

# KAIKŌURA DISTRICT COUNCIL EXTRAORDINARY MEETING HELD AT 10.00AM ON WEDNESDAY 18 DECEMBER 2024 IN TOTARA, COUNCIL CHAMBERS, 96 WEST END, KAIKOURA

<b>Date:</b>	Wednesday 18 <sup>th</sup> December 2024
<b>Time</b>	9.00am
<b>Location</b>	Totara, Council Chambers

## AGENDA

### 1. Open with a Karakia

*Kia wātea te Wairua, Kia wātea te tinana, Kia wātea te hinengaro, Kia wātea ai te mauri,  
Tuturu ōwhiti whakamaua kia tina, TINA!, Haumi e, Hui e, TAIKI E!*

### 2. Apologies

### 3. Declarations of Interest

### 4. Public Forum

*Public forums provide opportunity for members of the public to bring matters, not necessarily on the meeting's agenda, to the attention of the Council.*

### 5. Formal Deputations

*The purpose of a deputation is to enable a person, group or organisation to make a presentation to a meeting on a matter or matters covered by that meeting's Agenda.*

### 6. Confirmation of Minutes:

- |     |  |         |
|-----|--|---------|
| 6.1 | Council meeting minutes dated 27 November 2024               | page 3  |
| 6.2 | Extraordinary Council meeting minutes dated 11 December 2024 | page 10 |

### 7. Review of Action List

page 14

### 8. Matters of Importance to be raised as Urgent Business

### 9. Matters for Decision:

- |     |  |         |
|-----|--|---------|
| 9.1 | Esplanade Reserve Management Plan Adoption | page 15 |
| 9.2 | Spatial Plan Adoption                      | page 31 |
| 9.3 | Building Consents Low Risk Exemption Fees  | page 92 |

### 10. Public Excluded Session

Moved, seconded that the public be excluded from the following parts of the proceedings of this meeting, namely

- Waiau Toa Clarence Valley Access Project
- Public Excluded Minutes dated 27 November 2024

The general subject matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under Section 48(1), 6 and 7 of the Local Government Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each to be considered	Reason for excluding the public	Grounds of the Act under which this resolution is made
Waiiau Toa Clarence Valley Access Project	The report contains information relating to the land at the Waiiau Toa Clarence Valley, this information is commercially sensitive.	Section (7)(2)(i) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)
Public excluded council meeting minutes dated 27 November 2024	The minutes are being tabled for confirmation and include commercially sensitive information relating to harbour financial matters, license to occupy and private information relating to blocks of land.	Section (7)(b)(ii) would be likely unreasonable to prejudice the commercial position of the person who supplied or who is subject of the information Section (7)(2)(h) enable any local authority holding the information to carry out, without prejudice or disadvantage, commercial activities Section (7)(2)(i) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations) Section 7(2)(a) protect the privacy of natural persons.

\*This resolution is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by section 6 or section 7 of that Act, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as follows:

Waiiau Toa / Clarence River Access Update: Publishing the information in the public would be detrimental to the negotiation ability of KDC.

## 11. Close meeting with a Karakia

### AUDIO RECORDINGS:

"Audio recordings will be made of this meeting for the purpose of assisting the minute taker to create accurate minutes. Audio recordings should not be taken of any confidential, public excluded or otherwise sensitive matters. The Chair of the meeting is responsible for indicating if/when recording should be stopped and restarted. While held, the audio recordings are subject to LGOIMA, they may be released in line with Councils LGOIMA processes and/or at the discretion of the meeting Chair. A copy of the guidelines and principals for the use of recordings is available on request

**MINUTES OF THE KAIKŌURA DISTRICT COUNCIL MEETING HELD AT ON  
WEDNESDAY 27 NOVEMBER 2024 AT 9.00 AM, TOTARA, COUNCIL CHAMBERS,  
96 WEST END, KAIKŌURA**

**PRESENT:** Mayor C Mackle (Chair), Deputy Mayor J Howden, Councillor V Gulleford, Councillor T Blunt, Councillor J Diver, Councillor K Heays, Councillor L Bond, Councillor R Roche

**IN ATTENDANCE:** W Doughty (Chief Executive Officer), P Kearney (Senior Manager Corporate Services), D Clibbery (Senior Manager Operations), B Makin (Executive Officer-Minutes)

**1. KARAKIA**

**2. APOLOGIES**

Apologies for lateness were recorded for Councillor T Blunt.

**3. DECLARATIONS OF INTEREST**

Councillor J Diver and Deputy Mayor J Howden declared an interest relating to Item 10.1 on the agenda.

**4. PUBLIC FORUM** Nil

**5. FORMAL DEPUTATIONS** Nil

**6. ADJOURN TO WORKS & SERVICES COMMITTEE MEETING**

The meeting adjourned to the Works & Services Committee meeting at 9.02 am. Councillor T Blunt joined the meeting at 9.02 am.

The meeting was reconvened at 9.22 am.

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**7. MINUTES TO BE CONFIRMED**

**7.1 Council meeting minutes dated 30 October 2024**

**RESOLUTION**

*THAT the Council:*

- *Confirms as a true and correct record, the circulated minutes of a Council meeting held on 30 October 2024.*

Moved: Councillor T Blunt

Seconded: Councillor L Bond

**CARRIED UNANIMOUSLY**

**7.2 Extraordinary Council meeting minutes dated 6 November 2024**

**RESOLUTION**

*THAT the Council:*

- *Confirms as a true and correct record, the circulated minutes of a Council meeting held on 6 November 2024.*

Moved: Deputy Mayor J Howden

Seconded: Councillor R Roche

**CARRIED UNANIMOUSLY**

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## 8. REVIEW OF ACTION LIST

The Action List was reviewed and noted.

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## 9. MATTERS OF IMPORTANCE TO BE RAISED AS URGENT BUSINESS Nil

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## 10. MATTERS FOR DECISION

### 10.1 Draft Reserve Management Plans (RMP) for Holiday Park Reserve and South Bay Domain Reserve

Council staff highlighted that the draft RMP for the South Bay Domain Reserve aims to capture the broad use of the reserve and encourage enhanced use. The reserve footprint includes the land the aquatic centre is on. Public feedback included suggestions to place the hot pools on that the reserve by the aquatic centre, with others wanting to see it leased out or grazed.

Council staff clarified that the Northern part of the area is not held under the same gazette of the reserve, it is separate and will require a RMP in the future.

A map for the Holiday Park Reserve will be included in the consultation document before it is released to the public.

Legal reviews of the drafted RMPs have not been carried out, other than the Esplanade Recreation RMP due to its complexity. The Chief Executive will follow up on whether a legal review is required before consultation begins.

### RESOLUTION

- a) *The Council receives this report for information.*
- b) *The Council endorse the Draft Reserve Management Plan for the South Bay Domain & Holiday Park Reserves be advertised for consultation/feedback from the public.*
- c) *The Council notes that public consultation on three draft reserve management plans will be undertaken in the new year with hearings and deliberations expected in April/May 2025.*

Moved: Councillor R Roche

Seconded: Councillor L Bond

Abstain: Deputy Mayor J Howden and Councillor J Diver

**CARRIED**

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### 10.2 Constitution of Innovative Waste Kaikoura LTD (IWK)

Discussions were held with IWK around continuing to focus on the environment and the best value for the community. The agreed outcome from these discussions were to remove the waste aspect from IWK and replace with appropriate wording The Charities services will need to clarify that this is in line with their requirements.

### RESOLUTION

- a) *The Council receives this report for information.*
- b) *The Council endorse the Constitution change request as per Option 1 with the following wording:*

*“The company is a charitable organisation for the purposes of the Charities Act 2005. Accordingly, the aims of the company are exclusively charitable, being the promotion, development and best value implementation of sound environmental services and management practices in New Zealand”.*

- c) *The Council notes that this change will need to be discussed and approved by the IWK board (and*



submitted to Charities Services).

- d) The Council notes that IWK has committed to providing a strategic direction consistent with Council's Letter of Expectation (LOE) to IWK. The LOE, which will be developed in early 2025 will also provide the basis for IWK to develop their Statement of Intent (SOI).

Moved: Deputy Mayor J Howden

Seconded: Councillor V Gulleford

Abstain: Councillor R Roche

**CARRIED**

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### 10.3 Carried Forward Capex Report

The report highlights the capital expenditure for the year. The road extension at the Airport has been carried forward from the 2024 budget. The work to be completed there will supply future access to hangers. Several water main replacement projects will be brought back to ensure timing of associated works.

#### RESOLUTION

THAT the Council:

- a) Receives this report.  
b) Approves the 'Carry Forward' amounts from previous years totalling \$570,718.  
c) Approves the 'Bring Back' amounts from future years totalling \$120,000.

Moved: Councillor L Bond

Seconded: Councillor V Gulleford

**CARRIED UNANIMOUSLY**

The meeting moved to Item 11.4 Monthly Finance Report to 30 October 2024.

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### 11.4 Monthly Finance Report to 30 October 2024

The unbudgeted grants were noted from the report being older persons grant, freedom camping and family violence grants. Council staff explained the Work in Progress for Wakatu Quay and the process for claiming funds from Kanoa against milestones. Discussion was held around the contract end dates and resources required to support the project until then.

S Haberstock has put forward a funding application to lotteries for phase 2 of the Community Courts and should have a response by the end of November 2024. It was noted that phase 1 brings the courts up to a usable standard and phase 2 covers the extras.

#### RESOLUTION

It is recommended that the Council receives this report for information.

Moved: Councillor T Blunt

Seconded: Councillor K Heays

**CARRIED UNANIMOUSLY**

The meeting moved back to Item 11.1 Mayoral Verbal Update.

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## 11. MATTERS FOR INFORMATION

### 11.1 Mayoral Verbal Update

During the month, Mayor C Mackle attended a Pōwhiri for Ngai Tahu hui as well as the Economic Priorities Business Canterbury Workshop with Councillor L Bond, the Chief Executive and Senior Manager Corporate Services.

The Canterbury Mayors should receive the outcome of the Waterzone review at the Mayoral Forum tomorrow. He commented that the review process involved was well handled. Mayor C Mackle further commented that he has received many positive comments on how the town looks.

## **11.2 Elected Member Verbal Updates**

### Councillor T Blunt

Councillor T Blunt was unable to attend the Kaikoura Waterzone field trip but heard it was very successful.

### Councillor K Heays Nil

### Deputy Mayor J Howden

Deputy Mayor J Howden attended the Combined Sector Meeting in Wellington last week with Councillor V Gulleford, followed by the Rural & Provincial Sector Meeting (R&P) the following day. The main discussion at the R&P meeting was around Three Waters levies. The Commerce Commission spoke at the conference on the regulation aspect. Other speakers were The Water Services Authority - Taumata Arowai and an MP from NZ First. Some views from other Councils were to have amalgamation in their areas rather than go through the Local Water Done Well process.

The Chief Executive commented that the levies from both regulators and cost of compliance would be payable by the user. The Council received a notification from the Commerce Commission and Taumata Arowai consulting around the proposed level of levies to be recovered.

### Councillor J Diver

Councillor J Diver highlighted that the swimming pool is open for the season, a new Manager has been appointed by the Trust and user numbers for the pool are rising.

### Councillor L Bond

Councillor L Bond also attended the Economic Priorities Business Canterbury Workshop. She explained the session included brainstorming on the 'jewels of Canterbury' and what makes the Region unique. Beca were overseeing the workshop and are preparing a paper on the shared vision for Canterbury.

All the Mayfair Theatres are up and running for Christmas.

The cruise ship went ahead and was successful despite the sea conditions not being great inshore.

### Councillor V Gulleford

Councillor V Gulleford attended the last TUJA hui with Elbie in November. She attended the half yearly check in for the Mayor's Taskforce For Jobs (MTFJ) and they are happy with the progress of 12 placements made this year. Information on the 2025-2026 contract will be released soon.

Councillor V Gulleford provided an update on the Combined Sector Meeting in Wellington last week. The presentation about capping rates was interesting. A council in Australia has been capping rates for 8 years at the rate of inflation, whereas another council has capped rates since 1976 at \$500 per household (per annum) and cannot keep up with the basic costs. Neither included waste in the rates cap. The NZ Government is looking at income capping for non-essential services.

Other topics discussed were for Councils to make use of the LGNZ partnership, road tolling, Regional Councils needing a single standard waste-water approach, extending the scope of Local Government to keep the 4 Wellbeings and stopping the change of unfunded mandates.

### Councillor R Roche

Councillor R Roche attended a pōwhiri yesterday at Takahanga Marae to welcome a new policeman and doctor to Kaikōura.

He acknowledged the networkers meeting that S Haberstock and A Brown coordinated.

RISE has started a 'Dad's Group'. Councillor R Roche has started the 4<sup>th</sup> defensive driving course and has 7 attendees. He continues to advocate for practical driving exams in Kaikoura.

Councillor R Roche attended the Waterzone review meeting and commented that the Chair of the Kaikoura Zone Committee got his point across well. He attended the conference in Clarence that was run by Environment Canterbury and the field trip to Waiau and J Faulkner's property.

The meeting adjourned at 10.43am and reconvened at 11.11am.

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### 11.3 CEO Monthly Report

The Chief Executive acknowledged M Russell and the team with the installation of the toilets which opened ahead of schedule. He highlighted exercise Pandora and acknowledged A Moore for her mahi. The Senior Manager Operations role will be re-advertised. In the absence of a person in the role the Chief Executive will pick up the three direct reports in the new year.

#### RESOLUTION

*It is recommended that the Council receives this report for information.*

Moved: Deputy Mayor J Howden

Seconded: Councillor L Bond

**CARRIED UNANIMOUSLY**

The meeting moved to Item 11.8 Kaikoura Youth Council Report

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### 11.8 Kaikōura Youth Council Report

The youth council representative did not present the report.

The meeting moved back to Item 11.5 Community Services Team Update Report.

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### 11.5 Community Services Team Update Report

S Haberstock highlighted that the community courts phase 1 will be completed by Christmas 2024. The team are looking into funding that is available for improving EOC centre services.

S Haberstock would follow up with Councillor J Diver's query around service requests and closing the loop with people that raise them (**ACTION**).

#### RESOLUTION

*It is recommended that the Council receives this report for information.*

Moved: Councillor T Blunt

Seconded: Deputy Mayor J Howden

**CARRIED UNANIMOUSLY**

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### 11.6 Planning Update Report

If the Regional Policy Statement is not notified then Environment Canterbury would likely look at another workstream such as the Regional Coastal Plan.

#### RESOLUTION

*It is recommended that the Council receives this report for information.*

Moved: Councillor L Bond

Seconded: Councillor K Heays

**CARRIED UNANIMOUSLY**

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### 11.7 Building and Regulatory Update Report

It was noted that the typo's in the graphics would be amended (**ACTION**).

#### RESOLUTION

*It is recommended that this report is received for information.*

Moved: Councillor T Blunt  
Seconded: Councillor V Gulleford

**CARRIED UNANIMOUSLY**

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### 11.9 Wakatu Quay Quarterly Report

#### RESOLUTION

*It is recommended that the Council receives this report for information.*

Moved: Councillor R Roche  
Seconded: Councillor L Bond

**CARRIED UNANIMOUSLY**

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### 12. RESOLUTION TO MOVE INTO COUNCIL PUBLIC EXCLUDED SESSION

Moved, seconded that the public be excluded from the following parts of the proceedings of this meeting, namely

- a) Public excluded council meeting minutes dated 30 October 2024
- b) Māori Land Blocks at Mangamaunu
- c) License to Occupy Applications
- d) Harbour Financial Matters – verbal update

The general subject matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under Section 48(1), 6 and 7 of the Local Government Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each to be considered	Reason for excluding the public	Grounds of the Act under which this resolution is made
Public excluded council meeting minutes dated 30 October 2024	The minutes are being tabled for confirmation and include commercially sensitive information relating to harbour financial matters, Waiau Toa Clarence Valley Access Project and the public excluded Finance, Audit & Risk Chair's report.	Section (7)(b)(ii) would be likely unreasonable to prejudice the commercial position of the person who supplied or who is subject of the information Section (7)(2)(h) enable any local authority holding the information to carry out, without prejudice or disadvantage, commercial activities Section (7)(2)(i) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)
Māori Land Blocks at Mangamaunu	The report contains private information relating to blocks of land.	Section 7(2)(a) protect the privacy of natural persons.
License to Occupy Applications	The Council needs to consider commercial applications for license to occupy, and this is commercially sensitive.	Section (7)(b)(ii) would be likely unreasonable to prejudice the commercial position of the person who supplied or who is subject of the information Section (7)(2)(h) enable any local authority holding the information to carry out, without prejudice or disadvantage, commercial activities Section (7)(2)(i) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)

Harbour Financial Matters – verbal update	Verbal update on subject previously brought to Council around ongoing negotiations which is commercially sensitive	Section (7)(b)(ii) would be likely unreasonable to prejudice the commercial position of the person who supplied or who is subject of the information Section (7)(2)(h) enable any local authority holding the information to carry out, without prejudice or disadvantage, commercial activities Section (7)(2)(i) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)
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\*This resolution is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by section 6 or section 7 of that Act, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as follows:

- Harbour Financial Update: We do not want to reveal the details of those negotiations. Information will be made publicly available in due course.
- Māori Land Blocks at Mangamaunu: KDC has privacy obligations and release of personal information would breach those.
- License to Occupy Applications: We do not want to reveal the details of those discussions. The details of successful applicants will be made available in due course.

Moved: Councillor R Roche  
 Seconded: Councillor L Bond

**CARRIED UNANIMOUSLY**

The meeting moved into the Public Excluded Session at 11.45 pm.  
 The meeting moved out of the Public Excluded Session at 1.02 pm.

**13. CLOSED OF MEETING**

There being no further business, the meeting was declared closed at 1.02 pm.

CONFIRMED \_\_\_\_\_ Chairperson  
 Date

*THIS RECORD WILL BE HELD IN ELECTRONIC FORM ONLY*

**MINUTES OF THE KAIKŌURA DISTRICT COUNCIL EXTRAORDINARY MEETING  
TO HEAR AND DELIBERATE SUBMISSIONS ON THE ESPLANADE RECREATION  
RESERVE MANAGEMENT PLAN, HELD ON WEDNESDAY 11 DECEMBER 2024,  
9.00AM, TOTARA, 96 WEST END, KAIKŌURA**

**PRESENT:** Mayor C Mackle (Chair), Deputy Mayor J Howden, Councillor L Bond, Councillor V Gulleford, Councillor T Blunt, Councillor J Diver and Councillor R Roche

**IN ATTENDANCE:** W Doughty (Chief Executive), P Kearney (Senior Manager Corporate Services), Matt Hoggard (Strategy, Policy & District Plan Manager), Juliet Thornton (LIM & Planning Admin), Becky Makin (Executive Officer – Minutes)

**1. KARAKIA**

**2. APOLOGIES**

Apologies were received from Councillor K Heays.

Moved: Mayor C Mackle  
Seconded: Deputy Mayor J Howden

**CARRIED UNANIMOUSLY**

Councillor T Blunt joined the meeting at 9.02 am.

**3. DECLARATIONS OF INTEREST**

**4. Overview of numbers of submissions**

Introduced Josh Marshall from Gascoigne Wick to answer questions from elected members regarding the legal process.

Council staff ran through the report and highlighted that reserve management plans (RMP) are to be future focussed to enhance the current use of the reserve. The drafting of an RMP does not remove the Council's legal obligation to follow resource consent processes. A number of submissions and feedback sessions have been held with the community from September 2024 to date, including letter drops and Facebook updates.

**5. SUBMITTERS TO BE HEARD**

**9:10am John Gibson – submission #15**

John Gibson read his submission that was on page 34 of the agenda. The issues he raised were:

- Parking outside of his property and lack of parking on the Esplanade.
- The height of buildings over 5.5 on the seafront.
- The draft RMP does not mention the effects on residents and does not define natural hazards.
- He does not agree with reducing the size of the children's playground and feels the reserve should be for family enjoyment. He was supportive of demolishing the old pool site and enhancing the area but against any more food carts or alcohol outlets.

### **9:20am Gerald Nolan – submission #31**

Gerald Nolan spoke about the Kaikoura Springs development at the site which is null and void. He commented that the public notice wording around there being possible future development of the site should not have been included. The concerns he raised were:

- The wording implies that the reserve will be dominated by a commercial development (70%). He assumes if the draft RMP is adopted in its current form then the Kaikoura Springs will put in an application for their development. Gerald commented that the developer previously proposed a two-story building, reducing the playground area and no off-street parking and that Section 3.2 should be amended stating clearly that 70% of the reserve is retained for open space use. He commented that 70% open space would rule out a large commercial development on that site.
- He is not opposed to some commercial development, but this is the wrong location for a substantial development such as Hot Pools. He encouraged the Council to work with the developers to find another site.

### **9:30am Ailsa McGilvary Howard – submission #26**

Ailsa McGilvary believes that Hot Pools will create a space of spiritual recovery (soft tourism) but did not feel the Esplanade reserve is the best place for it and would set a precedent of commercial development on recreation reserves. She commented that:

- Any commercial development on that site would lose Kaikōura uniqueness.
- Gooches beach has four pairs of nesting Banded Dotterels due to the nutrients there and any development needs to be considerate of that.
- Locals may no longer be able to afford to live in Kaikoura if development and tourism requires more infrastructure.

### **9.43am Mel Skinner – submission #35**

Mel Skinner spoke in support of the draft RMP. She agreed that there should be flexibility for open space, for private businesses to use the space and for the tamariki. Mel commented that the Council cannot continue to rely on ratepayer funding and an all-year round economy can only be achieved through development. The Council would need to ensure there is a good return on investment for businesses and keep in mind that there are potential opportunities for the future.

### **9.46am David Tee (via MS Teams – Video Link Provided) – submission #39**

David Tee commented that the Council should be protecting certain areas for development. The concerns he raised were:

- He commented that the plan should be based on facts, he felt it doesn't have a ring of truth and that the process has been rushed.
- He was concerned that only 30% will be left for open spaces and the draft RMP allows the majority of space to be used for commercial use.
- The overall size of the pool site was not correct by his calculations (as per his submission).
- Allowing a commercial development would compromise losing an endangered species (Banded Dotterel's), the lighting would be in the flight path of the Hutton Shearwaters.
- The coastal policy statement, enhancing and maintaining open spaces should have been considered in the draft RMP.
- He was also concerned around the height of buildings along the seafront and the infrastructure that is needed to support it in a coastal erosion area.

### **9.59am Sandra Murphy (via MS Teams – video link Provided) – submission #30**

Sandra Murphy commented that the physical wellbeing and protection of natural environment, with the enhancement of open spaces is important. She raised that:

- The area is rural zoned in the district plan and should be left in a natural state for families and visitors to use.

- She does not support the mixed use of the reserve and felt that the land should be left untouched for recreational use and not should not be commercialised, with large buildings on the foreshore.

## 5. SUBMITTERS WHO CHOSE NOT TO SPEAK

The submitters who chose not to speak were noted.

### The Hearings closed at 10.15am.

The meeting adjourned at 10.15am and reconvened at 10.34am.

## 6. DELIBERATIONS

The key themes to deliberate on were summarised:

- Support for enhanced use of the reserve.
- Consideration for future possible development on the site.
- Percentages for open space and other use.

The elected members asked questions for clarification to Council staff, and Josh Marshall from Gascoigne Wick regarding the legal process. The following was clarified:

- The Reserves Act does allow for commercial operation in a recreational reserve under legislation; it has provisions for leasing reserves and controls on those leases which are commercial arrangements.
- If a lease was entered into, the lease would need to provide for admission charges to be accepted by the Minister, and this is delegated to the Council.
- There is no reference to amenity value under the Reserves Act. The purpose of reserves is in definition 17 that sets out the purposes and values to be adhered to.
- Council staff clarified the swimming pool area advising that the information came from the LocalMaps (GIS system), includes the land to the left that is part of the reserve and not only the swimming pool itself. Council staff ran through approximate figures of the area and would amend the map to show the percentages:
  - The triangle is approx. 15% of the area.
  - Pool area = approx. 32%
  - BBQ & Toilet = approx. 8.6%
  - Existing playground that includes the hedge and past the hedge (as the reserve extends beyond the hedge) = approx. 43.6%
- Under the Resource Management Act (RMA) the Council has a responsibility on surrounding amenity values. Regarding the draft RMP the Council's goals are for the reserve and the focus should be on the reserve rather than the surrounding properties. Issues such as Environmental effects and Cultural/archaeological would be fully considered under the RMA process. The courts case law says that property values are not to be considered directly in an RMA process.
- The law isn't entirely clear on whether the Council can consider detrimental effects on amenity values. It could be considered but not given a large amount of weight as the RMA process goes through that. There is no design document to base it on in the draft RMP.
- Open space is not a defined term, interpretations would include the playground as part of the open space. The wording as proposed still comes down to discretion.
- The draft RMP allows for numerous other use proposals and is not limited to one other use activity. The Council could say no to a proposal even if it meets the minimum requirements of the RMP. Once the RMP is made, Councils need to give effect to the plan which means to look at the requirements, minimum policies and then make a discretion decision. The purpose of the RMA is to guide those decisions.
- Planners were asked to provide a document that allows for the enhancement of use, opening up recreation use and providing flexibility for broad development in that area.



- If the draft RMP was silent about commercial activity then this would include things such as fee paying surfing competitions. If the plan specifically prevents commercial activities then they could not go ahead. Temporary commercial activities would need to be defined if the Council went down that route.
- Council has a general obligation to continually review the draft RMP. They could include a trigger or a timeframe.

**Enhanced use and supporting development**

Councillor J Diver’s preference was to remove permanent commercial activities. He advised that although Councillor K Heays could not be here today, he would also prefer this.

The general consensus from the remaining elected members were they are comfortable with allowing for enhanced use but not the percentages of open space and commercial activities.

Elected members were clear in their deliberations that the discussions were regarding future use of the reserve as a whole and were not relating to any one specific activity e.g. hotpools.

**Percentages of open space and commercial activities**

The Council discussed their views on the open space that should be allocated:

- Councillor J Diver would like to see 20% for temporary commercial development and no permanent commercial development. He believes the reserve should be as open as possible.
- Councillor V Gulleford, Councillor L Bond and Deputy Mayor J Howden would be comfortable with a proposal of no less than 40% open space.
- Councillor R Roche was comfortable with the discussion and the submissions and a proposal of no less than 40% open space.
- Councillor T Blunt would prefer a maximum commercial area to be smaller than 60% and would be in favour of it being temporary and not permanent.

**7. CLOSE MEETING**

There being no further business, the meeting closed at 11.57 am.

Moved: Mayor C Mackle  
 Seconded: Councillor R Roche

**CARRIED UNANIMOUSLY**

Chairperson \_\_\_\_\_ Signed by

\_\_\_\_\_ Date

**ACTIONS FROM COUNCIL MEETINGS  
AS AT 9 DECEMBER 2024**

**OPEN ACTION ITEMS**

	<b>ACTION ITEMS</b>	<b>ASSIGNED TO</b>	<b>DUE</b>	<b>STATUS</b>
1	<b><i>Quarterly Progress Reports from 1-Jul FY 24-25</i></b> Museum, Sports Tasman, Mayfair, Kaikōura Rugby Club – Takahanga Facility Project Team, TeHa, A&P Association, Wildlife Centre Trust, Takahanga Bowling Club, Kaikōura Red Cross Branch, Kaikōura Bowling Club, Miniature Rifle Club, Croquet Club, Netball Centre,	-	February 2025 April 2025 July 2025	Report tabled to October 2024 meeting.
2	Response to Public Forum speakers – July meeting	W Doughty / P Kearney	Ongoing	Responses sent. Following up further to J Ward on Trotting Club.
3	Follow up with Councillor J Diver’s query around service requests.	S Haberstock	February 2025	
4	Amend typo’s in the report graphics	J York	February 2025	

<b>Report to:</b>	<b>Council with delegated authority from the Minister of Conservation</b>
<b>Date:</b>	18 <sup>th</sup> December 2024
<b>Subject:</b>	Adoption of the Esplanade Recreation Reserve, Reserve Management Plan
<b>Prepared by:</b>	Z Burns – Planning Officer
<b>Input sought from:</b>	M Hoggard – Strategy, Policy and District Plan Manager J Marshall – Gascoigne Wick
<b>Authorised by:</b>	P Kearney – Senior Manager Corporate Services

## 1. SUMMARY

This report seeks to provide Council with an updated version of the Kaikōura Esplanade Recreation Reserve, Reserve Management Plan, for adoption by Council with delegated authority from the Minister of Conservation, as the administering body as per section 10 of the Reserves Act 1977. The reserve is gazetted as the Kaikōura Recreation Reserve.

*Attachments:*

- i. *Esplanade Recreation Reserve, Reserve Management Plan*
- ii. *Identified measured areas of the reserve*

## 2. RECOMMENDATIONS

It is recommended:

- a) That Council thank members of the community who provided feedback throughout the consultation process and those who spoke at the Hearing for the proposed Plan.
- b) That Council receives this report with amendments to the Draft Reserve Management Plan that was out for consultation following hearings and deliberations
- c) That Council, with delegated authority from the Minister of Conservation, adopt the Esplanade Recreation Reserve, Reserve Management Plan as attached.

## 3. BACKGROUND

The Reserve Management Plan for the Kaikōura Esplanade Recreation Reserve, was advertised as a draft for public consultation on the 26<sup>th</sup> September 2024, following endorsement from Council. The consultation period concluded at the end of day 27<sup>th</sup> November 2024, allowing 2 calendar months for the public to provide feedback. Following the close of consultation period total of 41 submissions were received. Hearing and Deliberations were held in Council chambers on the 11<sup>th</sup> December 2024, with 6 submitters speaking to their submissions and a 7<sup>th</sup> providing their apology. The 35 submissions not presented in person were taken as read with no further clarifications or questions required as staff called out each submission.

Following robust deliberations between Councillors, staff and external legal counsel, it was determined that one (1) key change should be made. This was to amend policy 3.4.2(b), which states *no less than 30% of the Reserve shall be reserved for open space use*. It was largely agreed between Councillors that 40% of the Reserve be reserved for open space use, limiting remaining uses of the space to a maximum of 60% of the Reserve. It was emphasised that the remaining 60% could be in the form of any structure or development.

The only other change (apart from any minor spelling or grammatical) to the attached plan is to include a definition of ‘open space’ as this was a conversation item that came out through the deliberations and therefore staff have clarified. The change now provides a definition of open space that is consistent with the recreational use of this Reserve. This definition has been consulted with by legal counsel and is reflected in section 3.1 of the attached plan, which reads as follows:

*In this plan an area is considered 'open space' if it is:*

- a) Open to the elements; or*
- b) Usually freely accessible to members of the public without payment of a fee.*

*Examples of open spaces include lawns, gardens, paths, playgrounds, gazebos and structures that are freely accessible to the public, but exclude any areas which usually require a fee for admission.*

A key concern of submitters (and councillors) and item of discussion and clarification during the hearing and deliberations was regarding consideration given to the effects of the surrounding area's of the reserve. It was confirmed that the process of a Reserve Management Plan under the Reserves Act 1977. is wholly different to the Resource Management Act 1991 processes which would require resource consents under rules of the district plan, and it is at the time of resource consent that consideration of a future proposal on the surrounding environment will be given. Furthermore, following discussions, Council understands that once the reserve management plan is adopted, Council will still retain control over certain matters, such as leases or building designs. It was further clarified that although the reserve management plan may propose an array of activities, they will still be subject to Council approval, RMA processes and processes of other relevant legislation.

There was lengthy deliberation regarding the potential activities on the site and concerns about open space use versus development of the site, in particular regarding commercial development and possibilities for temporary versus permanent commercial opportunities including any restrictions or limitations. Submissions had expressed concerns about development taking place in this area and Councillors raised concerns about the impacts on the surrounding environment. While there was some discussion raised by submitters on the specific considerations of a hot pool development on the reserve, on the whole, the discussions were focused on retaining open space and protecting the environment whilst balancing the need for ensuring there was opportunity for development without being specific about what that development would be at this time. Elected members were clear in their deliberations that the focus is on the reserve and future use rather than one specific possible activity. Council appeared satisfied with legal confirmation that Council retains control of what developments take place, and that because the Reserve management plan may provide for it, it does not mean it will occur. Legal counsel confirmed that there is a cascading level of control with the Reserve Management Plan being a first step in any process of considering activities on the reserve and the Reserve Management Plan does not preclude any future District Plan requirements.

#### **4. OPTIONS FOR CONSIDERATION**

Option 1 (Recommended) – Council approve the Esplanade Reserve Management Plan with its delegated ministerial authority. The Reserve Management Plan is consistent with the directive given to staff to provide for enhanced use of the reserve. In addition, through the hearings and deliberations process the Council has considered on each and all submissions received (written and in person) and adjusted the allocation of open space provided for which is felt addresses the main concerns raised through the process.

Option 2 (not recommended) – Council does not approve the Esplanade Reserve Management Plan. This would mean that the process needs to start again including revisiting the council direction on 'enhanced use', requesting initial submissions for 1 month and a subsequent 2 month consultation period. Given the level of engagement that council staff have undertaken and the responses received it is deemed unlikely that fundamentally different responses would be received.

#### **5. LEGISLATION**

Reserves Act 1977

## 6. COMMUNITY OUTCOMES SUPPORTED



### **Community**

We communicate, engage and inform our community



### **Development**

We promote and support the development of our economy



### **Services**

Our services and infrastructure are cost effective, efficient and fit-for-purpose



### **Environment**

We value and protect our environment



### **Future**

We work with our community and our partners to create a better place for future generations

**Appendix I**  
**Kaikōura Esplanade Recreation Reserve, Reserve Management Plan**





# Kaikōura Esplanade Recreation Reserve

Reserve Management Plan



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# 1. Introduction

## 1.1. Purpose of Reserve

The Kaikōura Recreation Reserve is gazetted as a Recreation Reserve on page 36 in the 1982 Gazette: *“4249 square metres, more or less, Section 468, Town of Kaikōura, reserve for recreation purposes by all Gazette Notice 48425. S.O Plan 4665.”*

A Reserve Management Plan is required by Section 40 of the Reserves Act 1977.

## 1.2. Legal Description and Location

Section 468 Town of Kaikōura

The Kaikōura Recreation Reserve is located along the Esplanade, across from 184 to 208 Esplanade, as shown in Appendix 1.

## 1.3. Physical and Natural Features

The Kaikōura Recreation Reserve is located on the waterfront of the Esplanade at Gooches Beach in the Kaikōura Township. The reserve is approximately 4249m<sup>2</sup> of flat area that has a steep pea gravel step down onto the beach area.

The area is currently grassed, containing a playground, skateboarding ramp and the former Lion’s Pool site. There are some barbeques and water fountains next to the playground as well as toilets and showers. The former pool currently occupies approximately 50% of the site area, being the pool and associated fenced area and building, as well as the northern area of the reserve, which was reserved for a diving area. The changing rooms, showers and toilets are the only publicly available facilities between West End and Jimmy Armers Beach and are frequently used. Public parking along the Esplanade is good and has previously supported parking for the disused

pools complex and continue to service the playground and access to the beach.

Currently the reserve contains a range of plantings including a coprosma hedge that provides some shelter to the picnic area, and planter boxes that provide a physical barrier between the reserve and the road.

## 1.4. History and Present Use

The reserve and its environment have been impacted by the 2016 Kaikōura Earthquake. The neighbouring Gooches Beach is now shallower, which has changed its useability, and a previously sandy beach is now reinforced by pea metal to stabilise foreshore erosion, affecting its attractiveness as a swimming beach. The site was previously dominated by the former Lion’s pool – a community pool that was severely damaged by the earthquake . The damaged pool has remained unrepaired, and the community pool has been relocated onto the Peninsula off Scarborough Street.

Kaikōura District Council was appointed as the domain board of the Kaikōura Domain by NZ Gazette 1909. The Kaikōura Recreation Esplanade Reserve was added to the Kaikōura Domain by the NZ Gazette in 1966, which after the Reserves Act 1977 was enacted, was designated as a recreation reserve. In 1982, the NZ Gazette legally classified the Kaikōura Domain as recreation reserve and officially named it the Kaikōura Recreation Reserve.

## 1.5. District Plan Provisions

The Kaikōura Recreation Reserve is technically zoned as General Rural Zone, which covers all the rural land in the district from hill and high country to plains. It is generally characterised by low-density rural development and a wide range of rural activities. The description of the zone provided in the District Plan states *‘areas used predominantly for primary production activities, including intensive indoor primary production. The zone may also be used for a range of activities that support*



*primary production activities, including associated rural industry, and other activities that require a rural location’.*

Despite the zoning of the reserve, across the road is medium density residential zone, which provides for housing, also provides for visitor accommodation.

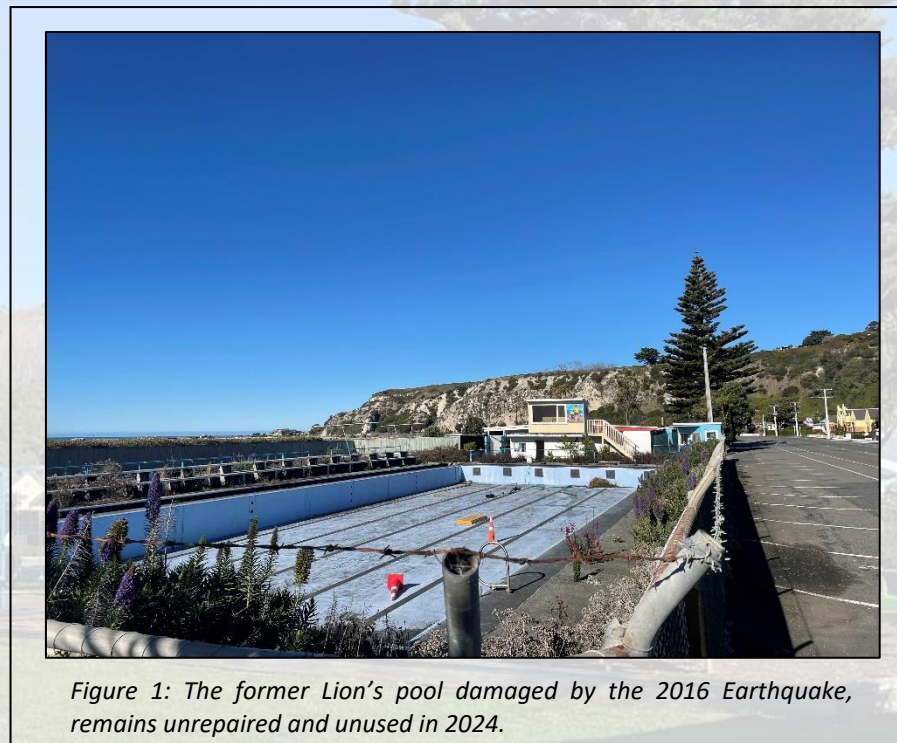
The reserve is designated for the purposes of a swimming pool (Swimming Pool KDC-5). Furthermore, as a facility that previously stored pool chemicals, it is also considered a potentially contaminated site. Any change in land use may require investigation of potential contamination.

## 1.6. Public Consultation

Prior to the drafting of a Reserve Management Plan for the Esplanade Kaikōura Recreation Reserve, Council sought suggestions from the public for potential future uses of the reserve to assist in creating objectives for the utilisation of the space and how it is managed.

A month long period saw a wide range of suggestions, and to further understand these, public workshops were conducted for the public to further express their priorities. The suggestions provided by the public are as follows:

- Demolish the old pool
- Leave it as it
- Establish hot pools
- Barbeques
- Wet play area/splash pads
- Upgrading toilet and changing room facilities
- Area for local vendors/commercial opportunities
- Picnic area/enhanced family activities
- Native planting
- Shading



*Figure 1: The former Lion’s pool damaged by the 2016 Earthquake, remains unrepaired and unused in 2024.*

## 1.7. Iwi Consultation & Iwi Management Plan

The Reserve neighbours the Statutory Acknowledgement area for Te Tai o Marokura, being the Kaikōura Coastal Marine Area and is acknowledged as such under the Ngāi Tahu Claims Settlement Act 1998.

As set out in the Iwi Management Plan, although activities may be considered permitted within the coastal environment, there may be adverse effects on the landscape and areas of cultural significance.

*‘Building activities need to be considered in terms of the surrounding landscape. In the Kaikōura area, Te Rūnanga o Kaikōura seeks to avoid*



*compromising, as consequence of residential development, the natural and cultural values associated with certain places.'*

The policies and issues raised in the Iwi Management Plan relate to encouraging development and growth of the town, but managing it so that the cultural landscape is maintained, and the public can be informed of the significance of area.

Furthermore, the New Zealand Coastal Policy Statement, policy 2, provides guidance for implementing Te Tiriti o Waitangi.

Guidance provided by Te Rūnanga o Kaikōura in their input prior to the drafting of the plan recommended co-ordination with iwi for input on potential designs and information on history of the reserve.

### 1.8. New Zealand Coastal Policy Statement

The NZCPS 2010 has provided Council's with the guidance for development and use of land within the Coastal Environment, which align with some of the objectives and policies referred to in the Kaikōura District Plan.

The NZCPS list the following objectives:

1. To safeguard the integrity, form, functioning and resilience of the coastal environment and sustain its ecosystems, including marine and intertidal areas, estuaries, dunes and land.
2. To preserve the natural character of the coastal environment and protect natural features and landscape values.
3. To take account of the principles of the Treaty of Waitangi, recognise the role of tangata whenua as kaitiaki and provide for tangata whenua involvement in management of the coastal environment.
4. To maintain and enhance the public open space qualities and recreation opportunities of the coastal environment.
5. To ensure that coastal hazard risks taking account of climate change are managed.

6. To enable people and communities to provide for their social, economic, and cultural wellbeing and their health and safety, through subdivision, use, and development.
7. To ensure that management of the coastal environment recognises and provides for New Zealand's international obligations regarding the coastal environment, including the coastal marine area.

## 2. Vision/Direction

The intended future and direction for the Kaikōura Esplanade Recreation Reserve, provided by Council, has been to enable enhanced and mixed-use of the area, whilst maintaining and managing the Reserve appropriately for the public to enjoy.

## 3. Objectives and Policies

### 3.1. Recreation

The Reserves Act 1977 states that reserves classified as recreation reserves, for the purpose of providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreation activities.

In this plan an area is considered 'open space' if it is:

- a) Open to the elements; or
- b) Usually freely accessible to members of the public without payment of a fee.

Examples of open spaces include lawns, gardens, paths, playgrounds, gazebos and structures that are freely accessible to the public, but exclude any areas which usually require a fee for admission.



'Open space use' has a corresponding meaning.

#### 3.1.1. Objectives

- a) Provide for the existing and future recreational activities, whilst maintaining an anticipated level of amenity for the surrounding environment
- b) Ensuring the playground and facilities are maintained and upgraded to ensure public enjoyment.
- c) Provide for amenities available to the public which enhance the district.

#### 3.1.2. Policies

- a) Manage development of the reserve in accordance with community needs.
- b) To recognise the Recreation Reserve as an important part of the network of recreational facilities in the Kaikōura Esplanade area.
- c) Support community initiatives to increase local self-sufficiency (picnic areas, bathrooms, community facilities, etc).

### 3.2. Use and Development

The uses and development of the Reserve is important to consider, ensuring that it remains available to the public and encourages the sustainable use of the reserve.

#### 3.2.1. Objectives

- a) Enable mixed use of the reserve without sacrificing the enjoyment of the reserve.
- b) Continue to use the reserve as a community focal point
- c) Provide for a range of uses year-round
- d) Encourage development and uses to consider Crime Prevention Through Environmental Design Principles (CPTED)
- e) The Reserve shall be managed to ensure the coastal character and amenity is enhanced and maintained.

#### 3.2.2. Policies

- a) New development will be designed to meet the needs of existing users and be future proofed to facilitate multiple uses
- b) Design and characteristics of any proposed structures and layout shall implement CPTED principles and be approved by the administering body.
- c) Any proposed buildings shall be consistent with the height control area along the waterfront of Esplanade.
- d) The Reserve is maintained to an appropriate standard.

#### Actions to implement

A decision shall be made for the use of the pool site and surrounding area to enable any redevelopment and the space be utilised to its full potential.

### 3.3. Environment

Consideration of the environment is not particularly related to the immediate and physical environment but also may consider the cultural and social factors of the environment. There are some documents already in place to support this, such as the National Coastal Policy Statement and the iwi management plan

#### 3.3.1. Objectives

- a) Manage existing vegetation and encourage planting of indigenous vegetation
- b) Quality of environment to be maintained
- c) Integration of cultural design
- d) Encourage sustainable waste management

#### 3.3.2. Policies

- a) Co-ordination with Te Rūnanga o Kaikōura for input for design
- b) Encourage building design that does not detract from the surrounding environment.





*The South-East end of the Reserve looking North towards the playground and former pool*



*The current toilet and changing room facility from the beach/coastal environment*



*The Reserve Playground, looking towards the South-East end of the reserve*



*View from the Northern boundary point where the pathway stops, looking toward the old pool site*



## 3.4. Rentals and Leases

To enable for utilisation of the area and provide for enhanced use of the reserve, rentals and leases are an important aspect. Rentals and Leases can enable community supporting activities. The objectives and policies will ensure that public recreation is retained and moderated.

### 3.4.1. Objectives

- a) To require leases, or a similar arrangement, to be established where organisations have erected or intend to erect a building on the reserve.

Section 54 allows the Council to lease any area set apart under s 53(1)(h) for baths to any person or body. A lease “may require the lessee to construct, develop, control, and manage the baths ... or other facilities for public recreation or enjoyment”. Schedule 1 provides guidance of buildings/structures that may be constructed including any fixing of admission charges.

*Note: Although the Reserve Management Plan and Reserves Act 1977 may provide for the potential of activities to take place, it does not withhold the requirement for a resource consent if an activity is not permitted under the Operative Kaikōura District Plan or other Council Policies, Plans and Bylaws.*

- b) Enable opportunities for potential development that support the economic, social and cultural development of the community that could be commercial in nature and/or is financially self-supporting.

Such leases, rentals, development or use of the reserve could range from:

- i) Mobile shops, and outdoor dining
- ii) Use by approved buskers and hawkers
- iii) Sporting and/or educational events
- iv) Activities or development of hot pools, or other aquatic amenities.

- c) The nature and amenity of the reserve shall be utilised to its fullest extent but managed appropriately to ensure use of the reserve.

### 3.4.2. Policies

- a) The Kaikōura District Council may charge a fee for the use of any part of the Kaikōura Recreation Reserve where the user gains a special benefit that is not available to other domain users, or where there are costs to the Council associated with a particular event.
- b) No less than 40% of the Reserve shall be reserved for open space use.
- c) Rentals and leases shall be supportive of the community

## 3.5. Accessibility and Information

Due to the nature of Reserves and the significance of the area, it is important to ensure the public access and enjoyment of the Reserve is retained. The reserve is of social and cultural significance, therefore, information gathered with Te Rūnanga o Kaikōura and other community stakeholders can help educate and inform visitors to the reserve about the significance of the area.

### 3.5.1. Objectives

- a) Manage public access into the reserve in a way that seeks to protect existing values whilst catering for enhanced mixed use opportunities
- b) To provide sufficient signage to facilitate public use and enjoyment of the outdoor recreational environment.
- c) Provide information of the significance and history of the Reserve.

### 3.5.2. Policies

- a) The number and size of signs in the reserve shall be kept to a minimum to avoid visual detracting from the “natural” environment, give clear positive guidance to assist public



- enjoyment, and may provide interpretive information of areas of interest and/or historical importance.
- b) All development within the reserve shall be designed to be accessible to all people.
  - c) Engage with Community organisations to provide informative and safety signage for the reserve
  - d) Ensure that signs are compliant with Councils Signs Bylaw

#### **Actions to implement**

- The Council will work with the Community to provide information for areas of interest and/or historical importance in association with mana whenua/hapū.

### **3.6. Other**

#### *3.6.1. Objectives*

- a) Prevent adverse effects from Hazardous Substances on the environment or the community.
- b) Provide for and encourage community initiatives and events
- c) Mitigate for the effects of climate change and rising sea levels.

#### *3.6.2. Policies*

- a) Avoid using land affected by Hazardous Substances where community health could be affected.
- b) Community initiatives and events will be supported appropriately to ensure the Reserve is utilised.
- c)** Any new structures/activities provided at the Reserve will be designed with consideration of potential threats as a consequence of climate change.

#### **Other Relevant Plans, Policies and Bylaws**

- Kaikōura District Plan
- Current Annual Plan
- Current Long-Term Plan

- Waste Management Protocol
- Signs Bylaw
- Dog Control Bylaw
- Trading in Public Places Policy
- Structures, Works and Items in Public Places Bylaw
- Canterbury Regional Policy Statement
- Traffic and Parking Bylaw
- New Zealand Coastal Policy Statement
- Smoke Free Public Places Policy

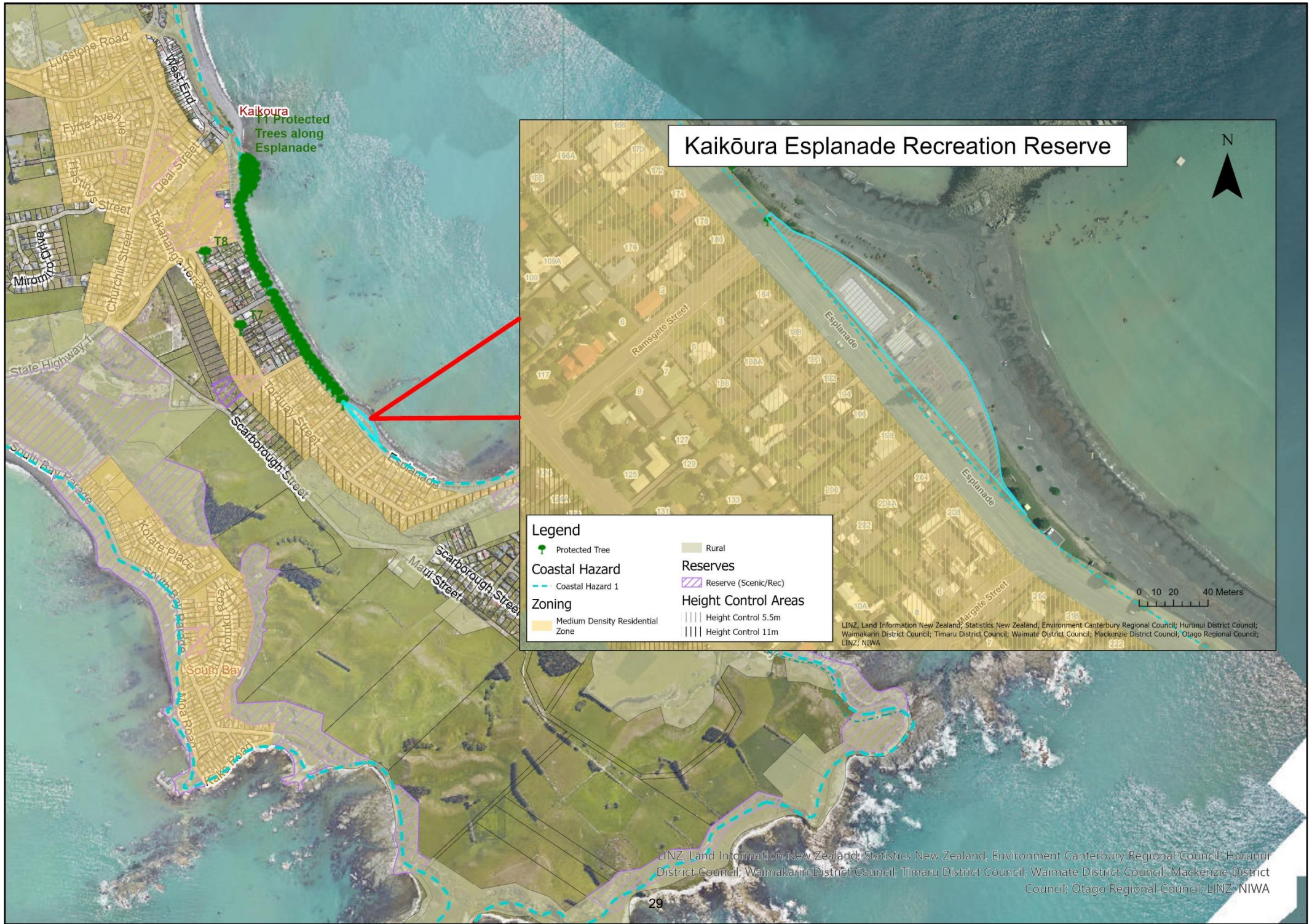


Appendix 1

Maps







# Kaikōura Esplanade Recreation Reserve

**Legend**

- Protected Tree
- Coastal Hazard
  - Coastal Hazard 1
- Zoning
  - Medium Density Residential Zone
- Rural
- Reserves
  - Reserve (Scenic/Rec)
- Height Control Areas
  - Height Control 5.5m
  - Height Control 11m

LINZ, Land Information New Zealand; Statistics New Zealand, Environment Canterbury Regional Council; Hurunui District Council; Waimakariri District Council; Timaru District Council; Waimate District Council; Mackenzie District Council; Otago Regional Council; LINZ; NIWA



Appendix II  
Identified measured areas of the reserve



<b>Report to:</b>	<b>Council</b>
<b>Date:</b>	18 <sup>th</sup> December 2024
<b>Subject:</b>	Spatial Plan Decision for Adoption
<b>Prepared by:</b>	F Jackson - Policy Planner
<b>Input sought from:</b>	M Hoggard - Strategy Policy and District Plan Manager
<b>Authorised by:</b>	P Kearney - Senior Manager Corporate Services

## 1. SUMMARY

The Council adopted the draft Kaikōura Spatial Plan for public consultation on 28<sup>th</sup> August 2024, using the Special Consultative Process (SCP) under the Local Government Act 2002. Consultation closed on 18<sup>th</sup> October 2024, with 24 submissions received. The Hearing took place on 6<sup>th</sup> November, and the draft Kaikōura Spatial Plan was updated to reflect the recommendations of the Hearings Panel, which includes minor corrections and additions as per attached schedule of changes at Appendix 2. This reflects the response to submissions as outlined.

This report seeks approval from Council to formally adopt the Spatial Plan, as presented at Appendix 1.

### Attachments:

*Appendix 1: Kaikōura Spatial Plan*

*Appendix 2: Schedule of Changes*

*Appendix 3: Minutes of Hearing*

*Appendix 4: Ocean Ridge Submission Response Memorandum*

## 2. RECOMMENDATION

It is recommended that the Council:

- a) Note the contents of this report;
- b) Acknowledges the completion of the SCP process and the feedback from submissions received presented at the public hearing;
- c) Approves the final version of the Spatial Plan for adoption.

## 3. BACKGROUND

In November 2022, Council agreed to undertake a Spatial Plan. At this time the Resource Management Act was in the process of being replaced with three new Act including the Spatial Planning Act (SPA). The SPA required the development of regional Spatial Plans. Given the requirements for regional Spatial Plans, it was considered prudent to develop a Kaikōura Spatial Plan to ensure Kaikōura direction was accommodated at the regional level.

The draft Spatial Plan was subject to high-level community consultation. Input was also sought from Councillors at Council Workshops in June and July 2024, as well as with the rūnanga through a series of hui through 2023/4. Councillors agreed to notify the draft Spatial Plan at Council on 28<sup>th</sup> August 2024.

### The Hearing

An extraordinary Hearings and Deliberations meeting was held on 6<sup>th</sup> November 2024. Minutes of the Hearing are attached at Appendix 3.

24 submissions were received during the notification period. Out of all submissions, six were in support, 16 opposed and two did not state a preference. 12 submitters were heard at the Hearing.

Positive feedback included support for the proposed cycling and walking infrastructure, medium density housing, overall vision and principles underpinning the plan, airport relocation investigation, enabling future growth, proposed rural clusters, and inclusion of Papakainga opportunities.

The main reasons for opposition to the Spatial Plan included the proposed key changes on the spatial plans (particularly along the Esplanade), restrictions for future development due to the mapping constraints, airport relocation, consequences of rezoning (rural, medium density and commercial), lack of policy detail, the need for further consultation and concern about the alternative heavy transport route.

#### Amendments to the Spatial Plan

During the deliberations, a series of actions and proposed amendments were agreed by the Hearings Panel, set out in detail below. KDC planning officers have worked with Boffa Miskell to ensure that the agreed changes from the deliberations have been incorporated into the final version of the Spatial Plan, attached at Appendix 1 of this report. A full schedule of the amendments resulting from the Hearing and Deliberations is attached at Appendix 2.

The changes relate to:

- Ocean Ridge Development Area – relocation of medium density, the inclusion of a neighbourhood centre, and additional connectivity route (see Appendix 4 for more details)
- Additional text to clarify that the District Plan review process will enable more granular details and scope regarding controls relating to rural development and future Papakainga.
- Spatial Plan maps – removal of the name ‘Seaview’ and the landscape overlay along the back of Mount Fyffe Road, and the removal of the commercial expansion along the Esplanade
- Incorporation of play principles throughout the Plan in line with advice from New Zealand Play Advocates group including improving connection and resilience of the Churchill Street, West End and Beach Road intersection.

The next necessary step is for Council to formally adopt the Spatial Plan, as recommended in this report.

## **4. ISSUES AND OPTIONS**

There are three options for consideration in this report. The first option is for Council to adopt the Spatial Plan, as recommended in this report in section 2. Option 2 is for further changes to be made to the Spatial Plan before adoption, and the last option, Option 3, is that Council decides not to adopt the Kaikōura Spatial Plan. Consideration of these options is detailed below:

### **4.1 Option 1: Formally adopt the Kaikōura Spatial Plan (preferred)**

This is the logical approach and is recommended for Council’s approval so that adoption occurs within the anticipated goal of by the end of 2024. Council and a variety of stakeholders have been engaged in the Spatial Plan since the start of its development, and all submissions were heard and deliberated in detail on 6<sup>th</sup> November 2024. The actions arising from the deliberations have been sought, and the Plan attached at Appendix 1 includes these amendments.

### **4.2 Option 2: Make further changes before adopting the Spatial Plan**

Although this option would enable further changes and refinement of the Plan, it would prolong the adoption and be costly for the Council. Further work will be required by planning staff and consultants Boffa Miskell. It was agreed at the Hearing that sufficient consultation was undertaken for the Spatial Plan (see Minutes at Appendix 3), and therefore this option is not favourable.

### 4.3 Option 3: Do not adopt the Spatial Plan

By deciding to not adopt the Spatial Plan, the Council will not benefit from having a Spatial Plan for the district, and therefore will be at a disadvantage if regional Spatial Plans are required as part of the RMA reforms. It would also mean that the time, money and resources which have gone into the Plan could have been better used for other projects.

## 5. COMMUNITY VIEWS

### 5.1 Groups and Organisations and Wider Community

No additional public consultation has been undertaken on the future direction of the Spatial Plan. It is noted the direction of the Spatial Plan has been based on significant community involvement. The further amendments made since the Hearing relate to the conclusions of the Hearing Panel's deliberations.

### 5.2 Financial implications and risks:

Financial implications and risks have been previously outlined no are anticipated from the spatial plan. The changes to the Kaikōura Spatial Plan may see a small increase in costs to the project, these changes will ensure the document is consistent with the current policy direction.

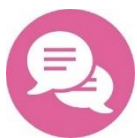
## 6. RELEVANT LEGISLATION: 6.1 Legislation

Resource Management Act 1991

Local Government Act 2002

## 7. COMMUNITY OUTCOMES SUPPORTED

The outcomes below are being supported



### Community

We communicate, engage and inform our community



### Development

We promote and support the development of our economy



### Services

Our services and infrastructure are cost effective, efficient and fit-for-purpose



### Environment

We value and protect our environment



### Future

We work with our community and our partners to create a better place for future generations

## 8. DELEGATIONS

Sections 82, 83 of the Local Government Act 2002 are not delegated to staff and for completeness approval is required from staff.

ENDORSED FOR AGENDA

Matthew Hoggard  
Strategy, Policy and District Plan Manager





# KAIKŌURA SPATIAL PLAN

DECEMBER 2024



# FOREWORD

The Kaikōura District is our slice of paradise that is currently home to over 4,000 people. From the mountains to the sea, it is a unique and special environment that we need to ensure we can enhance and protect for years to come. As we look to continue to "Move Kaikōura Forward" following the significant challenges from the last few years, we need to ensure we understand our past and what is important to us, in order to be able to grow in a proactive and achievable way.

Our strategic plan sets out a strong direction for the future development of the township and plains area for the next 30 years. Growth is inevitable, but we have an opportunity to manage our own destiny and to ensure we deliver on our vision of continuing to be :

“ a diverse and welcoming intergenerational community with a strong whakapapa and thriving future that sustains nature on the raw edge from tall mountains to deep sea”

Delivery on our vision will take time, but our Spatial Plan now sets a strong course and enables Council, mana whenua, our community, developers and potential investors to work towards a shared end goal. Our Spatial Plan outlines our direction, which will be enabled through the update to our District Plan, which we will be prioritising over the next few years. Our District Plan is our rule book for ensuring future development occurs in line with our principals and objectives, and so having these set out in the Spatial Plan will enable us to prioritise our District Plan review.

Thank you to all those that have inputted into the process to date and who continue to show a passion for our community. Our Spatial Plan has been built up and shaped by the various inputs we have received since the start of the process.

A special thanks to the representatives Te Rūnanga o Kaikōura who have offered valuable insights from a mana whenua perspective and worked closely alongside consultants Boffa Miskell and Council staff to develop this Spatial Plan. We have our Plan and now we need to ensure that we all work together to ensure our vision becomes a reality.

- MAYOR CRAIG MACKLE

## DOCUMENT QUALITY ASSURANCE

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*Front cover image source: Caitlin Attwood*

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*This Spatial Plan document is based on Urban Design input. Further specialist expert testing and input (e.g. Geotech / Natural Hazards, Ecology, Landscape Planning, Cultural, Economic, Infrastructure and Transport) may be needed to inform the implementation of the Spatial Plan.*

*The plan has been prepared using the special consultative procedure and adopted by the Council under the Local Government Act 2002 following consultation.*



# KI UTA KI TAI

## FROM THE MOUNTAINS TO THE SEA

'A diverse and welcoming intergenerational community with a strong whakapapa and thriving future that sustains nature on the raw edge from tall mountains to deep sea.'

VISION



# INTRODUCTION

**IN THE WAKE OF SIGNIFICANT CHALLENGES, THE KAIKŌURA DISTRICT IS POISED FOR A TRANSFORMATIVE PHASE OF GROWTH AND RECOVERY. POST-EARTHQUAKE IN 2016 AND POST-COVID-19, THE DISTRICT STANDS AT A CRUCIAL JUNCTURE WITH SEVERAL KEY DEVELOPMENT INITIATIVES UNDERWAY AND PROMISING INDICATIONS OF A TOURISM RESURGENCE. THE COUNCIL, RECOGNISING THE POTENTIAL FOR GROWTH, ENVISIONS THIS MOMENT AS A TIME TO SHINE FOR KAIKŌURA.**

This Spatial Plan for the Kaikōura Township and Plains is a strategic guide that shapes the future development of the township. The Kaikōura Spatial Plan sets out where and how the district should grow and develop over the next 30 years. The purpose is to identify the approach and location for urban (residential, commercial and industrial) and rural residential development in the district.

This high-level approach is designed to ensure that growth unfolds in a positive and sustainable manner, drawing upon the collective wisdom of the community and safeguarding the unique aspects that define Kaikōura. By learning from the experiences of those who have inhabited the area before us, the plan aims to create a legacy for future generations.

The Kaikōura Spatial Plan envisions a vibrant, connected, and desirable place to live. It serves as a collaborative effort, integrating diverse perspectives from the partners, (i.e. Kaikōura District Council Councillors and Te Rūnanga o Kaikōura), landowners, stakeholders, and the community. This inclusive approach fosters the creation of a shared vision that sets expectations for future growth, development, and connectivity within the district's townships and rural settlements.

The Kaikōura Spatial Plan adopts a forward-looking perspective with a planning horizon extending over 30 years. This extended time frame allows the district to proactively address and plan for anticipated changes, ensuring that any development growth aligns with the values and aspirations of the community. By taking a long-term approach, the plan aims to cultivate healthy and resilient communities within Kaikōura, emphasising the importance of balancing the needs of residents and visitors alike.

The Kaikōura Spatial Plan will play a pivotal role in shaping future land use patterns and guiding decisions related to potential new zonings within the Kaikōura District Plan. It is a crucial tool that informs not only local initiatives but also influences regional and central government investment decisions. Through this comprehensive planning process, Kaikōura aspires to create a sustainable, attractive, and thriving environment that reflects the shared values and aspirations of its diverse community.

The plan has been prepared using the special consultative procedure and adopted by the Council under the Local Government Act 2002 following consultation.

## PROCESS



# GEOGRAPHIC SCOPE

Situated along State Highway 1, Kaikōura District is positioned 180 km north of Christchurch and 130 km south of Blenheim. This expansive district encompasses 2,046 square kilometres of diverse landscapes.

The geographic scope for the Kaikōura Spatial Plan covers approximately 170 square kilometres, largely around the Kaikōura Flats. This area extends from the Kahutara River/Paketā in the south-west, to Mangamaunu (Blue Duck Valley Road) in the north-east, with the boundaries reaching from the foot of the Seaward Kaikōura Range | Te Whatakai o Rakihouia (i.e. OHL boundary) in the north-west, to the vast expanse of the Pacific Ocean in the east, including coastal marine environment.

Within this broad scope, the more focussed areas of the Kaikōura Spatial Plan are strategically situated within and around urban-zoned land of Kaikōura township. This targeted area includes around the township of Kaikōura and encompasses the Kaikōura peninsula extending to South Bay. It also reaches northward along State Highway 1 to Mills Road, with additional zoned urban land identified at Ocean Ridge and around Ocean Beach Road.

## LEGEND

- Study area
- Urban areas
- Railway
- State Highway 1
- T Regional train station
- B Regional bus stop



GEOGRAPHIC SCOPE



# MANA WHENUA

I would like to start by acknowledging the strength of partnership between Mana Whenua and the Kaikōura District Council community. This is a first time that Ngāti Kuri features in a district council's Spatial Plan. This is credit to our whānau, hapu and community leadership. I acknowledge the drive for equality from our Mayor and fellow Councillors. Tenei te mihi kia koutou.

Te Rūnanga o Kaikōura is the Papatipu Iwi authority for this area. Our geographical boundary post settlement stems from Pari Nui O Whiti (just out of Blenheim) to the north, the Hurunui river to the south and inland past Hanmer Springs. Within our boundary we encompass Marlborough District Council, Kaikōura District Council and the Hurunui District Council. With all three councils we endeavour to foster strong partnerships for the betterment of each community and its members.

Our Papatipu Marae is Takahanga which is situated overlooking the township of Kaikōura. It is our obligation to manaaki and awahi our community and all those who are in transit and/or making Kaikōura their place of residence. In 2016, Ngāti Kuri were able to action our manaaki for the Kaikōura community by becoming the refuge for our local community and visitors in the district when the earthquake struck. We were humbled and honoured to have taken on that role and support our community through this trying time.

Over the years, Kaikōura has had an increase in cultural diversity which has been great for our small town. I would like to acknowledge your uniqueness and culture that you bring to our small town and invite the celebration of our multicultural traditions.

After the 2016 earthquake, Kaikōura embarked on a journey of transformation. Nearly eight years later, despite grappling with the challenges of the Covid-19 pandemic, Kaikōura has made remarkable strides in its recovery. It is now time for Kaikōura to expand itself, through the use of proactive planning to make Kaikōura an even better place to live, work and visit.

Encapsulating its unique rich cultural history Kaikōura landscape highlights an abundance of untouched significant sites and historical accounts.

Among many Purakau we tell the story of Aoraki and his brothers, whom come to earth to adorn Papatuanuku on their return the wrong incantation was said capsizing the waka and sending Aoraki and his brothers to their demise. Sometime later, Tu te Raki whanoa, alongside Kahukura and Marokura, come in search of Aoraki. When they discovered what happened they went to work prepare the atua for the human eye to look upon. Kahukura shaped the west coast and inland ranges, whilst Marokura shaped the canyons and shorelines which allows us to enjoy the wealth of marine life and food source benefiting our whole community here in Kaikōura .

The extended name for our town is Te Ahi Kaikōura a Tama Ki Te Rangī. Which tells the Pūrākau (story) of a famous explorer Tama Ki Te Rangī who came to the shores of Kaikōura. Famished, he got some Koura (crayfish), lit afire (ahi) and cooked and ate it (kai).

Another famous legend is Maui Tikitiki a Taranga who among many of his known legends was on the Kaikōura Peninsula when he caught the great fish (Te Ika a Maui). The original name for the Peninsula was Te Taumanu o te waka a Maui meaning the thwart of Maui canoe.

The Kaikōura Peninsula pre colonisation housed 14+ pa or kainga of Ngati Kuri. Nowadays the evidence of occupation remains with one Pa still visible and untouched (Nga Niho pa). However remnants of whare dwellings, middens, trenches and occupation can be found all over the Peninsula.

This Spatial Plan represents a collective effort to harness Kaikōura's unique strengths, history and assets, whilst proactively facing challenges such as climate change and population growth. From revitalising key infrastructure , to promoting sustainable development, this Plan will serve as a catalyst for positive change, ensuring Kaikōura remains a thriving community for years to come.

## HARIATA KAHU

*Chair of Te Rūnanga o Kaikōura.*



TAKAHANGA MARAE

## NGĀI TAHU CLAIMS SETTLEMENT ACT 1998

The Ngāi Tahu Claims Settlement Act 1998 (the Settlement Act) gives effect to the Deed of Settlement signed by the Crown and Te Rūnanga o Ngāi Tahu on 21 November 1997 to achieve a final settlement of Ngāi Tahu's historical claims against the Crown.

The provisions of the Settlement Act are aimed at recognising the mana of Ngāi Tahu on the landscape and restoring the ability of Ngāi Tahu to give practical effect to kaitiaki responsibilities.

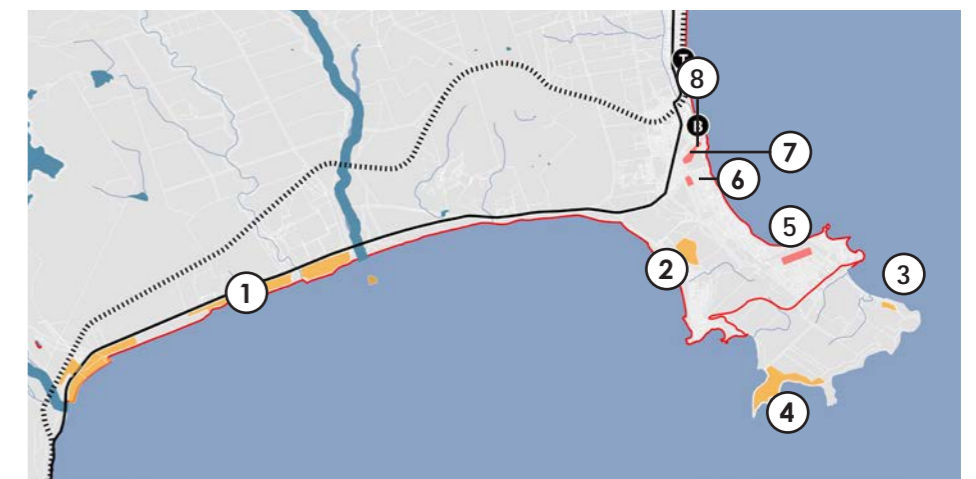
Whilst there are nine sites of importance to Ngāi Tahu within the takiwā of Te Rūnanga o Kaikōura, four fall within the Spatial Plan study area. These are listed and mapped below.

- |             |                      |
|-------------|----------------------|
| ① Kahutara  | ③ The Point          |
| ② South Bay | ④ Kaikōura Peninsula |

Ancillary claims also exist under Schedule 111. These are listed and mapped below.

- |                          |                            |
|--------------------------|----------------------------|
| ⑤ Kaikōura suburban site | ⑦ Takahanga Pā site (No 1) |
| ⑥ Kaikōura town section  | ⑧ Takahanga Pā site (No 2) |

More information on the Ngāi Tahu claims settlement Act 1998 can be found in Appendix A.



### NGĀI TAHU TREATY SETTLEMENT AREAS

#### LEGEND

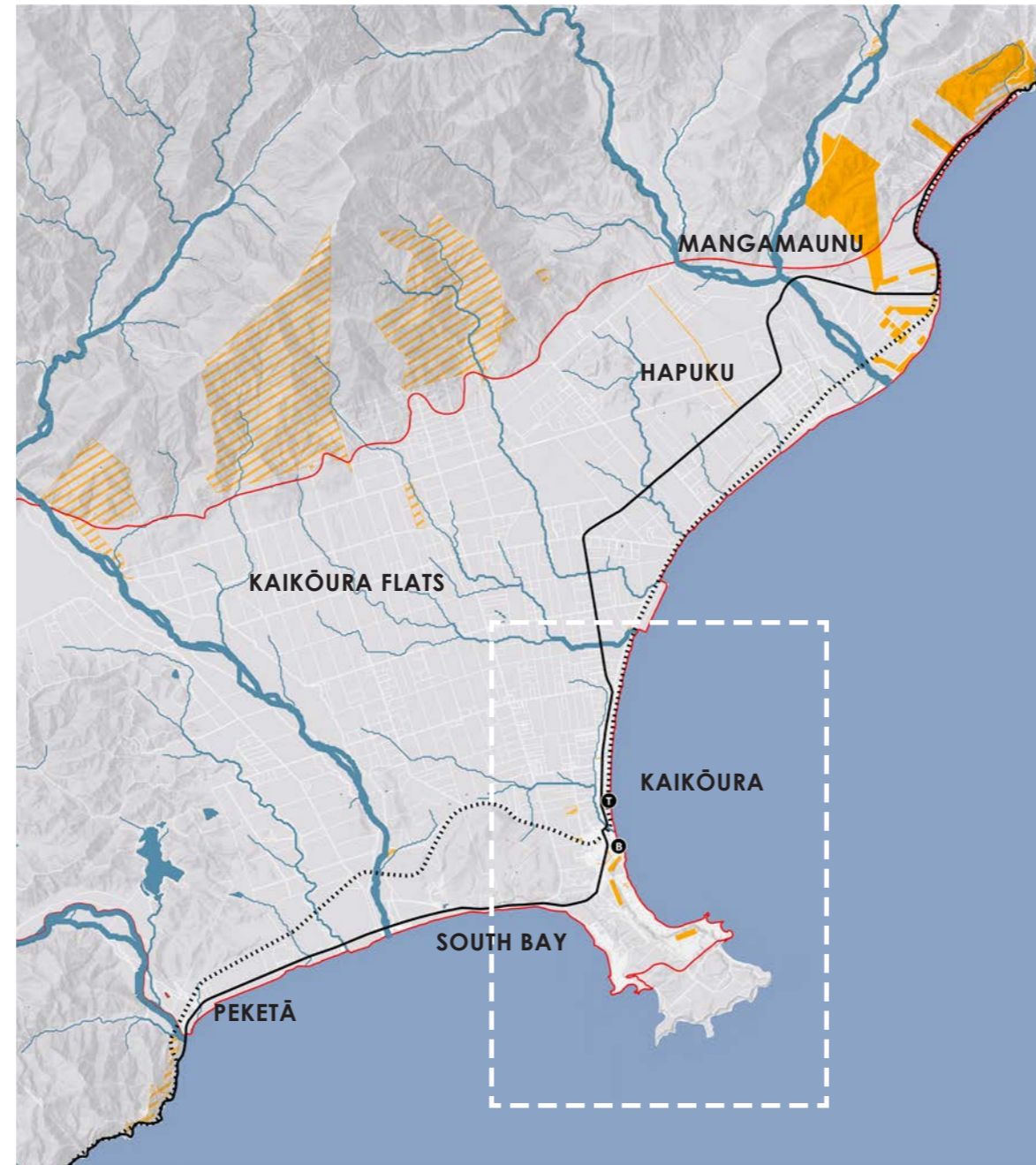
- STUDY AREA
- Vested / transferred
- Ancillary claim



# MANA WHENUA

In addition to the Treaty Settlement Areas mentioned on the previous page, Ngāi Tahu also hold significant land within the Basin, as shown in the following maps.

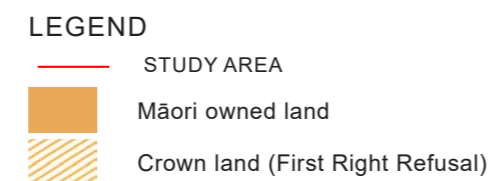
Large parcels of land owned by the Crown are also present, with some designated under the “right of first refusal” (RFR) mechanism. This legal provision, established through the Treaty of Waitangi settlement process, grants iwi the first opportunity to purchase Crown land when it is put up for sale. This right is part of Treaty settlement agreements, acknowledging historical grievances and offering avenues for redress.



☉ MĀORI OWNED LAND (STUDY AREA)



☉ MĀORI OWNED LAND (KAIKŌURA TOWNSHIP)







# PART 1: CONTEXT





# 1.1 EXISTING CONTEXT

Situated approximately 2.5 hours north of Christchurch and 1.5 hours south of Blenheim, Kaikōura township is the principal commercial and service centre of the District.

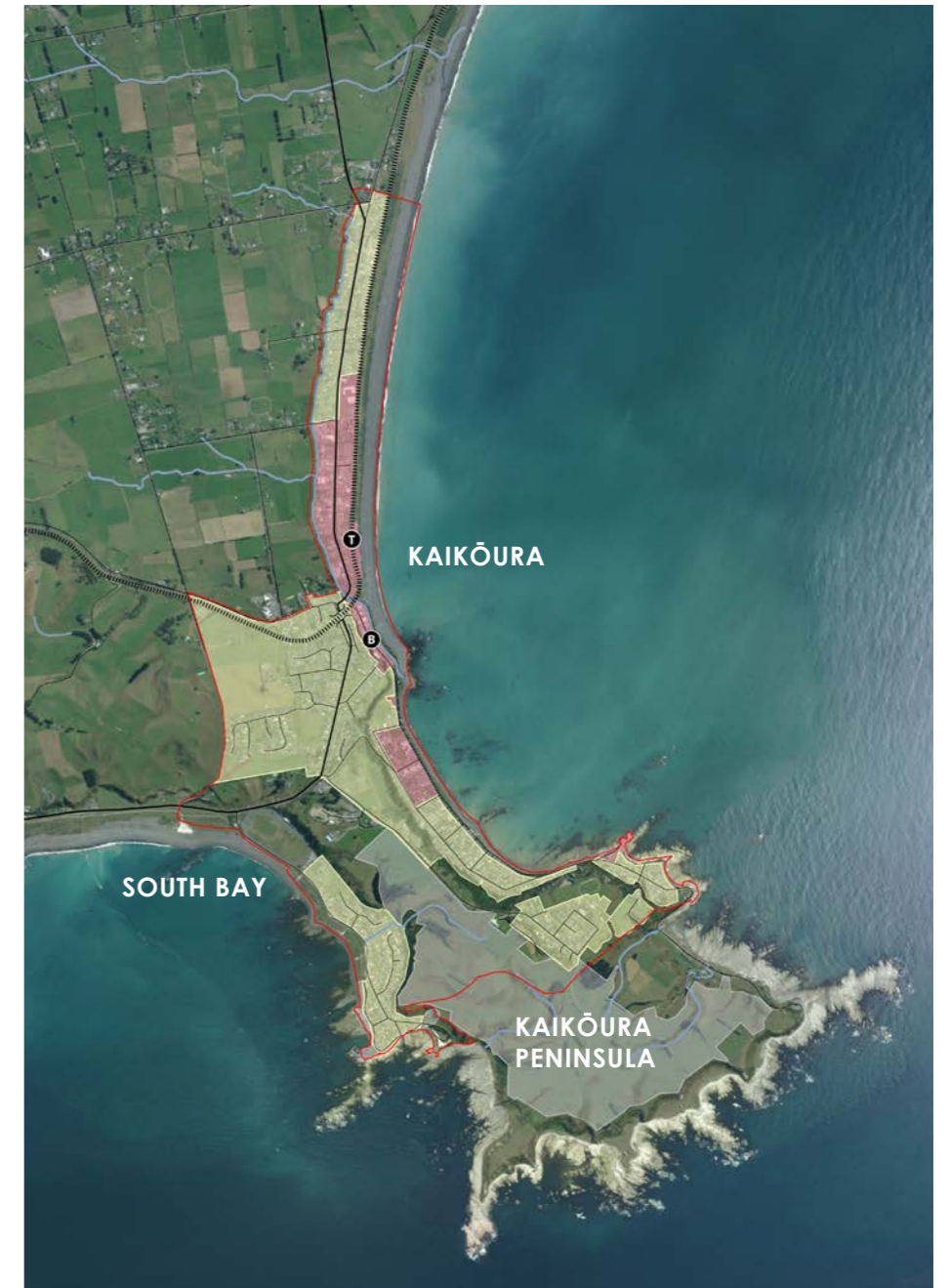
The main commercial areas are located along the streets of West End and Beach Road. In addition, commercial activity exists in the vicinity of Yarmouth Street, Brighton Street and at Wakatu Quay. The type of commercial activities undertaken in the Commercial Zone includes a broad range of business and associated activities with retail, entertainment, visitor accommodation, offices, health, education and community facilities. The Commercial Zone incorporates the areas of commercial development along Beach Road and at Wakatu Quay.

The General Residential Zone applies to the Kaikōura urban area. This area has a primarily residential character and provides principally for low-medium density accommodation. This zone typically applies to areas around the town centre, in subdivisions, such as Ocean Ridge, around South Bay and along the upper terrace of Scarborough Street.

The Peninsula is widely acknowledged as an outstanding and significant landscape, and which contains a number of sites of particular significance to Ngāi Tahu. The Kaikōura Peninsula Tourism Development Area applies to approximately 180 ha of land located on the eastern part of the Kaikōura Peninsula. The Kaikōura Peninsula Tourism Development Area has been introduced to provide for an integrated tourism complex on Kaikōura Peninsula, consisting of a visitor complex, hotel, lodges, golf course with associated access, parking and landscape plantings. The zone provides an integrated approach to development and the environment, by enabling controlled development to proceed in locations which have been considered as appropriate, after having regard to the landscape / landform, visual, cultural and servicing constraints.



EXISTING CONTEXT PLAN (STUDY AREA)



EXISTING CONTEXT PLAN (KAIKŌURA TOWNSHIP)

## LEGEND

- STUDY AREA
- COMMERCIAL ZONE
- RESIDENTIAL ZONE
- SETTLEMENT ZONE
- SPECIAL PURPOSE ZONE
- RURAL



# 1.2 PAST 25 YEARS OF CHANGE

From 2000 to 2024, Kaikōura has experienced major infrastructure improvements, including the rebuilding of State Highway 1 and the Main North Line railway after the 2016 earthquake. The tourism sector has grown with new visitor accommodation and attractions, leveraging Kaikōura's unique marine and coastal environment. Residential areas have expanded with new housing developments for a growing population. Environmental conservation efforts have focused on protecting marine life and managing coastal erosion.

This summary of the past 25 years of change provides a basis for forecasting and planning Kaikōura's future development over the next 30 years, ensuring strategic growth.

The following key developments offer a snapshot of the region's progress and ongoing efforts. More detail can be found in Appendix D.

2000-2005

**New World Supermarket:** The supermarket opened at 124-128 Beach Road.

**Harakeke Mall:** A new shopping centre was constructed at 130-134 Beach Road.

**Environmental Certification:** Kaikōura became the first town globally to gain full certification from Green Globe, marking a significant achievement in environmental sustainability.

2005-2010

**New Subdivision:** The area at 68 Churchill Street was subdivided into 181 lots.

**Ocean Ridge Developments:** Included a 106-lot subdivision at Greenburn Way and a 38-lot subdivision, expanding residential and commercial spaces.

**Operative District Plan:** This plan included special zones like the Kaikōura Peninsula Tourism Zone and supported further development in Ocean Ridge.

**Kaikōura A-B Carbon Free:** Introduction of the Kaikōura Walking and Cycling Strategy to promote sustainable local transport.

2010-2015

**Koura Bay Golf Course:** Received land use consent at 75 Koura Bay Drive for operating a commercial golf course.

**Plan Changes 1 & 2:** These included the Omnibus and Ocean Ridge Plan Change, refining local development guidelines.

**Wakatu Quay Development:** Initiated plans for a hotel and retail/commercial tourism development.

**New Hospital:** The Canterbury District Health Board facilitated the construction of a replacement hospital on Deal Street.

2015-2020

**Sudima Hotel:** Construction and operation began for a new hotel at 114 Esplanade in May 2018.

**Legislative Support for Recovery:** In March, the Council collaborated with the Government to produce an Order in Council to support earthquake recovery efforts.

2020-NOW

**New Fire Station:** Fire & Emergency NZ established a new station at 28-32 Churchill Street.

**Natural Hazards Plan Change 3:** Completed to address and manage local environmental risks.

**Wakatu Quay Development:** Received additional funding, pushing forward the development plans.

**Vicarage Views:** A new subdivision creating 67 lots was developed.

**Kaikōura Business Park:** Plan Change 4 was notified, setting the stage for future commercial expansion.



HISTORIC AERIAL BETWEEN 2004-2010

Source: Canterbury Maps



# 1.3 DRIVERS OF FUTURE CHANGE

Kaikōura has a stable resident population that is not growing rapidly. In 2018, there were 2,060 residents, and projections expect a modest increase to 4,070 by 2048, indicating a minimal growth. However, the need for a Spatial Plan goes beyond population changes. Kaikōura faces specific challenges that require strategic solutions, driving the necessity for a comprehensive and forward-thinking plan. These challenges include:

## 1. LACK OF HOUSING CHOICE AND AFFORDABILITY

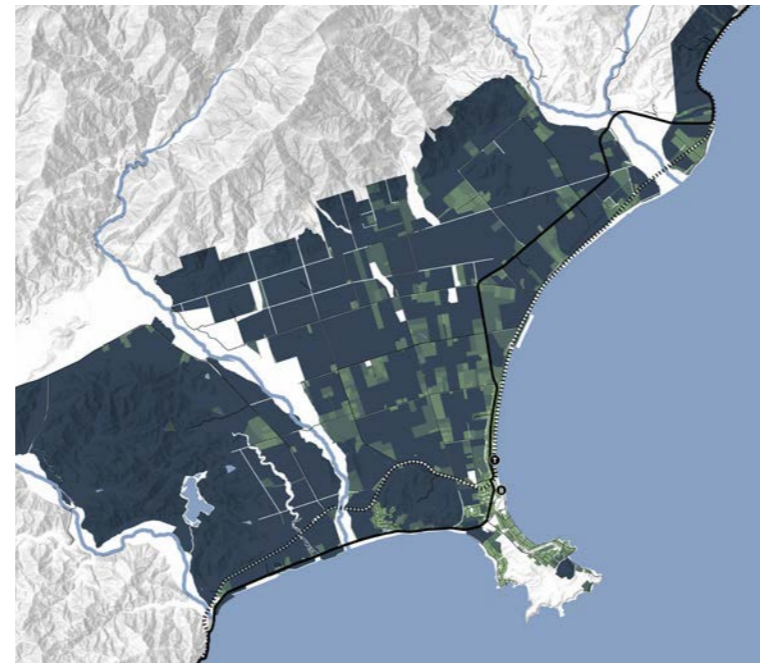
Kaikōura faces a limited range of housing options, mainly due to the size of urban residential lots. 94% of these lots are quite large, exceeding 500sqm, creating a landscape dominated by bigger properties. In contrast, 5% of lots are smaller than 500sqm, and 1% are less than 250sqm. The abundance of larger lots may make it challenging to find smaller and more affordable homes, especially for younger and older individuals seeking compact living spaces. The lack of housing density, primarily because of these spacious lots, can also lead to less walkable neighbourhoods, impacting community connections and vibrancy, as well as increasing infrastructure servicing costs.

## 2. HIGHLY PRODUCTIVE LAND BEING SUBDIVIDED

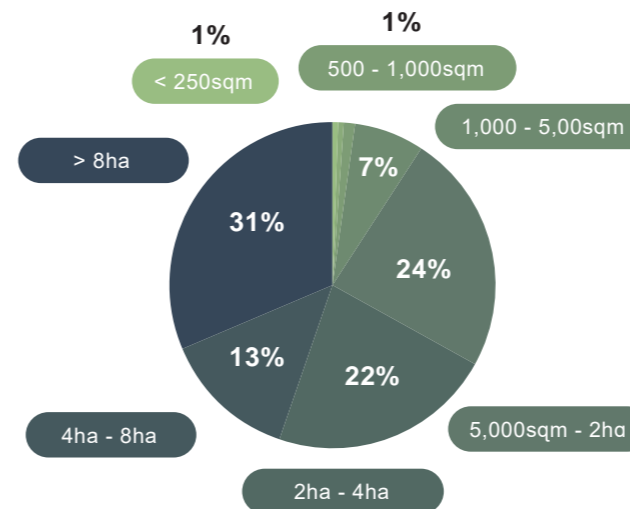
In Kaikōura, the challenge of splitting highly productive land into smaller lots is considerable. The minimum size for a residential dwelling in rural areas is 2 hectares, but around 33% of rural land in the Spatial Plan study area falls below this limit. While this size is common for rural homes, it often does not provide enough space for effective farming. Breaking up productive land into smaller lots raises concerns about the future sustainability of agriculture in the region. The Kaikōura Spatial Plan needs to address this issue carefully to balance residential development with the need to conserve valuable rural land, ensuring the long-term viability of agriculture in the district.

## 3. PIECEMEAL DEVELOPMENT

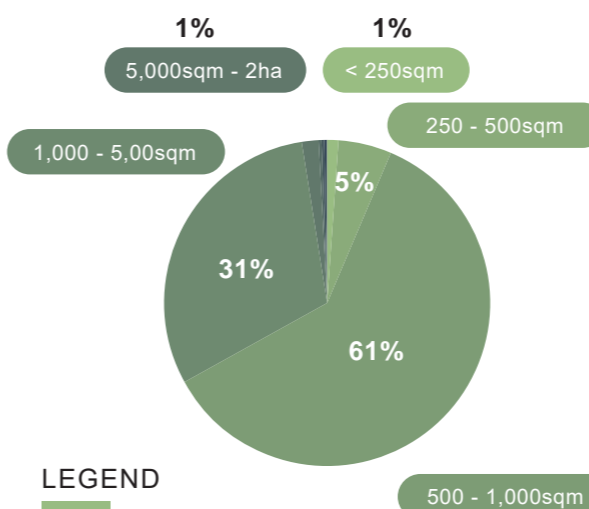
The area north of State Highway 1 is characterised by a patchwork of development including large format retail, commercial establishments, visitor accommodation, light industrial zones, and residential areas. The fragmented nature of this development poses potential drawbacks, including a lack of cohesive urban planning, reduced accessibility, and challenges in maintaining a well-integrated and harmonious community.



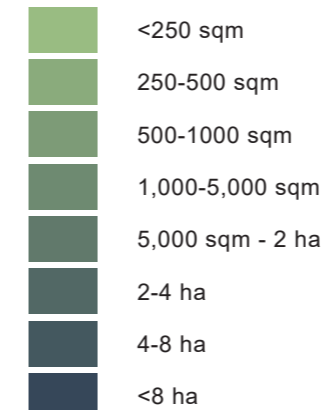
## RURAL LOT SIZE



## URBAN LOT SIZE



### LEGEND



## 4. AN AGEING POPULATION

Kaikōura is facing a big change in its population, with more older people becoming a significant part of the community. By 2043 about 48% of the population will be of working age, meaning fewer people actively working. At the same time, the number of elderly residents is expected to increase, with around 34% being over 65 years old and an additional 8% being over 85. This shift in demographics may bring various challenges, including a greater need for healthcare services, adjustments in housing requirements, and considerations for community infrastructure to meet the different needs of older residents.

## 5. SEVERANCE FROM FREIGHT

State Highway 1 dissects the Kaikōura Town Centre and Beach Road areas of the town into two. This severance not only raises safety concerns related to pedestrian and vehicular traffic, but also hinders the integration of the town on either side. The train line further contributes to the severance of Kaikōura from the coastal edge. The coastal alignment of the train line also results in developments turning their backs on the coast. This orientation not only limits the visual and recreational connectivity with the coast but also impedes the creation of a vibrant, higher amenity interface.

## 6. TOURISM GROWTH

The Destination Management Plan 2022-2032 highlights that in 2019, tourism significantly contributed \$116 million annually to the District's economy. Furthermore, 50% of the workforce is directly employed in the tourism and hospitality sector, with an additional 35% indirectly employed. The expanding tourism industry has led to a considerable increase in hotels, motels, privately managed visitor accommodation, campgrounds, and workers' accommodation, which are expected to continue growing.

The Te Rūnanga o Kaikōura Environmental Management Plan 2007 also highlights the impact tourism can have on the natural environment, including the impacts on the waterways from camping.



# 1.4 DEVELOPABLE LAND

The purpose of the 'developable land' analysis is to understand, at a high level, what areas of Kaikōura may be able to be developed in the future.

The first step of this analysis is to undertake a categorisation of various constraint layers into four distinct categories. Following the categorisation process, a sieving procedure was implemented, where the layers identified as 'highly protected/constrained' were placed at the top, followed by the 'moderately protected/constrained' layers underneath, and so on. These maps can be found on the following pages.

The northern area near Kaikōura Flats is identified as viable for more urban types of development, whereas the southern Kaikōura Flats face constraints due to their highly productive soils. Additionally, the north-eastern area near the town centre is deemed unsuitable for development, primarily due to flood risks. The Kaikōura Peninsula is classified as an Outstanding Natural Feature (ONF), emphasizing the importance of preserving its landscape attributes rather than encouraging development.

Notably, the majority of urban areas are deemed suitable for development, including the town centre, the northern stretch along State Highway 1, the Esplanade, and South Bay. This analysis reveals that the upper terrace along Scarborough Street and the expansive area between Kaikōura township and Ocean Ridge emerge as potentially suitable areas for development from a constraints perspective.

## LEGEND

- HIGHLY DEVELOPABLE LAND**
  - Land outside constraints
- MODERATELY DEVELOPABLE LAND**
  - Slope between 7-15 degrees
  - Flooding outside high flood hazard areas
  - Liquefaction overlay
  - Tsunami orange zone
- LAND IN WHICH NEW DEVELOPMENT IS DISCOURAGED**
  - Slope > 15 degrees
  - LUC class 1-3
  - High flood hazard area
  - Fault awareness zone
  - Tsunami red zone
- LAND IN WHICH NEW DEVELOPMENT IS NOT APPROPRIATE**
  - Flooding
  - ONL and ONF
  - Heritage areas
  - Fault avoidance zone
  - Landslide inundation overlay
  - Powerlines



DEVELOPABLE LAND PLAN (STUDY AREA)



DEVELOPABLE LAND PLAN (KAIKŌURA TOWNSHIP)



# 1.5 CONSTRAINTS

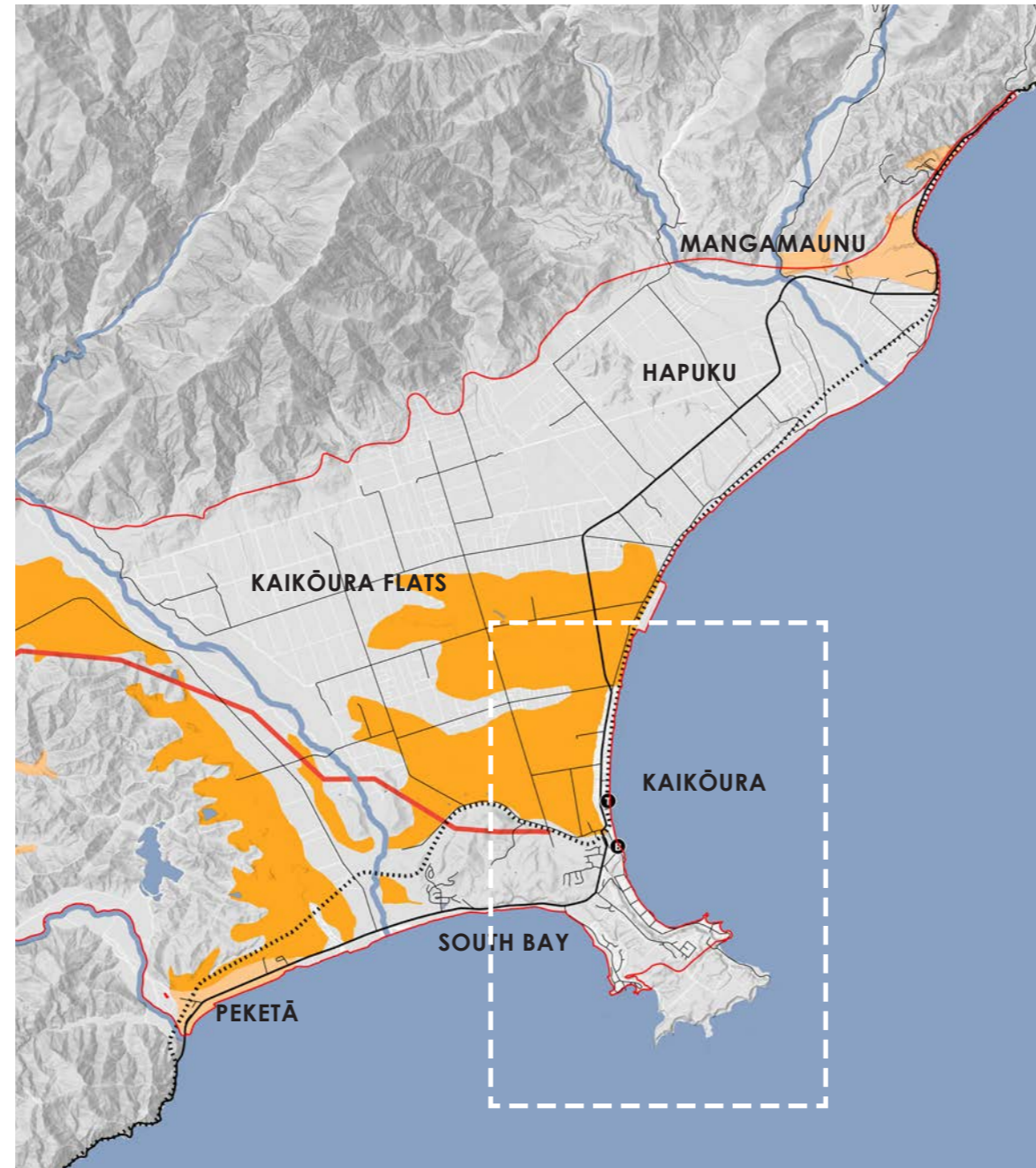
Constraints mapping has been conducted to identify natural hazards, landscape constraints, and planning constraints. Together, these three maps contribute to the 'Developable Area' map presented on the previous page.

It is important to note these maps are intended solely for planning purposes. The data is primarily sourced from Environment Canterbury (ECan). The objective of this mapping is to prioritize development in areas that are least likely to be affected by existing constraints. While the maps do not preclude the possibility of development in constrained areas, they indicate that any such development may require substantial mitigation measures, which could be both time-consuming and costly.

## PLANNING CONSTRAINTS

In Kaikōura, planning constraints are currently minimal, though it is crucial to recognise that this could evolve with the introduction of new planning policies.

A primary constraint to development is the highly developable soil within the Kaikōura Flats. This land is classified as Land Use Capability (LUC) class 3, indicating highly productive soil that is not ideally suited for urban development. It is noted that much of this land has already been subdivided into rural residential lots, typically around 2 hectares or smaller, which already compromises its productivity.



⊕ PLANNING CONSTRAINTS PLAN (STUDY AREA)



⊕ PLANNING CONSTRAINTS PLAN (KAIKŌURA TOWNSHIP)

- LAND IN WHICH NEW DEVELOPMENT IS NOT APPROPRIATE
  - Powerlines
- LAND IN WHICH NEW DEVELOPMENT IS DISCOURAGED
  - LUC class 1-3
- LUC class 2
- LUC class 3



## LANDSCAPE CONSTRAINTS

The primary constraint for development in Kaikōura from a landscape perspective is represented by the Outstanding Natural Landscapes (ONL) and Outstanding Natural Features (ONF).

The Te Whata kai o Rakihouia/ Seaward Kaikōura Range is defined as an ONL in the District Plan. It is a very steep, mountainous landscape, and forms the prominent backdrop to the Kaikōura plains and coast. It is a unique feature in the Canterbury Region due to the mountains' proximity to the ocean.

The Kaikōura Peninsula is defined as an ONF in the District Plan. It is defined by its distinct geological structure, containing white limestone cliffs and coastal platforms. The peninsula also contains numerous historic sites that are of high significance for Māori. Whilst the peninsula is a recreational hotspot for the district, it is not considered appropriate for large scale development.

Another significant landscape constraint in Kaikōura is the slope of the terrain, which substantially influences the cost of development. Generally, areas with a slope exceeding 15 degrees are not economically feasible for large-scale development due to the engineering costs involved, making such projects unlikely to be affordable. This constraint is particularly relevant in the greenfield area to the west of Kaikōura town centre, where steep slopes are prevalent.

- LAND IN WHICH NEW DEVELOPMENT IS NOT APPROPRIATE
  - ONL and ONF
- LAND IN WHICH NEW DEVELOPMENT IS DISCOURAGED
  - Slope > 15 degrees
- MODERATELY DEVELOPABLE LAND
  - Slope between 7-15 degrees



LANDSCAPE CONSTRAINTS PLAN (STUDY AREA)



LANDSCAPE CONSTRAINTS PLAN (KAIKŌURA TOWNSHIP)



## NATURAL HAZARDS CONSTRAINTS

Flooding poses a significant challenge in Kaikōura, affecting both the Township and Plains, with high flood hazard areas identified where water depths exceed 0.5 meters. These high-risk areas are primarily around Lyell Creek in the Township, and near major rivers such as the Hapuku, Kowhai, and Kahutara Rivers. Conversely, most of the remaining flats experiences lower risk, with flood waters typically not exceeding 0.2 meters in depth.

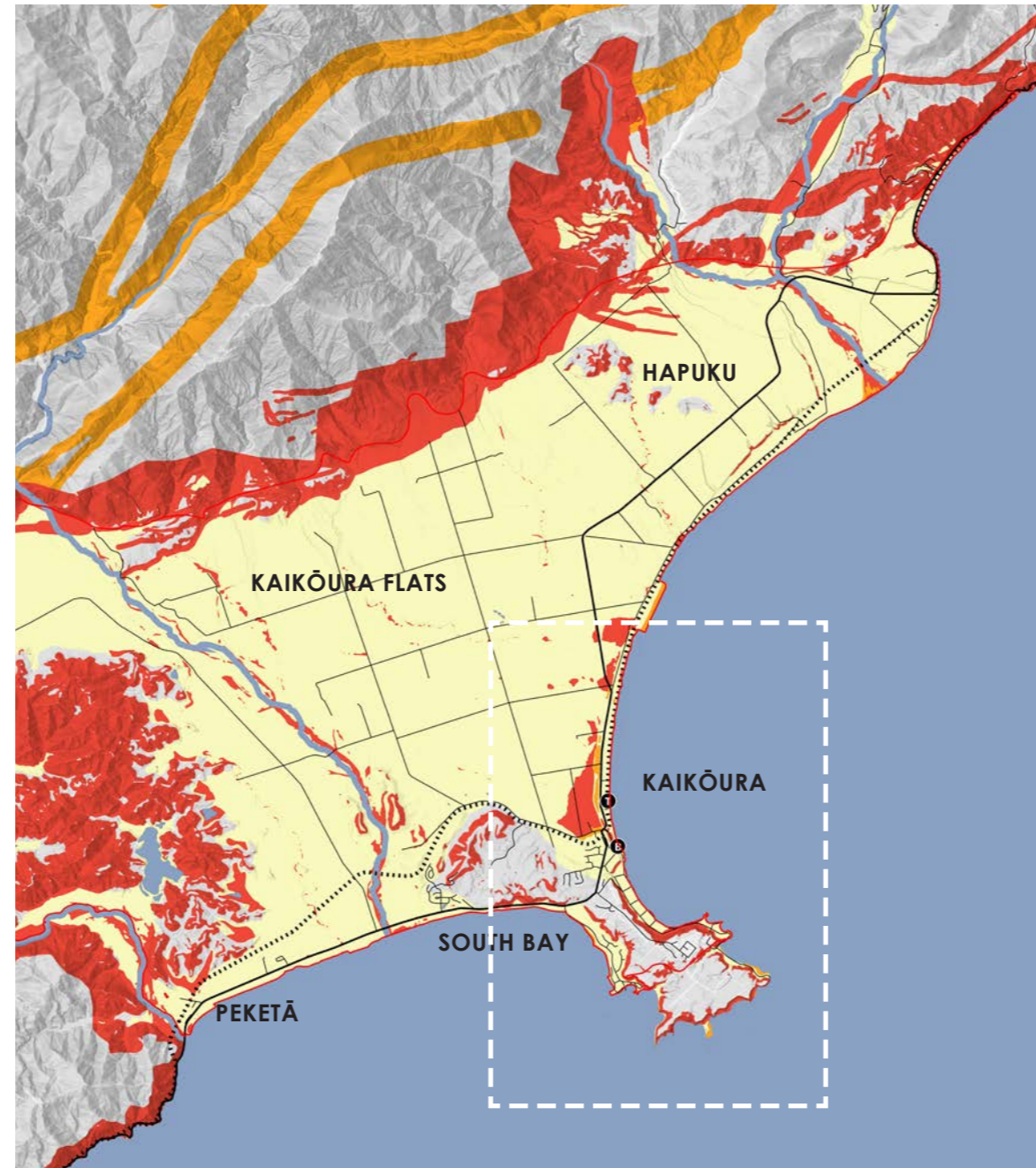
Landslide debris inundation presents another significant concern, particularly at the base of the Te Whataakai o Rakihouia/ Seaward Kaikōura Ranges and along the escarpment surrounding the Kaikōura Peninsula.

The fault avoidance zone, located at the base of the Te Whataakai o Rakihouia/ Seaward Kaikōura Ranges, delineates an area where growth or development is less likely due to geological instability.

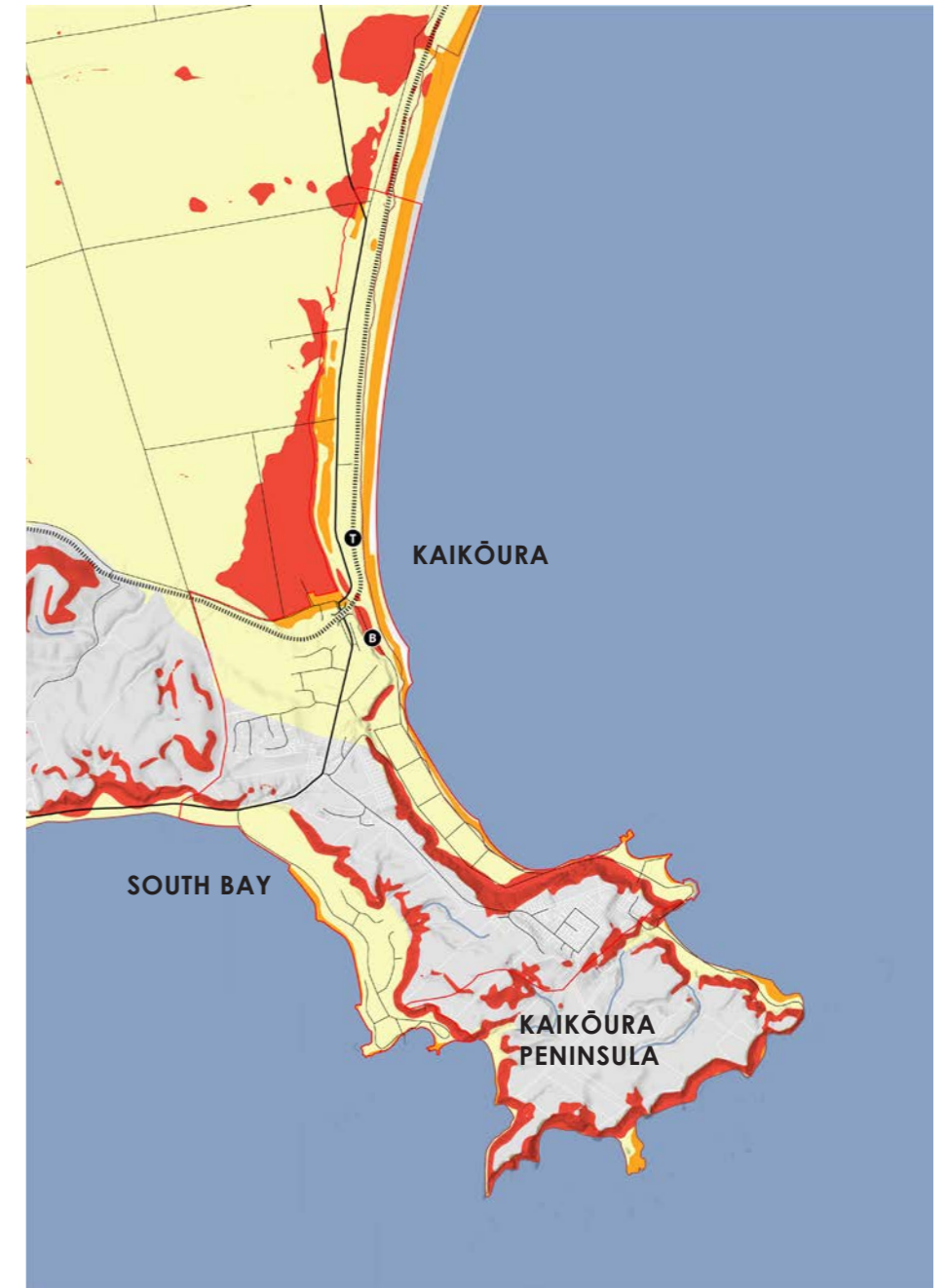
Tsunami risks are inherent in coastal settings, and while parts of the Kaikōura coastline and peninsula are classified as a red zone, impacting relatively few properties, the orange zone covers most of the township.

Considering these natural hazards, the township of Kaikōura, including South Bay and the Kaikōura Flats, is deemed moderately developable. A key insight from hazard assessments is that the town is unlikely to expand inland beyond Lyell Creek, due to the significant flood risk in that area.

- LAND IN WHICH NEW DEVELOPMENT IS NOT APPROPRIATE**
  - High flood hazard area
  - Fault avoidance zone
  - Landslide debris inundation overlay
- LAND IN WHICH NEW DEVELOPMENT IS DISCOURAGED**
  - Flood hazard area in urban area
  - Fault awareness zone
  - Tsunami red zone
- MODERATELY DEVELOPABLE LAND**
  - Flooding outside high flood hazard areas
  - Liquefaction overlay
  - Tsunami orange zone



NATURAL HAZARDS CONSTRAINTS PLAN (STUDY AREA)



NATURAL HAZARDS CONSTRAINTS PLAN (KAIKŌURA TOWNSHIP)





## 2. SPATIAL PLAN

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# 2.1 SPATIAL PLANNING PRINCIPLES

A comprehensive set of Spatial Planning Principles has been established to steer development across the Kaikōura township and rural settlements.

These principles are based on mana whenua values and were formulated through a process that included background research and participatory workshops with the Partners, stakeholders and the community.

These principles are intended to be flexible enough to accommodate emerging opportunities and evolving circumstances in each area. They serve not only as a framework for growth, but also as a benchmark against which future development proposals can be assessed, ensuring that growth aligns with the community's vision and values.

## RANGATIRATANGA AND KAITIAKITANGA

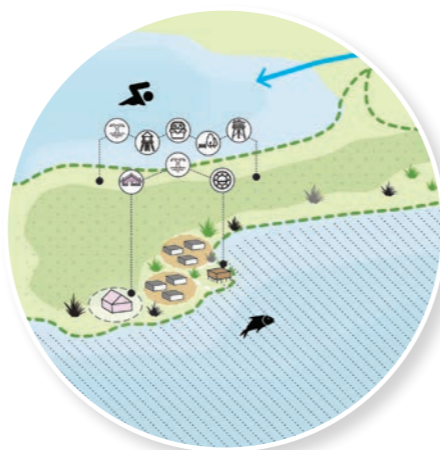
Valued and interconnected landscapes are protected and enhanced



- Local resources are healthy and abundant through caring for land and water and promoting indigenous biodiversity and mahinga kai / kai moana (traditional food processing).
- Significant natural areas, distinctive landforms and unique geological characteristics of the coastal area are clearly defined, buffered from development and promoted.
- Connections between mountains, sea and sky are strengthened, including creating and enhancing publicly accessible spaces, waterways, elevated views and a dark sky.
- Resilience and contamination issues are managed with nature-based solutions where possible.

## WHAKAPAPA AND MANA

Our heritage, local identity and small town character are respected and reflected



- The rich natural and cultural heritage of Kaikōura remains visible, accessible and upheld, including protection of wāhi tapu (sacred places) and wāhi taonga (treasures).
- Our cultural partnership is celebrated throughout our places and spaces, including connections through wāhi ingoa (place names) and telling of pūrākau (stories).
- An authentic, small coastal town character and identity is retained.
- Public facilities support our sense of community and expression of our arts and identity.

## WHAKAWHĀNAUNGATANGA AND WHĀNAUNGATANGA

Urban change is consolidated and optimised within and around our towns, settlements and papakainga



- More intensive infill, edge or clustered development that integrates natural and cultural values to create stronger communities, efficient access to services and minimises ribbon development along the coast.
- Compatible land use mixes are well-defined, including more focused industrial areas and visitor accommodation in culturally appropriate places.
- Our destinations are interconnected through a walking and cycling network, building on Ara Tawhito (ancestral trails), and the heavy freight impacts on communities is minimised.
- We are resilient and adaptable to natural hazards and climate change, including avoiding inappropriate development on flood plains and highly productive soils.

## MANAAKITANGA AND TAUTOKO

Our community and economy are sustained, diversified and supported



- Education services and facilities are supported and integrated to entice and retain community members, including opportunities for further education and marine research.
- Business, light industry and boutique enterprises have space to thrive and provide fulfilling employment and career growth opportunities, particularly year-round.
- Increased housing choice is provided, including opportunities for affordability, home working, papakainga, elderly living / care and tiny homes.
- Our places feel safe, hospitable and accessible for all, including opportunities to access local food sources, wider recreation opportunities and conservation areas.

## KOTAHITANGA AND WHAKAPAPARANGA

Well-designed places that respond to context, are unified and provide for everyday needs



- Collaborative processes bind our community, supported by design guidance.
- Our sense of community grows through spaces for social interaction and gathering, including a revitalised town centre that has the flexibility to adapt and grow.
- Parks and reserves are enhanced with recreation facilities for all ages, both indoors and out.
- Movement networks are convenient, legible, and accessible, including reducing the severance of the State Highway and railway line along our coast.
- Integrate play opportunities throughout public spaces to cater to children's needs and foster intergenerational interactions.



## 2.2 LAND USES

Eight main land uses have been proposed within the Kaikōura Spatial Plan based on National Planning Standards, which are detailed on the following pages.

Five land uses relating to employment are proposed. This level of refinement allows for more targeted land use, ensuring that each type of commercial activity is located where it is most appropriate and beneficial. It also enables sensitive handling of the boundaries between different activities, reducing potential conflicts and enhancing functional integration.

Three residential land uses are proposed. This flexibility supports a responsive development pattern that can adjust to the diverse needs and preferences of the community, promoting affordability, choice, and availability in residential options.

### TOWN CENTRE



#### QUALITIES

- Vibrant public life during day and evening with regular opportunities for informal encounters with community and visitors.
- Higher quality streets and an interesting diversity of smaller urban spaces and laneways.
- A compact mix of small 'comparison' retail, hospitality and entertainment activities near to each other that often spill out onto footpaths.
- Mix of offices, hotels and residential apartments, usually above ground level shops.
- Civic / community / commercial 'anchors' that provide opportunities for larger gatherings or special destinations.
- Larger civic spaces with flexibility for multiple outdoor activities (e.g. big events, markets etc.).
- A family-inclusive and vibrant environment that incorporates child-friendly spaces and playful elements.
- Local / regional transport hubs with more comprehensively managed common car parking areas.
- Lowest operational carbon emissions over time, due to most people's needs in one place and being well-connected.

### NEIGHBOURHOOD CENTRE



#### QUALITIES

- Lively community life largely during the day with regular opportunities for informal encounters with locals.
- Good quality streets and interesting smaller public spaces.
- A compact mix of small 'convenience' retail, hospitality activities near to each other that often spill out onto footpaths.
- Small offices or residential apartments above ground level shops.
- Comprehensively managed car parking in common areas or on-street.
- A family-inclusive and vibrant environment that incorporates child-friendly spaces and playful elements.
- Lower operational carbon emissions over time, due to providing local conveniences that reduce longer or more regular travel.

### COMMERCIAL



#### QUALITIES

- Mix of medium format 'destination' retail, hospitality and services.
- Lower quality streets with some good arrival and dining spaces provided along site frontages.
- Comprehensively developed motels or holiday parks for visitors providing a range of facilities on-site.
- Accommodates smaller household sizes in terraced houses and low-rise apartments.
- Large on-site car parking areas with unmanaged on-street parking.
- Busy with high vehicle movements largely during the day and occasional opportunities for informal social contact on-street and within publicly accessible sites.
- Potential for higher operational carbon emissions over time due to increased vehicle travel associated with destination activities.



## LARGE FORMAT RETAIL



### QUALITIES

- Mainly comprised of large format retail establishments, such as supermarkets, showrooms, home improvement stores and bulk retail stores.
- Provision for a large parking area to accommodate a high volume of customers.
- Busy with high vehicle movements primarily during daylight hours.
- Lower quality, wide streets and large manoeuvring and loading areas on-site.
- Occasional opportunities for informal social contact on-street and within publicly accessible sites.
- Highest operational carbon emissions over time, due to more vehicle travel to and between destination activities.

## INDUSTRIAL



### QUALITIES

- Large buildings on big sites with a mix of factories, service stations, trade warehouses and yardbased suppliers, often with low employment densities.
- Some informal recreation spaces for local workers.
- Heavy traffic, noise and odour generated by activities located away from more sensitive urban living areas.
- Busy with heavy vehicle movements servicing a large geographical area and few opportunities for informal social contact in public areas.
- Low quality, wide streets and large manoeuvring and loading areas on-site.
- Moderate operational carbon emissions over time, due to opportunities to be close to rail and road freight routes yet a high level of vehicle travel between activities.





## 2.2 LAND USES

### MEDIUM DENSITY RESIDENTIAL



<b>TYPICAL SECTIONS</b>	200 - 350 sqm
<b>DENSITY</b>	20 - 35 DW/HA
<b>TYPICAL HOUSING TYPES</b>	Semi attached terrace houses, attached terrace houses, low rise apartments

#### QUALITIES

- Offers vibrant urban living with numerous opportunities for informal social interactions.
- Situated close to town centres, neighbourhood shops, and community facilities.
- Suitable for smaller households with options for semi-detached houses, terraced houses, or low-rise apartments
- Provides affordability through efficient land use and advanced construction methods.
- Low-maintenance, 'lock and leave' homes ideal for active local lifestyles with minimal time spent on upkeep.
- Promotes reduced car dependency, with walkable and bike-friendly access to various destinations.
- Includes limited on-site parking, with a focus on managed communal or street parking.
- Results in moderate operational carbon emissions over time due to enhanced accessibility.

### LOW DENSITY RESIDENTIAL



<b>TYPICAL SECTIONS</b>	400 - 1,000 sqm
<b>DENSITY</b>	10 - 20 DW/HA
<b>TYPICAL HOUSING TYPES</b>	Detached house

#### QUALITIES

- Suburban living with opportunities for informal social contacts within local street or neighbourhood.
- Walking or cycling distance to neighbourhood shops and local parks.
- Short drive to town centres and community facilities.
- Accommodates small to large household sizes in detached / semi-detached houses with yard spaces for children's play.
- More affordable through comprehensive subdivisions and use of volume housing providers.
- Lower maintenance on properties that allows some time for local recreation and social activities.
- Garage and on-site car parking spaces for several cars with unmanaged on-street parking.
- Higher operational carbon emissions over time with a dependency on short car trips.

### RURAL RESIDENTIAL



<b>TYPICAL SECTIONS</b>	0.5 - 2 ha
<b>DENSITY</b>	1 - 2 DW/HA
<b>TYPICAL HOUSING TYPES</b>	Detached houses on a rural section

#### QUALITIES

- Open garden setting and quieter living environment with opportunities for informal social contacts within local area.
- Some ability to be self-sufficient with vegetable gardens and chickens.
- More reliance on cars to access most destinations.
- Accommodates large household sizes with generous yard spaces for adult recreation and children's play.
- Less affordable through larger lot sizes and higher infrastructure costs.
- Higher property maintenance allowing less time for local recreation and social activities.
- Garage and on-site car parking for multiple cars on site.
- Highest operational carbon emissions over time with high maintenance requirements and on longer car trips.







## 2.3 SPATIAL PLAN - BASIN


























At a high level, the basin-level Spatial Plan is oriented around the overarching vision of 'Mountains to the Sea.' This vision is manifested through the development of physical open spaces and revegetation along the key waterways.

While the majority of developmental changes are concentrated at the township level, the strategy for the Kaikōura Flats is primarily about consolidating existing pockets of rural residential development. This approach ensures that while some growth continues, it remains carefully managed, supporting a cohesive expansion that respects the basin's unique environmental and residential character of the flats.

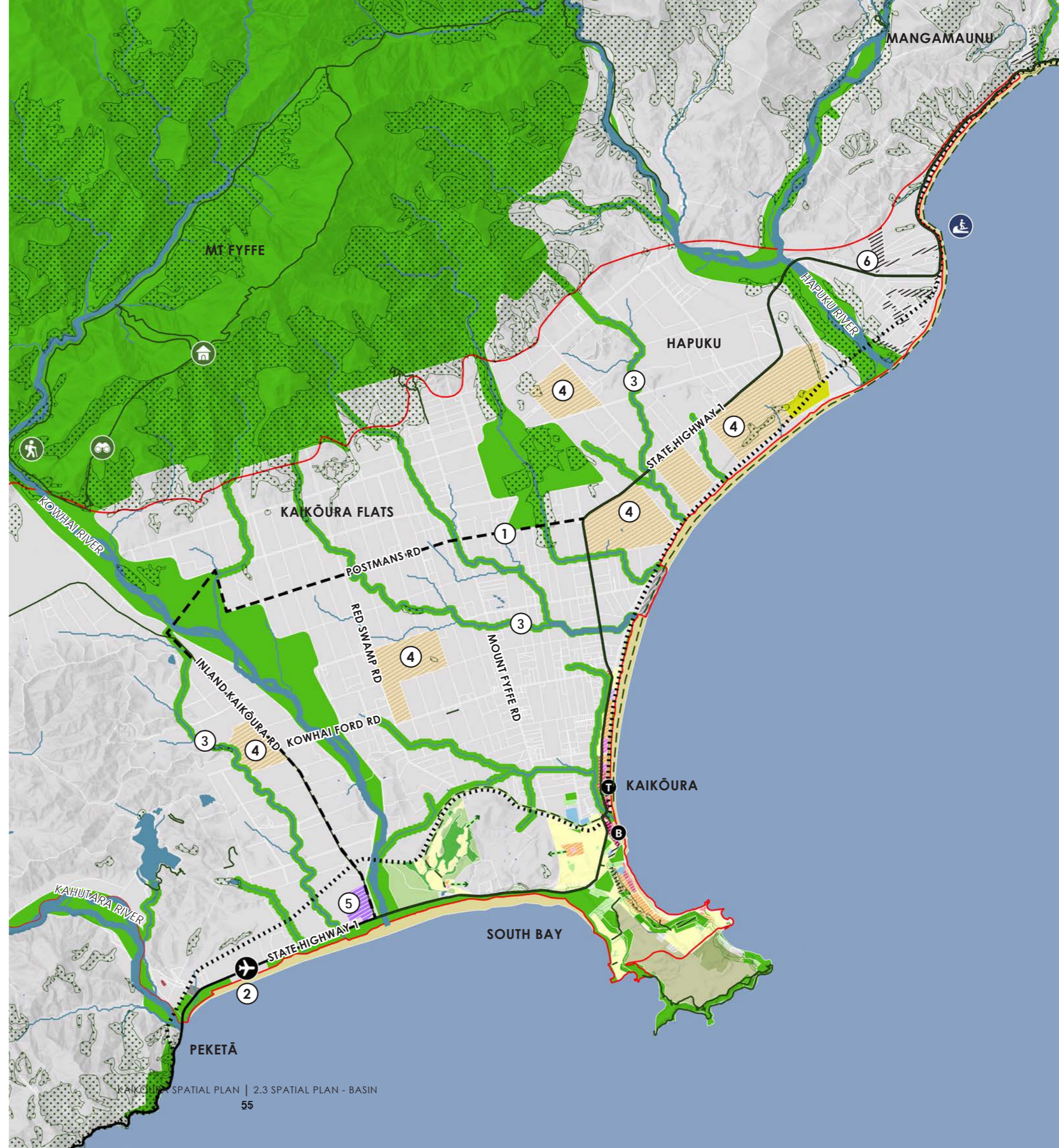
### KEY CHANGES

- ① Investigate alternative heavy freight bypass route that will take large vehicles off the town centre streets, whilst still allowing visitors to travel through
- ② Investigate potential new locations for the Kaikōura Airport.
- ③ Appropriately revegetate the river and stream corridors with indigenous vegetation, prioritising those that connect the mountains to the sea. Integrate nature play elements along revegetated corridors to enhance people's connection with the natural environment.
- ④ Create clusters of Rural Residential within the rural land (where reverse sensitivity can be managed and outside of known productive land and land at risk from natural hazards) where similar developments have emerged. These are proposed as clusters of small communities rather than ribbon developments.
- ⑤ Develop a new industrial site at the intersection of State Highway 1 and the Inland Kaikōura Road. This will provide industrial land to Kaikōura outside the town centre, which is better suited to commercial, retail and visitor accommodation.
- ⑥ Investigate the opportunity for papakainga housing through engagement with mana whenua. This currently has been shown on the Spatial Plan relating to Māori owned land. Other opportunities exist for enabling papakainga housing and will be considered through the Kaikōura District Plan review.

### LEGEND

	STUDY AREA		SETTLEMENT ZONE
	TOWN CENTRE		PAPAKAINGA OPPORTUNITIES
	COMMERCIAL ZONE		SURF BREAK OF NATIONAL IMPORTANCE (AS IDENTIFIED IN COASTAL POLICY STATEMENT)
	INDUSTRIAL		TRAIN STATION
	LARGE FORMAT RETAIL		BUS STOP
	NEIGHBOURHOOD CENTRE		AIRPORT
	MEDIUM DENSITY		STATE HIGHWAY
	LOW DENSITY		HEAVY FREIGHT DETOUR
	RURAL RESIDENTIAL		ROADS
	OPEN SPACE		RAILWAY
	NATURAL OPEN SPACE		EXISTING TRACKS
	INDIGENOUS BIODIVERSITY		PROPOSED TRACKS
	SCHOOLS		POTENTIAL FUTURE ACCESS LINKS
	KAIKŌURA PENINSULA TOURISM DEVELOPMENT AREA		

\*HATCHED AREA REPRESENTS ZONE CHANGE





## 2.4 SPATIAL PLAN - TOWNSHIP

The Spatial Plan is designed to consolidate growth within the existing boundaries of the zoned land within the township. This consolidation is achieved by intensifying activities in the town centre and increasing density in current residential areas. Additionally, the plan utilises natural features and associated ecological enhancements to clearly delineate the town's edges. This approach is designed to increase the vibrancy and sense of community and optimise land use within the town while maintaining the environmental quality and landscape character of the surrounding areas.

### KEY CHANGES

- ① Extend the Kaikōura Town Centre northward to the Regional Train Station to improve connectivity between different parts of the town and increase opportunities for retail and commercial spaces.
- ② Consolidate the commercial area north of the town centre to accommodate and promote employment uses, such as hotels, motels, and larger-scale commercial and retail sites to complement the existing town centre activities.
- ③ Create two areas of large format retail activities along State Highway 1 to reflect existing land uses, and provide opportunities for more diversification and other operators.
- ④ Create a light industrial area along State Highway 1 to reflect existing uses. No additional industrial uses are intended within Kaikōura Township.
- ⑤ Create medium density clusters along the foreshore, to take advantage of sea views and activate the coastal edge.
- ⑥ Consolidate a second commercial zone along the Esplanade from Killerney Street to Ramsgate Street. This area, which already includes businesses like the Sudima Hotel, is defined by a line of Norfolk Pine trees along the beachfront.
- ⑦ Create a medium density area around Torquay Street as the sites have good amenity, including access to the beach and a variety of open spaces, and are close in proximity to commercial and social infrastructure.
- ⑧ Create a medium density area around Wakatu Quay to support a proposed new Quay development. This is proposed to extend to Lower Ward Street, as residential areas around the historic Fyffe House are a lower density.
- ⑨ Create a medium density area to the north-west of Kaikōura town centre, supported by a neighbourhood centre at the core. This would be connected to the existing streets and proposed cycling network.
- ⑩ Develop a neighbourhood centre within South Bay, located near the South Bay Harbour Redevelopment.
- ⑪ Construct new pedestrian and cycling connections along the Whale Trail, and along Lyell Creek.
- ⑫ Construct new pedestrian and cycling routes through greenfield areas, connecting the community to the schools, the town centre, South Bay and Ocean Ridge. Design these routes with children in mind, incorporating playful elements and safe pathways.
- ⑬ Introduce an 'escarpment overlay' to recognise key landscape features like rolling hills, escarpments, and heavily vegetated areas that enhance the town's ecological values and open space amenity.

### LEGEND

- STUDY AREA
- TOWN CENTRE
- COMMERCIAL ZONE
- INDUSTRIAL
- LARGE FORMAT RETAIL
- NEIGHBOURHOOD CENTRE
- MEDIUM DENSITY
- LOW DENSITY
- RURAL RESIDENTIAL
- OPEN SPACE
- NATURAL OPEN SPACE
- ESCARPMENT OVERLAY
- SCHOOLS
- KAIKŌURA PENINSULA TOURISM DEVELOPMENT AREA
- UTILITY
- PAPAKAINGA OPPORTUNITIES
- T TRAIN STATION
- B BUS STOP
- STATE HIGHWAY
- ROADS
- RAILWAY
- EXISTING TRACKS
- PROPOSED TRACKS
- POTENTIAL FUTURE ACCESS LINKS
- \*HATCHED AREA REPRESENTS ZONE CHANGE





# 2.5 SPATIAL PLAN LAYERS

## BLUE GREEN NETWORK

A blue green network is a planning and design concept that connects natural water systems (blue) with green spaces to create a sustainable and resilient urban environment. It aims to manage water flow, reduce flooding, improve water quality, enhance biodiversity, and provide recreational and aesthetic benefits to the community. By linking waterways, wetlands, parks, green corridors, and other natural features, a blue-green network promotes ecological health and fosters a harmonious relationship between urban development and the natural environment.

For Kaikōura, the key move is to create physical connections from the mountains to the sea, with native vegetation replanting efforts extending from Mt Fyffe to the ocean. This also creates ecological connectivity.

In Kaikōura township, this includes replanting native vegetation along waterways and on the peninsula. New trails, such as the 'Whale Trail' linking Picton to Kaikōura, and additional trails on the peninsula and in the township, are proposed. Recreational open spaces will be slightly extended at the Kaikōura Racecourse and Recreation Reserve.

To protect the township's visual appeal, an 'escarpment overlay' is proposed for the surrounding escarpment to recognise key landscape features that enhance the town's ecological values and open space amenity.

Flexible public spaces that can host play-focused community events and temporary play installations are a key feature of the town centre. Dedicated youth engagement zones in the town centre and neighbourhood centres cater to the needs of older children and teenagers. In medium density areas, the incorporation of child-friendly design elements and play spaces is important to cater to families and promote community interaction. Open spaces should include a variety of play opportunities, including nature-based play areas that reflect Kaikōura's unique environment.

### LEGEND

- STUDY AREA
- NATURAL OPEN SPACE
- OPEN SPACE
- URBAN
- RURAL
- EXISTING INDIGENOUS VEGETATION
- PROPOSED INDIGENOUS REVEGETATION
- PROPOSED COASTAL REVEGETATION
- FORMAL PLANTING - NORFOLK PINE
- ESCARPMENT OVERLAY
- STATE HIGHWAY
- ROADS
- RAILWAY
- EXISTING TRACKS
- PROPOSED TRACKS



BLUE GREEN NETWORK (STUDY AREA)



BLUE GREEN NETWORK (TOWNSHIP AREA)



## DESTINATION AND MOVEMENT NETWORK



















State Highway 1 runs through the town, providing activity to the centre but also bringing heavy freight vehicles along urban streets and creating severance for active modes. A proposed State Highway detour aims to alleviate this issue, though it requires further investigation. A new industrial zone is proposed at the intersection of SH1 and Inland Road, and would be in a good position to service this detour route.

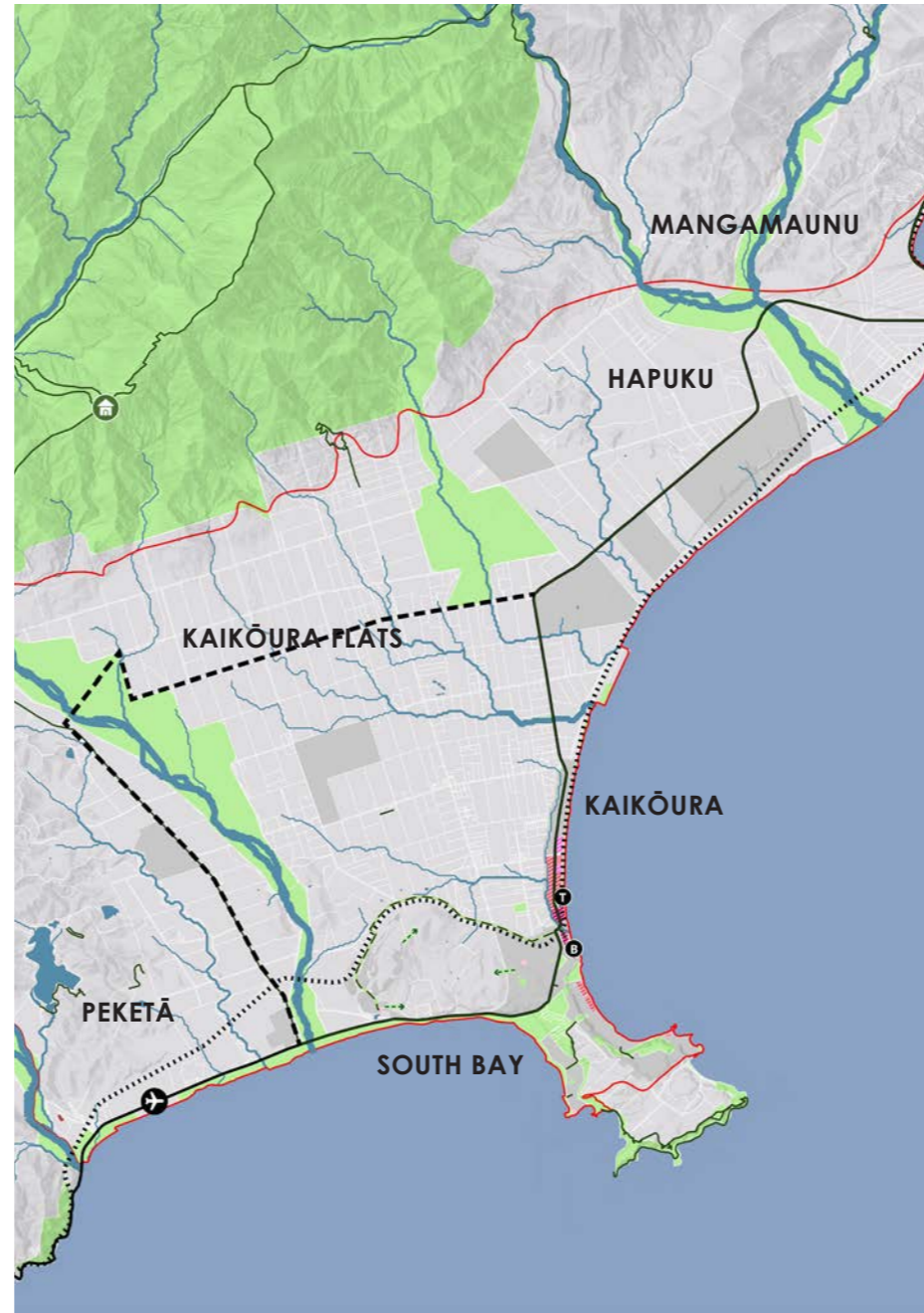
The rail link between Christchurch and Picton also runs through the town, with the Coastal Pacific train stopping at Kaikōura in the morning en route to Picton and in the afternoon en route to Christchurch. This rail line crosses State Highway 1 at the intersection of West End and Ludstone Road between the town centre and schools, creating conflicts between vehicles and pedestrians. Additional efforts are needed to resolve these conflicts and improve safety.


The proposed Whale Trail along the coastline will connect north to Picton, offering a scenic route for pedestrians and cyclists.

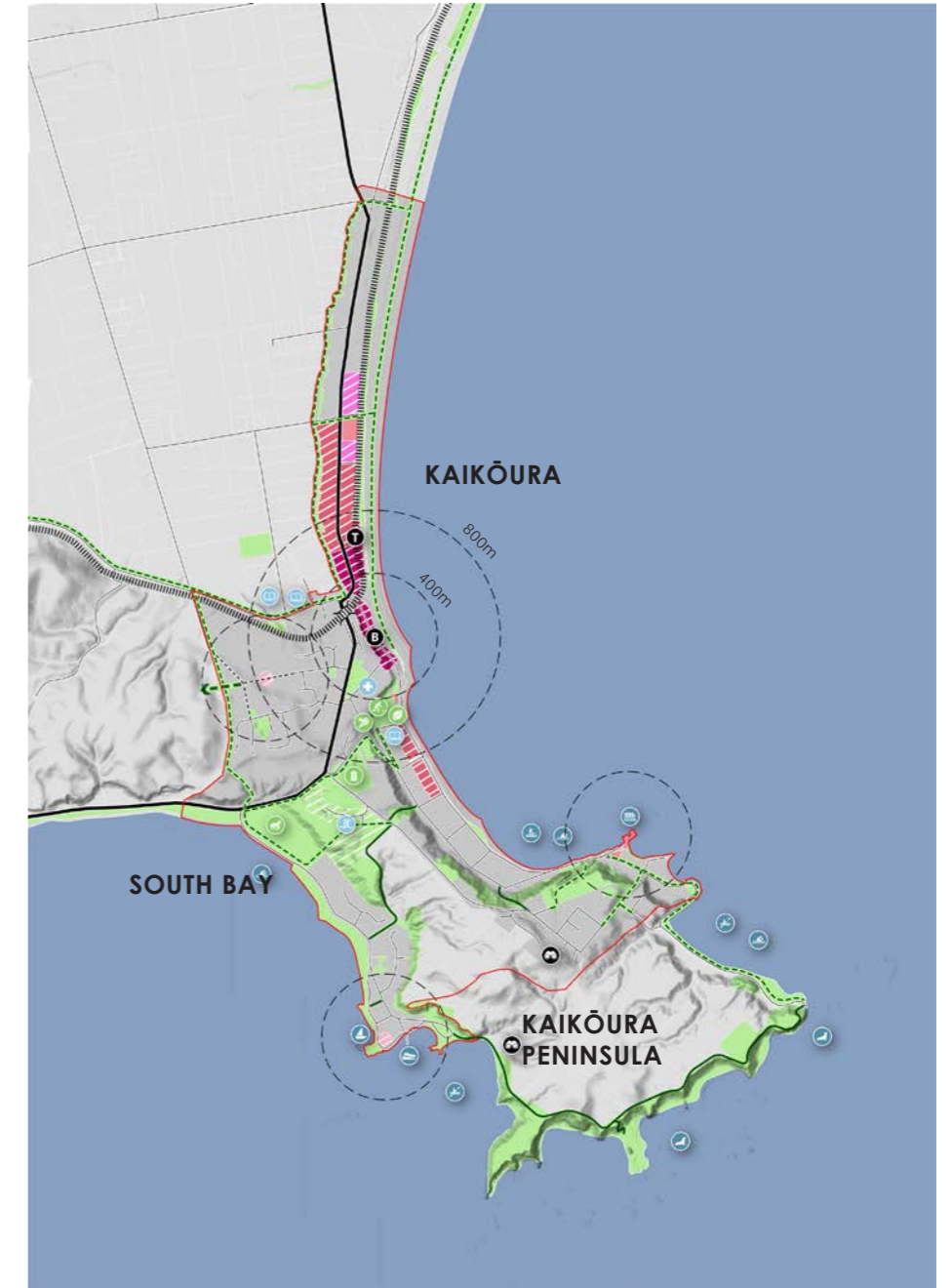
While Kaikōura's township is the primary retail hub, the spatial plan proposes the development of additional neighbourhood centres within residential communities.

### LEGEND

	STUDY AREA		BUS STOP
	TOWN CENTRE		STATE HIGHWAY
	COMMERCIAL ZONE		HEAVY FREIGHT DETOUR
	INDUSTRIAL		ROADS
	LARGE FORMAT RETAIL		RAILWAY
	NEIGHBOURHOOD CENTRE		EXISTING TRACKS
	OPEN SPACE		PROPOSED TRACKS
	SCHOOLS		POTENTIAL FUTURE ACCESS LINKS
	URBAN		*HATCHED AREA REPRESENTS ZONE CHANGE
	TRAIN STATION		



 DESTINATION AND MOVEMENT (STUDY AREA)



 DESTINATION AND MOVEMENT (TOWNSHIP AREA)



## 2.6 IMPLEMENTATION AND STAGING

Growth is proposed to occur progressively in Kaikōura over the next 30 years. As such, the release of land and infrastructure provision in the Spatial Plan would be staged in three phases, with timing dependent on the actual rate of growth and/or need for change. These phases could align with typical district plan review and long term plan timeframes.

The two plans to the right are a geographical representation of the proposed staging strategy for the Kaikōura Spatial Plan. This incorporates the physical and network changes, whilst the broader set of actions are covered in the Action Plan Schedule on the following page.

### SHORT TERM (0-5 YEARS)

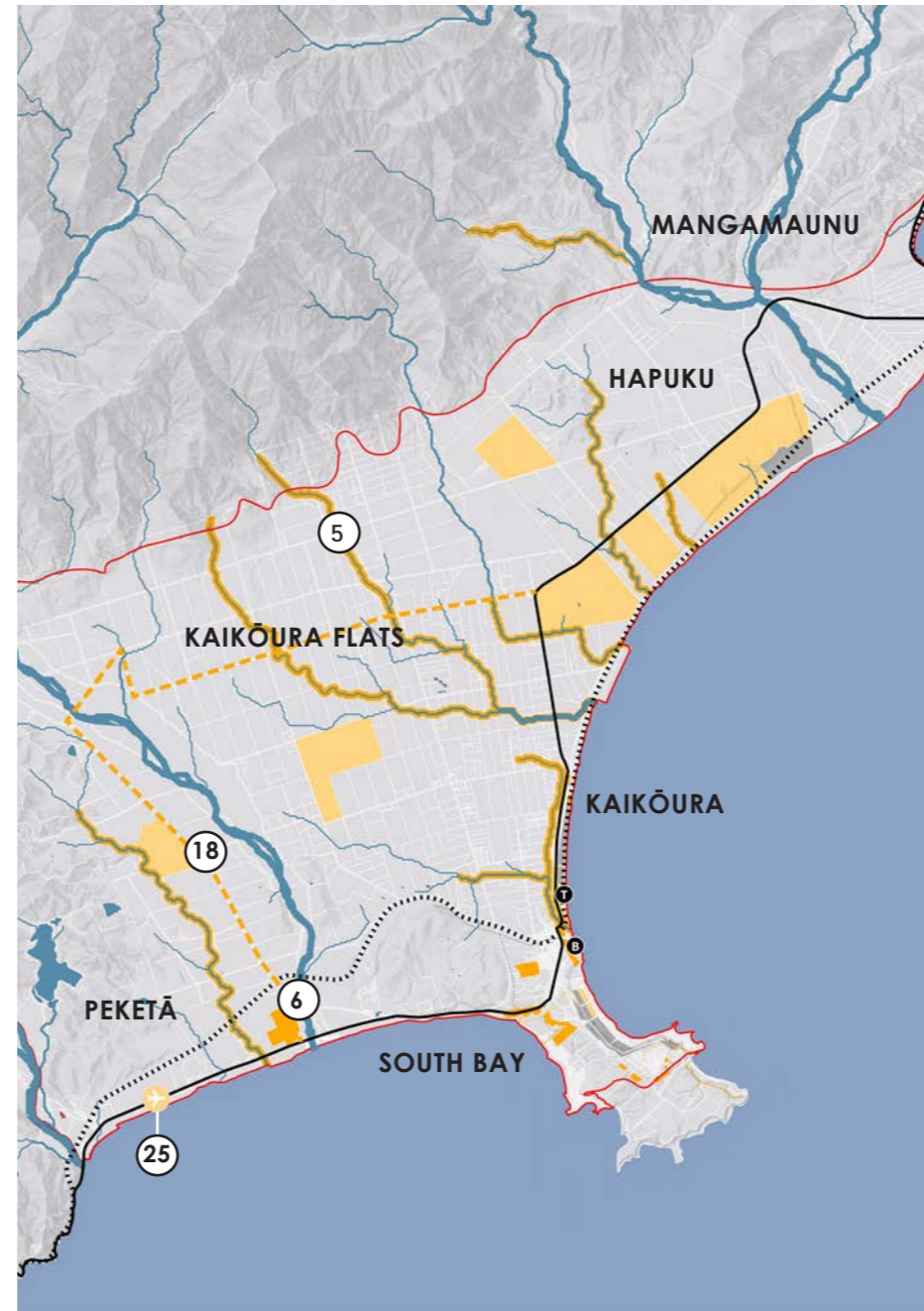
The short-term actions enable foundational projects that address current needs and planning that enables future implementation. During this period, priority will be given to critical infrastructure improvements, essential services, and quick wins that provide lower risk / cost effective benefits for the community and visitors.

### MEDIUM TERM (5-15 YEARS)

The medium-term spans 5 to 15 years focusing on planning transformative projects, such as the Heavy Vehicle/Freight Bypass Investigation and Airport Relocation Investigation. It is the opportunity for implementing more complex and comprehensive initiatives that require thorough planning and coordination, such as the Town Centre and Beach Road Masterplan and comprehensive greenfield development.

### LONG TERM (15-30 YEARS)

The long-term extends from 15 to 30 years, encompassing visionary goals that shape the future of Kaikōura, such as partnering to achieve sustained education, research and employment. This period focuses on implementing large-scale infrastructure investments, such as the construction of the heavy vehicle bypass, and urban regeneration to consolidate growth within the town. The spatial plan recognizes that the long-term nature of planning for 30 years means that many factors could change, requiring adaptability and flexibility in project planning and implementation.







 STAGING (STUDY AREA)



 STAGING (TOWNSHIP AREA)

### LEGEND

-  STUDY AREA
-  SHORT TERM (0-5 YEARS)
-  MEDIUM TERM (5-15 YEARS)
-  LONG TERM (15-30 YEARS)



## ACTION PLAN SCHEDULE

#	ACTION	TYPE	TIME FRAME	PRIORITY
①	District Plan Review to implement Spatial Plan	Planning	Short Term (0-5 years)	High Priority
②	Papakainga policy	Planning	Short Term (0-5 years)	High Priority
③	Town Centre Zone Masterplan	Design	Short Term (0-5 years)	High Priority
④	Designing the trail network	Design	Short Term (0-5 years)	High Priority
⑤	Native vegetation of rivers and stream corridor	Implementation	Short Term (0-5 years)	High Priority
⑥	Infrastructure enabling of new industrial zone	Implementation	Short Term (0-5 years)	High Priority
⑦	Construction of Whale Trail	Implementation	Short Term (0-5 years)	High Priority
⑧	Construction of Kaikōura Peninsula trail connections	Implementation	Short Term (0-5 years)	High Priority
⑨	Construction of South Bay trail connection	Implementation	Short Term (0-5 years)	High Priority
⑩	Construct Wakatu Quay Development	Implementation	Short Term (0-5 years)	High Priority
⑪	Indigenous planting plan	Design	Short Term (0-5 years)	Medium Priority
⑫	Residential design guidelines	Design	Short Term (0-5 years)	Medium Priority
⑬	Public realm design guidelines	Design	Short Term (0-5 years)	Medium Priority
⑭	Extend Spatial Plan study area to settlements	Planning	Short Term (0-5 years)	Low Priority
⑮	Blue Green Network Plan for wider Kaikōura	Planning	Short Term (0-5 years)	Low Priority
⑯	Infrastructure enabling of medium density residential in greenfield areas	Implementation	Short Term (0-5 years)	Low Priority
⑰	Town Centre Masterplan public realm improvements	Implementation	Medium Term (5-15 years)	High Priority
⑱	Heavy Vehicle / Freight Bypass Investigation	Further Investigation / Planning	Medium Term (5-15 years)	High Priority

#	ACTION	TYPE	TIME FRAME	PRIORITY
⑲	Work with NZTA on West End / Ludstone Road / Churchill Street (SH1) intersection upgrades to reduce community severance and improve resilience	Planning / Design	Medium Term (5-15 years)	High Priority
⑳	Construction of Lyell Creek trail connections	Implementation	Medium Term (5-15 years)	Medium Priority
㉑	Beach Road Masterplan public realm improvements	Implementation	Medium Term (5-15 years)	Medium Priority
㉒	Infrastructure enabling of commercial centre along the Esplanade	Implementation	Medium Term (5-15 years)	Medium Priority
㉓	Infrastructure enabling of new neighbourhood centres and medium density areas	Implementation	Medium Term (5-15 years)	Medium Priority
㉔	Construction of South Bay Harbour redevelopment	Implementation	Medium Term (5-15 years)	Medium Priority
㉕	Airport re-location investigation	Further Investigation / Studies	Medium Term (5-15 years)	Medium Priority
㉖	Investigate Abbeyfield project opportunities	Further Investigation / Studies	Medium Term (5-15 years)	Medium Priority
㉗	Coastal revegetation	Implementation	Medium Term (5-15 years)	Low Priority
㉘	Infrastructure enabling of neighbourhood centre in South Bay	Implementation	Long Term (15+ years)	High Priority
㉙	Investigate Marine Research Facility opportunities	Further Investigation / Studies	Long Term (15+ years)	High Priority
㉚	Construction of new airport	Implementation	Long Term (15+ years)	High Priority
㉛	Constriction of heavy vehicle bypass (if needed)	Implementation	Long Term (15+ years)	Medium Priority
㉜	Infrastructure enabling of medium density residential infill along Torquay Street	Implementation	Long Term (15+ years)	Medium Priority
㉝	Construction of trails linking new neighbourhood centres	Implementation	Long Term (15+ years)	Low Priority



# APPENDIX A: NGĀI TAHU CLAIMS SETTLEMENT ACT 1998





# NGĀI TAHU CLAIMS SETTLEMENT ACT 1998

The Ngāi Tahu Claims Settlement Act 1998 (the Settlement Act) gives effect to the Deed of Settlement signed by the Crown and Te Rūnanga o Ngāi Tahu on 21 November 1997 to achieve a final settlement of Ngāi Tahu's historical claims against the Crown.

The Act records the apology given by the Crown to Ngāi Tahu, for injustices suffered by the Crown's actions in purchasing Ngāi Tahu land, and gives effect to the provisions of the Deed of Settlement 1997 entered into between Ngāi Tahu and the Crown.

The Settlement Act results in 5 key actions:

- The Apology - A critical component of redress which is documented in Section 5 and 6 of the Act.
- Aoraki – in recognition of Ngāi Tahu's mana Aoraki/Mount Cook to be vested in Ngāi Tahu
- Economic Redress - Dealing with the major economic compensation elements and the right that Ngāi Tahu has to use that money to acquire Crown assets
- Cultural Redress- Comprising enhanced status, new roles and affirmations of existing rights, as a way of recognising Ngāi Tahu mana and reflecting it in future management, particularly in the restoration of mahinga kai
- Non-Tribal Redress -Ancillary Claims that are the private claims of individuals and family groups, and SILNA claims arising out of the South Island Landless Natives Act 1906

While the Ngāi Tahu Settlement is full and final, the concept of mana whenua secures an ongoing relationship between tangata whenua and local, regional and central government authorities in terms of natural resource management.

The provisions of the Settlement Act are aimed at recognising the mana of Ngāi Tahu on the landscape and restoring the ability of Ngāi Tahu to give practical effect to kaitiaki responsibilities.

These provisions (listed in Schedule 111 of the Settlement Act 1998) include:

Ownership and control of various resources and areas of land of importance to Ngāi Tahu. In the takiwā of Te Rūnanga o Kaikōura, there are nine such sites:

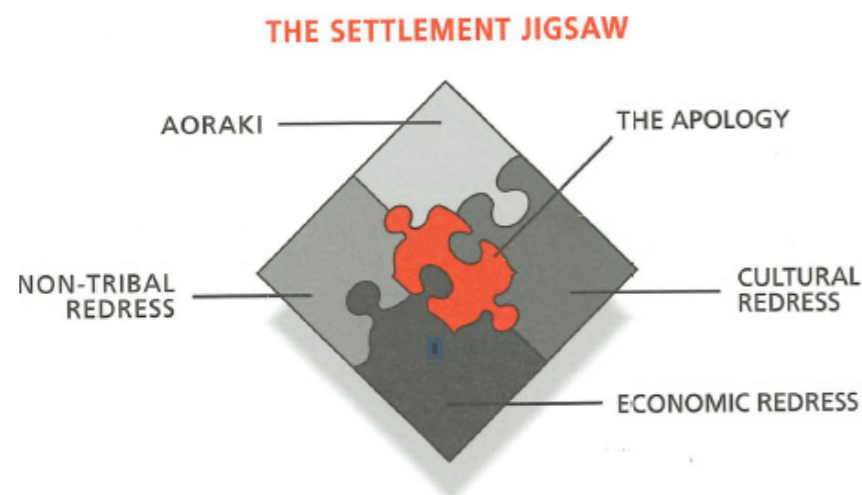
- Ōaro Ōmihi / Goose Bay
- Tuku Tuku Iwi
- Kahutara
- South Bay
- The Point
- Kaikōura Peninsula
- Waipapa Point
- Te Parinui o Whiti

The Settlement Act includes a new instrument called a Statutory Acknowledgement (SA). A Statutory Acknowledgement is an acknowledgement by the Crown of Ngāi Tahu's special relationship with identified areas, namely Ngāi Tahu's particular cultural, spiritual, historical, and traditional association with those areas (known as statutory areas).

The SA is intended to improve the effectiveness of Ngāi Tahu participation in RMA processes. Te Tai o Marokura (Kaikōura Coastal Marine Area) is the only SA located near the spatial area. Details can be found in Schedule 100 of the Ngāi Tahu Claims Settlement Act 1998.

Ancillary claims also exist under Schedule 111 for:

	LAND	DESCRIPTION	ENCUMBRANCES
①	Kaikōura suburban site	All that land situated in Marlborough Land District, Kaikōura District, comprising 3.9090 hectares, more or less, being Section 1, SO 6949. All Certificate of Title 4D/1424. As shown on Allocation Plan A 105 (SO 7321).	None
②	Kaikōura town section	All that land situated in Marlborough Land District, Kaikōura District, comprising 9930 square metres, more or less, being Section 1, SO 6917. All Certificate of Title 4D/1316. As shown on Allocation Plan A 104 (SO 7320)	None
③	Takahanga Pā site (No 1)	All that land situated in Marlborough Land District, Kaikōura District, comprising 2.3689 hectares, more or less, being Section 473, Town of Kaikōura (SO 5269). All Gazette 1992, page 504, subject to Gazette 1997, page 1207. As shown on Allocation Plan A 180 (SO 7324)	None
④	Takahanga Pā site (No 2)	All that land situated in Marlborough Land District, Kaikōura District, comprising 683 square metres, more or less, being Part Section 411, Town of Kaikōura (SO 4791). Subject to survey, as shown on Allocation Plan A 180 (SO 7324)	None



## LEGEND

- STUDY AREA
- Vested / transferred
- Ancillary claim



NGĀI TAHU TREATY SETTLEMENT AREAS



# APPENDIX B: ENGAGEMENT SUMMARY





# ENGAGEMENT PROCESS

The development of the Kaikōura Spatial Plan involved a series of workshops held on the 10th, 11th and 12th May 2023.

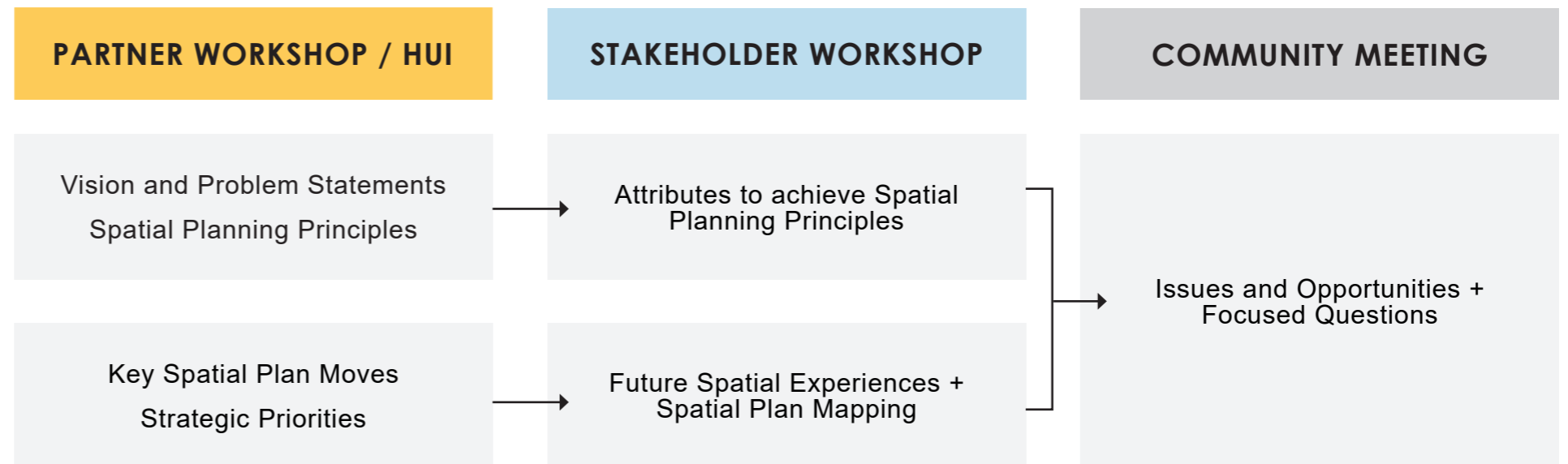
The process commenced with a Partners Workshop on 10th May, where participants delved into the broader context, defining the ongoing challenges, co-creating a collective vision, and establishing spatial planning principles to better understand the vision.

Building on the Partner Workshop, the subsequent Stakeholder Workshop, held on the 11th May, provided the opportunity for the review and refinement of the draft vision and principles. Stakeholders actively contributed by identifying key attributes essential for realising the spatial planning principles, and then applied these attributes by creating draft spatial plans within their groups.

A Community Workshop was then held on the evening of the 11th of May, offering a diverse perspective and valuable feedback on both the partners' and stakeholders' vision and principles. Additionally, the community workshop captured their aspirations and explored a spectrum of broad issues and opportunities for the spatial plan.

These participatory workshops were designed to build on each other, fostering a holistic and inclusive approach to the preparation of the Kaikōura Spatial Plan.

## WORKSHOP RELATIONSHIPS



**PARTNER WORKSHOP / HUI**



**STAKEHOLDER WORKSHOP**



**COMMUNITY MEETING**





# PARTNER WORKSHOP

The first workshop was a Partner Workshop at Kaikōura District Council Chambers on 10th May 2023. This four-hour workshop was attended by the mayor, councillors and KDC staff.

This facilitated workshop had the following objectives:

- Ensure a good understanding of spatial planning reasons, processes, and outputs.
- Explore our collective vision (i.e., local qualities, experiences, and aspirations) alongside issues that must be addressed.
- Develop a set of design and planning principles.
- Consider some potential key moves and establish high-level priorities.
- Provide strategic direction to test and refine through the stakeholder and community workshops.

The participants were split into three breakout tables to undertake the four exercises.

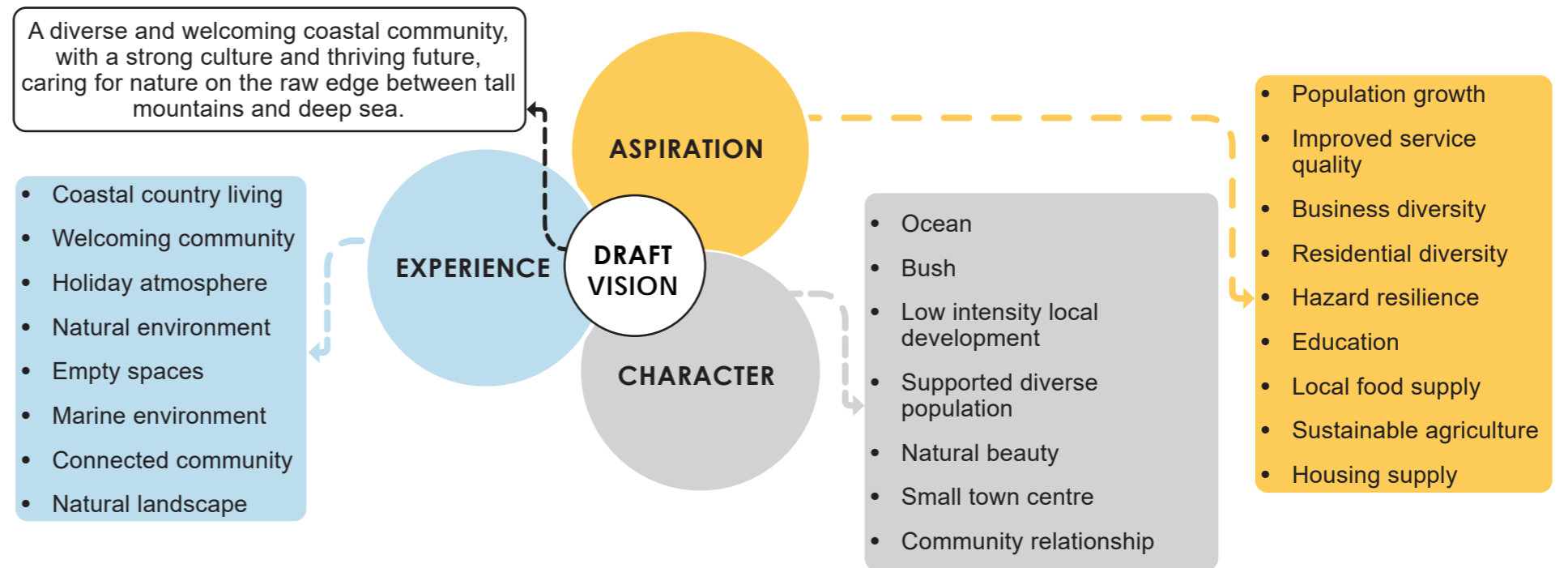
Representatives from the Rūnanga (Kaikōura / Ngati Kuri) were unable to attend the workshop. A separate hui was arranged. Participants were made aware that workshop outcomes were dependent on further engagement with them.



## EXERCISE 1: COLLECTIVE VISION

The groups were asked to brainstorm the aspirations, key experiences and character of Kaikōura over the next 30 years. As a whole group, we then used these notes to come up with a draft collective vision for the Kaikōura Spatial Plan.

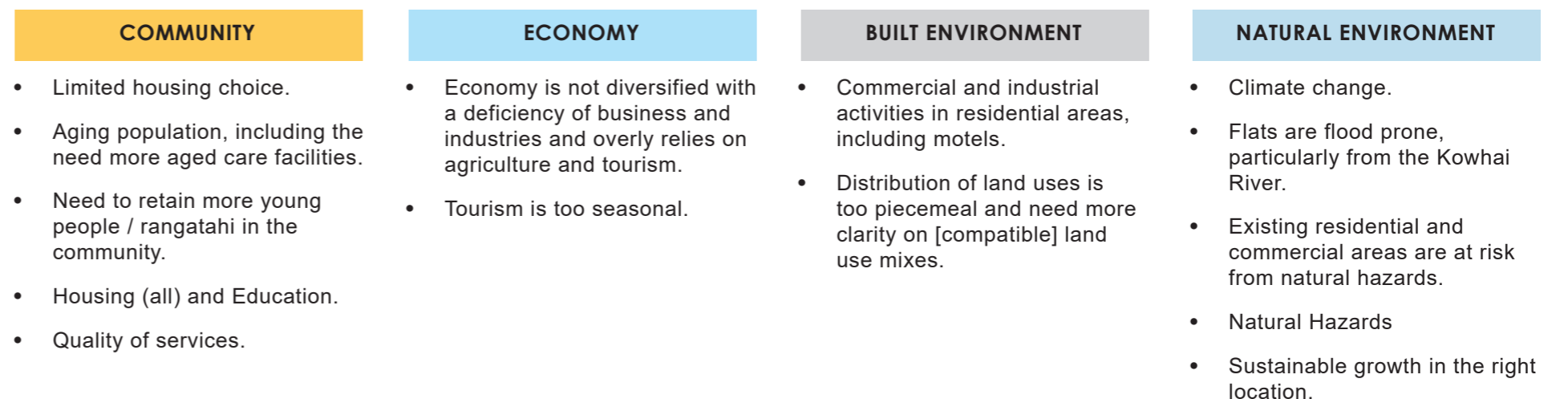
The diagram below illustrates the results of the first exercise.



## EXERCISE 2: KEY ISSUES

Based on the draft collective vision, each group were asked to brainstorm key issues that Kaikōura faces, that might inhibit them from achieving their vision for Kaikōura.

The diagram below illustrates the draft results of the second exercise.





## EXERCISE 3: SPATIAL PLANNING PRINCIPLES

Each group were asked to discuss and decide on the spatial planning principles that they considered important. These could stem from either the prompts provided to them or alternatives

The diagram below shows the relevant draft results of the third exercise.

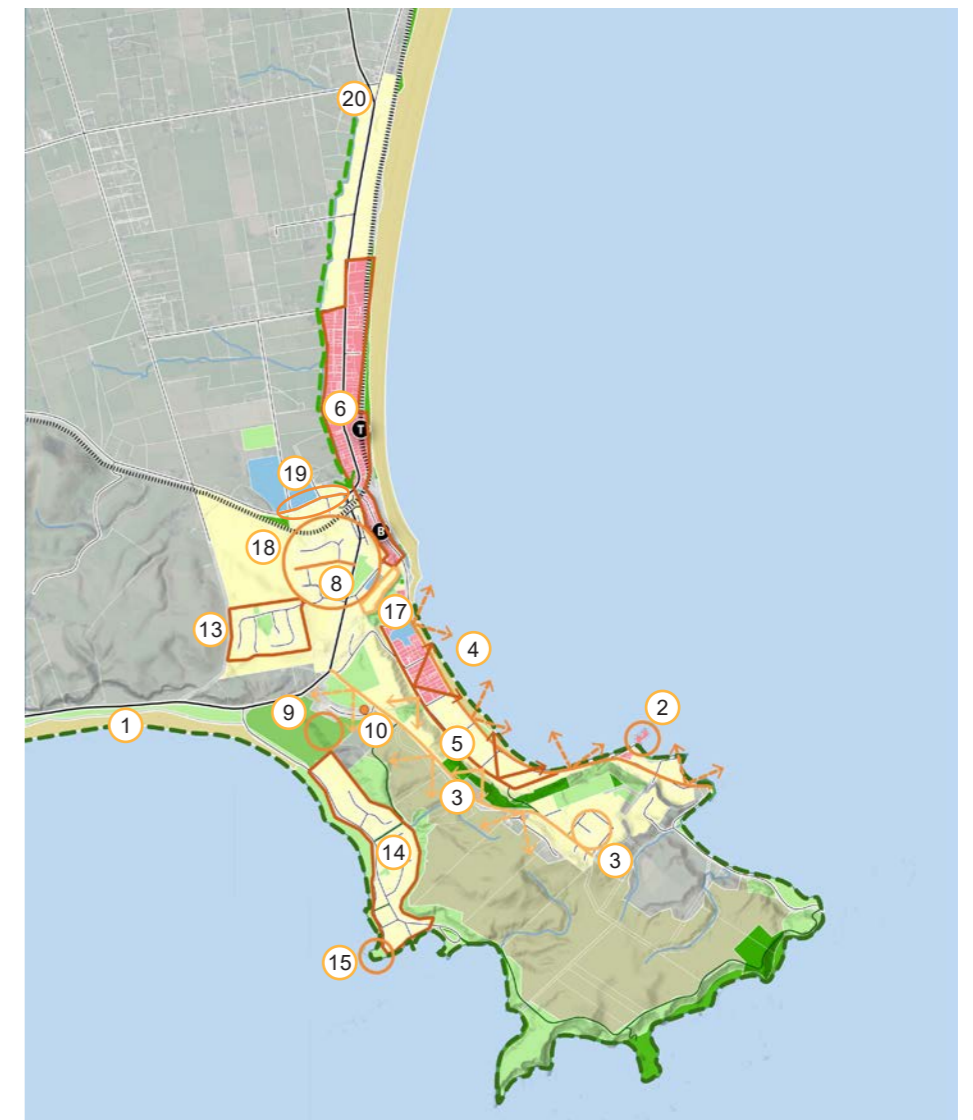
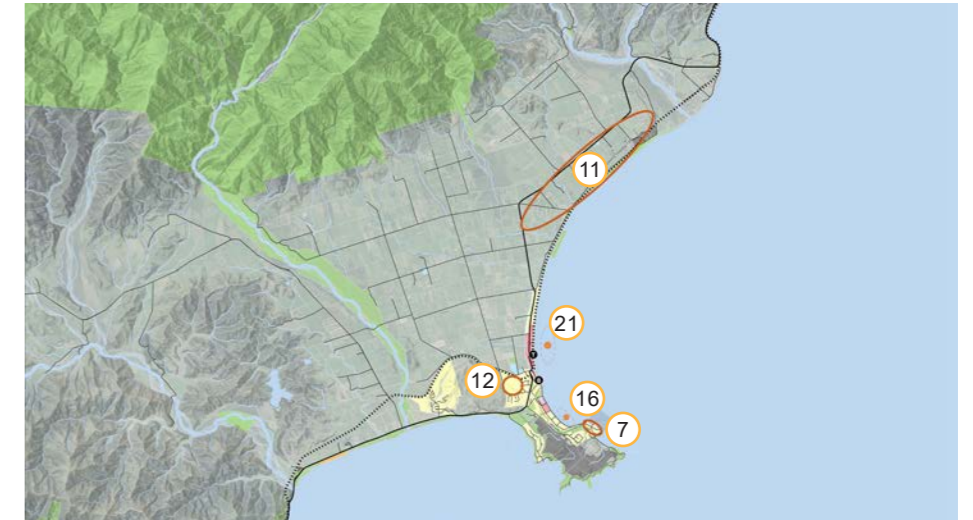
<b>PRINCIPLE 1</b>	Well-designed neighbourhoods provide for everyday needs.
<b>PRINCIPLE 2</b>	Urban change and growth are consolidated within and around towns and settlements.
<b>PRINCIPLE 3</b>	Urban form is managed to achieve an effective and efficient pattern of development. Increased diversity in housing choices.
<b>PRINCIPLE 4</b>	Economy is diversified. An authentic local character and identity.
<b>PRINCIPLE 5</b>	Valued landscapes are protected and celebrated. Mitigate and adapt to climate change.

## EXERCISE 4: KEY SPATIAL PLAN CHANGES

Lastly, the participants were asked to document their key spatial planning moves on the plans provided. They were asked to define distinct character areas; identify emerging areas; and consider any relationships and dependencies with other areas.

### KEY CHANGES:

- |  |  |
|--|--|
| <ol style="list-style-type: none"> <li>1. Link pathway</li> <li>2. Project – Wakatu Quay</li> <li>3. Elevated Views (around Scarborough Street)</li> <li>4. Prime waterfront views along Esplanade</li> <li>5. Prime elevated views/vistas along Torquay Street</li> <li>6. Commercial retail hospitality in Town Centre</li> <li>7. Seaside village</li> <li>8. Project - Abbeyfield on Bayview Street</li> <li>9. Hockey field near race track</li> <li>10. Indoor sports near aquatic centre</li> </ol> | <ol style="list-style-type: none"> <li>11. Hapuku-Lifestyle areas mapped</li> <li>12. Future residential west of Kaikōura town centre</li> <li>13. Emerging residential south-west of Kaikōura town centre</li> <li>14. South Bay – residential houses and visitor accommodation</li> <li>15. South Bay – boat ramp and carparks + future boat parking</li> <li>16. Swimming beach south along Esplanade</li> <li>17. Takahanga Marae</li> <li>18. Owner occupied homes around Bayview Street</li> <li>19. Social housing around Ludstone Road (Davidson Terrace)</li> <li>20. Walk and cycle trail along river behind commercial areas</li> <li>21. Fishing near train station</li> </ol> |
|--|--|





# TE RŪNANGA O KAIKŌURA / NGĀTI KURI HUI

## HUI #1

The first hui was held at Takahanga Marae on 22nd June 2023. This was attended by TROK / Hapu representatives, Councillors and KDC Staff.

This facilitated workshop had the following purpose:

- Ensure there is a good understanding of spatial planning reasons, processes and outputs.
- Discuss how to weave mana whenua aspirations, values, and issues into the draft spatial plan vision and principles.
- Integrate important cultural areas and strategic development initiatives into a draft 30-year spatial plan.
- Agree to an ongoing partnership approach for the remaining spatial planning process.

Following Karakia and Whakawhanaungatanga (introductions), an outline of what a spatial plan is and an update on the Kaikōura Spatial Plan process to date was presented. It was emphasised that this process is an opportunity to take a long term, inter-generational approach to Kaikōura. Examples of cultural integration into other similar spatial plan and masterplan documents were presented to illustrate how these opportunities could be realised during this spatial planning process.

A large part of the hui focused on reviewing the draft vision and spatial planning principles developed through earlier engagement workshops and weaving in Mana Whenua values and issues. As part of this, existing initiatives and actions relevant to spatial planning were reviewed in both the Te Poha O Tohu Raumati | Te Rūnanga o Kaikōura Environmental Management Plan, focused on the Te Ahi Kaikōura a Tama ki te Rangi chapter, and Reimagine Kaikōura | Pōhewatia anō a Kaikōura. The refined vision built on the whakatauki 'ki uta ki tai' and the spatial planning principles were shaped and set within a framework of core cultural values expressed during the hui.

A general korero (discussion) then focused on how to appropriately spatially locate specific areas of cultural importance to protect and enhance the whenua or moana and identify areas for future development initiatives. While it was identified that the whole area is culturally important, it was agreed to follow up with Te Rūnanga o Ngāi Tahu to review available GIS mapping resources as a starting point for further engagement. Regarding development initiatives, facilitating papakainga opportunities on Māori land were identified as particularly important to consider through the spatial plan process.

## EXISTING INITIATIVES & ACTIONS

### TE POHA O TOHU RAUMATI TE RŪNANGA O KAIKŌURA ENVIRONMENTAL MANAGEMENT PLAN: TE AHI KAIKŌURA A TAMA KI TE RANGI (\*Paraphrased)



DEVELOPMENT	BUSINESS AND TOURISM	WATER / RIVERS, STREAMS AND CREEKS	CULTURAL LANDSCAPES / KAIKŌURA PENINSULA
<p>Mitigate intensification demands placed upon land, water and community infrastructure.</p> <p>Avoid continuous, unbroken, or “ribbon” development in coastal regions.</p> <p>Provide buffer zones and covenants to preserve of areas of indigenous vegetation and other culturally important features and places.</p>	<p>Protect cultural heritage, the natural environment, and the “small coastal village” character of Kaikōura.</p> <p>Enhance the natural and cultural values through appropriate design of development.</p> <p>Mitigate impacts of coastal camping and general tourist access and establish structures such as public toilets, in culturally appropriate places.</p>	<p>Promote the restoration of wetlands and riparian areas to improve water quality.</p> <p>Encourage catchment based planning to ensure that activities in upper catchments maintain mahinga kai, water quality and water quantity in lower catchments.</p> <p>Use esplanade reserves and strips to protect waterway health and access values.</p>	<p>Ensure that development does not compromise the unique geological characteristics of the coastal area.</p> <p>Improve access to natural and cultural heritage.</p> <p>Protect, restore and enhance indigenous biodiversity and mahinga kai, including support for concept of Mahinga Kai Cultural Parks.</p>



## HUI #2

A second hui was held at Takahanga Marae on 6th December 2023. This was attended by TROK / Hapu representatives, TRONT Kaiārahi Mātai Whenua Geospatial Manager (via VC) and KDC Staff.

The meeting was opened by karakia and followed by mihi (introductions) with agreed outcomes for the hui, including:

- Understanding where growth is proposed.
- Identify areas that can and cannot be developed and areas that are 'grey'.
- Have a better understanding of the types of development that could be proposed.
- Understand the potential for areas marked for Māori purpose, exploring if there is scope further north.
- Have a better understanding of the implications to the District Plan deriving from the Spatial Plan
- Agree a mapping strategy to ensure Māori land is mapped as Rūnanga sees fit.

KDC indicated it is keen to continue working closely with TROK to ensure it understands what is important to iwi, and that these elements are incorporated into the emerging Spatial plan. This will be beneficial to the Spatial Plan, which will also feed into the review of the District Plan. It was explained that there is still a clear direction from Council for better partnerships and that the Spatial Plan would not be a complete document without the two parties working together.

It was reiterated that it is important to have a clear vision of where we want to head as a community, and this is why joint up conversations with the Rūnanga are important to continue going forward. All participants reviewed the revised vision (amended following Hui 1) and everybody agreed that it is still suitable. It was suggested that the whakatauki is kept separate from the vision to keep it succinct, with the following amendment – 'for us and our children after us' could be amended to 'for us and our future generations' to be more inclusive.

The discussion turned to the outstanding mapping issue regarding any missing information. It was suggested that the plan could reach further north in the future. Although, it was acknowledged to focus efforts on Kaikōura flats to start with. Emphasis was placed on the importance of working out what areas are appropriate and not appropriate for growth in accordance with TROK views. This will then leave room for a discussion over the remaining 'grey' areas. It was noted a lot of data is in reports, which can be sourced so long as permission is attained. It was added that the archaeological data only accounts for areas that have been previously dug. The importance to steer development away from archaeological sites was reiterated and that these areas also have a lot of stories associated to them and can differ from the extent of occupation and areas of cultural use. The are still outstanding reports post-earthquake, produced by Heritage NZ.

The need to avoid zoning / mapping in areas that should not be developed was reaffirmed. Old maps (e.g. Black Maps) can be used to figure out where swamps were, which will also be areas unsuitable for development. However, some areas do not have geographical boundaries and can therefore be hard to define. It was explained that the Rūnanga undertook a big cultural mapping project (i.e. Kā Huru Manu) and found that all along the coastline was classed as significantly culturally important over the 800 years of occupation. It is important to adopt a similar precautionary approach in the Spatial Plan, which could then inform further evidence as part of any subsequent District Plan / RMA processes.

Large copies of old maps were laid out on the tables for discussion, including:

- History of land use.
- Understanding the movements of early settlers.
- Discussion over what can be pulled from these maps.
- Wetlands of the past are likely to be subject to liquefaction (e.g. Lyell Creek).

Large copies of the recently produced current maps were then laid on the table, simulating discussion on the future use of land and development types, particularly on the following:

- New airport location options.
- Heavy vehicle bypass (diverting trucks away from town).
- Improved cycling and walking infrastructure.
- Amenities in town that benefit both visitors and tourists.
- Important to consider a growing population, ensuring infrastructure is sufficient for growth.
- Need to encourage domestic tourism and non-tourist related employment.
- Concern that visitors' accommodation could be reducing available housing stock for locals.

It was agreed that draft spatial plan, with maps, will be reviewed at hui 3 to provide an opportunity to refine any remaining issues or mapping requests. It was suggested that it would be useful to make a timeline of all the key changes and development that has occurred over the past 20 years to inform this future-focused discussion

## HUI #3

A third hui was held at Takahanga Marae on 1st February 2024. This was attended by TROK / Hapu representatives, TRONT Kaiārahi Mātai Whenua Geospatial Manager and KDC Staff.

The meeting was opened by karakia and followed by mihi (introductions). The first part of the session covered some of the current issues the town faces, with concerns being raised about the impact of increasing boats and recreational fishing on Kaikōura's fishing community. Resourcing challenges, recruitment issues, and housing affordability were also discussed, particularly in relation to vacant roles and the rising cost of house building and ownership.

A development timeline of all the major consents and developments that have occurred in Kaikōura over the last 20 years was discussed, including the 2005 Ocean Ridge development and the 2023 Vicarage Views consent. There was a general discussion around the growth of Kaikōura, particularly the fact a lot of big subdivisions took place early in the timeline and have slowed down since the earthquake in 2016.

Environmental matters, such as Green Globe and the Walking and Cycling Strategy, were touched upon, with a shift in focus post-earthquake. The discussion extended to the growth of Kaikōura, tourism job challenges, and the need for a high-wage economy. The importance of regulations on the environment was debated, and the potential impact of the proposed hot pools on town development was considered.

Detailed maps that were prepared by Boffa Miskell were analysed. The maps were prepared using information collated from the community and stakeholder workshops that took place in May 2023. There were general discussions around these maps, and it was agreed that the Spatial Plan would benefit from including a new map on cultural significance.

It was agreed that the freight detour route would be better placed over Top Ford, where the Kowhai River is narrower and less prone to the accumulation of sediment. It was also decided that the Light industrial hatched area should be reshaped to reflect its actual size. Further work is also required on the location of the Papakainga housing, which the Council explained was timely, as Otago University students would soon be working on a project about affordable housing in the Kaikōura district. Housing intensification was also discussed, and it was suggested that Ocean Ridge should be included as an area for intensification within the Spatial Plan. It was agreed that TROK would draft text for the mana whenua context.

Actions arising from the meeting were agreed, including the requirement to review the draft Spatial Plan and provide updates to the Rūnanga and to Council members. All attendees expressed support for progressing with the Spatial Plan, considering feedback and additional cultural significance mapping.



# STAKEHOLDER WORKSHOP

A stakeholder workshop was held in Kaikōura on 11th May 2023 at the Upper Room Kaikōura. This workshop had attendees from the last partner workshop, as well as key stakeholders, including representatives from: Environment Canterbury, tourism operators, local real estate agents, local developers, sports club representatives, farming representatives, etc.

This facilitated workshop had the following objectives:

- Ensure a good understanding of spatial planning reasons, processes, and outputs.
- Provide feedback on a draft vision and existing local issues that must be addressed.
- Define key attributes needed to achieve spatial planning principles.
- Imagine the best mix of spatial experiences and environmental qualities for the future.
- Create a draft 30-year spatial plan within the most developable parts of the study area.

The workshop mixed attendees into groups around five tables to ensure a range of perspectives were represented through the three exercises.



## EXERCISE 1: ATTRIBUTES TO ACHIEVE SPATIAL PLANNING PRINCIPLES

Based on the five key spatial planning principles drafted by the partners, the groups were asked to brainstorm and document the attributes that would achieve these principles, which is indicated in table below:

DRAFT PRINCIPLES	ATTRIBUTES
<p><b>VALUED LANDSCAPES ARE PROTECTED AND OUR HERITAGE AND LOCAL IDENTITY ARE CELEBRATED, INCLUDING STRENGTHENING THE CONNECTION BETWEEN LAND AND WATER.</b></p>	<ul style="list-style-type: none"> <li>• Strengthening the connection between land and water.</li> <li>• Enhancing and creating further public spaces between the sea and the land.</li> <li>• Cultural partnership is evident in town.</li> <li>• Processes for connecting with our community.</li> <li>• Balanced approach in protection planning.</li> <li>• Interconnected development ‘villages’ (not ribbon development).</li> <li>• No urban sprawl – spreading houses into productive rural land.</li> <li>• Heritage / natural park status for the mountains.</li> </ul>
<p><b>OUR COMMUNITY AND ECONOMY ARE DIVERSIFIED AND WELL-SERVICED.</b></p>	<ul style="list-style-type: none"> <li>• Elderly care and housing.</li> <li>• Affordable housing.</li> <li>• Education of all sectors and opportunity for further education, including a Marine Research Facility.</li> <li>• Employment opportunities.</li> <li>• Diverse businesses.</li> <li>• Technology – youth opportunities.</li> <li>• Great rail connectivity – expanding tourist transport options.</li> <li>• More public transport – less car dependent.</li> </ul>
<p><b>URBAN FORM IS WELL-MANAGED TO ACHIEVE AN EFFECTIVE AND EFFICIENT PATTERN OF DEVELOPMENT, WHICH IS RESILIENT TO NATURAL HAZARDS AND CLIMATE CHANGE.</b></p>	<ul style="list-style-type: none"> <li>• Town plan zones – industrial, commercial, etc.</li> <li>• Design to encourage residential development and improving housing stock.</li> <li>• Utilise natural hazards mapping and planning.</li> <li>• Move heavy transport routes out of town – bridge over Kowhai River.</li> <li>• Housing stock – short term rental accommodation vs long term rental accommodation.</li> <li>• Don’t build in flood plains.</li> <li>• Ocean view development focus for township.</li> <li>• Tourism in West and Esplanade.</li> </ul>
<p><b>WELL-DESIGNED PLACES THAT PROVIDE FOR EVERYDAY NEEDS.</b></p>	<ul style="list-style-type: none"> <li>• Parks and reserves enhanced for community use.</li> <li>• Footpaths and lighting – cycleways.</li> <li>• Accessibility for services.</li> <li>• Healthcare services – welfare services.</li> <li>• Well planned at lowest ‘cost’ to council and rate payers. Focus plans on south west.</li> <li>• Predominance / Priority on safety of people, critical infrastructures, environment, ecology, landform/amenities.</li> </ul>
<p><b>URBAN CHANGE AND GROWTH ARE CONSOLIDATED WITHIN AND AROUND OUR TOWNS AND SETTLEMENTS.</b></p>	<ul style="list-style-type: none"> <li>• Spaces clearly defined for different uses.</li> <li>• Infill or high-density housing.</li> <li>• Consideration of highly productive soils.</li> <li>• Transport options – airport, bus (travel ability within town and country), rail.</li> <li>• Restrict development of housing in some areas.</li> </ul>



## EXERCISE 2-3: DRAFT SPATIAL PLAN MAPPING (STEP-BY-STEP)

In exercise 2, the groups were asked to identify the expected growth and future mix of land uses they wish to see in Kaikōura. This set them up for exercise 3, by giving them the corresponding tiles of different land use types and residential densities.

In exercise 3, the five groups were asked to distribute the land use tiles they have been given and mark up transport connections across the town and study area, as well as note their rationale for their key moves.

The mix of tile colours differed for each group depending on the growth option they chose (based off exercise 2). The groups who chose a more highly managed growth approach received a smaller number of higher-density tiles, whereas less-managed growth approaches received a higher number of lower-density tiles.

The groups worked collaboratively to create draft spatial plans options for Kaikōura. The table documents the participants key moves.

### GROUP 1



- Town centre to extend north to train station.
- School to relocate.
- New neighbourhood centre in South Bay.
- Attractions along Esplanade.
- Medium density housing opposite Pier Hotel

### GROUP 2



- Whale trail.
- Town centre extends north to train station, and further south.
- Neighbourhood centre around South Bay Harbour.
- Medium density housing along Esplanade.
- Indoor sports near pool.
- Neighbourhood centre and medium density housing north of Ocean Ridge.

### GROUP 3



- Cycle trail / walkway along river behind town centre.
- Dog parks.
- Move primary school near other two.
- Move library to arts precinct.
- Arts centre precinct around Mayfair.
- Abbeyfield rest home.
- Neighbourhood centre near South Bay Harbour.

### GROUP 4



- Cycleways linked to the school in Council easement.
- Hotel precinct near Wakatu Quay.
- Gondola at Point Kean Viewpoint.
- Recreation Park at pools.
- Community facilities precinct near crochet club.
- Move landfill and recycling outside of town.

### GROUP 5



- Town centre extends north.
- Medium density housing in future residential area.
- Medium density housing behind Torquay Street on terrace.
- New rural residential housing by Mill Road.



# COMMUNITY MEETING

A community meeting was held in Kaikōura in the evening of the 11th May 2023 in the Upper Room Kaikōura. This simplified workshop was held with the following purpose:

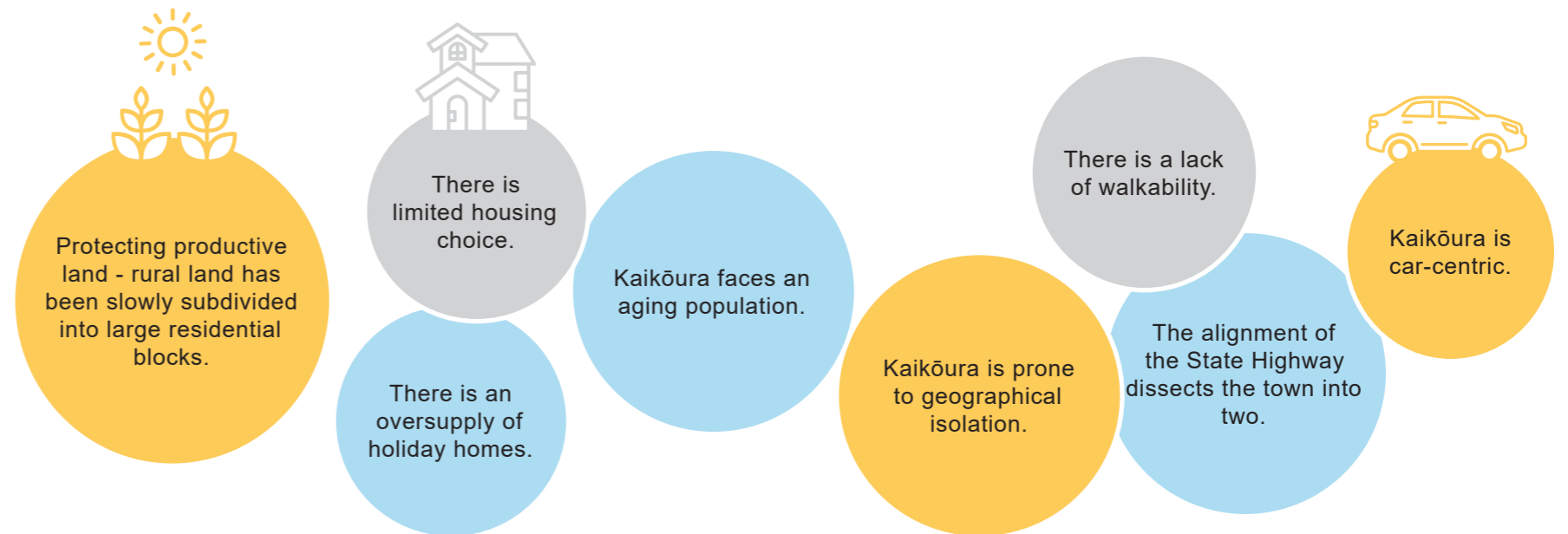
- Ensure a good understanding of spatial planning reasons, processes, and outputs.
- Provide feedback on a draft vision and existing local issues that must be addressed.
- Define key attributes needed to achieve spatial planning principles.
- Imagine the best mix of spatial experiences and environmental qualities for the future.
- Create a draft 30-year spatial plan within the most developable parts of the study area.

After an introduction and a brief presentation about the spatial plan and its objectives, participants were people were asked to provide feedback on the partners' vision and key issues and principles identified by the stakeholders.

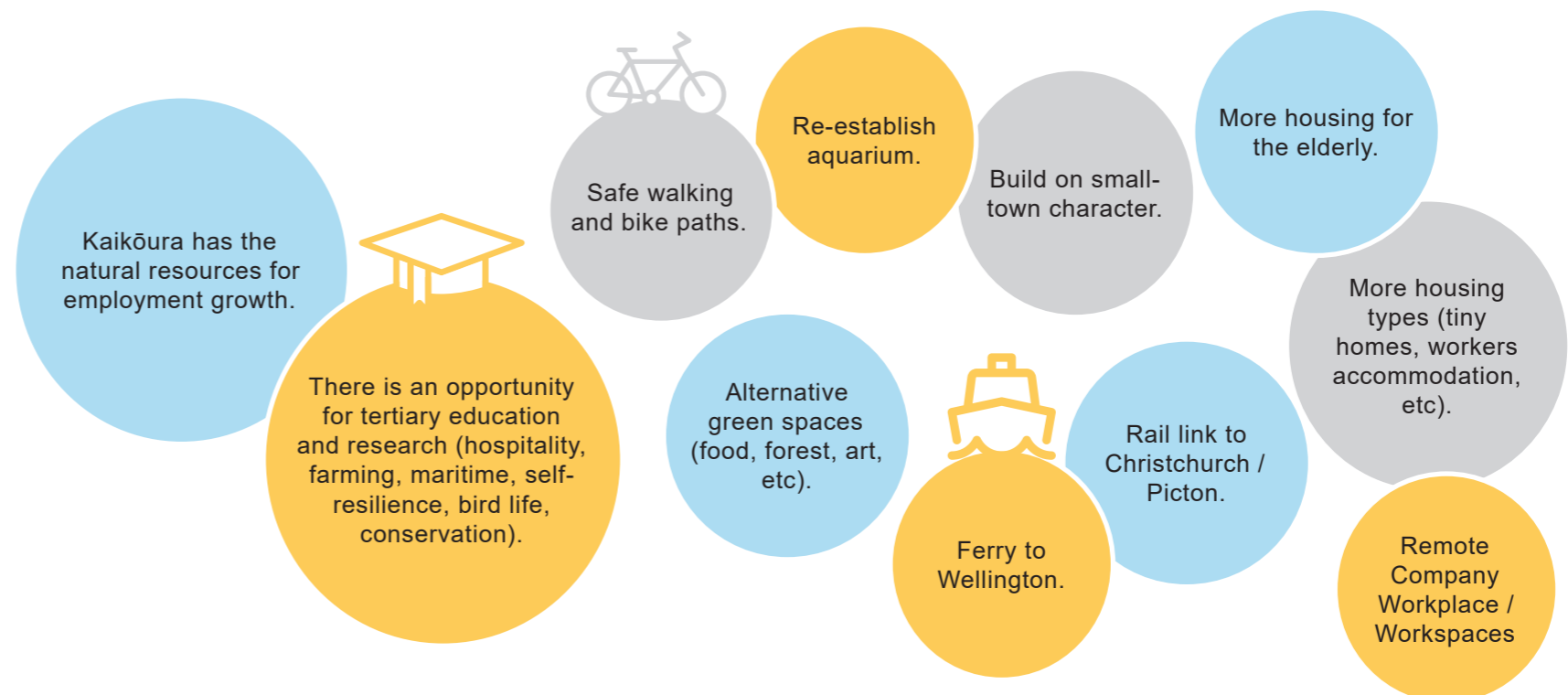
During this workshop, attendees raised a range of issues and opportunities along with a general discussion points to explore with the project team.



## ISSUES



## OPPORTUNITIES





# APPENDIX C: OTHER DOCUMENTS REFERENCED



## REIMAGINE KAIKŌURA: PŌHEWATIA ANŌ A KAIKŌURA

COMMUNITY	ECONOMY	BUILT ENVIRONMENT	NATURAL ENVIRONMENT	LOOKING TO THE FUTURE
<p>Meet housing needs: Further discussions on Papakāinga Development.</p> <p>Elderly care: Establish a retirement village and dementia care facilities.</p> <p>Community Facilities: Repair or replace key community facilities such as pools or playgrounds.</p>	<p>Market Kaikōura: Unique year-round destination, including multi-day/weekend offerings.</p> <p>Education hub: Provision of educational services and facilities.</p> <p>Marine Research Centre: Attract year-round researchers and students to the district.</p>	<p>Restore heritage and cultural sites: Encourage the repair/restoration and viable future use of character/heritage buildings and sites.</p> <p>Revitalize township: Develop plans for the Kaikōura Town Centre, Esplanade, North Wharf and South Bay areas.</p>	<p>Local stewardship of the natural environment: Restoration of quake affected waterways.</p> <p>Protect unique landscape features: Protect unique landscape features and areas of geological significance. Explore related educational and tourism opportunities.</p>	<p>Kaikōura Airport: future proofing of the Kaikōura Airport.</p> <p>Coastal enhancements: Safer and more resilient transport networks, walking / cycling paths and restoration planting along the coast.</p> <p>Planning for the harbour: Cater for the needs of fishing and tourism.</p>



# APPENDIX D: SUMMARY OF 30 YEARS OF DEVELOPMENT

2000-2005

## RESIDENTIAL

Location	Proposed
Makura Road	27 lot subdivision
126 Esplanade	8 residential units
14 Fyffe Avenue	7 lot subdivision
258A Mt Fyffe Road	24 lot subdivision
68 Churchill Street	181 lot subdivision
Greenburn Way (Ocean Ridge)	106 lot subdivision
Austin Close	8 lot subdivision
148 State Highway 1	26 lot subdivision

## VISITORS ACCOMMODATION

Location	Proposed
Kekerengu State Highway	12 chalets for overnight accommodation
45 Churchill Street	18 unit motel (Bella Vista)

## RETAIL / COMMERCIAL

Location	Proposed
Beach Road	New World Supermarket
130-134 Beach Road	Construct and establish shopping centre (Harakeke Mall)

## OTHER

Kaikōura for becoming the first town in the world to gain full certification from Green Globe

2005-2010

## RESIDENTIAL

Location	Proposed
154 Beach Road	2 lot subdivision with 19 unit titles on lot 1
Grange Road	8 lot subdivision
Ocean Ridge	38 lot subdivision
800 Kekerengu Valley	7 lot subdivision
27A Fyffee Avenue	6 lot subdivision
739 Mt Fyffee Road	11 lot subdivision
10 Ingles Drive	11 lot subdivision
Null Road	37 lot subdivision
184-206 Beach Road	40 lot subdivision
82 Scarborough Street	7 lot subdivision
Rakanui Station	67 lot subdivision, (farm park, huts, bridges, roading)
Bay paddock Road	20 lot subdivision
375 Bay Paddock Road	23 lot subdivision
Acadia Downs	25 lot subdivision
100 Torquay Street	19 residential apartments and 4 visitor accommodation
Torquay Street	11 residential apartments
232 Beach Road	9 lot subdivision



2010-2015

**VISITORS ACCOMMODATION**

Location	Proposed
115 Beach Road	Lobster Inn Motor Lodge 26 site camping ground
Kincaid Road	6 visitors accommodation units
375 Bay Paddock Road	12 chalets, lodge and 9 hole golf course
185 Beach Road	10 visitor accommodation units
17 Avoca Street	9 visitor accommodation units
Hapuku Lodge	Increase visitor accommodation to 40 and provide conference facilities

**POLICIES / STRATEGIES**

District Plan Operative – include Kaikōura Peninsula Tourism Zone and Ocean Ridge

Kaikōura A-B Carbon Free - Kaikōura Walking and Cycling Strategy

2015-2020

**RESIDENTIAL**

Location	Proposed
75 Koura Bay Drive	Subdivision and land titles 1-7 units
30 Mill Road	9 lot subdivision
Mt Fyffe Road	10 lot subdivision

**Retail / Commercial**

Location	Proposed
Wakatu Quay	Hotel and retail/commercial tourism development

**UTILITIES**

Location	Proposed
Deal Street	Canterbury District Health Board – Replacement Hospital
Scarborough Street	Resource shed outside landfill area

**OTHER**

Location	Proposed
South Bay Parade	Lookout platform
75 Koura Bay Drive	Commercial golf course

**Policies**

Plan Changes 1 & 2 Complete Omnibus and Ocean Ridge Plan Change

2020-NOW

**VISITORS ACCOMMODATION**

Location	Proposed
State Highway 1 Kekerengu	3 allotments, five self-contained chalets and 30 campervan parks
5A Mill Road	16 unit motel
114 Esplanade	Construction and operation of hotel

**UTILITIES**

Location	Proposed
196 Beach Road	Establish postal depot

**POLICIES**

Reimagine Kaikōura - Pōhewatia anō a Kaikōura - Kaikōura District Recovery Plan 2017

Council works with Government to produce Order in Council to support Earthquake recovery

**RESIDENTIAL**

Location	Proposed
Vicarage Views	67 lot subdivision

**Utilities**

Location	Proposed
28-32 Churchill Street	New Fire Station

**POLICIES**

Natural Hazards Plan Change 3 Complete

Kaikōura Business Park Plan Change 4 – Notified

**OTHER**

Kaikōura District Council received receives funding for Wakatu Quay Development



# APPENDIX E: GLOSSARY

**Affordability:** The economic aspect of housing and living costs, ensuring that residents can reasonably afford to live in the area.

**Blue-Green Network:** A planning and design concept that connects natural water systems (blue) with green spaces to create a sustainable and resilient urban environment.

**Constraints:** Factors that limit or restrict the development potential of land, such as natural hazards, landscape features, and planning regulations.

**Design Guidelines:** A set of criteria or principles used to shape the development and aesthetic quality of buildings and public spaces.

**Developable Land:** Areas identified as suitable for future development based on an analysis of constraints and opportunities.

**District Plan:** A statutory document that sets out the objectives, policies, and rules for managing land use and development within a specific district.

**Green Belt:** An area of open land around a town or city where development is restricted to preserve the natural environment and limit urban sprawl.

**Heavy Freight Detour:** A proposed alternative route for heavy vehicles to bypass town centres, reducing traffic congestion and improving safety and liveability in urban areas.

**Implementation and Staging:** The process of executing the spatial plan over different time frames (short-term, medium-term, long-term) to ensure sustainable development.

**Indigenous Biodiversity:** The variety of native species and ecosystems in a region, which are crucial for maintaining ecological balance and cultural heritage.

**Infrastructure:** The basic physical and organizational structures needed for the operation of a society, including roads, water supply, sewers, electrical grids, and telecommunications.

**Infill Development:** The practice of developing vacant or underused parcels within existing urban areas to optimize land use and reduce sprawl.

**Land Use:** The categorization of land based on its most suitable use, such as residential, commercial, industrial, rural, or open space.

**Landslide Debris Inundation Overlay:** A planning tool used to identify areas at risk of landslide debris flow, guiding development away from these hazardous zones.

**Mahinga Kai / Kai Moana:** Traditional Māori food gathering areas and practices, including the collection of plants and seafood, which are important for cultural heritage and food security.

**Mana Whenua:** The authority and rights of Māori, particularly local iwi, over their ancestral land and resources.

**Medium Density Residential:** Housing that includes semi-detached houses, terraced houses, or low-rise apartments, typically located close to town centres and community facilities.

**Natural Hazards:** Environmental factors such as floods, landslides, and tsunamis that pose risks to development and require careful planning to mitigate.

**Nature Play:** Opportunities for unstructured play in nature with natural materials, encouraging a stronger connection with the natural environment.

**Neighbourhood Centre:** A small-scale commercial area that provides local conveniences and services within walking or cycling distance from residential areas.

**Outstanding Natural Feature (ONF):** A landscape or geological feature recognized for its distinctiveness and high value, warranting protection from development.

**Outstanding Natural Landscape (ONL):** Areas of significant landscape value that are protected from inappropriate development due to their natural beauty and ecological importance.

**Papakāinga:** A traditional Māori settlement or community area that may include housing, communal spaces, and cultural facilities.

**Rural Residential:** Housing in a rural setting, typically with larger lot sizes that may allow for some self-sufficiency, such as vegetable gardens or small livestock.

**Spatial Plan:** A strategic guide that shapes the future development of a region, ensuring sustainable growth that aligns with the community's vision and values.

**Statutory Acknowledgement (SA):** An acknowledgement by the Crown of Māori special relationship with identified areas, aimed at improving Māori participation in resource management processes.

**Te Rūnanga o Kaikōura:** The local iwi authority for the Kaikōura area, playing a key role in the spatial planning process and the protection of cultural and natural heritage.

**Town Centre:** The principal commercial and service area of Kaikōura, featuring a mix of retail, hospitality, offices, and community facilities.



**MŌ TĀTOU, Ā, MŌ KĀ URI Ā MURI AKE NEI.**  
FOR US AND OUR CHILDREN AFTER US.

**Mā tātou anō ngā awa me ngā awaawa, me ngā hiwi, me  
ngā toropuk e, me ngā maunga, me ngā awanunui kei  
runga i a Kaikōura whenua e tiaki, e atawhai.**

It is now up to us to protect and care for the rivers, valleys, hillocks,  
ridges, mountains and broad, braided rivers upon the lands of Kaikōura.



### **Amendments to the draft Kaikōura Spatial Plan Document**

Following the KDC Extraordinary Meeting, held on the 6<sup>th</sup> November 2024, Boffa Miskell has been requested to make several text and graphical amendments to the Kaikōura Spatial Plan (Draft for Public Consideration Under the Special Consultative Process of The Local Government Act 2002) document. A schedule of the changes included in the final Kaikōura Spatial Plan is outlined below:

1. Removal of reference to 'Seaview' from all maps.
2. Removal of the 'Vegetation / Landscape Overlay' from all maps.
3. Removal of private roads from all maps.
4. Separation of Land Use Classes 2 and 3 on constraints map (pg. 12)
5. Update to description of 'rural clusters' (point 4, Spatial Plan – Basin, pg. 21).
6. Update to description of 'papakainga housing' (point 6, Spatial Plan – Basin, pg. 21).
7. Removal of the commercial extension along the Esplanade and updates to implementation and staging maps (pg. 25).
8. Addition of Action 19 'Work with NZTA on West End / Ludstone Road / Churchill Street (SH1) intersection upgrades to reduce community severance and improve resilience' to the Action Plan Schedule (pg. 26).
9. Incorporation of appropriate commentary on play from NZ Play Advocates submission, including addition of 'Nature Play' definition to glossary.
10. Updates to maps to accurately illustrate areas of Low Density Residential, Open Space, and Natural Open Space in alignment with the Ocean Ridge Outline Development Plan.
11. Addition of Medium Density Residential areas and a Neighbourhood Centre at Ocean Ridge.
12. Updates to maps to illustrate locations of potential future trail access links between Ocean Ridge and Kaikōura township.



**MINUTES OF THE KAIKŌURA DISTRICT COUNCIL EXTRAORDINARY MEETING  
TO HEAR AND DELIBERATE SUBMISSIONS ON THE KAIKŌURA DRAFT SPATIAL  
PLAN, HELD ON WEDNESDAY 6 NOVEMBER 2024, 9.00AM, TOTARA, 96 WEST  
END, KAIKŌURA**

**PRESENT:** Mayor C Mackle (Chair), Deputy Mayor J Howden, Councillor L Bond, Councillor V Gulleford, Councillor T Blunt, Councillor K Heays, Councillor J Diver and Councillor R Roche

**IN ATTENDANCE:** W Doughty (Chief Executive), P Kearney (Senior Manager Corporate Services), Matt Hoggard (Strategy, Policy & District Plan Manager), Freya Jackson (Policy Planner), Cheyenne Laugesen (LIMS Officer - minutes)

**1. KARAKIA**

**2. APOLOGIES** Nil

**3. DECLARATIONS OF INTEREST** Nil

**4.1 Overview of numbers of submissions**

P Kearney provided an overview of the report. 24 submissions were received and 67% of people oppose the Spatial Plan or components of it. The primary reason for opposition is regarding the rezoning along the Esplanade as the submitters would like to keep it as residential.

The Spatial Planning process began in May 2023 and P Kearney acknowledged the hard work and time that the planning team put into the process. The process was lengthy as it required engagement with the community over this time. This is the first time Kaikōura has had a detailed plan that presents a long-term vision for the community.

**4.2 Summary of submissions with staff comment to the draft Long Term Plan 2024-2034**

Tabled

**4.3 Full submissions received**

Tabled

The Councillors moved to the submitters wishing to be heard.

**5. SUBMITTERS TO BE HEARD**

Mayor C Mackle thanked the 24 of submitters and those wishing to speak to their submission.

**9:10am Andrew Boyd – submission #1**

Andrew expressed his views on the lack of communication about the Spatial Plan commenting that he heard about the process via the radio, received no information and felt uninformed about the hearing process. He felt the plan was aspirational and there are areas of concern, such as:

- Private access ways are “*supposed roadways*”. Two of his private access ways are documented as roadways.
- Rural residential and what that means. He was concerned that his property would be categorised as rural residential with limited infrastructure and that there are residential allotment sizes near his property and what that would mean for his farming activities. He would be interested to know what protections are in place for existing farming activities and whether shelter belts will be affected as they cause shading for residential properties.



- Vegetation: planting and green areas is aspirational but worried that there will be overgrown weeds and used Kowhai River as an example.
- Communications: Deputy Mayor J Howden queried how he was aware he had to be at the hearing, and he wasn't aware he had a slot or how long he had to talk for. ( Note: Confirmed subsequently that details had been provided in full to his wife)
- Shelter belt: Councillor J Diver asked about clarification on the shelter belt issue. Andrew commented that his concern is if neighbouring farmland goes into rural residential that he would need to cut the trees down to stop shading the neighbour's property.
- Truck bypass that goes over his land – issue of things going over his driveway.

### **9:20am David McMahon (RMG) on behalf of Cargill Station LTD via teams – submission #3:**

David provided a summary of his client's submission (attached to this minute), Cargill Station Ltd (developers for Vicarage Views and Ocean Ridge). The Infrastructure Acceleration Fund requires 400 new dwellings to be delivered between 2022-2034, which is essentially the first decade of the Spatial Plan. In terms of the operative Kaikōura District Plan (KDP), Ocean Ridge was a Plan Change that took place in 2005, with a further private plan change in 2010. The entire zone is governed by an Outline Development Plan (ODP), and has 146 consented dwellings. Council is currently processing a Phase 4 extension of Ocean Ridge. The developer is working on a further Plan Change 6, to take it up to 168 dwellings, which is the cap set in the KDP. Beyond this, they would need to develop an additional access way than SH1.

The desire to provide up to 150 dwellings to meet the 400 target (as set out in housing agreement). This would require changes to the ODP, but also tweaks to the level of densification this can refer to. Any change to ODP will require a Plan Change. His main concerns were:

- Disconnect with the constraints plan and developable land maps, as Ocean Ridge is only zoned as moderately developable, yet has no planning constraints in the land use map.
- Landscape constraints: None are zoned as red in Ocean Ridge. These are moderate constraints that can be overcome with careful engineering. Similarly with the natural hazard's constraints, Ocean Ridge is not in a high flood and hazard area. Page 4 of map with Ocean Ridge area delineated in orange and shown as an urban area but in page 8 it is shown as delineated in yellow which is residential.
- The Spatial Plan basin map shows Ocean Ridge yellow as low density. It is recommended that this should be shown as developable, with medium density and a neighbourhood center.

### **9:30am Mel Skinner – submission #20:**

Mel felt that there should have been more time for the consultation as only 24 submissions were received. She commented that the Ashburton District Council uses the Delphi method, and this approach considers budgets and economic development within the process. Her concerns were:

- Drivers of change: Mel suggested that the framing of issues within the Spatial Plan could be addressed in a more positive manner. Looking at it with a more solutions focussed approach. Used an example of looking at the ageing population of Kaikōura and look at it as how can we attract younger generations.
- Visions and values: Mel said that the visions and values within the plan need to have more community input which would help result in more buy in. She felt the district needed sustainable investment and employment opportunities.
- Zoning: Mel suggested having more neighbourhood centres out on the flats, like at Ocean Ridge. Town Centre needs to be larger than West End, as there has been a big expansion over the last 10 years. Development should be extended to the Esplanade, Beach Road, and up to the pool to be inclusive of these areas as there seems to be a disconnect.
- Commercial zoning of Ramsgate: Commented that this should be extended due to the existing motels.



- Airport: Expressed concern over how the airport is a high priority however it has been in 5 plans over the past 20 years and thousands of dollars have been spent so far. There has also been no support in NZ for a greenfield airport to be developed.
- Analysis: Mel expressed that there needs to be more analysis before the Council decides what the key priorities are. Other areas should be considered like rail and there should also be further community input.

#### **9:40am Darryn Hopkins and Emma Hopkins – submission #9 & #10**

Darryn and Emma expressed their views that there should be “buffers” between zoning, specifically between rural and residential areas. The concerns they raised were:

- Amenities of rural zone: They were concerned about amenities and open rural character being affected by rural/residential.
- Minimum setbacks: They were worried that without minimum setbacks and stipulating actual meters, there may be no clear definition of the distance between zones.
- GRUZ: Asked that there is a “buffer” zone is captured.
- Setbacks: Provided an example of setbacks, photocopy provided of an email from a planner at Selwyn District Council regarding setback distances.
- Communication: Emma raised her concerns with communication. She felt that there was a lack of communication with the consultation, particular with the community and submitters. She commented that the Council should look at reaching a wider audience such as door knocking/ letters to ratepayers.

#### **10:00am Dave and Lillian Margetts – submission #11**

Dave and Lillian acknowledged their support for the Spatial Plan, particularly the staff comments which support the removal of the landscape overlay over part of their farm to free up rural zone, to continue farming, and removal of the name Seaview from the maps. They invited the Councillors to a site visit regarding any potential works on the paper road/track. They raised that:

- Number 16, Implementation plan: They asked for clarification on what this means and whether works have begun.
- Number 9 in schedule: They asked for clarification on the scope of the project and if it includes crossing over SH1/ whether it would connect to the paper road and also to Seaview.
- Number 32 in Action Plan Schedule: They queried if this joins onto the paper road, they were concerned as paper road is used on their operational farm
- Councillor J Diver asked for clarification on the paper road query. Dave raised the concern that it runs through his farm and is regularly used so asked that there would be track/fence maintenance and asked who it would be at the cost of.
- Tracks: Asked if a track is feasible with a working farm.
- Paper road: Asked for further consultation if paper roads are formed as they would like to have input.

#### **10:10am Bryan McGillan for Eliot Sinclair – submission #12**

Bryan stated his appreciation for the spatial plan and the future direction it sets, stating he is generally in support of it. He raised that:

- Development opportunities along Beach Road and Esplanade are in between areas of coastal hazards.
- Tsunami risk: Geotech engineer flagged the issue of tsunami risk and intensification in areas that are vulnerable to risk. Also raised issue of developable land in these areas and how it works effectively. With different areas of development how from inland Kaikōura and the coast.
- Proposed heavy vehicle freight: Detour route, he explained that other options could be more suitable, such as relocation.
- Highly Productive Land (HPL): In terms of housing and affordability, he encouraged the Council to look at opportunities to make land available excluding HPL and land subject to natural hazards.



The protection of HPL is supported but has not been included in areas LUC 1-3. Should Councils separate out the 3 classes of HPL in the maps?

- Papakāinga: Mana whenua are aware of natural hazards in wider Waitaha region so can there be intensification in lower lying areas and opportunity for intensification on Peninsula and My Fyffe.
- Medium Density: Bryan also referred to medium density, suggesting that densification in Kaikōura should consider shading and reluctance of developers to build two storeys.

#### **10:20am Jane Nelson – submission #15**

Jane raised her concerns about the re-zoning proposal for the Esplanade:

- Rezoning to commercial: Jane raised the issue of changing zoning on Brighton to Ramsgate from residential to commercial. In particular the key changes 5-7. She acknowledged that there are existing commercial buildings on this block but also recognized it is resident centric. Worried with rezoning that building height restrictions will be harder to impose and there will be increased vehicle movements. In summer there is existing problems with congestion with traffic. Jane raised the point that there is more benefit to having the zone as residential to ensure more control around what is allowed. Medium density is there to prevent urban sprawl. Doesn't match elderly population needs.
- Yarmouth St: Jane raised concern about new development on Yarmouth Street in terms of loss of views, road and pedestrian safety and congestion/parking.

#### **10:30am Jacky Gray – submission #8**

Jacky was supportive of the new industrial development at Kaikōura Business Park and felt there was opportunity for light industrial activities to re-locate to Inland Road from Beach Road. She supports the expansion of commercial activities on Beach Road. She raised that:

- Rezoning of Esplanade: Concerns around parking, the need/desire for town house style accommodation, natural hazards (tsunami risk, sea level rise) and congestion.
- Jacky commented the majority of first home buyers would be wanting 500sqm with existing home on it.

The meeting adjourned at 10.45am and reconvened at 11.10am.

#### **11:10am Chanel Starkey – submission #21**

Chanel raised her concerns about papakāinga and restrictions to use Māori land blocks:

- Papakainga: She felt that more consideration is required in the plan, and that Council should reconsider roadblocks to develop whenua. She explained that there are over 500 owners who want to use/develop land.
- Mana whenua: She supports the inclusion of mana whenua in the spatial plan, but felt there should be more inclusion with wider whānau. She invited KDC to visit the Mangamaunu marae, acknowledged KDC's good relationship with Te Rūnanga o Kaikōura, but felt it is not inclusive of the wider Māori community.

#### **11:20am Ana Te Whaiti – submission #22**

Ana expressed her appreciation of the Spatial Plan and specifically the opportunities for Papakāinga housing. She appreciates the Councils job of being receptive to the Māori community. She raised that:

- Definition of papakāinga: There are different opinions and perspectives within Māori community, and that the Spatial Plan and papakāinga should reflect this.
- Mana whenua: acknowledged Ngāi Tahu but also wanted there to be inclusion of the iwi that came before Ngāi Tahu such as Ngāti Mamoe and Waitaha. Engagement could be better to meet aspirations of the wider Māori community.
- Relationship with Mangamaunu: Wanted to know if there is a relationship with Mangamaunu and whether there is opportunity there. Mana whenua at Mangamaunu are clear on how they want to develop land. Website does not have anything that guides to Māori whenua.



- Spatial Plan basin map: whenua needs to be better considered.
- Council's Code of Conduct: explaining the terminology is not correctly reflecting what it is to honor the treaty of Waitangi.

#### **11:30am Meri Wichman – submission #24**

Meri acknowledged Te Rūnanga o Kaikōura as mana whenua for papakāinga housing but there needs to be engagement as well with tangata whenua. She raised the point that papakāinga is essential to help provide housing for the Māori community and to connect to their ancestral land and not just land that is labelled as Māori land. She raised that:

- Barriers to development: Agreed with previous submitter that there are regulations that prevent whānau from building on their land. Like building one dwelling on a 2ha lot.
- Neighbour conflict: Meri stays on Māori owned land down Station Road and a neighbour has complained about papakāinga going into this area.
- That papakāinga needs to be a priority rather than a 5-10 year goal.
- She also pointed to Hasting District Council for a source of information with regard to Paikainga housing initiatives.

#### **Other: Councillor T Blunt**

Councillor T Blunt commented that he had put in a submission but cannot see this included. The Planning Team would follow up with Councillor T Blunt.

The Council reviewed and noted the following submissions from submitters who choose not to speak. Their chosen options and/or additional comments are recorded in the Summary Sheet and full submissions.

<b>Name</b>	<b>Submission #</b>	<b>Page #</b>
Lynette Buurman	2	5
Bev Chambers	4	21
Emma and Bryce Chapman	5	26
William Foresman	6	29
Dan Gray	7	32
Nigel Muir	13	56
Russell Nelson	14	60
Gerald Nolan	16	68
Kylie Poharama	17	71
Callum Ross for Bonisch Consultants Ltd	18	74
Susan Ruscigno	19	82
Cassie Welch for New Zealand Public Health Service	23	112

**Hearings ended at 12.35pm**

## **5. DELIBERATIONS**

### **5.1 Key Themes**

The key themes raised were summarised:

#### **Community Engagement:**

- How the Council could engage more effectively with the community. M Hoggard suggested a more hands-on approach, such as hosting community events, letter drops (e.g., tea meetings or door knocking).



- Need for greater engagement with Māori landowners and farmers.
- M Hoggard queried if the Council was satisfied with current engagement methods or if further consultation is needed with the community.

#### **Physical vs. Aspirational Changes:**

- Whether the Council should include both physical and aspirational changes within the plan (e.g., airport development, bypasses, greening of waterways, Ocean Ridge-Seaview connections).
- Considerations around whether the plan should focus on what is achievable in the short term or include aspirational goals for the future. There was discussion on whether the spatial plan should be aspirational or functional, particularly regarding future rural land use and potential developments.
- The need for clearer definition around the spatial plan's scope, especially for Māori land in the northern part of the district.
- Discussion on overlays, such as landscape overlays near Seaview and Margetts land and also the road connections being shown.

#### **Matters Not Directly Linked to Spatial Plan:**

- While not part of the spatial plan, issues like parking strategies, economic development plans, and budget allocation were discussed. It was noted that these matters should align with the Long-Term Plan (LTP) process.

#### **Key Points from the Discussion:**

- Highlighted the importance of flagging aspirational goals now to avoid limiting future potential.
- That spatial plans should be viewed as living documents that can evolve.
- Suggestion that a clearer delineation between what can be addressed through the spatial plan versus the district plan. i.e Consideration of setbacks would need to be considered in the District Plan review as opposed to a spatial plan.
- Suggestion to align today's questions with district plan vs. spatial plan matters and prioritise communication efforts.

### **5.2 Key Issues for Discussion:**

#### **Engagement with Māori Landowners**

- A discussion was had in regard to engagement with Te Rūnanga o Kaikōura (TRoK) and what could be options for engaging with wider tangata whenua as well as mana whenua.
- Continued conversations with the whānau from Mangamaunu in regard to their aspirations.

#### **Papakāinga Housing**

- Whether the district plan has ability to facilitate papakāinga development on Māori land, particularly regarding land size and zoning restrictions was discussed.
- M Hoggard suggested two approaches:
  1. A district-wide approach allowing papakāinga on Māori or traditional land, subject to natural hazard provisions.
  2. Creating specific zones where the Council can focus on infrastructure development to enable papakāinga housing.

#### **Future Use of Rural Land**

- M Hoggard highlighted the issue regarding allotment sizes and land use protection through the National Policy Statement on Highly Productive Land (NPS-HPL).
- Discussion was had on rural residential zoning and potential conflicts between urban and rural land interests.
- Discussion was had around clarifying each land use class on the maps.
- Suggestion regarding greening of waterways and emphasized clean groundwater concerns.



- Council staff confirmed that residential clusters in rural areas with right wording and protections are already in place in some areas.

#### **Ocean Ridge**

- Emphasized the need to include Ocean Ridge as a key area for increased density. There is potential to create more allotments and better connections to Ocean Ridge developments.

#### **Esplanade and Commercial Development**

- Concerns raised about height and parking controls in commercial areas and the impact on land value and rates. Discussion on whether the beach areas should remain residential or encourage commercial development, such as visitor accommodation.

#### **Overlays and Zoning**

- Seaview and Ocean Ridge: The names of these areas are not official, and there is a need to clarify whether these areas should be formally named or re-zoned. Recommendation to remove Landscape Overlay 13 near Seaview and Ludstone Farm, especially in the paper road area. Road connections shown in the plan also need to be checked.

### **5.3 Agreed amendments for the draft spatial plan**

- **Aspirational vs. Functional Goals:**

It was agreed to retain aspirational goals within the spatial plan, with clear priorities, especially for areas that have been consulted on previously. This ensures that the plan can evolve while also meeting immediate needs.

- **Spatial Plan Scope:**

It was agreed for the existing scope of the spatial plan to be maintained, with an emphasis that the district plan covers the entire district. Wording will be added to clarify this.

- **Papakāinga Development:**

It was acknowledged that this is already identified in the current draft as a high priority and short timeframe action. The District Plan review will look to enable this, but will need to be considered in conjunction with other constraints such as natural hazards.

It was agreed that some additional text could be inserted into the spatial plan to give comfort that papakāinga housing will be considered outside of the geographical scope of the spatial plan through the district plan review, and that the Council is keen to receive applications.

- **Rural Land Use and Zoning:**

It was agreed that a rural residential zoning approach is appropriate going forward, with appropriate protections such as setbacks and landscaping to mitigate urban-rural conflicts to be considered in the District plan review.

It was agreed that some additional text could be inserted into the spatial plan to give comfort that measures to maintain rural amenity is factored into the district plan review (i.e. control measures that may include setbacks, bunding etc).

- **Ocean Ridge Density:**

It was agreed to increase the density in Ocean Ridge to medium density and to include a neighbourhood centre. It was also agreed to include more development and connections through Ocean Ridge through to the township.



- **Commercial Development Controls:**

Retention of the residential area along the Esplanade was supported in principle rather than changing to commercial.

It was agreed to remove the proposed commercial expansion along the Esplanade, so the extended area remains residential.

- **Overlays and Zoning for Seaview:**

It was agreed to remove Landscape Overlay 13 near Seaview and Ludstone Farm, which runs along the boundary of the paper road on Mt Fyffe Road. It was agreed to remove the name 'Seaview' from the map.

It was agreed to review the driveways/access of the farm for Andrew Boyd and remove from maps if necessary. Road connections shown in the plan also need to be checked as per Andrew Boyd's submission.

It was agreed to explore options with consultants for the benefits of breaking down the 3 classes of HPL in the maps of the spatial plan into LUC 2 and 3.

- **Consultation and engagement process:**

Elected members were comfortable with the process run to date, noting that there are always areas for improvement. The question of engagement with both tangata whenua and mana whenua is much bigger than just the spatial plan consultation. Further conversations with Mangamaunu landowners would be ongoing in terms of their aspirations for the whenua.

Elected members were comfortable with the deliberations held and to proceed with making the agreed amendments to the draft for their final consideration.

## 6. CLOSE MEETING

There being no further business, the meeting closed at 2.09pm.

Chairperson



Signed by

Date 05/12/2024

**Attachment: David McMahon (RMG) on behalf of Cargill Station LTD via teams – submission #3:**



# Memorandum

<b>Queenstown</b> Level 1 72 Shotover Street Queenstown 9300 PO Box 1028 Queenstown 9348  +643 441 1670	<b>Whangarei</b> <b>Auckland</b> <b>Hamilton</b> <b>Tauranga</b> <b>Wellington</b> <b>Nelson</b> <b>Christchurch</b> <b>Dunedin</b>	15 Porowini Avenue, Morningside, Whangarei 0110 PO Box 91250, Auckland 1142 PO Box 1094, Hamilton 3240 PO Box 13373, Tauranga 3141 PO Box 11340, Wellington 6142 27 Vanguard Street, Nelson 7010 PO Box 110, Christchurch 8140 49 Water Street, Dunedin 9016	+649 358 2526 +649 358 2526 +647 960 0006 +647 571 5511 +644 385 9315 +643 548 8551 +643 366 8891 +643 470 0460
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Attention: Matt Hoggard, Strategy, Policy and District Plan Manager, Kaikōura District Council

Cc: Freya Jackson, Policy Planner, Kaikōura District Council

Date: 12<sup>th</sup> December 2024

From: Tim Church, Partner | Urban Designer

Message Ref: Kaikōura Spatial Plan - Cargill Station Ltd / Ocean Ridge Submission Response

Project No: BM2221150

## Background

Kaikōura District Council (**KDC**) has requested Boffa Miskell carry out an Urban Design review of the submission to the Draft Kaikōura Spatial Plan (**KSP**) by Cargill Station Ltd (**CSL**) in relation to the Ocean Ridge development. It is understood that CSL is currently in the process of preparing a proposed private plan change to extend the development into adjacent landholdings.

The submission notes that ‘*CSL generally supports the KSP overall vision for growth over the next 30 years*’. Although, they identify ‘*three key areas that CSL considers that the KSP should be amended... to better deliver the higher order documents below*’:

- a. *Identification of areas of residential intensification through Medium Density developable classifications.*
- b. *Identification of areas for Neighbourhood Centre/Commercial Zone.*
- c. *Providing for improved active transport routes and connectivity.*
- d. *Accurate mapping.*

The full submission provides written and illustrative feedback for each of these proposed amendments, which has been reviewed and considered as part of preparing this memorandum.

KDC staff response to the submission in advance of the KDC Extraordinary Meeting (06/11/24) noted:

*‘General support of Spatial Plan acknowledged. KDC supports the recommendation to include a neighbourhood centre and increase to medium density where no existing constraints exist. In terms of mapping constraints, these are based on existing high level constraints. Any future Plan Change application would provide more details to allow better assessment of development of the area. The Spatial Plan is not intended to provide granular detail, rather it will provide overarching direction to assist with the District Plan review. Council staff are supportive of a Plan Change process for this area, which addresses the finer details. The Blue Green network is a high priority in the Plan. The extended pedestrian cycle link provided by PGF funding will occur and is better addressed in an updated walking/cycling strategy.’*

The Councillors in their deliberations ‘*emphasised the need to include Ocean Ridge as a key area for increased density. There is potential to create more allotments and better connections to Ocean Ridge developments.*’ They then agreed ‘*to increase the density in Ocean Ridge to medium density and to include a neighbourhood centre. It was also agreed to include more development and connections through Ocean*

*Ridge through to the township*'. KDC Staff have since requested a further Urban Design review of the pros and cons of the CSL submission within the wider context of the KSP, as part of informing Councillors decision-making prior to adopting the final Kaikōura Spatial Plan programmed for 18<sup>th</sup> December 2024.

## Urban Design Discussion

### Proposed Neighbourhood Centre

As indicated in the CSL submission, a 'Mixed Use Area' is already provided for in the Outline Development Plan. While this area appears to have been developed for visitor accommodation activities, there are opportunities to expand this area, or establish a new area within the Ocean Ridge development to introduce the qualities of a Neighbourhood Centre, described in the KSP as having '*a compact mix of small 'convenience' retail and hospitality activities*'. This would be consistent with other Neighbourhood Centres identified in the KSP, such as South Bay and 'Seaview'<sup>1</sup>.

The qualities of a Neighbourhood Centre described in the KSP are likely to be relevant to the Ocean Ridge development, particularly given its separation from the township and the ability to '*Lower operational carbon emissions over time, due to providing local conveniences that reduce longer or more regular travel.*' It also has the potential to enhance the sense of community within a predominantly residential development through '*Lively community life largely during the day with regular opportunities for informal encounters with locals.*' However, the proposed size of the Neighbourhood Centre in the CSL submission is considerably larger than others included in the draft KSP and likely to be more than required for local conveniences.

The proposed location of the Neighbourhood Centre in the CSL submission, adjacent to the Mixed Use Area, is appropriate to service those residents entering and exiting the Ocean Ridge development, while potentially attracting some passing trade travelling along the State Highway 1 (SH1) to help supplement the provision of this local service. However, given the existing and anticipated lower density development in this part of the Outline Development Plan, there is potential for a weaker urban form relationships where centres are typically matched with more intensive residential typologies (e.g. Medium Density Residential) within its walkable catchment. The CSL submission currently proposes to decouple these two, unlike that proposed for 'Seaview' within the draft KSP (Figure 1).



Figure 1: Illustration of two different urban form relationships between Neighbourhood Centres and Medium Density Residential areas for Ocean Ridge – decoupled (based on CSL Submission) and 'Seaview' – integrated (draft KSP).

<sup>1</sup> Note: 'Seaview' is a working title for the proposed greenfield extension area within the KSP on the upper terrace of Kaikōura Township and is not an official name for this area.



To achieve better urban form relationships, it would be more optimal to integrate the requested Neighbourhood Centre and Medium Density Residential together. This potentially means moving one towards the other or vice versa (as discussed further below).

#### Proposed Medium Density Residential

An initial point of clarification, also raised by KDC Staff, is that the constraints analysis within the KSP has been undertaken using regional-based natural hazard data sets and further investigations would be required as part of the private plan change proposed by the submitter. Nonetheless, while the identification of less constrained land is an appropriate pre-requisite for identifying developable land for more intensive urban development, there is other spatial planning best practice approaches that are also important to consider.

It is noted that in Area B of the Outline Development Plan, the location where the relief is sought for Medium Density Residential, there is an existing modest provision for 20 residential units to reduce to 300m<sup>2</sup> lots that is within the lot size range for this typology. The balance of this area is for 500m<sup>2</sup> lots, which is the equivalent of Low Density Residential.

The CSL submission appropriately identifies several positive outcomes from an Urban Design perspective by providing an area of Medium Density Residential in the location sought, including:

- More efficient use of the developable land identified through the (high level) constraints analysis.
- Extension of and integration with existing development infrastructure (assuming this has sufficient capacity).
- Potential utilisation of Green Lane / Ludstone Road as an alternative link to the township for both car and active travel modes (subject to a railway crossing), which takes pressure off the SH1 intersection.
- Potential for comprehensive development to integrate Blue Green Network opportunities (e.g. gully / hillside revegetation and public open spaces).
- Higher amenity context with north facing aspect and Seaward Kaikōura Range outlook (although, railway noise mitigation may be required).

However, it is important to be aware that there are other Urban Design best practice considerations that are sub-optimal based on the current relief sought, including:

- Considerably increases the Medium Density Residential capacity identified within the Spatial Plan that is unlikely to be required based on projected population growth. Amending Area B in the Outline Development Plan to Medium Density Residential would equate to approximately 19% of this type of land use currently allocated in the draft KSP.
- Changes to the proportion of infill and greenfield Medium Density Residential development allocated, with developers likely to favour simpler and more comprehensive greenfield development over regenerating existing older housing stock within the township. This potentially means less investment within the township, less utilisation of existing infrastructure and taking longer to realise a critical mass of residential population within walking distance of the expanded town centre (e.g. less vibrancy, more parking demands, etc). Amending Area B in the Outline Development Plan to Medium Density Residential would increase the existing percentage split of greenfield from approximately 18% to 31% across the draft KSP with the balance as infill.
- Poorer urban form relationships, where more intensive living is decoupled from the town / neighbourhood centres (as noted above) and other social infrastructure that residents rely on daily. This is less granular and integrated than the greenfield town extension at 'Seaview' and has the potential for higher car dependency and greater carbon emissions within the community.

- While housing choice is provided by diversifying the residential typologies within Oceanview, this is likely to be less affordable than elsewhere within the township.

On balance, it is recommended to amend the draft KSP to acknowledge the existing Operative District Plan (ODP) provision for more intensive housing in Area B and relocate part of the proposed Medium Density Residential area submitted on closer to the Mixed Use zone / extended Neighbourhood Centre to achieve a better urban form relationship between the two (Figure 2).

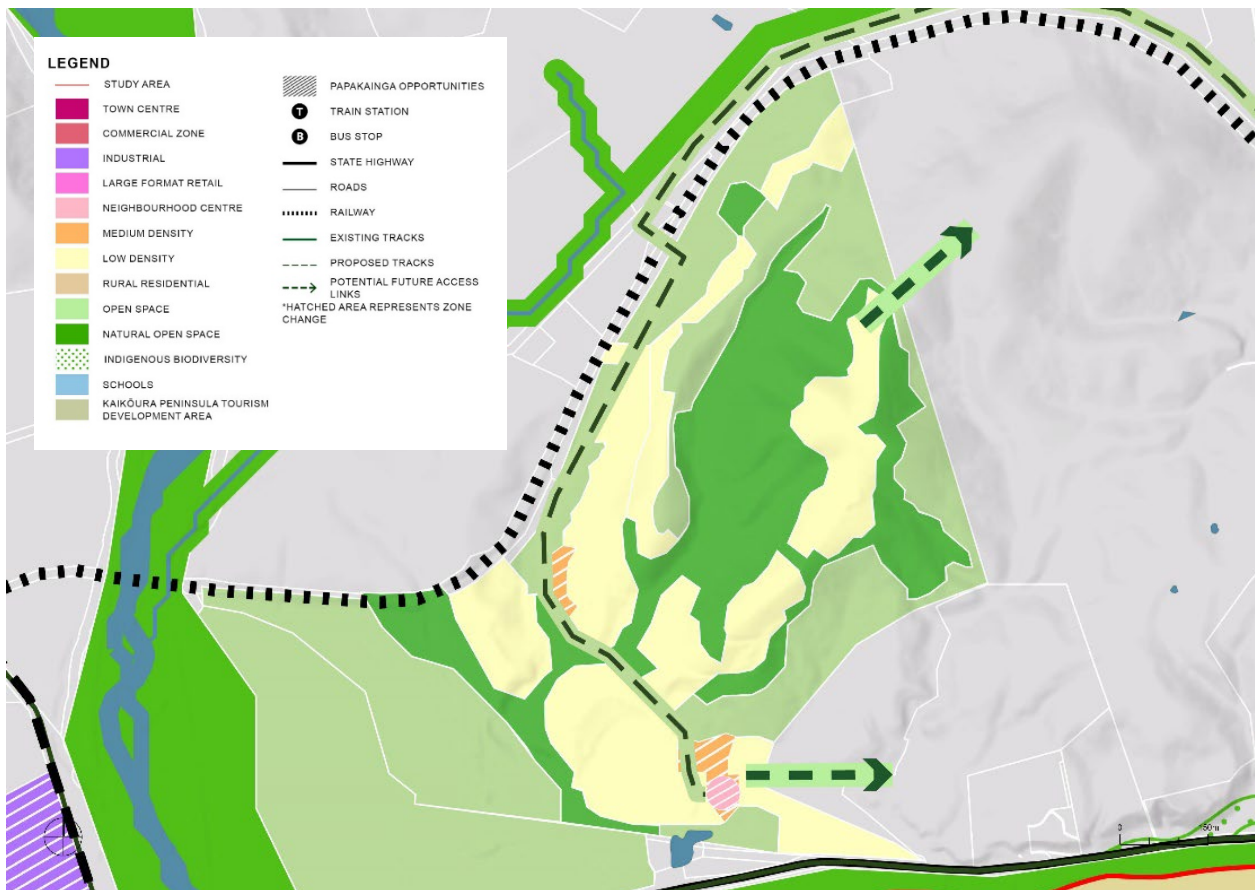


Figure 2: Proposed graphic amendments to the draft Kaikōura Spatial Plan in response to the relief sought through the CLS submission in combination with recommendations from this Urban Design review.

It is important to note that the additional Medium Density Residential and Neighbourhood Centre areas have not been subject to analysis through a Section 32 Assessment under the RMA. Once detailed assessments are undertaken, these areas can be properly determined and incorporated with the ODP where appropriate.

### Proposed Active Travel Routes

The proposed inclusion of a pedestrian and cycling link between Kaikōura Township and Ocean Ridge, aligned with Green Lane / Ludstone Road and the railway corridor, is supported (Figure 2). This has the potential to provide for alternate, active travel modes along a more convenient, well graduated and safer route to the township (e.g. schools and town centre), particularly if it is a non-trafficked trail.

Moreover, the proposed second pedestrian and cycling link between 'Seaview' and Ocean Ridge, located on higher ground, is also supported. However, this is likely to be less convenient, steeper and more detached from existing public infrastructure and currently crosses through the middle of operational rural landholdings, especially in the short term. As such, it is recommended that this link is best futureproofed within the Spatial Plan by protecting likely integration points at each end of the route where it interfaces with existing urban areas (Figure 2). A further integration point has been recommended by KDC to be added to the legal road that adjoins Ingles Drive, which is also added to Figure 2.



## Summary and Recommendations

From an Urban Design perspective, the relief sought through the CSL submission - to identify areas of Medium Density Residential; a Neighbourhood Centre; and providing for improved active transport routes and connectivity are all supported in principle. However, the proposed urban form relationship of the Medium Density Residential area with the Neighbourhood Centre and the likely extent are both considered sub-optimal in the context of the wider KSP.

It is recommended that the draft KSP is amended, as illustrated in Figure 2, to:

- Incorporate a Neighbourhood Centre of a reduced size within the Ocean Ridge development near the access point off SH1, adjacent to and / or extending the existing Mixed Use zone.
- Acknowledge the existing ODP provision for more intensive housing in Area B and relocate part of the proposed Medium Density Residential area submitted on closer to the Neighbourhood Centre to achieve a better urban form relationship between the two.
- Reduce the extent of the proposed Medium Density Residential area to be commensurate with the scale of the Neighbourhood Centre and other proposed greenfield development areas in the KSP. Reallocating the undeveloped part of Area A in the Outline Development Plan to Medium Density Residential, along with the existing provision in Area B, equates to an additional 5% of this type of land use currently allocated in the draft KSP and 22% split of greenfield land with the balance as infill.
- Include a non-trafficked, pedestrian and cycling link between Kaikōura Township and Ocean Ridge, aligned with Green Lane / Ludstone Road and the railway corridor.
- Futureproof a high level, pedestrian and cycling link between 'Seaview' and Ocean Ridge by including likely integration points at each end of the route where it interfaces with existing urban areas. Add a further integration point to the legal road that adjoins Ingles Drive.

It is important to note that the additional Medium Density Residential and Neighbourhood Centre areas submitted on and recommended above have not been subject to analysis through a Section 32 Assessment under the RMA. Once detailed assessments are undertaken, these areas can be properly determined and incorporated with the ODP where appropriate.

In summary, it is appropriate that some amendments can be made to the draft KSP in response to the relief sought by the CLS submission, including refining the land use mapping relative to the consented Outline Development Plan. However, given the scope and extent of the amendments proposed, it is recommended that a more comprehensive approach to an assessment of effects is carried out through the Private Plan Change approach proposed by the submitter or KDC District Plan Review. This will enable more detailed analysis to demonstrate integration with the Spatial Plan vision, principles, land use qualities and basin / township plans, particularly relating to the additional residential capacity proposed relative to the projected population growth over the next 30 years.

<b>Report to:</b>	<b>Council</b>
<b>Date:</b>	18 <sup>th</sup> December 2024
<b>Subject:</b>	Proposed Building Consent Exemption Fee Change
<b>Prepared by:</b>	G Vaughan – Building Control Manager
<b>Input sought from:</b>	D Clibbery – Senior Manager Operations
<b>Authorised by:</b>	W Doughty – Chief Executive Officer

### 1. PURPOSE AND ORIGIN

A new fee category for Extra Low Risk Building Consent Exemptions is proposed.

### 2. RECOMMENDATION

It is recommended that:

- a. The report is received.
- b. A new fee category of Building Consent Exemptions for works with extremely low risks and very limited need for Building Control Authority input with a fee of \$250 inclusive of GST is created as described in this report.

### 3. BACKGROUND

A request has been made for Council to reconsider the fees that are being charged for building consent exemptions for retrofit wall insulation, where Codemark certified insulating materials are injected into wall cavities by approved installers.

KDC currently levies the standard building consent exemption fee of \$615 (GST inclusive) for such work, plus \$210 per hour for processing time (typically charging 1 hour) plus \$50 for administration. The typical total fee for an exemption for this type of work is therefore in the order of \$875. This is a very high charge in relation to most other councils – most only charge between \$200 and \$300 in total for such exemptions.

Having a Codemark certification shows that a building product meets the requirements of the NZ Building Code, and when used in accordance with that certification must be accepted by Building Control Authorities.

As such the granting of an exemption is little more than an administrative box-ticking and recording exercise that requires little time or effort from a BCA.

### 4. PROPOSED ADDITIONAL CLASS OF EXEMPTION FEES

It is believed that having relatively low fees for Codemarked retrofit insulation would be both fair and appropriate, recognizing the social benefit of enabling cost-effective insulation improvements of older homes.

Accordingly, it is suggested that an additional lower fee category should be created for exemptions for such retrofit insulation and perhaps some other simple and low value works where a closely associated certification minimizes risks and the associated required extent of scrutiny by the BCA.

A new fee category – ‘*Extra Low Risk Building Consent Exemptions*’ – would be created, for the following types of work.

- a. *Installation of Codemark certified retrofit insulation by an approved installer.*
- b. *Minor extensions of works previously granted exemption by the BCA, where the extension is of very similar form and standard of construction to the original works, has a likely total cost of less than \$10,000 and does not result in the combined works falling outside the category of work that the initial exemption was granted for.*



An example of b. would be the extension of a pole shed, so long as construction mirrored what was previously granted exemption (which would have required PS1 or other comparable professional certification) and that the increased total area of the building did not move it into a category where consenting requirements became different.

The suggested total fee for this category would be \$250 inclusive of GST.

Provisions in KDC's Long Term Plan provide the ability to make amendments to its Schedule of Fees and Charges by resolution of council, and it is suggested that such an amendment could be made immediately to create this new class of exemption fees.

## 6. RELEVANT LEGISLATION

Sections 41, 41A and Schedule 1 of the Building Act 2004 relate to building works that are exemption from the need for building consent.

## 7. FINANCIAL IMPLICATIONS AND RISKS

KDC typically issues in the order of 30 building consent exemptions per year, but of these only a relatively small number – perhaps 4 or 5 – would be expected to fall into the proposed new 'Extra Low Risk' category.

As such the introduction of a \$250 fee for these would be expected to reduce overall BCA revenues by around \$3,000, which is relatively minor.

As the category title implies, works that would fall into the 'Extra Low Risk Exemptions' category would be expected to have very low risk and consequence of failure that could reasonably be attributed to Council.

## 8. COMMUNITY OUTCOMES SUPPORTED

The outcomes below are being supported



### Community

We communicate, engage and inform our community



### Development

We promote and support the development of our economy



### Services

Our services and infrastructure are cost effective, efficient and fit-for-purpose



### Environment

We value and protect our environment



### Future

We work with our community and our partners to create a better place for future generations