused solely on support for **more greenspace** (in a couple of cases to the exclusion of all other land use proposals).

*"Return all damaged land into reserves with native flora and fauna with recreational public access as part of a green zone"*

However a handful of commenters **opposed the provision of more greenspace**, with concerns raised about the over supply of sports and recreation areas, and the cost to ratepayers of maintaining reserves and parks.

*"Waimak residents already have more than enough parks and reserves (mostly unused) to maintain. We don't need any more."*

There was concern raised by a number of respondents about the **lack of explicit provision for residential and commercial development**, with the potential opportunity cost to Kaiapoi of not taking advantage of the red zone land to support the town's economic regeneration:

*"What I see ... 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."*

*"While probably not intentional, the Canvass process results in most suggestions for the use of the Red Zone assuming that the Red Zone land would not, or could not, be redeveloped for Residential or Commercial purposes. It is my view that this perception has permeated through the whole draft Plan process, and the WDC has failed to provide the community with alternative options to consider."*

*"The majority of the land already designated/zoned residential should be made available/returned at the earliest possible opportunity to private sector for development. It is not for the Local authorities to create or determine the market forces for the viability of development, that is for investors and developers to consider."*

Other comments sought **more visionary thinking** about the future of the town and the opportunity to support its regeneration as a "destination".

*"The potential to create a compact, modern, attractive Town centre ... is a once in a lifetime opportunity."*

There were limited comments on the funding, implementation and divestment proposals except as indicated above, particularly under greenspace and residential/commercial comments.