

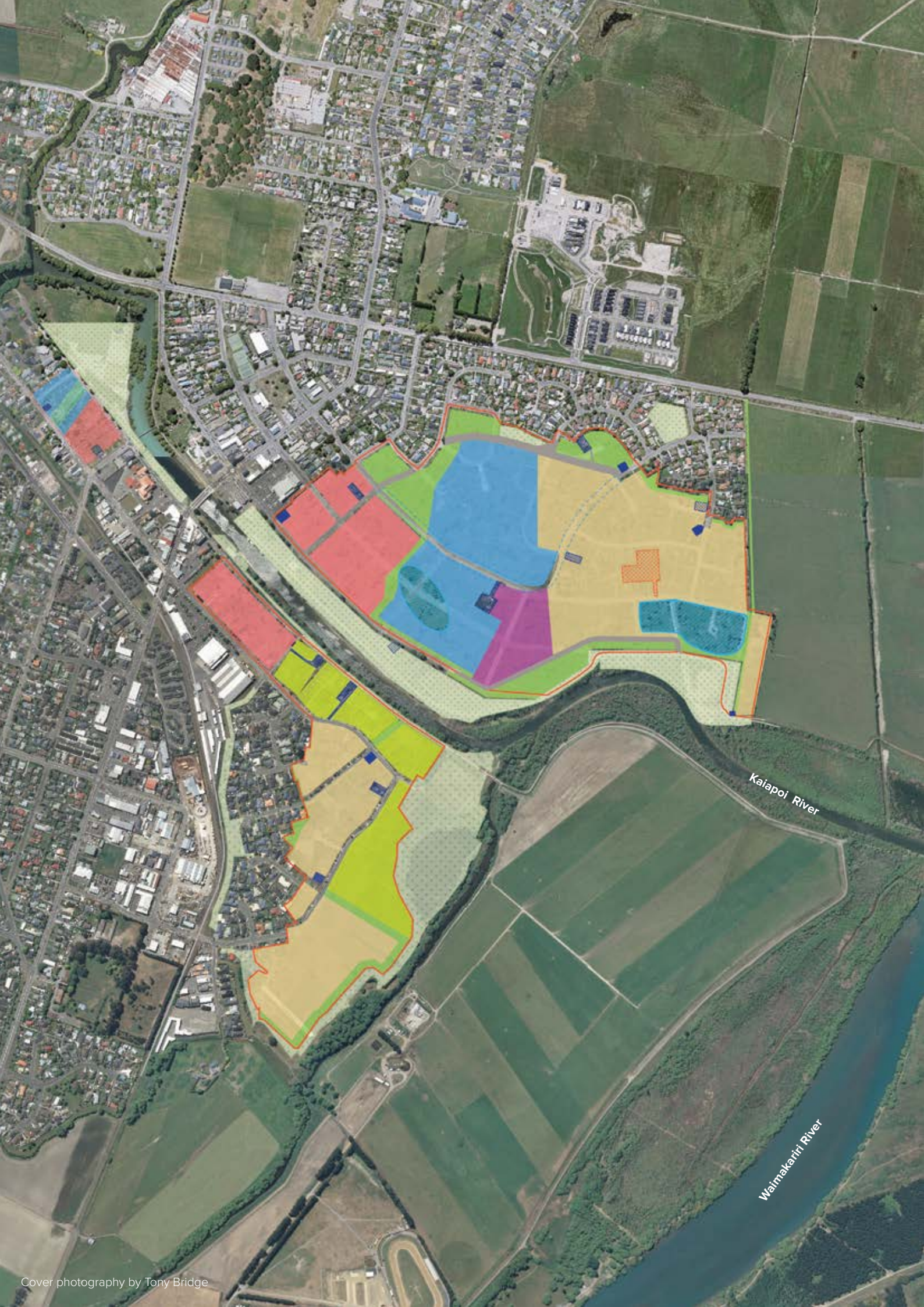
# Waimakariri Residential Red Zone Recovery Plan

*He Mahere Whakarauora i te  
Whenua Rāhui o Waimakariri*

---

December 2016





Kaipoi River

Waimakariri River



# Regeneration areas and their land uses



## KEY

- |   |  |   |
|---|--|---|
|  <b>Mixed use business</b>           |  <b>Recreation and ecological linkage</b> |  Stormwater management |
|  <b>Sport and recreation reserve</b> |  <b>Heritage and mahinga kai</b>          |  Existing reserve      |
|  <b>Dudley Drain</b>                 |  <b>Private lease</b>                     |  Private property      |
|  <b>Memorial garden</b>              |  <b>Tūhaitara Coastal Park</b>            |  Regeneration area     |
|  <b>Rural</b>                        |  <b>Utility</b>                           | <i>Boundaries within regeneration areas are approximate only</i>  |

**Published in December 2016 by**

Greater Christchurch Group  
Department of the Prime Minister and Cabinet  
Christchurch, New Zealand

**Contact**

Greater Christchurch Group  
Department of the Prime Minister and Cabinet  
Private Bag 4999, Christchurch 8140  
infogcg@dpmc.govt.nz  
(03) 903 0593  
www.dpmc.govt.nz/gcg

**ISBN**

978-0-947520-00-7 (Print)  
978-0-947520-01-4 (Online)

**Crown copyright**

This work is licensed under the Creative Commons Attribution 4.0 International Licence. You are free to copy, distribute, and adapt the work, as long as you attribute the work to the Greater Christchurch Group, Department of the Prime Minister and Cabinet and abide by the other licence terms. To view a copy of this licence, visit <https://creativecommons.org/licenses/by/4.0/>. Please note you may not use any departmental or governmental emblem, logo, or coat of arms in any way that infringes any provision of the Flags, Emblems, and Names Protection Act 1981. Use the wording 'Greater Christchurch Group, Department of the Prime Minister and Cabinet' in your attribution, and not by reproduction of any such emblem, logo or coat of arms.

---

# Contents

## Ngā Ihirangi

---

<b>Ministerial Foreword</b> <i>He Kupu Whakataki a Te Minita</i>	<b>2</b>
<b>Executive Summary</b> <i>Te Whakarāpopotonga Matua</i>	<b>3</b>
<b>1. Background</b> <i>He Kōrero Taunaki</i>	<b>4</b>
1.1 What is the purpose of this Recovery Plan?	4
1.2 How was this Recovery Plan developed?	5
1.3 What were the overall issues and considerations?	8
1.4 What is in this Recovery Plan?	8
<b>2. Kaiapoi West Regeneration Area</b> <i>Whakarauora i te Takiwā Uru o Kaiapoi</i>	<b>9</b>
<b>3. Kaiapoi South Regeneration Area</b> <i>Whakarauora i te Takiwā Tonga o Kaiapoi</i>	<b>12</b>
<b>4. Kaiapoi East Regeneration Area</b> <i>Whakarauora i te Takiwā Rāwhiti o Kaiapoi</i>	<b>16</b>
<b>5. The Pines Beach Regeneration Area</b> <i>Whakarauora i te Takiwā o Tātahi Paina</i>	<b>20</b>
<b>6. Kairaki Regeneration Area</b> <i>Whakarauora i te Takiwā o Kairaki</i>	<b>23</b>
<b>7. Next Steps – How will this Recovery Plan be put into action?</b>	<b>26</b>
<i>He Mahi Hei Whai Ake-Te Whakatinanatanga o te Mahere Whakarauora</i>	
7.1 Implementation	26
7.2 Financial implications	27
7.3 Monitoring	27
<b>8. Links to Further Information</b> <i>He Hononga Mōhiohio</i>	<b>28</b>
<b>Glossary of Terms and Abbreviations</b> <i>He Rārangi Kupu me Ngā Whakapotonga</i>	<b>29</b>

# Ministerial Foreword

## He Kupu Whakataki a Te Minita

---



**I am pleased to present the Waimakariri Residential Red Zone Recovery Plan, which I have approved under the Canterbury Earthquake Recovery Act 2011. This marks an important milestone in the recovery and regeneration of the Waimakariri district and greater Christchurch following the 2010-2011 Canterbury earthquakes.**

In deciding to approve the Recovery Plan, I considered the Draft Recovery Plan and supporting information provided to me by the Waimakariri District Council on 1 August 2016. I also took into account the written comments received during the final round of public engagement in the Recovery Plan process, which took place over four weeks from 3 August to 1 September 2016.

I am satisfied that the agreed land uses set out in this Recovery Plan for residential red zone land in Kaiapoi, Kairaki and The Pines Beach represent a good balance of multiple recovery and regeneration objectives, including those set out in legislation; my direction to the Council; the Council's Vision and Goals in the Draft Recovery Plan; and the needs and aspirations of the community.

The Crown has agreed in principle to divest residential red zone land as required to achieve these agreed land uses. In addition to the significant expenditure the Crown, on behalf of New Zealand taxpayers, made through the Crown offer process, this divestment underlines the Crown's ongoing commitment to a strong and resilient greater Christchurch.

I commend the Waimakariri District Council on the significant amount of consultation undertaken in developing the Recovery Plan to ensure the community and stakeholders' views have been heard and reflected. By using a variety of engagement methods, including the interactive 3D model of the areas, public meetings and a public hearing, the Council has helped to ensure a wide cross-section of people have had an opportunity to provide their views on the future use of the residential red zones in Waimakariri.

This is an exciting step forward. Together with the Waimakariri District Council and greater Christchurch communities, I look forward to the next phase of the regeneration for the Waimakariri district. It has been a long journey, and getting to this point has been achieved through everyone providing input and committing to make a better place for current and future generations.



**Hon Gerry Brownlee**

Minister supporting Greater  
Christchurch Regeneration

# Executive Summary

## Te Whakarāpopototanga Matua

---

**The 2010-2011 Canterbury earthquakes caused unprecedented and widespread damage to greater Christchurch. In Kaiapoi, The Pines Beach and Kairaki, about 100 hectares – over a fifth of the total residential area – were classified as ‘residential red zone’. This was part of the Crown’s emergency social policy response to the earthquakes and the urgent need to assist people in the worst affected areas. This has had a profound impact on the communities, businesses, infrastructure and environment of Kaiapoi and its surrounding areas.**

The Waimakariri District Council (the Council) was directed by the Minister supporting Greater Christchurch Regeneration (the Minister) to prepare a Draft Recovery Plan to identify the long-term uses for the five residential red zone areas in the district (referred to as ‘regeneration areas’ in this Recovery Plan). The Council presented the Minister with the Draft Recovery Plan on 1 August 2016. The Minister notified the Draft Recovery Plan for written comments from 3 August to 1 September 2016. He has considered the written comments received, along with various technical information and analysis, in making his decision on the Recovery Plan.

This Recovery Plan sets out the agreed long-term uses for the five regeneration areas to facilitate recovery from the impacts of the Canterbury earthquakes and support regeneration. The Recovery Plan reflects the need to balance certainty of outcomes for the community while allowing flexibility for long-term implementation and management of the agreed land uses.

Chapter 8 provides links to further information and key documents, including a report outlining the Minister’s decision to approve the Recovery Plan and the amendments made to the Draft Recovery Plan.

The land uses in this Recovery Plan are based on available information about relevant factors and considerations, including: geotechnical constraints; natural hazards; market demand; Council resourcing; and demographic changes. In summary, the agreed land uses are:

- **greenspace** – 41 hectares, with various uses including sports fields, parks, a heritage and mahinga kai area, managing the land as part of the existing Tūhaitara Coastal Park, a memorial garden, BMX track and/or dog park;
- **mixed use business** – 9 hectares, including commercial and retail activities, car parking and/or a motor caravan park;
- **rural** – 30 hectares, likely to include cropping and grazing, but excluding intensive farming; and
- **private lease** – 2 hectares of open space/non-permanent/flood tolerant activities, potentially including boat storage, tennis courts and/or car parking.

This package of agreed land uses best meets the Crown’s recovery and regeneration objectives, including the purposes set out in the Canterbury Earthquake Recovery Act 2011 (CER Act) and the Greater Christchurch Regeneration Act 2016 (GCR Act), along with the objectives set out in the Minister’s direction to develop a Draft Recovery Plan, and public input provided throughout the Recovery Plan process.

The agreed land uses take into account the Crown’s Treaty of Waitangi obligations, including as required under the Ngāi Tahu Claims Settlement Act 1998. The land uses also consider the Crown’s obligations to greater Christchurch and New Zealand taxpayers, as well as the current and future needs of the communities in the Waimakariri district – while recognising there are multiple and competing considerations that affect land use options.

The Crown has agreed in principle to divest the majority of Crown-owned land in the five regeneration areas to the Council, with the rest (parts of The Pines Beach and Kairaki regeneration areas) to be divested to Te Kōhaka o Tūhaitara Trust (the Trust). This puts the Council in the driving seat; recognises these parties are best placed to manage the land and implement the land uses in a coordinated and cost-effective way; and underlines the Crown’s commitment to locally led regeneration.

Land will be divested with conditions ensuring the agreed land uses will be implemented, and that financial return is maximised wherever possible, with the Crown to receive a share of any future net financial returns (where applicable).

Implementation of the Recovery Plan will span at least the next 30 years, involving multiple parties and further community consultation. A first step will be for the Crown to divest land to the Council and the Trust, with the Council’s lead role in implementation expected to begin in early 2017.

# 1. Background

## He Kōrero Taunaki

1.1

### What is the purpose of this Recovery Plan?

The Minister's direction sets out the purpose, objectives and scope of this Recovery Plan. The purpose is:

"To identify the intended long-term uses of the residential red zone in Waimakariri to facilitate recovery from the impacts of the Canterbury earthquakes...

The Recovery Plan will identify the practical next steps for the implementation of the Recovery Plan, including how ownership, funding, and management of different areas will be determined in future."

The Minister's direction notes that decisions about the Waimakariri residential red zones should reflect the following objectives:

1. Promote the wellbeing of greater Christchurch communities.
2. Result in outcomes that are resilient and enduring.
3. Support economic development and growth.
4. Be affordable and consistent with the government's commitment to principles of responsible fiscal management.



▲ Photography by Ann Worthy



## 1.2 How was this Recovery Plan developed?

Following the Minister's direction in September 2015 and the earlier Canvas public engagement process in 2014, two rounds of public engagement were carried out on the "Let's Discuss" discussion document and the Preliminary Draft Recovery Plan in October 2015 and February/March 2016 respectively. A public hearing was held in April 2016 that considered the feedback on the Preliminary Draft Recovery Plan.

In developing the Draft Recovery Plan the Council considered a range of technical reports covering geotechnical and flooding hazards, potential land remediation costs, market analyses of different land use options, and relevant planning considerations.

The Council's Vision and Goals for regeneration guided the development of the Draft Recovery Plan. In summary, these were:

### The Council's Vision

Creatively and cost-effectively returning regeneration areas to active use, towards ensuring that Kaiapoi, Kairaki, The Pines Beach and the wider district are economically and socially vibrant, resilient, rewarding and exciting places for residents and visitors, while celebrating the significant cultural values of iwi and the wider community.

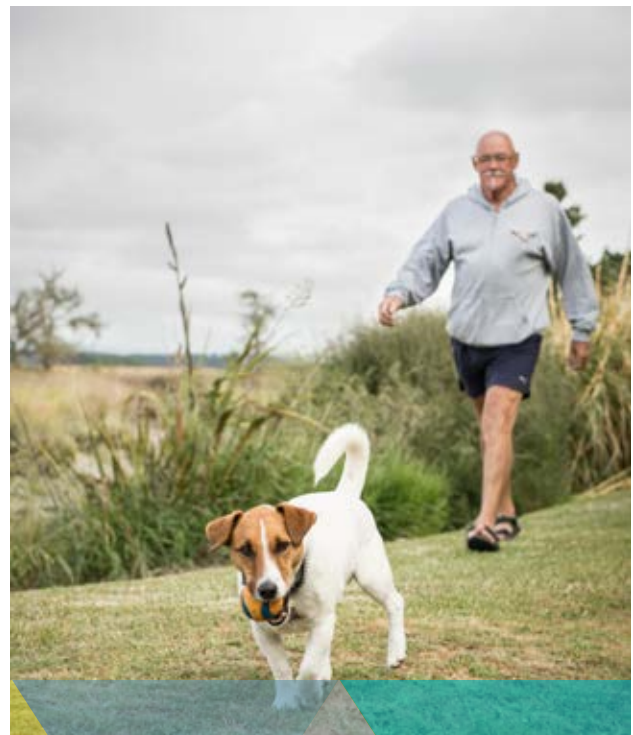
### The Council's Goals

1. Returning the regeneration areas to active use in a timely, efficient and economic manner, reflecting the needs and aspirations of the Waimakariri community.
2. Significantly enabling Kaiapoi's journey towards becoming a prosperous and innovative centre to live, work and play in.
3. Providing a safe, inspiring and attractive environment for residents and visitors, of all ages and abilities, with public access to and opportunities for active sport and recreation, cultural, social and economic activities.

4. Ensuring land use proposals are resilient and built for the future drawing on relevant, sound assessment of and prudent response to the risks posed by natural hazards.
5. Enabling opportunities to restore the natural environment to support biodiversity as well as economic prosperity.
6. Recognising and enhancing Ngāi Tūāhuriri and Ngāi Tahu values, aspirations and the important cultural history of the area.

The Council submitted the Draft Recovery Plan to the Minister on 1 August 2016 and the Minister publicly notified the Draft Recovery Plan for written comment from 3 August until 1 September 2016.

Sixty written comments were received: 23 via comment forms, email or post, and 37 from the Greater Christchurch Regeneration Facebook page. Overall, there was broad support for the land use proposals in the Draft Recovery Plan. A link to the summary of written comments can be found in Chapter 8.



Photography by Ann Worthy

---

## 1. Background He Kōrero Taunaki

---

In approving the Recovery Plan, the Minister has considered the written comments, and the requirements of the CER Act and GCR Act, along with the information provided by the Council and other stakeholders.

### Planning and legal framework

The land uses have been considered and assessed against relevant key planning documents, including:

- The Recovery Strategy for Greater Christchurch: Mahere Haumanutanga o Waitaha
- The New Zealand Coastal Policy Statement 2010
- The Canterbury Regional Policy Statement 2013
- The Waimakariri District Plan
- The Mahaanui Iwi Management Plan 2013
- The Waimakariri District Long Term Plan 2015–2025

Any decisions on resource consents, notices of requirement, or changes to planning documents under the Resource Management Act 1991, must not be inconsistent with this Recovery Plan. Relevant instruments under the Local Government Act 2002 and Reserves Act 1977, including annual plans, long term plans and reserve management plans, also must not be inconsistent with this Recovery Plan.

### Ngāi Tūāhuriri and Ngāi Tahu

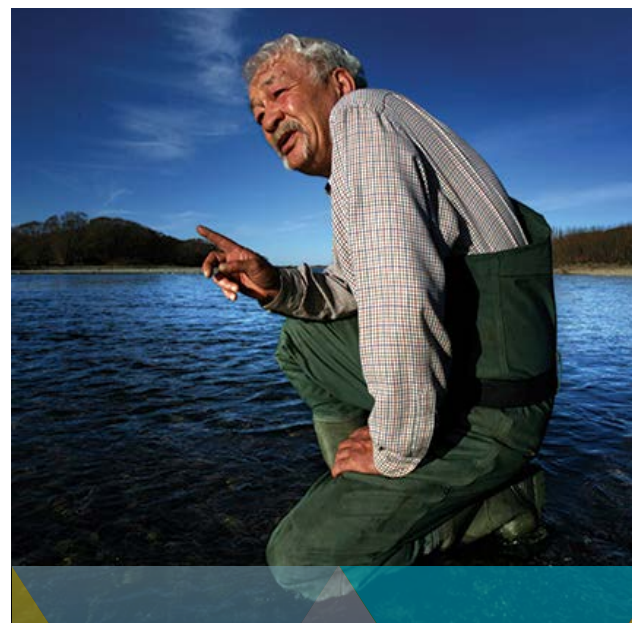
In preparing this Recovery Plan consideration has been given to the Crown's existing Treaty of Waitangi obligations, including as required under the Ngāi Tahu Claims Settlement Act 1998. Any proposed land divestment in this Recovery Plan will be subject to those obligations.

Consideration has also been given to the obligations in the Recovery Strategy. This is particularly relevant for land in or near regeneration areas which is of historical or cultural significance. For example, former Māori Reserve 877, Kaikanui, is adjacent to the Kaiapoi South regeneration area.

Te Rūnanga o Ngāi Tahu is both a Treaty partner with the Crown and a strategic partner with the Crown, Environment Canterbury and the Council under the GCR Act. Te Rūnanga o Ngāi Tahu has been involved in this Recovery Plan alongside Te Ngāi Tūāhuriri Rūnanga, the mandated representative of Ngāi Tūāhuriri, the mana whenua of this takiwā.

The values of mana whenua, Ngāi Tūāhuriri and Ngāi Tahu and their perspectives on the future of the five regeneration areas have been important considerations in developing this Recovery Plan, including ensuring that:

- decision making reflects the aspirations of Ngāi Tūāhuriri and Ngāi Tahu;
- the cultural presence of Ngāi Tūāhuriri and Ngāi Tahu is visible and enhanced; and
- shared cultural and natural heritage is respected.



 Photography by Ann Worthy

## Land use assessment criteria

To assess potential land uses in the five regeneration areas, the Council used criteria to capture and balance the key considerations and to compare alternative land use scenarios (see below).

These criteria reflect in particular: the objectives and obligations in the Minister’s direction; the Recovery Strategy; the CER Act; the GCR Act; the Council’s Vision

and Goals; the Council’s Long Term Plan; and relevant statutory planning documents.

The Council considered and assessed different land use scenarios for the five regeneration areas as a whole against these criteria. The agreed land uses in this Recovery Plan best meet these criteria.

### Best balance of regeneration objectives

Social - including supporting community wellbeing

Cultural - including reflecting iwi values, aspirations and history; celebrating heritage values

Economic - including supporting sustainable business and employment growth

Environmental - including restoring and enhancing the natural environment

### Optimises value for money

Considers whole-of-life costs - affordable now and in the future

Considers the possibility of financial return for the Crown

Is fiscally responsible - does not expose the Council or the Crown to financial risk

Is economically viable - considers potential market demand

## Land Use Assessment Criteria

### Practicality

Supports a pragmatic, timely approach to regeneration

Considers land damage, land conditions and feasibility of remediation and flood mitigation

Considers the impact on the current and future land owners

Has an efficient implementation and management model

### Resilience

Balances current and future needs of the district and greater Christchurch

Takes into account natural hazards and future events

Integrates with surrounding areas and uses, including infrastructure requirements

Reflects and promotes community and stakeholder buy-in

### ▲ Land use assessment criteria

### 1.3 What were the overall issues and considerations?

The overarching issues and land use considerations which are relevant to the five regeneration areas in Kaiapoi, Kairaki and The Pines Beach include:

Social
<ul style="list-style-type: none"><li>Wellbeing of residents within and surrounding the regeneration areas</li><li>A range of community aspirations about land uses and activities</li><li>Future population growth in the district in the medium term</li></ul>
Economic
<ul style="list-style-type: none"><li>Cost of remediating land</li><li>Importance of Kaiapoi town centre</li><li>Funding sources</li><li>Projected increased demand for commercial and industrial land in Kaiapoi (medium to long term)</li></ul>
Cultural
<ul style="list-style-type: none"><li>Areas of cultural significance to Ngāi Tūāhuriri and Ngāi Tahu</li><li>Identified heritage values</li><li>Ngāi Tahu Claims Settlement Act 1998, where applicable</li></ul>
Environmental
<ul style="list-style-type: none"><li>Natural hazards</li><li>Opportunities to enhance the natural environment</li><li>Temporary effect of remediating areas on properties nearby</li><li>Contaminated soil due to historic land uses</li></ul>

Further details on the overarching and area specific issues can be found in the Draft Recovery Plan and supporting technical information (see Chapter 8 for links to key documents).

Specific consideration has been given to the 33 private residential properties in the five regeneration areas in determining the agreed land uses. The Recovery Plan does not direct any District Plan amendments for these private properties. However, the owners may request that their property be included in any zoning amendments.

### 1.4 What is in this Recovery Plan?

The next five chapters explore the relevant considerations for each regeneration area, and set out the Minister’s decisions on land uses in those areas.

Chapter 7 sets out the next steps, including how this Recovery Plan will be implemented and monitored.

#### What are the timeframes?

The timeframes for implementation of the Recovery Plan and each of the land uses are set out in the next chapters. The Recovery Plan is far reaching in scope and vision, covering the next 30 years and beyond, and involving multiple parties and ongoing community consultation. Following gazettal of the Recovery Plan, actions are defined as:

- Short term** – within two years
- Medium term** – two to ten years
- Long term** – more than ten years
- Longer term** – more than 30 years

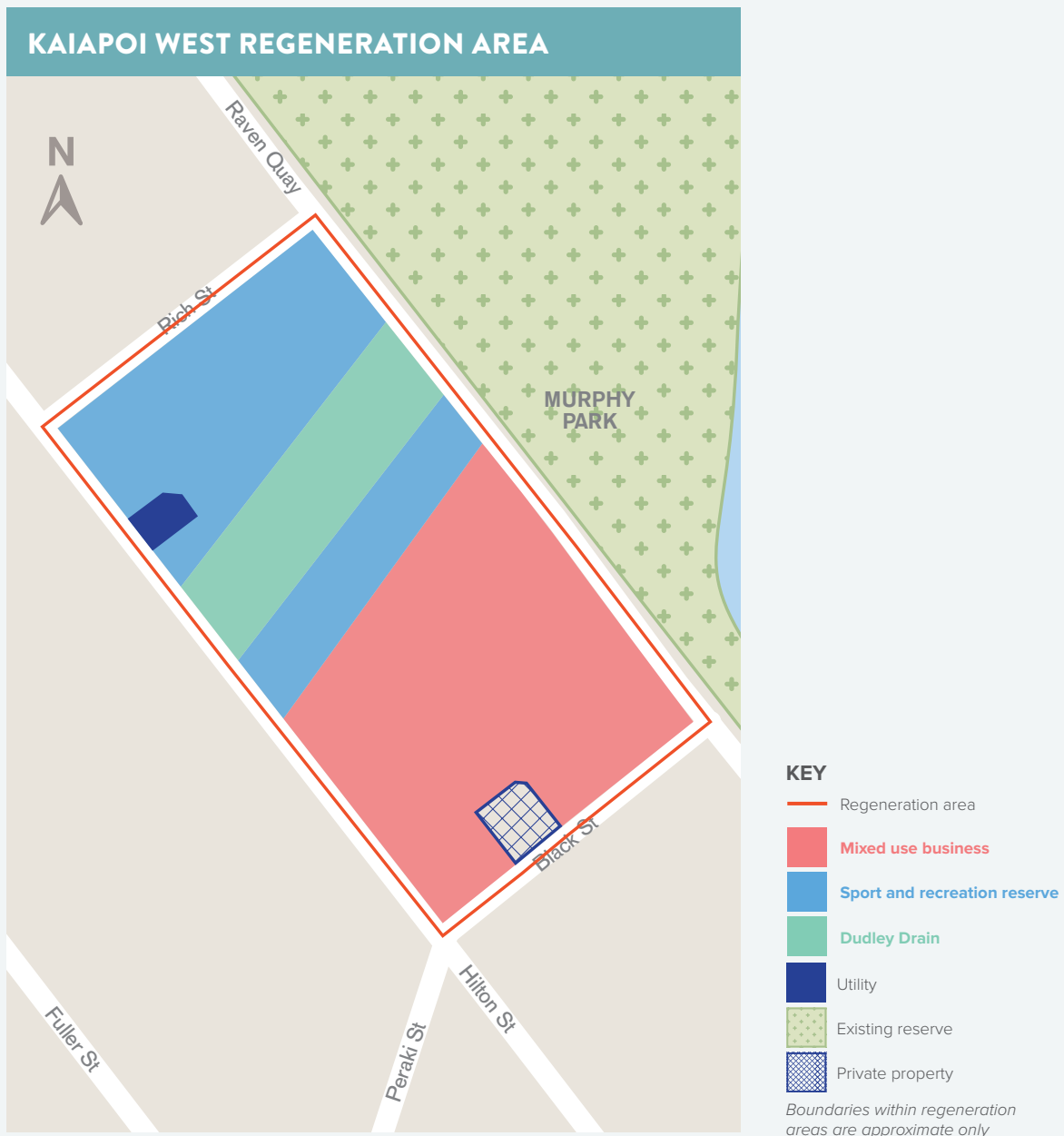
#### Where can further information be found?

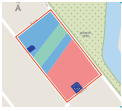
Chapter 8 provides links to further information and key documents, and the glossary provides definitions of terms and abbreviations used throughout the Recovery Plan, including Tikanga Māori concepts.

# 2. Kaiapoi West Regeneration Area

*Whakarauora i te Takiwā Uru o Kaiapoi*

Kaiapoi West is the smallest regeneration area in Waimakariri (about 2.6 hectares). It includes one private property as well as existing infrastructure, including Dudley Drain and a wastewater pump station. This area is susceptible to flooding and land damage. Surrounding land uses which have been taken into account include the adjacent Kaiapoi town centre, residential areas, Kaiapoi Borough Primary School and Murphy Park. The area is currently zoned for residential use. Taking these factors into consideration, and reflecting the land use assessment criteria and written comments, the agreed land uses for the Kaiapoi West regeneration area include mixed use business in the southern half and greenspace in the northern half.





## 2. Kaiapoi West Regeneration Area Whakarauora i te Takiwā Uru o Kaiapoi

### Agreed land uses

#### Greenspace (sport and recreation reserve)

#### Greenspace (Dudley Drain)

#### Mixed use business

*These land uses take into account and balance the land use assessment criteria including: the Crown and Council's regeneration objectives; optimising value for money now and in the future; practicality; and resilience.*

Kaiapoi West's location in relation to Kaiapoi town centre and existing reserves, along with the restrictive characteristics of the land, make **greenspace** and **mixed use business** an appropriate combination of land uses for the area.

Greenspace land used for a **sport and recreation reserve** will integrate well with the neighbouring Murphy Park and adjoining Kaiapoi River areas. It will provide additional active and passive recreation opportunities for the community in an accessible location near the town centre, support community health and wellbeing, and enhance community cohesion. This land could be used for a lawn-based sports club, a playground, an area for informal ball play, paths, seating and planting, and overflow parking. These land uses recognise the constraints imposed by the flooding hazards identified in this area.

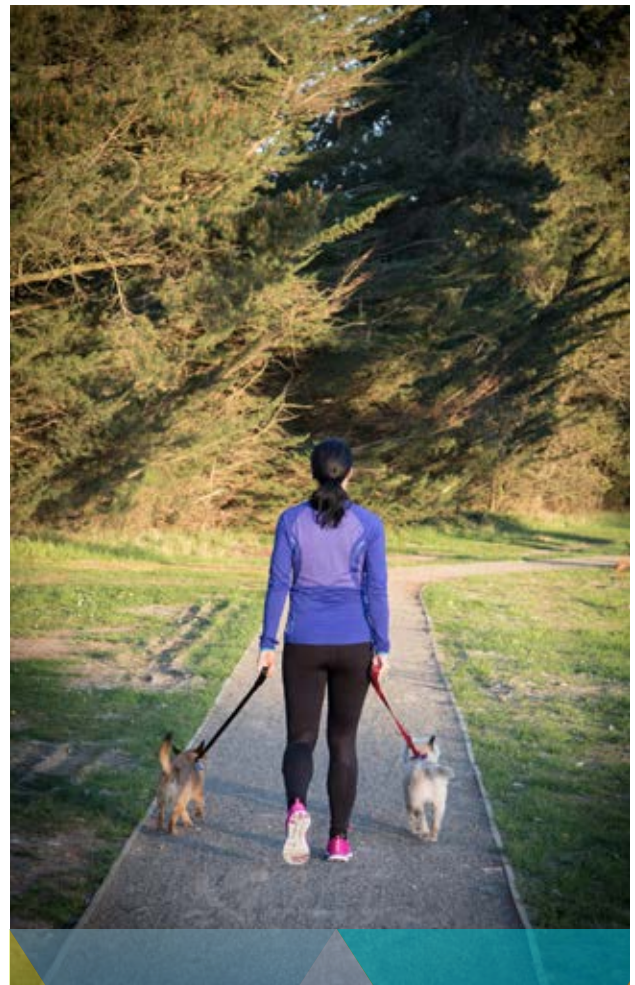
Greenspace land use will also allow the Council to upgrade and enhance the existing **Dudley Drain** by widening the drain for improved drainage performance, and will provide native landscape planting opportunities to help improve water quality and enhance the environment.

**Mixed use business** in Kaiapoi West recognises the area's proximity to the Kaiapoi town centre. Analysis of future market demand, including identified future business and public car parking needs in the town centre, means that mixed use business activities will be economically viable and appropriate in this regeneration area. This land use will allow a range of activities, which could include commercial and retail opportunities, and/or public car parking. Mixed use business is compatible with surrounding areas, including the adjoining residential area and school. Business activities will need to complement

existing business activities in Kaiapoi town centre and address natural hazards.

These land uses reflect the majority of written comments on the Draft Recovery Plan, which expressed broad support for greenspace, including explicitly in this area. Mixed use business was also broadly supported by public comments, although some noted opposition to yard-based retail activities.

The Crown has agreed in principle to divest Crown-owned land in this regeneration area to the Council to implement these land uses. Land will be divested with conditions ensuring the agreed land uses will be implemented, and that financial return is maximised wherever possible, with the Crown to receive a share of any future net financial returns (where applicable).



Photography by Dylan Hunt



## Kaiapoi West: Key actions to implement agreed land uses

### General

- In early 2017 the Crown, working with the Council, develops an implementation framework setting out joint objectives and actions, and clarifying roles and responsibilities for the different parties.
- Once the implementation framework is in place, the Council develops an implementation plan for its agreed actions, detailing how it will ensure the agreed land uses in this Recovery Plan will be implemented and within the specified timeframes. The Crown will assist in developing the implementation plan, including by providing information about divestment of Crown-owned land and any other Crown actions.
- In the short term, the Crown begins any road stopping using the process in the GCR Act.
- In the short term, the Council determines the most appropriate District Plan provisions and uses section 61(3) of the GCR Act to amend or vary the District Plan to give effect to the land uses for Kaiapoi West. The Minister will determine the appropriate public process required to give effect to the proposed amendments or variations.

---

### Greenspace (sport and recreation reserve)

- In the short term, the Crown divests the land to the Council, and the Council declares the area vested as a reserve. The Council develops and consults on a reserve masterplan for this land and the adjacent Murphy Park Reserve and prepares concept plans, detailed design work and costings.
- In the medium term, the Council undertakes the staged construction of any physical works required (for example, earthworks, sports areas and associated infrastructure, walking and/or cycling trails, landscaping work).

---

### Mixed use business

- In the short term, the Crown divests the land to the Council.
- In the short to medium term, the Council works with third parties as appropriate to determine the best mixed business uses, including whether the land could be leased or sold to third parties for commercial and/or retail developments and public car parking.

---

### Greenspace (Dudley Drain)

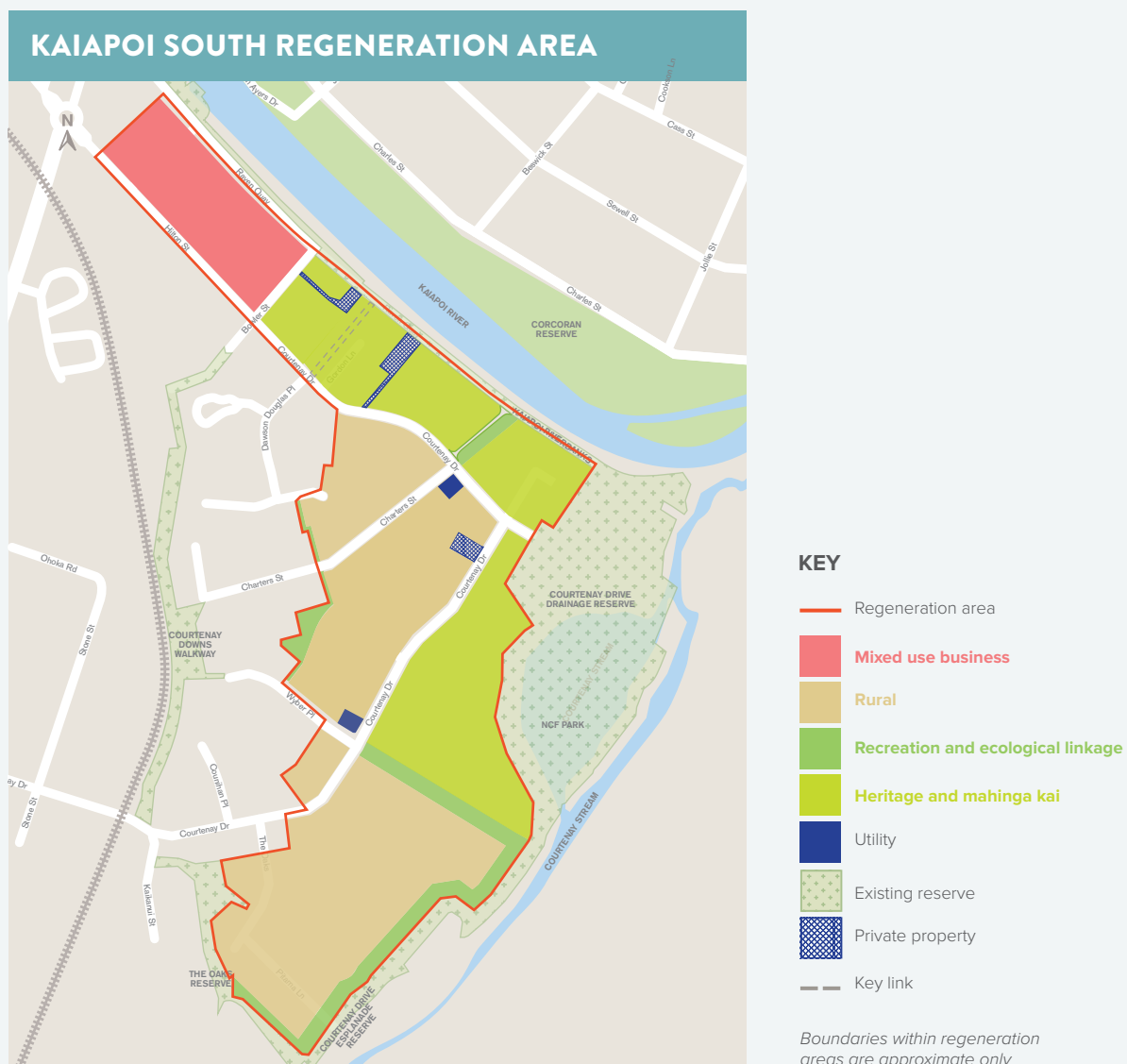
- In the short term, the Crown divests the wastewater pump station land and Dudley Drain area to the Council.
- In the medium term, the Council prepares a concept plan, detailed design and costings, and undertakes construction of the enhanced Dudley Drain.

# 3. Kaiapoi South Regeneration Area

*Whakarauora i te Takiwā Tonga o Kaiapoi*

The Kaiapoi South regeneration area covers about 28.5 hectares. Three private properties are located here. Characteristics of the land which have been considered in determining appropriate future land uses include susceptibility to flooding and land damage. Surrounding land uses which have been taken into account include Kaiapoi town centre, residential activities, and proximity to Courtenay Stream and Kaiapoi River. Kaiapoi South also contains areas of cultural significance and is adjacent to Kaikanui, former Māori Reserve 877, historically an outpost of the Kaiapoi Pā. The area is currently zoned predominantly residential, with a small pocket zoned rural.

Taking these factors into consideration, and balancing the land use assessment criteria and written comments, the agreed land uses for the Kaiapoi South regeneration area include mixed use business adjacent to the existing town centre; greenspace for heritage and mahinga kai adjacent to Kaiapoi River; rural uses for over half the regeneration area; and recreation and ecological linkages.







## Agreed land uses

Mixed use business

Rural

Greenspace (heritage and mahinga kai)

Greenspace (recreation and ecological linkages)

*These land uses take into account and balance the land use assessment criteria including: the Crown and Council's regeneration objectives; optimising value for money now and in the future; practicality; and resilience.*

Kaiapoi South's close proximity to Kaiapoi town centre, its identified business and public car parking needs, and the cultural values associated with this land make **mixed use business**, **greenspace**, and **rural** an appropriate mix of land uses in this area. These land uses acknowledge the restrictive characteristics of this land including the geotechnical and flood hazards in the area.

**Mixed use business** activities will help support a vibrant town centre, with the riverside as a focal point. Future market demand in the town centre, including identified future business and public car parking needs, make this

land use economically viable. Activities could include commercial and retail developments, a public transport interchange, and/or public car parking. Future activities in this area would need to appropriately address natural hazards, and complement existing activities in Kaiapoi town centre to support the centre's viability.

Significant natural hazards, anticipated land remediation costs, and current market viability for buildings support **rural** as an appropriate land use in this area. To ensure this area integrates well with surrounding residential areas, the rural zoning will include setback buffers and restrictions on the types of activities that can be undertaken on the land. These restrictions will help to prevent intensive farming (such as poultry farms) and other activities that have the potential to create adverse impacts on adjoining residential areas. Rural activities in this area could include agriculture, pastoral farming and/or horticulture.

The Council will construct two wastewater pump stations in this area to help ensure the Kaiapoi community has a high quality wastewater system.

It is recognised that alternative land uses could be undertaken in this area in the long term, subject to technological advances and/or market demand making alternative land uses feasible. Any change from rural to an alternative land use would need to be progressed under the Resource Management Act 1991.



Photography by Aaron Campbell



### 3. Kaiapoi South Regeneration Area Whakarauora i te Takiwā Tonga o Kaiapoi

Greenspace set aside for **heritage and mahinga kai** purposes is appropriate in this location due to the identified cultural values of this land, and is compatible with the significant natural hazards and adjoining reserve areas. Much of this area has been identified as having significant cultural values by Te Ngāi Tūāhuriri Rūnanga and Te Rūnanga o Ngāi Tahu, particularly in relation to historical use for mahinga kai purposes. This heritage and mahinga kai area will complement and extend initiatives to improve the water quality of the Kaiapoi River, and also link to existing Council reserves, providing opportunities for community recreation.

**Mahinga kai** is more than a customary food source. It shows how cultural beliefs and practices of mana whenua and Ngāi Tahu are linked to te ao tūroa, which is exercised by kaitiakitanga. Mahinga kai describes the natural resources that mana whenua gather through their takiwā as well as the places and practices that they use in doing so. It is also an integrated management concept that focuses on the protection and sustainable use of resources.

A **heritage and mahinga kai** area will provide space for cultural and social activities for the community including natural play, education and learning. It will also provide a unique recreation experience for the community, with

activities including walking and cycling tracks and heritage trails.

Greenspace land used for **recreation and ecological linkages** will integrate well with surrounding land uses. Walking and cycling links will improve connectivity between the existing adjacent residential areas, Kaiapoi River and existing reserves. Native vegetation and park furniture will provide spaces for relaxation and enjoyment, and will support community wellbeing. It will also help to enhance the area's natural environment. Community interest in walking and cycling paths within Kaiapoi South; providing spaces for relaxation, enjoyment and wellbeing; along with the geotechnical and flood hazards, make this an appropriate land use in this area.

These land uses take into account written comments on the Draft Recovery Plan which were generally supportive of the land uses for Kaiapoi South as a whole. Commenters expressed broad support for greenspace, including for heritage and mahinga kai activities in this regeneration area. Some comments supported rural land use.

The Crown has agreed in principle to divest Crown-owned land in this regeneration area to the Council to implement these land uses. Land will be divested with conditions ensuring the agreed land uses will be implemented, and that financial return is maximised wherever possible, with the Crown to receive a share of any future net financial returns (where applicable).



▲ Photography by Ann Worthy



▲ Photography by Ann Worthy



## Kaiapoi South: Key actions to implement agreed land uses

### General

- In early 2017 the Crown, working with the Council, develops an implementation framework setting out joint objectives and actions, and clarifying roles and responsibilities for the different parties.
- Once the implementation framework is in place, the Council develops an implementation plan for its agreed actions, detailing how it will ensure the agreed land uses in this Recovery Plan will be implemented and within the specified timeframes. The Crown will assist in developing the implementation plan, including by providing information about divestment of Crown-owned land and any other Crown actions.
- In the short term, the Crown begins any road stopping using the process in the GCR Act.
- In the short term, the Council determines the most appropriate District Plan provisions and uses section 61(3) of the GCR Act to amend or vary the District Plan to give effect to the land uses for Kaiapoi South. The Minister will determine the appropriate public process required to give effect to the amendments or variations proposed.

### Mixed use business

- In the short term, the Crown divests the land to the Council.
- In the short to medium term, the Council works with third parties as appropriate to determine the best mixed business uses. This includes agreeing to lease or sell land to third parties for commercial and retail developments, a public transport interchange, and/or public car parking.

### Greenspace (heritage and mahinga kai)

- In the short term, the Crown divests the land to the Council and the Council declares the land vested as a reserve. The Council works in partnership with Ngāi Tahu/Ngāi Tūāhuriri to implement, including confirming how the area will be managed, and developing and consulting on a Reserve Management Plan and reserve master plan.
- In the medium term, the Council, working in partnership with Ngāi Tahu/Ngāi Tūāhuriri, prepares concept plans, detailed design work, costings and begins physical works.

### Rural

- In the short term, the Crown divests the land to the Council.
- The Council manages the implementation of rural land use activities, which could include agriculture, pastoral farming and/or horticulture. This includes being responsible for the management of this land, including any leases or sale of the land to third parties.

### Greenspace (recreation and ecological linkage)

- In the short term, the Crown divests the land to the Council and the Council declares the land vested as reserve. The Council prepares concept plans, detailed design work and costings.
- In the medium term, the Council undertakes physical works in stages.

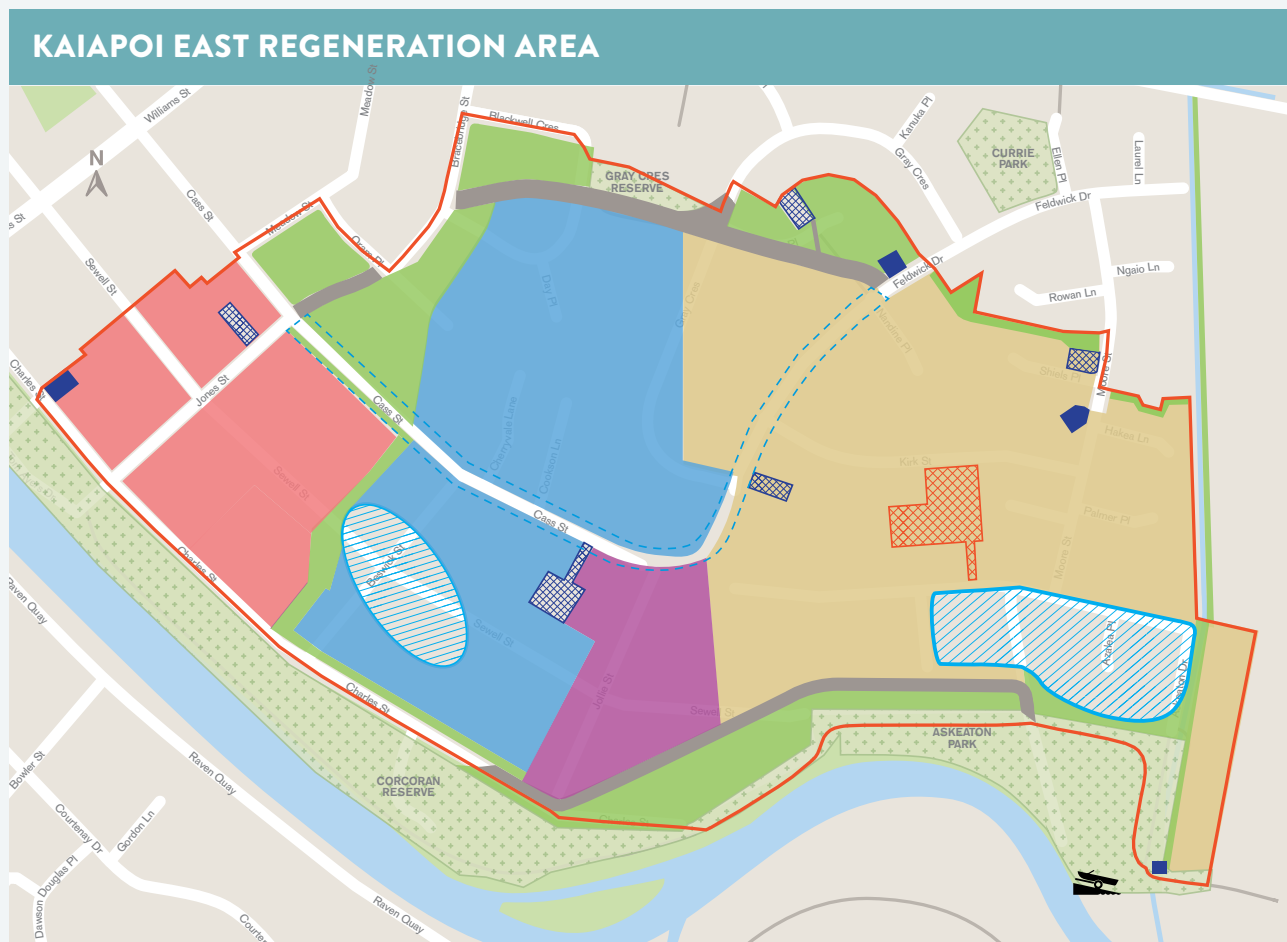
### Infrastructure

- In the short to medium term, the Council initiates the detailed design for the two wastewater pump stations and undertakes construction in stages.

# 4. Kaiapoi East Regeneration Area

*Whakarauora i te Takiwā Rāwhiti o Kaiapoi*

Kaiapoi East is the largest regeneration area in Waimakariri (about 54.2 hectares). Five private properties are located here. Characteristics of the land, similar to Kaiapoi South, include susceptibility to flooding and land damage. Surrounding land uses have also been taken into account including proximity to Kaiapoi town centre, residential and rural activities, reserves, and proximity to Kaiapoi River. This area is currently zoned for residential use. Several properties in this area are subject to the Ngāi Tahu Claims Settlement Act 1998. Taking these factors into consideration, and balancing the land use assessment criteria and written comments, the agreed land uses for the Kaiapoi East regeneration area include mixed use business adjacent to the Kaiapoi town centre; greenspace for parks, sports fields, a memorial garden, stormwater management areas and rural use.



## KEY

- Regeneration area
- Mixed use business
- Rural
- Sport and recreation reserve
- Recreation and ecological link
- Memorial garden
- Stormwater management
- Utility
- Existing reserve
- Reserve revoked
- Private property
- Legal road corridor
- New road
- Boat ramp

*Boundaries within regeneration areas are approximate only*



## Agreed land uses

Mixed use business

Greenspace (recreation and ecological linkages)

Greenspace (sport and recreation reserve)

Greenspace (memorial garden)

Rural

*These land uses take into account and balance the land use assessment criteria including: the Crown and Council's regeneration objectives; optimising value for money now and in the future; practicality; and resilience.*

Kaiapoi East's surrounding land uses, including its close proximity to Kaiapoi town centre and adjacent reserves, and significant geotechnical hazards make **mixed use business**, **greenspace**, and **rural** an appropriate mix of land uses in this area. The location of these land uses acknowledge the restrictive characteristics of this land.

**Mixed use business** activities in Kaiapoi East will integrate well with surrounding land uses, including by providing an opportunity for Kaiapoi town centre to grow towards Kaiapoi River, instead of restricting its growth to the current linear alignment along Williams Street. This mixed use business area responds to Kaiapoi's identified business and public car parking needs. It will enable a range of land use activities to take place such as commercial and retail opportunities, a motor caravan park, and/or car parking. Future activities in this area would need to appropriately address natural hazards, and complement existing activities in Kaiapoi town centre to support the centre's viability.

Greenspace land used for **recreation and ecological linkages** will provide high public and community benefit through activities such as walking and cycling paths; seating and picnic areas; native vegetation; a heritage trail acknowledging both the European and Māori history of the area; and opportunities for edible landscapes (e.g. community food forest and gardens). These land use activities will promote active recreation, support community wellbeing, provide links through and around the regeneration area, and enhance the natural environment. This greenspace area will integrate well with surrounding reserves and residential areas.

Greenspace land used as **sport and recreation reserve** will provide a large recreation area close to Kaiapoi town centre, taking advantage of links with existing riverside reserves, and accommodating identified future sports growth requirements within Kaiapoi and the wider district. Land uses could include up to four full-size playing fields and associated facilities, a BMX track, a dog park and/or park furniture. These land uses will help to support health and wellbeing, enhance community cohesion, and take into account community aspirations for significant areas to be available for a wide range of active and passive recreational activities. The flooding and geotechnical constraints in this area make this a suitable location for greenspace land. The reserve would also provide connections between Kaiapoi town centre and residential areas to the north east.

Greenspace land set aside for a **memorial garden** (for ash internment only) will integrate well with adjacent greenspace and rural land, providing the Council with an opportunity to establish a cemetery in an urban area, with few immediate neighbours. This area could contain ash plots, urn storage, park furniture, landscaped gardens and/or car parking. This memorial garden responds to the need for additional cemetery capacity as the population of the district continues to grow over the long term. It could also help enhance the natural environment with specimen trees and landscape gardens. Significant geotechnical constraints in the area preclude alternative land uses, making this an appropriate land use here.

Significant natural hazards, anticipated land remediation costs, and lack of current market viability for commercial or residential buildings, support **rural** as an appropriate land use in significant parts of this area. To ensure this area integrates well with surrounding residential areas, the rural zoning will include setback buffers and restrictions on the types of activities that can be undertaken on the land. These restrictions will help to prevent intensive farming (such as poultry farms) and other activities that have the potential to create adverse impacts on adjoining residential areas. Rural activities in this area could include agriculture, pastoral farming and/or horticulture.

It is recognised that alternative land uses could be undertaken in this area in the long term subject to technological advances and/or market demand changes making the alternative land use a feasible option. Any future change in the land use would need to be progressed under the Resource Management Act 1991.

Greenspace and rural land use in this regeneration area



#### 4. Kaiapoi East Regeneration Area Whakarauora i te Takiwā Rāwhiti o Kaiapoi

will also accommodate two stormwater management areas, which will be designed and landscaped to integrate with the surrounding areas.

In implementing the land uses the Council will continue to explore a land swap with the rural land owner to the east of Feldwick Drain. This would improve drainage, and provide a walking/cycling link between the Kaiapoi River and Beach Road.

Many commenters on the Draft Recovery Plan were generally supportive of the mix of land uses proposed

for Kaiapoi East. Comments expressed broad support for greenspace, including in this regeneration area. Some commenters supported rural land use.

The Crown has agreed in principle to divest Crown-owned land in this regeneration area to the Council to implement these land uses. Land will be divested with conditions ensuring the agreed land uses will be implemented, and that financial return is maximised wherever possible, with the Crown to receive a share of any future net financial returns (where applicable).



Photography by Ann Worthy

## Kaiapoi East: Key actions to implement agreed land uses

### General

- In early 2017 the Crown, working with the Council, develops an implementation framework setting out joint objectives and actions, and clarifying roles and responsibilities for the different parties.
- Once the implementation framework is in place, the Council develops an implementation plan for its agreed actions, detailing how it will ensure the agreed land uses in this Recovery Plan will be implemented and within the specified timeframes. The Crown will assist in developing the implementation plan, including by providing information about divestment of Crown-owned land and any other Crown actions.
- In the short term, the Crown begins any road stopping using the process in the GCR Act.
- In the short term, the Council determines the most appropriate District Plan provisions and uses section 61(3) of the GCR Act to amend or vary the District Plan to give effect to the land uses for Kaiapoi East. The Minister will determine the appropriate public process required to give effect to the amendments or variations proposed.



### All Greenspace

- In the short term, the Crown divests the majority of the land to the Council and the Council will declare the land as reserve. Any land not divested to the Council will be vested in the Council as reserve.
- In the short term, the Council initiates development of and consultation on a reserve master plan for the various greenspace land.

### Recreation and ecological linkages

- In the short term, the Council prepares concept plans, detailed design work and costings.
- In the medium to long term, the Council undertakes construction of any physical works in stages, for example landscaping works, walking and/or cycling trails.

### Sport and recreation reserve

- In the medium to long term, the Council prepares concept plans, detailed design work and costings.
- In the short to long term, the Council undertakes any physical works in stages.

### Memorial garden

- In the long term, the Council prepares concept plans, detailed design work and costings and undertakes any physical works in stages.

---

### Rural

- In the short term, the Crown revokes the reserve status of the Kirk St Reserve, using the GCR Act, and divests the land to the Council.
- The Council manages rural land use activities, such as grazing, including any leasing required to third parties. The rural zoning will include setback buffers and restrictions on the types of activities that can be undertaken on the land, including intensive farming.

---

### Mixed use business

- In the short term, the Crown divests the land to the Council.
- In the short to medium term, the Council works with third parties as appropriate to determine the best mixed business uses, including investigating whether the land should be leased or sold to third parties for commercial and retail opportunities, a motor caravan park, and/or car parking.

---

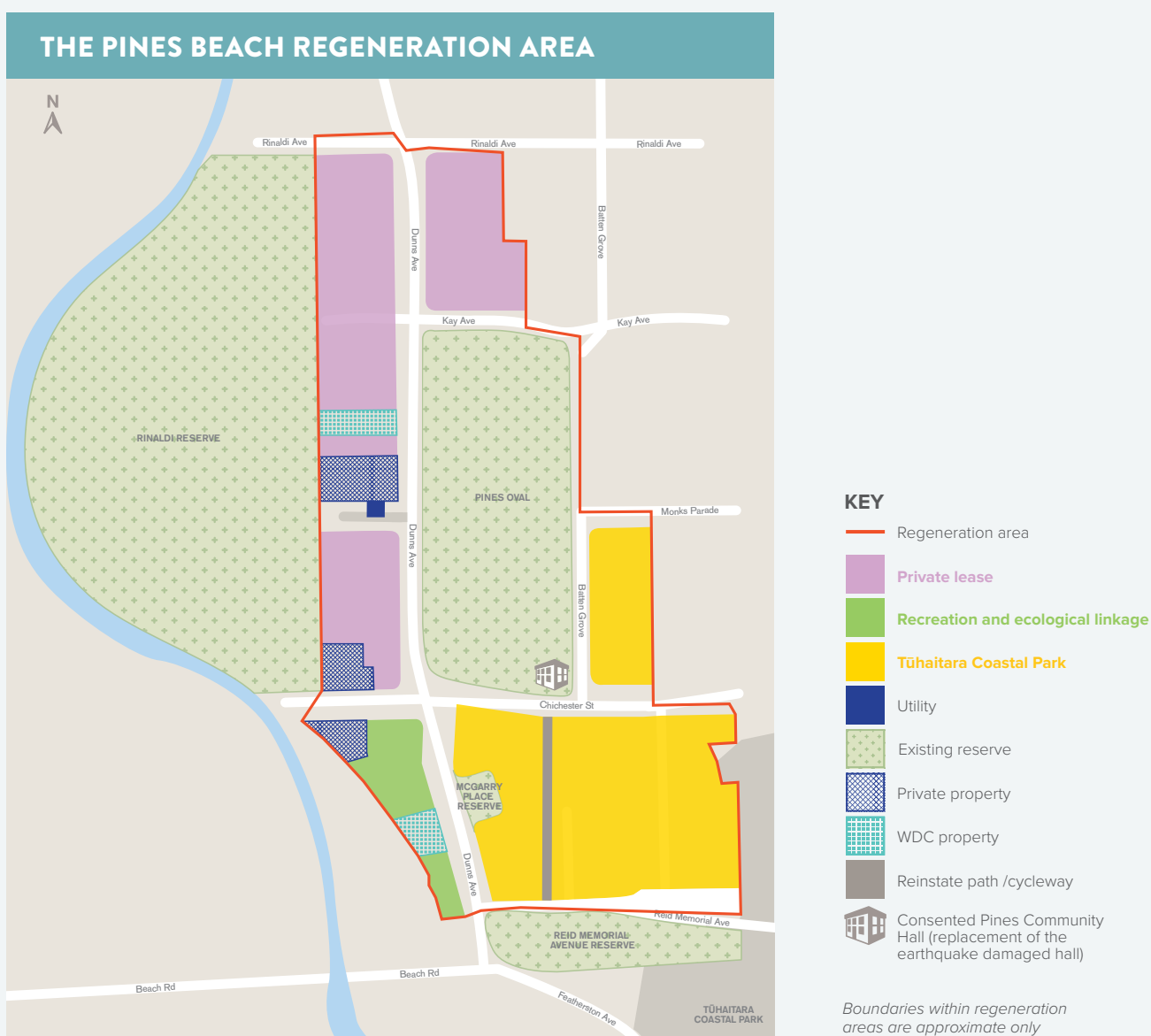
### Infrastructure

- In the short term, using the GCR Act, the Crown revokes the reserve status of the part of the Gray Crescent Reserve required to build the new link road between Feldwick Drive and Bracebridge Street.
- In the short term, the Crown divests land required for the wastewater pump stations and new road to the Council. The Council initiates detailed design for any new roads and utilities.

# 5. The Pines Beach Regeneration Area

*Whakarauora i te Takiwā o Tātahi Paina*

East of Kaiapoi, The Pines Beach regeneration area covers about 9 hectares. Three private properties are located here. The land is predominantly stabilised sand dunes or river sand and the area is subject to variable flood risk, land damage and risk of sea level rise. Surrounding land uses which have also been taken into account include the Tūhaitara Coastal Park, Council reserves, and proximity to Saltwater Creek. This area is currently zoned residential. Taking these factors into consideration, and balancing the land use assessment criteria with written comments, the agreed land uses for The Pines Beach regeneration area include land to be used for private lease; land to be managed as part of the Tūhaitara Coastal Park; and land to be used as greenspace.







### Agreed land uses

Private lease

Greenspace (Coastal Park)

Greenspace (recreation and ecological linkage)

*These land uses take into account and balance the land use assessment criteria including: the Crown and Council's regeneration objectives; optimising value for money now and in the future; practicality; and resilience.*

The surrounding Coastal Park, reserves, residential area, and significant historical, traditional, cultural and current associations with the land make **private lease** and **greenspace** the most appropriate mix of land uses in The Pines Beach.

Acknowledging the restrictive characteristics of the land in The Pines Beach (including flood risk), the **private lease** area will enable interim land uses such as low-intensity activities and non-permanent structures that can be relocated in the future. These interim land uses recognise, and will integrate well with, the significant work that has been undertaken in the area to establish new community facilities and service the remaining residents. Should there be lower demand for private leases than anticipated the Council has flexibility to manage this land with the adjacent Rinaldi and Pines Oval Reserves.

The Crown has agreed in principle to divest the private lease area land to the Council. The Council will be responsible for any lease arrangements with private individuals for the use of the land. Special terms and conditions of any lease arrangement would need to restrict the land uses to low intensity activities and non-permanent structures, and manage the amenity of The Pines Beach area.

Greenspace land used for **recreation and ecological linkage** will integrate well with existing reserves nearby, and provide an opportunity for the Council to develop an attractive entrance to The Pines Beach. This is an efficient use of this specific area. It will provide public and community benefit, including through paths and/or seating, and help to restore and enhance the natural environment with native vegetation.

Greenspace land in The Pines Beach will be managed in accordance with the **Tūhaitara Coastal Park**

Reserve Management Plan to restore and enhance the natural environment in this area. The land uses will be the same as those provided for in the Reserve Management Plan for the adjacent Coastal Park. The Reserve Management Plan will be updated to include this land. The Park currently provides for a number of activities including walking, cycling, horse riding, education opportunities and picnics. There are also a number of projects currently underway at the Park including establishing more seating and lookouts, native planting and pest eradication.

The **Tūhaitara Coastal Park** covers approximately 575 hectares of land along the coastline from the Waimakariri River to the township of Waikuku. This area contains a range of natural features of local, regional and national importance, including Tūtaepatu Lagoon. It also contains a variety of walking, cycling and horse trails.

Te Kōhaka o Tūhaitara Trust is a registered charitable organisation, made up of three trustees appointed by Te Rūnanga o Ngāi Tahu and three trustees appointed by the Council. The Trust is responsible for management of the Coastal Park.

The expansion of the Tūhaitara Coastal Park and its associated activities will provide a range of additional



Photography by Ann Worthy



## 5. The Pines Beach Regeneration Area Whakarauora i te Takiwā o Tātahi Paina

opportunities to preserve Ngāi Tahu values, retain and enhance rare and indigenous biodiversity, and provide recreational and educational opportunities for the community. It also recognises the significant flooding and longer term sea-level rise issues associated with the area.

A number of commenters on the Draft Recovery Plan indicated broad support for the land use activities in this area. A few commenters opposed the transfer of land into Tūhaitara Coastal Park without further information on Te Kōhaka o Tūhaitara Trust's plans for the area and funding.

The Crown has agreed in principle to divest the greenspace (Coastal Park) land to Te Kōhaka o Tūhaitara

Trust, to be managed in accordance with the Tūhaitara Coastal Park Reserve Management Plan, in consultation with the community. The Trust will actively source funding to implement the land uses. Te Rūnanga o Ngāi Tahu supports this greenspace land being included in the Coastal Park as it provides opportunities to enhance existing mana whenua values of the area.

Land will be divested with conditions ensuring the agreed land uses will be implemented, and that financial return is maximised wherever possible, with the Crown to receive a share of any future net financial returns (where applicable).

## The Pines Beach: Key actions to implement agreed land uses

### General

- In early 2017 the Crown, working with the Council, develops an implementation framework setting out joint objectives and actions, and clarifying roles and responsibilities for the different parties.
- Once the implementation framework is in place, the Council develops an implementation plan for its agreed actions, detailing how it will ensure the agreed land uses in this Recovery Plan will be implemented and within the specified timeframes. The Crown will assist in developing the implementation plan, including by providing information about divestment of Crown-owned land and any other Crown actions.
- In the short term, the Crown begins any road stopping using the process in the GCR Act.
- In the short term, the Council determines the most appropriate District Plan provisions and uses section 61(3) of the GCR Act to amend or vary the District Plan to give effect to the land uses for The Pines Beach. The Minister will determine the appropriate public process required to give effect to the amendments or variations proposed.

### Private lease

- In the short term, the Crown divests the land to the Council. The Council develops and initiates a leasing policy framework and investigates the options to manage the land with the adjacent reserves.

### Greenspace (Coastal Park)

- In the short term, the Crown divests the land to Te Kōhaka o Tūhaitara Trust. The Trust develops a concept plan, in consultation with the community, and amends the Tūhaitara Coastal Park Reserve Management Plan to enable the land to be managed in accordance with that Plan.
- In the short to long term, the Trust actively sources funding and undertakes physical works to implement the land uses.

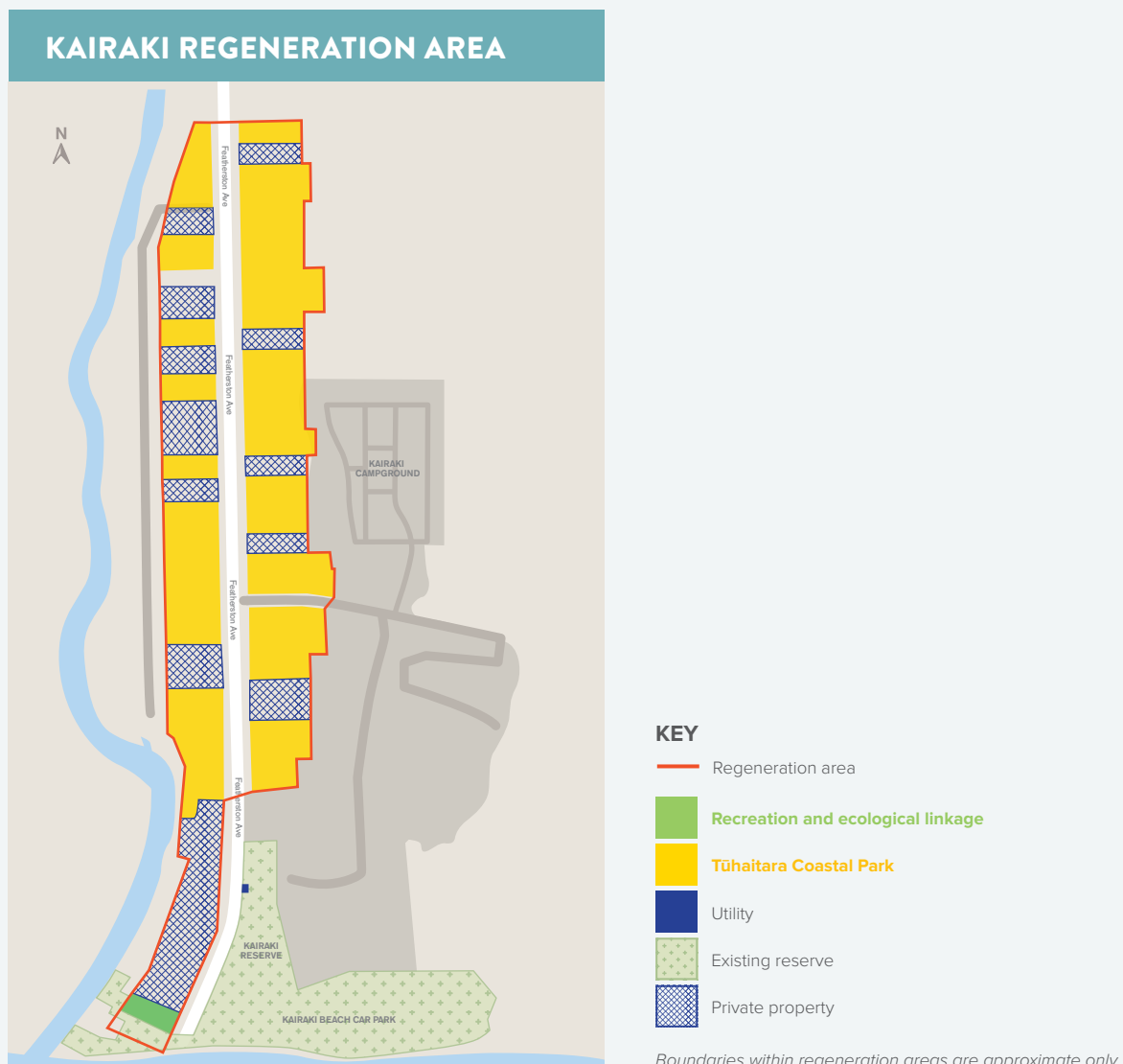
### Greenspace (recreation and ecological linkage)

- In the short term, the Crown divests the land to the Council, and the Council prepares concept plans, detailed design work and costings to make the area an attractive entrance to The Pines Beach.
- In the medium term, the Council undertakes any physical works in stages.

# 6. Kairaki Regeneration Area

## Whakarauora i te Takiwā o Kairaki

The Kairaki regeneration area is located just south of The Pines Beach, covering about 5.8 hectares. Twenty-one private properties are located in the regeneration area. The characteristics of the land here are similar to The Pines Beach, with variable flood risk, land damage susceptibility, and risk of sea level rise. Surrounding land uses which have been taken into account include the Tūhaitara Coastal Park and a campground, and proximity to the Waimakariri River and Saltwater Creek. The coastal lowland region from the Waimakariri River to the Rakahuri River is recognised and provided for as a Ngāi Tahu cultural landscape of immense importance. The area is currently zoned residential. Taking these factors into consideration, and balancing the land use assessment criteria and written comments, the agreed land uses for the Kairaki regeneration area includes most of the land to be transferred and used as part of the Tūhaitara Coastal Park, with some recreation and ecological linkage to be managed by the Council.





### Agreed land uses

#### Greenspace (Coastal Park)

#### Greenspace (recreation and ecological linkage)

*These land uses take into account and balance the land use assessment criteria including: the Crown and Council's regeneration objectives; optimising value for money now and in the future; practicality; and resilience.*

Significant historical and cultural association with the Kairaki area, surrounding land uses, the high proportion of private properties, and the restrictive characteristics of this land (including flood risk) mean that greenspace land managed in accordance with the **Tūhaitara Coastal Park** Reserve Management Plan is the most appropriate land use in Kairaki. A small part at the southern end of this area will become greenspace land for a **recreation and ecological linkage**.

Similar to The Pines Beach, this area provides an opportunity to preserve Ngāi Tahu values, retain and enhance rare and indigenous biodiversity and provide recreational and educational opportunities for the community through greenspace land managed in accordance with the **Tūhaitara Coastal Park** Reserve Management Plan. The expansion of the Coastal Park will help to restore and enhance the natural environment in this area, and also recognises the significant flooding and longer-term sea-level rise issues associated with the area. The land uses could include planted areas or new/extended walkways and cycle and/or horse trails.

The Coastal Park land uses will be consistent with those provided for in the Reserve Management Plan for the adjacent Coastal Park, but will also enable flexibility for other complementary activities to co-locate. The Reserve Management Plan will be updated to include this area within the Plan. This area will integrate well with the high proportion of private properties in Kairaki as it is a continuation of an adjacent land use.

Te Rūnanga o Ngāi Tahu supports greenspace land being included in the Tūhaitara Coastal Park as it provides opportunities to enhance existing mana whenua values of the area.

As noted in Chapter 5, a few commenters opposed the transfer of land into Tūhaitara Coastal Park without further

information about the Trust's plans for the area and funding.

The Crown has agreed in principle to divest greenspace land to Te Kōhaka o Tūhaitara Trust to be managed under the Tūhaitara Coastal Park Reserve Management Plan. The Reserve Management Plan will be amended to include the management of this land, in consultation with the community. The Trust will actively source funding to implement the land uses.

Given the natural hazards of this area, conditions of the land divestment will include prohibiting the construction of permanent structures and the use of the land for industrial and commercial activities (unless associated with the activities in the adjacent Coastal Park land uses).

Other specific terms and conditions of the land divestment will be worked through during implementation of the Recovery Plan. This will include a requirement that if the land divested to the Trust is proposed to change ownership within 100 years, the land must first be offered back to the Crown.

The Crown has agreed in principle to divest the **recreation and ecological linkage** as a reserve to the Council. Surrounding land uses, in particular the Kairaki Beach Car Park Reserve, mean that the discrete piece of Crown-owned land in the south of this regeneration area is most appropriate for a recreation and ecological linkage. This area could be leased to the Waimakariri Sailing and Power Boat Club to be used for boat rigging and/or storage.

Land will be divested with conditions ensuring the agreed land uses will be implemented, and that financial return is maximised wherever possible, with the Crown to receive a share of any future net financial returns (where applicable).



Photography by Ann Worthy



## Kairaki: Key actions to implement agreed land uses

### General

- In early 2017 the Crown, working with the Council, develops an implementation framework setting out joint objectives and actions, and clarifying roles and responsibilities for the different parties.
- Once the implementation framework is in place, the Council develops an implementation plan for its agreed actions, detailing how it will ensure the agreed land uses in this Recovery Plan will be implemented and within the specified timeframes. The Crown will assist in developing the implementation plan, including by providing information about divestment of Crown-owned land and any other Crown actions.
- In the short term, the Crown begins any road stopping using the process in the GCR Act.
- In the short term, the Council determines the most appropriate District Plan provisions and uses section 61(3) of the GCR Act to amend or vary the District Plan to give effect to the land uses for Kairaki. The Minister will determine the appropriate public process required to give effect to the amendments or variations proposed.

### Greenspace (Coastal Park)

- In the short term, the Crown divests the land to Te Kōhaka o Tūhaitara Trust. The Trust begins developing a concept plan, in consultation with the community, and amends the Tūhaitara Coastal Park Reserve Management Plan to include this area.
- In the short to long term, the Trust actively sources funding and undertakes physical works to implement the land uses.

### Greenspace (recreation and ecological linkage)

- In the short term, the Crown divests the land to the Council. The Council prepares concept plans, detailed design work and costings for the area.

# 7. Next Steps - How will this Recovery Plan be put into action?

## He Mahi Hei Whai Ake-Te Whakatinanatanga o te Mahere Whakarauora

The previous five chapters have set out the agreed land uses for the five regeneration areas in the Waimakariri district.

The next step is to implement the Recovery Plan to ensure the land uses are realised in a timely, cost-effective and well-coordinated way.

### 7.1 Implementation

The Crown has agreed in principle to divest the respective parcels of Crown-owned land in the five regeneration areas to the Council and Te Kōhaka o Tūhaitara Trust on the understanding the agreed land uses will be implemented.

Specific terms and conditions of the land divestment will be worked through during implementation of the Recovery Plan. As outlined in the previous five chapters, these conditions will ensure the Council and the Trust seek to obtain maximum financial return on any future sale or lease of the land, and that the Crown receives a share of any net financial returns (where applicable).

Implementing some of the agreed land uses (for example, the divestment of land, amendments to the District Plan zoning and the stopping of roads) can begin relatively soon. Other land uses (for example, the construction of walking and cycle paths or sport and recreation facilities) might take significantly longer, with implementation of the Recovery Plan spanning the next 30 years, involving multiple parties and in some cases further community engagement. If any of the agreed land uses are not implemented, the specified parties would be required to review and identify an alternative approach.

As a first step, in early 2017 the Crown, working with the Council, will develop an implementation framework setting out joint objectives and actions, and clarifying roles and responsibilities for the different parties.

The Crown (through Land Information New Zealand) will need to work with the Council and third parties, including

Te Kōhaka o Tūhaitara Trust, to determine the specific terms and conditions of each land divestment. This process will begin in early 2017. Land Information New Zealand will then work to divest Crown-owned land in the regeneration areas using powers under the GCR Act.

Once the implementation framework is in place, the Council will need to develop an implementation plan for its agreed actions, detailing how it will ensure the agreed land uses in this Recovery Plan will be implemented within the specified timeframes. This will provide confidence to the community about the steps involved in implementing the Recovery Plan (including any public processes), who is responsible for them, and when they will be undertaken. The implementation plan will be publicly available, and reviewed regularly by the Council.

The Council's role in implementation is expected to begin in early 2017. All District Plan amendments are required to be completed prior to 30 June 2021 using the GCR Act or progressed as part of the Waimakariri District Plan review.

While some of the projects (such as bike trails and sports facilities) will not be fully implemented within the lifespan of the Recovery Plan (until April 2021), they can be implemented through other Council plans, such as the Long Term Plan (2015–2025).

Similarly, Te Kōhaka o Tūhaitara Trust will be required to develop a plan detailing steps for the management of the relevant parts of The Pines Beach and Kairaki areas as part of the Tūhaitara Coastal Park.



Photography by Ann Worthy

---

## 7. Next Steps: How will this Recovery Plan be put into action?

He Mahi Hei Whai Ake-Te Whakatinanatanga o te Mahere Whakarauora

---

### 7.2 Financial implications

**The Council, and Te Kōhaka o Tūhaitara Trust where applicable, is responsible for ensuring the agreed land uses will be implemented, in accordance with the Crown's in principle divestment decisions. This role will include ensuring funding arrangements are in place.**

In divesting land to the Council and Te Kōhaka o Tūhaitara Trust, the Crown is transferring all ownership responsibilities, including ongoing maintenance and management costs.

All land will be divested by the Crown with conditions ensuring the Council and the Trust seek to obtain maximum financial return on any future sale or lease of the land divested (subject to implementing the agreed land uses), and the Crown receives a share of any net financial returns (where applicable).

This Recovery Plan does not commit the Council to expenditure outside the Council's long term planning process (under the Local Government Act 2002). If the Council determines that additional funding is necessary to ensure the agreed land uses are implemented, it must be sought through future public long term planning processes.

### 7.3 Monitoring

**The Council will develop, in consultation with strategic partners and the Crown, a plan that will monitor the implementation of the agreed land uses.**

Information about the progress of implementation will help investors, property owners, infrastructure developers, service providers and the wider community to make decisions critical to the regeneration areas, the wider district and their own futures.

Monitoring the implementation of the agreed land uses is important to ensure the Recovery Plan achieves its purpose.

---

**This Recovery Plan (and the agreed land uses) is intended to facilitate recovery from the impacts of the Canterbury earthquakes and support regeneration of the Waimakariri district and communities. Implementation of this Recovery Plan will support a strong and resilient greater Christchurch and help make the district a better place for current and future generations.**



▲ Photography by Ann Worthy

# 8. Links to Further Information

## He Hononga Mōhiohio

---

### Recovery Strategy for Greater Christchurch

The Recovery Strategy for Greater Christchurch: Mahere Haumanutanga o Waitaha was the overarching, long-term strategy for the recovery of greater Christchurch, under the Canterbury Earthquake Recovery Act 2011.

[www.cera.govt.nz/sites/default/files/common/recovery-strategy-for-greater-christchurch.pdf](http://www.cera.govt.nz/sites/default/files/common/recovery-strategy-for-greater-christchurch.pdf)

### Canterbury Earthquake Recovery Act 2011

The Canterbury Earthquake Recovery Act 2011 (CER Act) came into force on 19 April 2011. The CER Act set out measures to respond to the impacts of the Canterbury earthquakes. The CER Act was replaced in April 2016 by the Greater Christchurch Regeneration Act 2016.

[www.legislation.govt.nz/act/public/2011/0012/latest/DLM3653522.html](http://www.legislation.govt.nz/act/public/2011/0012/latest/DLM3653522.html)

### Greater Christchurch Regeneration Act 2016

The Greater Christchurch Regeneration Act 2016 came into force on 19 April 2016. It provides a legal framework to support the regeneration of greater Christchurch over the next five years.

[www.legislation.govt.nz/act/public/2016/0014/32.0/DLM6579202.html#DLM6579207](http://www.legislation.govt.nz/act/public/2016/0014/32.0/DLM6579202.html#DLM6579207)

### Canvas: your thinking for the red zones

Canvas was a public engagement process carried out in mid-2014, asking the public for initial views on future uses of the Waimakariri residential red zones. Findings were released in December 2014. More information about Canvas can be found at:

[www.redzoneplan.nz](http://www.redzoneplan.nz)

### Decisions made in approving the Recovery Plan

Various documents outlining the decisions made in approving this Recovery Plan can be found at:

[www.dpmc.govt.nz/future-use](http://www.dpmc.govt.nz/future-use)

This includes:

- **Report on Decisions Made in Approving the Waimakariri Residential Red Zone Recovery Plan**  
This report sets out the decisions made by the Minister supporting Greater Christchurch Regeneration in approving the Recovery Plan, including amendments to the Draft Recovery Plan, under the CER Act.

### Waimakariri Residential Red Zone Recovery Plan process

A range of information and papers about the Recovery Plan process can be found on the Red Zone Plan website at:

[www.redzoneplan.nz](http://www.redzoneplan.nz)

This includes:

- **Minister's direction**  
The direction specified the matters to be dealt with in the draft Waimakariri Residential Red Zone Recovery Plan and that the Waimakariri District Council was responsible for developing the draft Recovery Plan. It was published on 3 September 2015 in issue no. 95 of the *New Zealand Gazette*.
- **Let's Discuss**  
Let's Discuss provided information on the future use of the residential red zones in Waimakariri including: background information; new information gathered since Canvas; high level broad types of land use that may be potentially suitable; and asked for feedback. It was publicly released on 3 October 2015 and the public had until 30 October 2015 to provide feedback.
- **Preliminary Draft Waimakariri Residential Red Zone Recovery Plan**  
The Preliminary Draft Recovery Plan was the first document which set out options for proposed long-term uses in the five regeneration areas in Kaiapoi, The Pines Beach and Kairaki. It was released on 5 February 2016, and the public had until 4 March 2016 to provide feedback.
- **Draft Waimakariri Residential Red Zone Recovery Plan**  
The Draft Recovery Plan identified proposed long-term uses in the five regeneration areas. It was released on 3 August 2016, and the public had until 1 September 2016 to provide written comments. Supplementary information, including technical assessments, which was used to inform the Draft Recovery Plan can be found on this website. A summary of the written comments can be found at: [www.dpmc.govt.nz/future-use](http://www.dpmc.govt.nz/future-use)



# Glossary of Terms & Abbreviations

## He Rārangi Kupu me Ngā Whakapotonga

<b>Canterbury Regional Policy Statement</b>	The document prepared by Environment Canterbury under the Resource Management Act 1991 that sets the regional planning and development framework.
<b>Canvas</b>	<i>Canvas: your thinking for the red zones</i> was a public engagement process conducted in mid-2014, asking the public for initial views on future uses of the Waimakariri residential red zones. Findings were released in December 2014.
<b>CER Act</b>	Canterbury Earthquake Recovery Act 2011
<b>Concept plan</b>	A potential development proposal for all or part of an area. It will show some design details (e.g. location of seats and planting).
<b>Council</b>	Waimakariri District Council
<b>District Plans</b>	A statutory document prepared under the Resource Management Act 1991 to provide a framework for the management of land use and subdivision activities within a territorial authority area. For example, they define zones (areas) for residential or industrial activities, each with its own set of rules.
<b>Divest</b>	Used in this Recovery Plan to refer to the transfer of residential red zone land from the Crown to another party, with terms and conditions of the divestment to be discussed as part of implementing the Recovery Plan.
<b>Greater Christchurch</b>	Defined under the Canterbury Earthquake Recovery Act 2011 as being the districts of Christchurch City, Selwyn District and Waimakariri District, and the coastal marine area next to these districts; under the Greater Christchurch Regeneration Act 2016 the greater Christchurch metropolitan area is a smaller area comprising the City and towns and rural areas between Rangiora and Rolleston and Lincoln as specified in Schedule 2 of the Act.
<b>GCR Act</b>	Greater Christchurch Regeneration Act 2016
<b>Intensive farming</b>	The production of plant and animal produce, where the predominant productive processes are not dependent on the soil characteristics of the site on which it is situated. Processes may involve: poultry, pig, rabbit, fitch and opossum; production of compost; mushroom farming; and feedlots for commercial livestock such as cattle. It excludes those activities where production requires pasture or ground cover to be maintained, glasshouses and horticulture.
<b>Kaiapoi Pā</b>	The first great site established after Ngāi Tahu migrated from the North Island and became the tribe's largest and most important stronghold, as the headquarters of the tribe's leading chiefs. It was built on a peninsula, between Woodend and Waikuku, by Ngāi Tahu Chief Tūrākautahi, in around 1700.
<b>Kaikanui</b>	Former Māori reserve 877, historically an outpost of the Kaiapoi Pā.
<b>Kaitiakitanga</b>	Guardianship, stewardship
<b>Long term</b>	More than 10 years after the Recovery Plan is approved.
<b>Longer term</b>	More than 30 years after the Recovery Plan is approved.
<b>Long Term Plan</b>	A comprehensive statement of a council's intentions for the next 10 years, prepared in accordance with the Local Government Act 2002.
<b>Mahinga kai</b>	Food and other resources, and the areas they are sourced from. Also the work (mahi), methods and cultural activities involved in getting foods and resources.

## Glossary of Terms & Abbreviations He Rārangi Kupu me Ngā Whakapotonga

<b>Mana whenua</b>	Those who have traditional/customary authority or title over land and the rights of ownership and control of use on the land, forests, rivers, etc. Also the land area (and boundaries – rohe) within which such authority is held.
<b>Master plan</b>	An overall layout plan which shows how a site may be developed. It will show key areas, activities, and links.
<b>Medium term</b>	Between two and ten years of the Recovery Plan being approved.
<b>Minister</b>	The Minister supporting Greater Christchurch Regeneration (previously the Minister for Canterbury Earthquake Recovery).
<b>Minister's direction</b>	Direction issued to the Waimakariri District Council instructing it to prepare the Draft Waimakariri Residential Red Zone Recovery Plan in collaboration with the strategic partners; as notified in the New Zealand Gazette Notice No. 95 (3 September 2015).
<b>Ngāi Tahu</b>	The iwi of Ngāi Tahu, consisting of the collective of the individuals who descend from the primary hapū of Waitaha, Ngāti Māmoe and Ngāi Tahu, namely, Ngāti Kuri, Ngāti Irakehu, Kāti Huirapa, Ngāi Tūāhuriri and Kāi Te Ruahikihiki.
<b>Ngāi Tahu Claims Settlement Act 1998</b>	The legislation which governs the Crown's Treaty settlement with Ngāi Tahu.
<b>Non-permanent buildings</b>	Any structure that could be readily removed from a site, including but not limited to caravans, removable holiday baches and garden sheds.
<b>Recovery Strategy</b>	Recovery Strategy for Greater Christchurch: Mahere Haumanutanga o Waitaha; prepared under the Canterbury Earthquake Recovery Act 2011.
<b>Regeneration area</b>	An area of the Waimakariri residential red zone as defined below, with regeneration encompassing ecological restoration and/or enabling appropriate uses suitable to the status of the land. This Recovery Plan covers five areas of residential red zone land, in Kaiapoi South, East and West; The Pines Beach; and Kairaki each referred to as regeneration areas.
<b>Reserve Management Plan</b>	A plan prepared under the Reserves Act 1977 to help a council make decisions on the day-to-day management of parks and reserves.
<b>Residential red zone</b>	An area of residential land that suffered severe land damage due to the 2010-2011 Canterbury earthquakes, and where the Crown made offers to purchase properties. In this Recovery Plan, it refers to the areas of land in Kaiapoi, The Pines Beach and Kairaki that were zoned red by the Crown, which covers about 100 hectares (including roads, private properties, and relevant council infrastructure and existing reserves).
<b>Short term</b>	Within two years of the Recovery Plan being approved.
<b>Strategic partners under the GCR Act</b>	Canterbury Regional Council (Environment Canterbury), Christchurch City Council, Selwyn District Council, Te Rūnanga o Ngāi Tahu and Waimakariri District Council
<b>Takiwā</b>	District, region, area
<b>Te ao tūroa</b>	The natural environment
<b>Te Kōhaka o Tūhaitara Trust</b>	A registered charitable organisation made up of six trustees, three each appointed by Te Rūnanga o Ngāi Tahu and the Waimakariri District Council. The Trust is responsible for managing the Tūhaitara Coastal Park.
<b>Te Rūnanga o Ngāi Tahu</b>	Te Rūnanga o Ngāi Tahu, which is recognised by statute as the representative tribal body of Ngāi Tahu Whānui and was established as a body corporate on 20 April 1996 under section 6 of Te Rūnanga o Ngāi Tahu Act 1996.
<b>Te Ngāi Tūāhuriri Rūnanga</b>	The mandated representatives of Ngāi Tūāhuriri, the mana whenua of the areas covered by this Recovery Plan.



 Photography by Ann Worthy

