
Akaroa Harbour Basin Settlements Study

strong and sustainable communities

Issues and Prospective Projects

October 2009





Contents

PART I: INTRODUCTION	1
Why was the Study initiated?	1
How was the Study progressed?	1
Key outcomes sought.....	2
Wider context.....	3
Tangata whenua values.....	3
Structure of this document	4
Uptake of projects and cross-Council integration	4
PART II: ISSUES	5
Surface Water Management.....	6
Natural Hazards.....	7
Landscape and Settlement Character	8
Ecological values	8
Contaminated sites and solid waste management	8
Heritage and Historic Character	9
Population and Community Facilities.....	10
Open Space and Recreation	11
Integration of Transport & Land use	12
Parking.....	12
Active Transport Modes.....	13
Wastewater.....	13
Water supply	14
Communications and Energy supply	14
Business growth	15
Housing affordability.....	16
Managing tourism	16
Managing Urban Change: settlement patterns.....	17
Managing urban change: rural-residential demand.....	18
Managing urban change: self-sufficient settlements.....	19
PART III: PROSPECTIVE PROJECTS	21
A Detailed Planning Studies	22
B Akaroa Places and Spaces Plan.....	24
C Managing Urban Change	25
D Surface Water Management	27
E Natural Hazards	28
F Landscape and Settlement Character.....	29
G Ecological Values	30
H Contaminated Sites and Solid Waste Management.....	30
I Heritage and Historic Character	31
J Population and Community Facilities	31
K Open Space and Recreation	32
L Transport	34
M Water Supply	35
N Communications and Energy supply	36
O Business growth.....	36
P Housing affordability	38
Q Managing tourism.....	39
R Project Implementation and Monitoring.....	40
APPENDIX ONE	41
APPENDIX TWO	45



Part I: Introduction

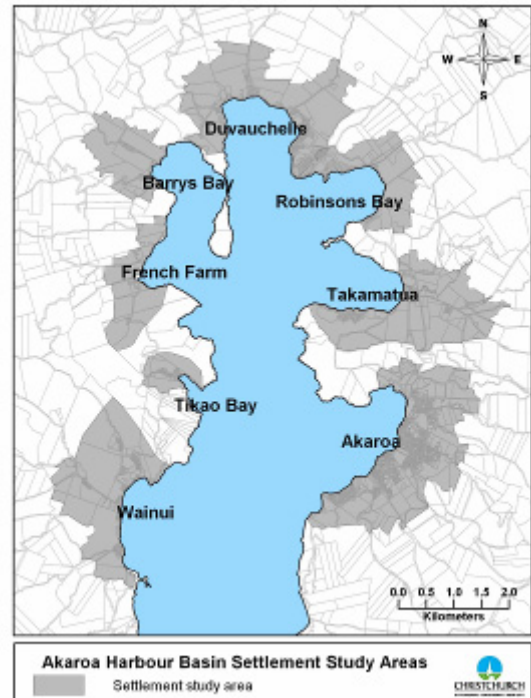
The Akaroa Harbour Basin Settlements Study takes a long-term view (25-30 years) of potential land use changes within the eight settlements of the basin and incorporates community preferences on how these areas should be managed.

The eight settlements are listed below.

Wainui	Duvauchelle
Tikao Bay	Robinsons Bay
French Farm	Takamatua
Barrys Bay	Akaroa

The map to the right shows the study areas that have been identified for information-gathering purposes. The study areas include both the residentially-zoned settlements and their immediate surroundings.

The Settlements Study identified the key issues affecting or likely to affect these settlements. It has also identified a range of work programme ‘options’ to address the issues. Having considered the options, this document details the ‘prospective projects’ that may be picked up over time as resources permit. An accompanying Implementation Plan sets out details concerning timing and partnerships required to implement these projects.



Why was the Study initiated?

The former Banks Peninsula District Council set aside budget for an Akaroa Community Plan. Rather than immediately drill down to detailed Akaroa issues, this more strategic Study provides a ‘helicopter view’ of issues, options and prospective projects. This provides a foundation for future work programmes across all settlements of the basin, including Akaroa.

How was the Study progressed?

The following process was used to identify issues, gather information, involve the community and identify options.

- ‘Identifying the Issues’ discussion document prepared and released for consultation (November 2007).
- Additional information gathered. Technical reports prepared on: landslide susceptibility; historic flooding; coastal erosion and inundation; business land supply; and the real estate market.
- Information mapped to determine areas least and most affected by various constraints.
- ‘Statement of Issues’ released (June 2008).
- Options identified and evaluated. Public consultation (March – April 2009) on ‘Issues and Options’.
- Final outputs prepared: ‘Issues and Prospective Projects’ (this report) and ‘Implementation Plan’.

Technical reports and consultation reports are separately available.



Key outcomes sought

The following table identifies the key outcomes sought for the harbour basin settlements. This was developed using previous visioning exercises undertaken by the former Banks Peninsula District Council as well as consultation feedback to the Issues Discussion Document.

Key Outcomes	
Urban Growth	
Direction is given to where, when, and how various forms of urban growth might be appropriate , with a focus on consolidation by way of infill and/or expansion, while providing for situations where growth boundaries, new clusters of development, scattered development and diversion of growth might be appropriate.	
For those locations most likely to experience urban growth pressures (primarily Wainui, Duvauchelle, Akaroa and Takamatua, and areas of rural-residential demand): conflicts between these pressures and the local communities' expectations, environmental and cultural values (including landscapes), infrastructural capacity and existing and former land use activities are appropriately managed.	
Community	
Demand for community and recreational facilities and networks is managed for both current and anticipated populations, without compromising privacy, safety, or environmental and cultural values.	
The ratio of houses used for permanent residents rather than holiday homes increases in order to service peak populations, provide community support and enable the growth of strong and diverse communities.	
Natural Systems	
Natural character and systems are recognised, enhanced and sustained, and associated constraints are acknowledged in future urban change processes.	
Heritage and Cultural Values	
Existing character and heritage values (including tangata whenua cultural values) are identified, maintained and reflected in future urban change processes, while enabling additions to our heritage to reflect changing community values.	
Infrastructure	
Land use planning is integrated with infrastructural capacity and/or locational constraints (particularly water, wastewater, stormwater and transport) while enabling continued investigations into more efficient, safe and environmentally sustainable options (e.g. pedestrian and cycle networks, renewable energy options and low impact design).	
Economy	
Business growth, diversification and access to labour markets is encouraged while managing effects of growth (particularly tourism) on the natural environment, physical infrastructure, local community values, and the economic viability of the Akaroa Town Centre.	

Wider context

The eight settlements of the Akaroa Harbour Basin do not exist in isolation from their rural backdrop. The unique topography of the basin, the remarkable settlement history and the relative isolation from city influences and services all contribute to the distinctive features of these rural settlements and their hinterlands. While the scope of the Study is aimed at the eight settlements, this wider context is acknowledged. As a result, many of the projects identified in this Study reflect the need to carefully manage the interface between the settlements (particularly the associated growth pressures) and their historic and rural backdrop.

Tangata whenua values

Ngāi Tahu has a strong ancestral and contemporary relationship with the lands and waters of Akaroa Harbour and surrounding areas, including wāhi tapu (spiritually and culturally sacred sites), cultural landscapes and other taonga (treasured things). Ōnuku and Wairewa rūnanga represent the manawhenua interests of Ngāi Tahu within the settlement study areas, with Ōnuku Rūnanga acting as the kaitiaki rūnanga.

Council staff met with ngā rūnanga several times as the Study progressed and have received both written and verbal feedback. Issues and concerns raised by ngā rūnanga have been integrated into, and given effect to within, the issues topics and options (Prospective Projects) listed below. In addition, tangata whenua values were incorporated into criteria used to assess options and prioritise projects.

Issues significant to rūnanga (from Part II of this report) include:

- Issues 1-4: **Discharge of contaminants and sediments into water bodies**
- Issue 9: **Coastal erosion and inundation** (including impacts on tangata whenua cultural values)
- Issue 13: **Outstanding and locally important landscapes and natural features** (including cultural landscapes)
- Issue 15: **Coastal character**
- Issue 16: **Ecological values** (including tangata whenua values and viability of mahinga kai)
- Issue 18: **Landfills** (including their location in relation to culturally-sensitive areas)
- Issue 22: **Inadequacies in District Plan and associated mechanisms for heritage protection** (including cultural heritage rules)
- Issue 26: **Recreational demand and the supply of recreational land** (including impacts on tangata whenua and other cultural values)
- Issue 45: **Degradation of harbour water quality**
- Issue 51: **Location of Akaroa wastewater treatment plant** (Takapūneke)
- Issue 52: **Availability of water** (and the impact of water supply demands on water flow in rivers, streams and tributaries, including impacts on tangata whenua cultural values)

Prospective Projects significant to rūnanga (from Part III of this report) include:

- (A) **Detailed Planning Studies** (refer Appendix One)
- (B) **Akaroa Places and Spaces Plan** (refer also Appendix Two)
- (C) **Managing urban change:**
 - C.1: *Range of subdivision and development sizes*
 - C.2: *Long-term growth direction in District Plan*
- (D) **Surface Water Management:**
 - D.3: *Stormwater* (to consult with local Rūnanga on new and improved stormwater systems)
- (E) **Landscape and Settlement Character:**
 - F.1: *Landscapes* (including recognition of heritage and cultural landscapes in the District Plan)
- (F) **Heritage and Historic Character:**
 - I.2: *Cultural awareness* (including identifying methods to promote cultural history of Akaroa and wider harbour basin)

(G) Open Space and Recreation:

- *K.2: Roadside stopping points* (including identification of appropriate locations to view areas of cultural significance)
- *K.3: Walkway and cycling routes* (including potential walkway links to areas of cultural or historic significance)

(M) Water Supply:

- *M.1: Water resources* (taking into account, among other things, the cultural value of surface and ground water resources)

Structure of this document

Part I of the document sets out the nature of the Settlements Study (as indicated above), the key outcomes sought and an explanation of how to use the documents.

Part II sets out the issues that either currently affect the eight harbour basin settlements or are likely to affect the basin in the future. These are grouped by topic.

Part III sets out the various prospective projects that will individually or collectively assist in addressing the issues. Not all project options have been brought forward from previous documents, particularly those that are not considered to efficiently or effectively address the issues.

NOTE: these projects are additional to work already undertaken across Council.

Issues and Prospective Projects are cross-referenced.

The accompanying **Implementation Plan** provides detail around the timing and implementation of the projects, focussing on the higher priority work in the first instance. The Implementation Plan will be reviewed prior to each round of budgeting through the Council's Long Term Council Community Plan (LTCCP). As some project descriptions are very detailed, a numbering and summary system has been used. Readers are therefore encouraged to view the Implementation Plan alongside this document.

Uptake of projects and cross-Council integration

Council activities and priorities change over time and projects that are identified as commencing in 2012 or later will be contestable as part of the review of the Long Term Council Community Plan (LTCCP). This three-yearly review involves the identification and prioritisation of projects across the whole City.

In addition, it will be important to review current circumstances prior to commencing an identified project. For example, there may be economies of scale in looking at some work programmes from a Peninsula-wide perspective, rather than focusing on the Harbour Basin in isolation.

There are overlaps between some of the proposed projects and activities the Council is already involved in (especially those already identified in LTCCP). Staff have had wide discussions with internal staff and external organisations to manage these overlaps and ensure that the projects identified in this document align with existing programmes or work. Strategies and other projects that have been considered in the preparation of this document include:

- Akaroa Historic Area District Plan Variation
- Akaroa Water and Wastewater planning
- Biodiversity Strategy 2008
- Open Space Strategy (in development)
- Surface Water Strategy (in development)
- Sustainable Energy Strategy 2007
- Sustainability Policy
- Visitor Strategy 2007
- Water Supply Strategy (in development)
- Heritage Review (underway)

Part II: Issues

The key issues affecting, or likely to affect, the harbour basin settlements were identified through a process incorporating a literature review, public feedback and technical reports. While most issues are relevant to all settlements to a greater or lesser degree, several issues are relevant only to Akaroa.

A Statement of Issues was released in June 2008 which identified not only the issues, but also the flow-on effects. This information is available on request.

The issues have been grouped by topic area as follows:

Surface Water Management (Issues 1 – 7)
 Natural Hazards (Issues 8 – 12)
 Landscape and Settlement Character (Issues 13 – 15)
 Ecological Resources (Issue 16)
 Contaminated sites and solid waste management (Issues 17 – 19)

Heritage and Historic Character (Issues 20 – 23)
 Population and Community Facilities (Issues 24 – 25)
 Open Space and Recreation (Issues 26 – 34)

Integration of Transport & Land use (Issues 35 – 38)
 Parking (Issues 39 – 40)
 Active Transport Modes (Issues 41 – 44)
 Wastewater (Issues 45 – 51)
 Water Supply (Issues 52 – 57)
 Communications and Technology (Issues 58 – 59)

Business Growth (Issues 60 – 68)
 Housing affordability (Issue 69)
 Managing tourism (Issues 70 – 73)

Managing Urban Change: settlement patterns (Issues 74 – 86)
 Managing Urban Change: rural-residential demand (Issues 87 – 88)
 Managing urban change: self-sufficient settlements (Issue 89)

Each issue is cross-referenced to the prospective projects that will contribute to addressing that issue. Refer to Part III of this report for the list of prospective projects, which are generally organised by topic. Many of the issues are already addressed in part by the Council. The projects in Part III identify additional work that the Council could undertake to address the issues, over and above existing work programmes.

Surface Water Management

Discharge of contaminants into the harbour

1. The continued discharge of human sewage, stormwater and other contaminants into the harbour has the potential to degrade water quality, habitats and the mauri (life force) and wairua (spirit) of water bodies, and be culturally offensive to tangata whenua.

Prospective projects: A,D.3,D.5,D.7,G.2

Earthworks

2. Earthworks associated with subdivision and other activities can give rise to sediments and other contaminants that reduce water quality following rain events. *Prospective projects: A,D.2,D.5,E.3*

Stream and rivers water quality

3. Water quality in streams and rivers is relatively low due to:
 - the hydrology and geology of the basin;
 - rural activities (including contamination and abstraction);
 - stormwater run-off;
 - riparian and catchment vegetation removal;
 - new development and subdivision; and
 - the presence of litter and other waste in (some) urban waterways,
 which has the potential to be further exacerbated with low seasonal rainfall and/or new development if this development is not appropriately located and managed. *Prospective projects: A,D.4,D.5,D.7,G.2*

Soil erosion and sedimentation

4. Residential developments, earthworks and vegetation clearance activities can, unless very closely managed:
 - accelerate erosion rates; and
 - cause siltation of waterways and the harbour. *Prospective projects: A,D.2,D.3,D.5,E.3,E.4,G.2*

Stormwater from new developments

5. Ad hoc urban developments, including within rural-residential areas, may give rise to cumulative stormwater effects, particularly in the absence of any catchment management plans. *Prospective projects: A,D.2,D.3,D.4,D.5,G.2*

Low impact stormwater design

6. Low impact design of stormwater systems is most likely to be progressed only for large areas of new development where costs can be recovered, or where retrofitting would not conflict with areas of noted historic character. This is likely to lessen the opportunities for environmental benefits associated with more sensitive design solutions in small developments. *Prospective projects: A, B, D.5,G.2*

Existing stormwater system inadequacies

7. Existing stormwater systems and flow-paths come under pressure during high intensity storms, particularly where: (a) reduced land cover increases the rate of runoff and (b) stormwater and other infrastructure (e.g. bridges and culverts) are insufficiently designed or maintained to cope with the volume of water. This is likely to be exacerbated due to climate change (more frequent and intense storm events) and any significant increase in development. *Prospective projects: A,D.4,D.5,E.2,E.4*



Natural Hazards

Climate change

8. Climate change is likely to give rise to the following long-term effects in the harbour basin which are currently not adequately acknowledged or planned for:
- changes in the distribution and viability of indigenous ecosystems, habitats and species;
 - reduced surface water availability;
 - increased likelihood and intensity of rainfall events;
 - increased soil erosion and sedimentation of rivers and streams;
 - sea level rise, causing coastal erosion and more frequent storm surge inundation; and
 - increased risk of surface and coastal water contamination.

Prospective projects: A,D.2,D.4-D.5,E.1-E.4,G.1,K.6,L.3,M.1

Coastal erosion and inundation

9. Coastal property and features with significant heritage, recreational, infrastructural or cultural (including tangata whenua) value at the water edge may be at risk from coastal erosion and seawater inundation, including as a result of storm surge, sea-level rise, and tsunami events. For example:
- up to 15% (1.25 km) of existing coastal protection structures may require major maintenance or replacement over the next 30-50 years; and
 - sections of Wainui Main Road and State Highway 75 will be at risk from shoreline retreat, requiring investigations into realignment or additional protection. *Prospective projects: A,E.1,L.3*

Flooding

10. Areas prone to flooding due to:
- high rainfall events;
 - natural or manmade stream channel restrictions (e.g. bridges, culverts and stream bank erosion);
 - low lying land and/or
 - storm surges,
- limit potential appropriate locations for any future settlement consolidation or expansion.

Prospective projects: E.1,E.2,E.4

11. The frequency or intensity of flood events may be exacerbated as a result of changes to climate patterns, vegetation cover and land use (rural vs. urban). *Prospective projects: A,D.4,D.5,D.6,E.2,E.4*

Slope instability

12. Areas prone to slope instability limit potential appropriate locations for any future settlement consolidation or expansion. Residential development in areas of high landslide susceptibility can:
- place pressure on the Council to provide and maintain infrastructural services in hazardous areas; and
 - potentially put property and lives at risk. *Prospective projects: A,E.3*



Landscape and Settlement Character

Outstanding and locally important landscapes and natural features

13. Significant land use change in or around:

- areas that have outstanding or locally significant natural or cultural landscape character, or
- locally important landscape features (such as geological formations, ridgelines, areas of native bush, historic and archaeological sites)

could erode the integrity, values and visual appeal of these areas, if not identified and managed appropriately.

Prospective projects: A,C.2,F.1

Rural character

14. The form and style of new urban development and servicing may detract from the rural character of the harbour basin; for example:

- large or brightly coloured buildings;
- clusters of high intensity street lighting; and
- smaller subdivisions with limited space for planting and/or reserve planting. *Prospective projects: A,C.1,F.2,F.3*

Coastal character

15. Approximately one third of the coastal edge between Wainui and Akaroa is currently dominated by urban activity. Housing and other urban activity may further impact upon the coastal environment if not located where the coast's natural character is already compromised and able to sustain additional subdivision and development. *Prospective projects: A,C.2*

Ecological values

16. Expansion and/or intensification of settlement patterns may impact upon ecological values, including the current and/or potential viability of indigenous flora and fauna ecosystems, communities, species, mahinga kai, wildlife corridors and habitat linkages and any other associated tangata whenua values. *Prospective projects: A,G.1,G.2*

Contaminated sites and solid waste management

Contaminated sites

17. Not all potentially contaminated sites have been identified, with associated risks that development may be established on or near these sites with potential risks to human health and the environment.

Prospective projects: A,H.1-H.3

Landfills

18. Existing and closed waste management facilities may be located in areas culturally sensitive to tangata whenua, impact upon environmental values and provide constraints to future development. *Prospective projects: A,H.1-H.3*

Solid waste management

19. Removal of solid waste to distant locations, combined with the use of annual flat rates, may reduce the incentive to minimise waste production at source. *Prospective project: C.5*



Heritage and Historic Character

Settlement character and heritage

20. Character and/or heritage values in some settlements can be compromised if subject to development pressures, particularly if these are not appropriately identified, assessed, acknowledged and built into forward planning exercises. This may result in restrictions on future settlement size and form.

Prospective projects: A,B,F.1-F.3,I.1, I.3

Public works

21. Conflicts may exist between servicing requirements or other public works, and the historic character of certain settlements, including situations where works do not reflect local heritage values, and where heritage features pose safety issues. *Prospective projects: A, B*

District Plan and associated mechanisms for heritage protection

22. District Plan rules and associated mechanisms, for example:

- Cultural Heritage rules;
- Akaroa Historic Area and surrounds rules;
- the design guidelines; and
- funding sources,

may not be adequate to ensure retention of historic character, protection of tangata whenua cultural values and individual listed items.

Prospective projects: A,B,I.2, I.3

Evolving communities

23. Protecting only previous layers of history can create a 'museum piece' settlement if care is not taken to reflect existing and future community values where appropriate. *Prospective project: B*



Population and Community Facilities

Population, dwelling and community change

24. Current trends show:

- a relatively stable residential population comprising small households, an ageing workforce and a low percentage of families;
- increasing numbers of dwellings;
- increasing visitor numbers; and
- a high proportion of holiday homes.

Continuation of these trends is likely to result in:

- reduced ability to service the area, particularly the high season population, in terms of the availability of health, education, business, community and social services;
- a lack, in some cases, of year-round neighbours and their potential contribution to social networks (e.g. reduced viability of recreational clubs and facilities), with possible adverse effects on the social cohesion of neighbourhoods and sense of community identity;
- infrastructure issues at peak times; and
- pressure to develop housing in sensitive locations. *Prospective projects: A,J.1-J.3,K.1,N.2,O.6,P.1,P.3*

Community facilities and services

25. Increased seasonal fluctuations and the long-term growth of visitor and/or resident populations is likely to increase pressure on community facilities and services, including:

a) existing services, such as:

- voluntary organisations; and
- medical and emergency services, particularly in light of a potentially ageing group of professionals currently providing this service; and

b) the need for future additional facilities and services, including:

- those catering for youth and children;
- continuing education facilities; and
- a variety of cultural activities. *Prospective projects: A,J.1,J.2,K.1*



Open Space and Recreation

Recreational demand and the supply of recreational land

26. Recreational demand may result in a tension between:
- environmental and cultural (including tangata whenua) values;
 - private land rights; and
 - pressure for access to recreational activities. *Prospective projects: A,K.1,K.3-K.5*
27. Potential recreation opportunities are restricted due to:
- a relative shortage of vacant flat land,
 - limited access and space available along the coast and the beach hinterland, and
 - poor quality, or lack of, appropriate reserve and coastal facilities including roadside reserves for short-term parking by sightseers and users of coastal facilities. *Prospective projects: A,K.1,K.4*

Walkways

28. Changes in land ownership put walking routes crossing private land at risk of closure (some have already been closed), reducing accessibility for both locals and visitors. *Prospective projects: A,K.3*
29. Despite an increase in demand for recreational walkways, existing walkways do not provide the range of walkway options desired by residents and visitors (e.g. duration, accessibility, grade), and their quality (including signage) has either deteriorated over time or never been developed to full potential. *Prospective projects: A,K.3,K.7,L.6*
30. Misunderstanding or uncertainty regarding access to paper roads, along the coast and/or along waterways (often due to poor quality signposting of walkways), can cause tension between landowners and people wanting to access these areas. *Prospective projects: A,K.3,K.5-K.7*

Cycling and mountain biking

31. Long distance cycle touring and mountain biking for recreation are both popular activities, although these are constrained by safety concerns on main routes and inter-settlement roads. Access to, and the delineation of, off-road cycling opportunities (e.g. paper roads) is limited. *Prospective projects: A,K.3*

Coastal recreation facilities

32. Increasing demands to upgrade or provide additional infrastructure such as boatsheds, boat compounds and moorings associated with holiday resort settlements, may place pressure on development of the limited supply of flat coastal land and give rise to potential effects on natural character values of the coast. However, failing to upgrade this infrastructure can equally give rise to safety issues, damage to local ecosystems and inconvenience for users. *Prospective projects: A,E.1,K.4*
33. Demands for maintenance and enhancement of public access to the coastal environment are likely to increase over time, and if not proactively planned for, may be difficult to achieve. *Prospective projects: A,E.1,K.2-K.4,K.6*
34. Safety of harbour users can be compromised where harbour structures are not built and maintained to excellent standards. *Prospective project: K.4*



Integration of Transport & Land use

Land use activities and transportation

35. Land use activities and transportation nodes and corridors can affect one another's functions if not located and managed appropriately. Principal through-roads (particularly State Highway 75) experience moderate pressure from vehicle numbers, are constrained by the coastal marine area and local topography, and are required to perform a number of functions (including as a through-route, a tourist route and a pedestrian route). As such they potentially comprise an important infrastructure constraint when considering long-term growth options within the Harbour Basin. *Prospective projects: A,K,2,L.1-L.3*
36. Some connector and arterial roads in the basin are narrow, windy and prone to slips, suggesting a disparity between the status of the road in the official roading hierarchy and the road's actual performance; this may limit long term growth options or give rise to extensive upgrading requirements. *Prospective projects: A,L,2,L.3*

Road accidents and road safety

37. The number and pattern of road accidents is spread unevenly throughout the year and around the harbour basin, and is likely linked to:
- SH 75 severing some settlements (for example Takamatua), which creates difficulties in supporting a more consolidated community; and
 - an influx of visitors in summer months, which results in pressure on infrastructure and emergency services. *Prospective projects: A,B,J,1,K,2,L,2,L.4*
38. Any significant upgrading of the transport network may result in increased traffic movements and a reduction in use and safety of active modes of transport. *Prospective project: L.2*

Parking

Parking in Akaroa

39. The historic character and narrow streets of Akaroa create difficulties in providing both on and off-street parking in the town centre during peak periods; this creates risks to pedestrian safety, adversely impacts on the visual amenity or 'ambiance' of the town centre, and may be exacerbated over time with long term projected increases in visitor numbers. *Prospective projects: B,L,5*

Parking associated with residential activity

40. If insufficient space is available on-site for car and boat parking associated with residential activity, vehicle owners are likely to use the road reserve, which may give rise to accidents and congestion.
Prospective projects: C.1,L.5



Active Transport Modes

Footpaths

41. Footpaths in the settlements are:
- often absent, reinforcing the rural nature of the areas but restricting access for the less mobile;
 - in places, bordered by steep drainage channels which pose a hazard to less mobile pedestrians; and
 - narrow, which creates safety issues at peak times when road and footpath congestion increases, particularly for those using wheelchairs or pushing strollers and when pavement space is further limited by advertising signage. *Prospective projects: A,B,L.6*

Pedestrian linkages and walkways

42. There are few pedestrian linkages and walkways between settlements other than the principal arterial road network, which limits walking as a viable mode of travel for residents and visitors (e.g. tourists).
Prospective projects: A,K.3,K.7,L.2

Cycling

43. The harbour basin is not well serviced by dedicated cycle routes, resulting in limited commuter cycling and in safety issues for cyclists at more congested times of the year. *Prospective projects: A,K.3,L.2*

Public transport

44. A lack of public transport facilities (including bus and ferry) for travel between settlements and to Christchurch limits modal options for commuters and those needing to access a wider range of services. This is further exacerbated by topographical constraints and by limited bus parking in Akaroa south, which restricts access to public transport by potential users.
Prospective projects: A,L.7-L.9

Refer also: 'Open Space and Recreation' for further walkway and cycling issues.



Wastewater

Degradation of harbour water quality:

45. Wastewater disposal, via both: (a) clustered and/or poorly maintained septic tank systems (within Small Settlement Zone sites); and (b) reticulated treatment systems which dispose of treated wastewater directly to the harbour; can have the following effects:
- reduce harbour water quality;
 - degrade natural ecosystems; and
 - adversely affect tangata whenua cultural values and cause cultural offence. *Prospective projects: A, D.1*

Existing system capacity and potential for expansion

46. There is potential for spare capacity within existing or new reticulated wastewater schemes to give rise to development pressures which may not be appropriate to the locality. *Prospective project: A*
47. An absence in some settlements of a reticulated wastewater treatment system limits the options available for long-term consolidation/intensification. *Prospective project: A*
48. Older reticulated systems have more difficulty managing variable flows caused by fluctuating populations, so any population increases for such settlements may require infrastructure upgrades. *Prospective project: A*

System efficiency

49. System efficiency is currently compromised where stormwater infiltration occurs, resulting in high costs associated with identifying and rectifying this problem. *Prospective project: A*
50. Ad hoc urban development may limit the efficiency of reticulated wastewater services or place pressure upon extension of these services. *Prospective projects: A,C.2*

Akaroa wastewater treatment plant at Takapūneke

51. The wastewater treatment plant for Akaroa is at Takapūneke which has significant cultural and historical importance to Ngāi Tahu and others. It is considered by many people to be inappropriately sited and there is some pressure for an alternative location to be identified. *Prospective project: A*

Water supply

Availability of water

52. Low seasonal rainfall, in combination with over-extraction and the effects of intensive forestry may lead to a reduction in water flow or the drying up of some rivers, streams and tributaries, which would:
- decrease the availability of water for settlement supply;
 - reduce the quality of aquatic habitats to ecologically unsustainable levels; and
 - adversely affect recreational, amenity and tangata whenua cultural values. *Prospective projects: A,M.1*
53. Potential increasing reliance on groundwater for water supply in the future may adversely affect groundwater processes (e.g. natural springs and waterway base flows) as well as existing groundwater abstractions (e.g. farming). *Prospective projects: A,M.1*

Adequacy, reliability and efficiency of water supply

54. A combination of:
- a reliance on rain-fed streams in steep catchments with limited vegetation to prevent quick run-off;
 - water loss from leaking pipes;
 - limited storage capacity;
 - peak demands during the tourist season;
 - limited water conservation measures; and
 - uncertainties associated with climate change,
- results in problems regarding adequacy, reliability and efficiency of water supply for existing and future populations. *Prospective projects: A,M.1,M.2*

Drinking water quality standards

55. Communities relying on groundwater and/or stream supplies may not meet anticipated drinking water standards. *Prospective projects: A,M.1*

Water supply pressures - ad hoc development

56. Ad hoc urban development may limit the efficiency of water supply services or place pressure upon extension of these services. *Prospective projects: A,C.2,M.1*

Historical water supply agreements

57. Historical agreements have resulted in a disparity between landowners in the volume of water that may be drawn down per day, resulting in inequality of access to water supply and greater potential for resource waste. *Prospective project: M.1*

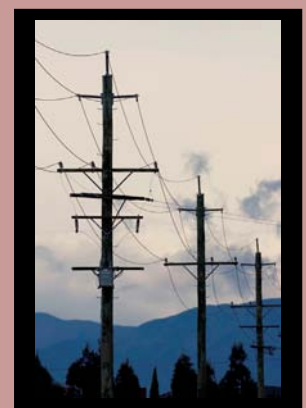
Communications and Energy supply

Electricity supply network

58. The efficiency and capacity of the electricity supply network may be compromised by new and/or ad hoc urban development. *Prospective projects: A,C.2*

Broadband and mobile phone services

59. Current limitations to the provision of broadband services and mobile phone coverage in some areas is likely to have consequential implications for the potential range and efficient management of commercial, industrial and residential land use activities within settlements, acknowledging that certain economies of scale in terms of resident numbers may be necessary before the current service could be extended. *Prospective Projects: A,N.2*



Business growth

Coastal business operations

60. Businesses which rely on the harbour waters for their activities (e.g. tourism, aquaculture) may require supporting land-based infrastructure which, if not integrated into forward planning processes, may reduce potential opportunities for these activities or give rise to adverse effects on neighbouring land. *Prospective projects: A,Q.1*

Business growth

61. Continued business growth is anticipated, with a demand for over 4 ha of additional business land predicted by 2036. If growth is too rapid or not adequately provided for, it may put pressure on the natural environment, physical infrastructure and community services. *Prospective projects: A,B,J.3,O.1*
62. Potential business growth is currently severely restricted, with only one available business zone (Town Centre Zone) which is nearing capacity, difficult to intensify due to its heritage character, and surrounded by properties with high value for residential activity. Existing commercial clusters beyond Akaroa are not currently recognised by the District Plan. However, locating any significant level of future industrial and accommodation activities outside of the Akaroa Town Centre may reduce the viability and convenience of the town centre, and increase infrastructure and transport costs for operators and tourists. *Prospective projects: A,B,O.1*

Labour market

63. Commuting distances, combined with a focus on seasonal business activity, result in:
- growing businesses experiencing difficulty in accessing a nationally competitive labour market (particularly when recruiting seasonal workers); and
 - a limited range of employment opportunities available to residents.
- Further increases in job vacancy levels are likely, with a predicted 39% increase in jobs to 2036 within the Akaroa Basin Catchment. An ageing workforce with fewer families may impact upon the servicing capabilities of the local economy. *Prospective projects: A,N.2,O.1,O.4,O.6,P.1,P.3*

Distribution of commercial activity

64. The District Plan is silent on any preference for the distribution of commercial activity; this can result in reactive rather than proactive planning for new business land. *Prospective projects: A,O.1,O.3*

Industrial activity

65. Most industrial sectors would have difficulty being economically viable in the Akaroa Basin Catchment with the exception of cottage-type industries servicing the tourist market. There is no industrially-zoned land within the harbour basin, requiring any proposals for niche industrial businesses to:
- find an appropriate location near the Akaroa Town Centre, which would likely be very costly, and
 - apply for a resource consent or a plan change. *Prospective projects: A,O.2*

Employment in tourism for future populations

66. Economic dependence on tourism makes the harbour basin vulnerable to changes in the tourism economy, including downturns in response to global events or a changing host environment (e.g. due to climate change). *Prospective projects: O.1-O.4*

Seasonality of tourism

67. There is a widening gap between the least and most popular months to visit, which is reinforced by businesses closing in winter months. This accentuates issues of seasonality which, while enabling residents to enjoy a more peaceful environment, also impacts upon:
- the viability of tourism businesses and investment opportunities;
 - the ability to attract and retain experienced and qualified staff; and
 - infrastructural capacity. *Prospective projects: O.4,O.6*

Integration of Akaroa township

68. The township is split into two nodes, which generates traffic management issues and creates difficulties for integrating the two areas, particularly given the number of existing residential properties between these two nodes. *Prospective projects: B,O.5*



Housing affordability

69. A combination of:
- strong growth in land and house prices, with median prices significantly greater than those in Christchurch (and associated potential for increases in rates in some areas of the basin);
 - slower rates of income growth;
 - an absence of investors in the rental market due to the low return on capital investment; and
 - a very high proportion of holiday homes, whose prices are unrelated to the local economy and employment conditions, and which are often not available for long-term rental when not in use;
- create housing affordability problems for current and potential permanent residents and seasonal workers. This can make it difficult for families to move to the area and for businesses to establish and to retain and attract staff. *Prospective projects: A,B,C.1,C.2,J.3,O.5,P.1,P.3*

Managing tourism

Effects of tourism

70. Over-expansion or poorly managed tourism development can degrade the key qualities that visitors seek and that the local communities' value. *Prospective projects: A,B,Q.1,Q.2,Q.3*
71. There can be a conflict of interest or value clash between objectives for tourism growth and community identity. *Prospective projects: A,Q.1*
72. An increasingly large percentage (70 - 80%) of the houses that are suitable for permanent residential occupation are used as holiday homes. These contribute to the local tourism industry but reduce community identity and the provision of services. *Prospective projects: J.3,P.1,P.3*

Tourist facilities

73. The existing provision of public toilet facilities may not be sufficient to meet projected increases in visitor numbers. *Prospective projects: B,K.1,K.2*



Managing Urban Change: settlement patterns

Urban zoning

74. Existing undeveloped or underdeveloped urban zoning (including deferred zoning) may not:
- reflect existing land uses or significant constraints, such as important ridgelines, heritage and cultural areas of importance (e.g. Takapūneke), infrastructural capacity, soil stability etc; or
 - be located in an area of actual/potential demand (e.g. due to shading, lack of views or distance from waterfront).

Where perceived capacity does not reflect actual capacity, this can lead to pressure to subdivide rural sites and further limit the uptake of land already zoned for residential activity. *Prospective projects: A,C,2*

Subdivision pattern

75. Although more recent subdivisions reflect local topography, they tend to limit motor vehicle connectivity through extensive use of cul-de-sacs. *Prospective projects: A,L,1,L,2*
76. Significant distances exist between urban pockets within settlements at French Farm, Barrys Bay, Robinsons Bay and parts of Takamatua and Wainui, which limit the potential for long-term consolidation. *Prospective projects: A,C,2*
77. Limited flexibility of residential subdivision sizes is provided in the District Plan. *Prospective projects: A,C,3*

Market demand

78. As the Christchurch urban area becomes denser through the implementation of the Greater Christchurch Urban Development Strategy, there may be an increase in market demand for residential development at a lower density than Christchurch in the harbour basin. *Prospective projects: A,C,1,C,3,C,4*
79. The housing market appears to show a preference for 600-800m² sections, which is larger than the District Plan provides for in Residential Zones (400m² minimum). While this provides more room for planting to soften the visual impact of development, it can work against the efficient use of land and the protection of the rural resource. *Prospective projects: A,C,1,C,2*
80. Areas with significant lifestyle opportunities may not offer the necessary community and commercial facilities to attract permanent residents (e.g. Wainui), and existing residents may prefer that such facilities continue to be located elsewhere. *Prospective projects: A,J,1,J,2,O,1*
81. Location requirements for holiday homes reflect changing social patterns, with more owners wanting to be within walking distance of places of entertainment, and in close proximity to other recreational facilities (including boat ramps and attractive settings). This results in a likely long-term continued pressure on the Akaroa-Takamatua area. *Prospective projects: A,C,1,O,1*
82. Areas identified as having potential to absorb change due to their lesser landscape values (Boffa Miskell landscape study) may not support consolidation of urban form. *Prospective projects: A,C,2,C,3*

Capacity for urban growth

83. Existing infrastructure and facilities may be insufficient or inappropriate to accommodate long term settlement growth. *Prospective projects: A,B,J,3,K,1,L,2,M,1*

Continued overleaf



Preferred settlement patterns

84. Many of the settlements are comprised of ‘pockets’ of urban zoning interspersed with rural land. A continuation of this trend could emphasise the current urban form of small, dispersed clusters of residential activity, but may also give rise to an ad hoc settlement pattern if the development is not clustered and suitably located. *Prospective projects: A,C.2*
85. The District Plan does not articulate a preferred settlement pattern to manage long-term urban change, relying instead on the existing zone boundaries and their associated provisions. This:
- can result in reactive rather than proactive planning;
 - opens up potentially inappropriate development options; and
 - limits the extent to which long-term planning can both incorporate appropriate buffers around sensitive land use activities and limit the potential for ‘reverse sensitivity’ issues to arise (i.e. residential activity encroaching upon legitimate existing non-residential activities, giving rise to pressures for those operations to reduce their level of effects or relocate). Examples include high noise generators such as the State Highway, heli-pads and rural fire sirens or other rural agricultural activities such as spraying. *Prospective projects: A,L.1*

Sprawl vs. intensification vs. scattered development

86. Settlement sprawl may reduce the potential for use of active modes of transport and efficient use of public infrastructure, while any future intensification of Small Settlement Zones or expansion of Residential Zones is likely to place pressure on reticulated infrastructure systems and could give rise to adverse effects on character, and any sporadic, medium density urban development which is not adequately serviced by infrastructure has significant potential to give rise to adverse effects on natural environment systems.

Prospective projects: A,C.2

**Managing urban change: rural-residential demand****Rural-residential demand**

87. The ‘floating’ nature of the Rural-Residential Zone provides for its potential application to rural portions of settlement study areas between pockets of urban zoning. This may or may not be the most efficient use of land. *Prospective projects: A,C.3*
88. There is strong demand for rural-residential development in the harbour basin and these attract very high prices, often having businesses associated with them and most are owned by permanent residents. However, areas potentially suitable for such a pattern of subdivision have not been identified, which can give rise to ad hoc applications and the loss of potential opportunities to both consolidate settlement patterns and to encourage permanent residents to the harbour basin. *Prospective project: A*

Managing urban change: self-sufficient settlements

89. Several trends impact upon the ability for settlements to be sustainable or self-sufficient into the future, including:

- Transport systems:
 - increasing reliance on the private motor vehicle;
 - dependence on fossil fuels for transportation (for household use, the tourist industry, primary production industries and freighting of goods transport);
 - existing poor pedestrian and cycle linkages between settlements;
 - limited public transport options; and
 - potential restriction of access to fuel at the Akaroa service station.
- Population change:
 - residential population stable but more regular and increasing summer peak populations;
- New infrastructure provision in settlements;
- Development preferences outside of the UDS area;
- Potential increases in the cost of food, fuel and housing; and
- Potential for land suitable for food production to be taken up for other purposes through subdivision and development.

There is currently no planning framework for creating more self-sufficient settlements. If not addressed in the future form and development of settlements, these trends could result in residents finding it more difficult to provide for their social and economic wellbeing into the future.

Prospective projects: A,C,1-C.6,J.1,J.2,K.3,L.7-L.9,N.1,N.2,O.1,O.2,O.4,O.7,P.1,P.3





Part III: Prospective projects

A range of potential work projects have been identified that would address one or more issues. These would supplement current projects being undertaken by the Council and other organisations. The general proposed timing for implementing these work programmes is set out in the accompanying Implementation Plan.

Two of the projects identified in this section are ‘comprehensive work-streams’, as they entail work across a number of different disciplines and topic areas. These are:

- Detailed Planning Studies; and
- Akaroa Places and Spaces Plan.

Most other projects are single-discipline work programmes which have been grouped according to their topic area. There are 18 topic areas, covering the natural, social, physical and economic environments, as well as managing urban change.

Not all options that were taken out to consultation will be taken forward. Some have been dropped altogether (for example they may entail enormous costs for limited benefits) and are not shown in this document, some are identified here but are essentially ‘parked’ for reassessment in future years and others will be taken forward to the Implementation Plan.

Projects that are considered to be high priority for commencement within the 2009–2011 period have been indicated with the symbol:



Projects that will be included within the Implementation Plan for consideration as part of the 2012-2014 LTCCP are indicated with the symbol:



Projects that can be readily implemented within existing unit work programmes (and are not specifically identified within the Implementation Plan) are indicated with the symbol:



Projects that will be put on hold for the foreseeable future, for review and consideration as appropriate in 2015+, are indicated with the symbol:



For ease of reference, projects that entail investigating amendments to the District Plan have been identified by way of the following annotation:

DP

Where investigations may result in amending the District Plan, the annotation is also shown but is bracketed:

(DP)

There is no binding commitment on the Christchurch City Council to proceed with any prospective project detailed in this document. Council spending priorities are reviewed frequently, including through the Long Term Council Community Plan process. All decisions as to whether or not a project will commence remain with the Council.

A Detailed Planning Studies

- to guide and manage growth pressures in Wainui, Takamatua, Akaroa and Duvauchelle



(DP)

A Detailed Planning Study (also known as an 'Area Plan') provides a framework for managing land use and infrastructure pressures, while protecting and enhancing key elements of the natural, social, physical and economic environment. It is a proactive approach, of most benefit to areas that may be subject to demand for growth in the future. The development of such plans will involve community collaboration and will consider a wide range of topic areas, including those indicated below.

- Surface water management
- Natural hazards: coastal erosion, flooding, slope instability and climate change
- Landscape values (including cultural and heritage landscapes)
- Settlement character
- Protection and enhancement of natural ecosystems
- Contaminated site investigations
- Historic and cultural heritage
- Community coherence, community facilities and services
- Open space (e.g. reserves), walkways and recreation facilities
- The integration of transport and land use: including parking and active modes
- Wastewater disposal and water supply
- Communications and technology provision
- Business and tourism growth management
- Preferred settlement form

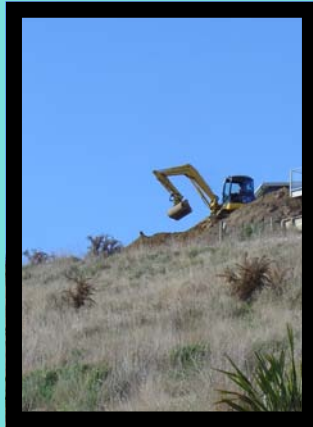
Previous constraints mapping processes have identified four settlements as potentially benefiting from Detailed Planning Study work. These are: **Wainui, Duvauchelle, Akaroa and Takamatua**. Planning studies for Akaroa and Takamatua would likely be undertaken conjointly, due to their close proximity, shared issues and potential for shared infrastructure.

Detailed planning studies would be significant projects and would include:

- Technical reports and community input to identify the key outcomes sought for each settlement and the constraints and opportunities for any future settlement growth;
- Identifying and assessing growth management options, including any long-term settlement edges;
- Preparing an Implementation Plan which sets out regulatory and non-regulatory methods of implementation (including any changes to the District Plan).

Appendix One sets out in more detail some of the sub-projects that would be associated with this comprehensive work-stream.

*This option contributes to addressing the following issues in Part II of this document:
1-18, 20-22; 24-33; 35-37; 41-56; 58-65; 69-71; 74-89*



B Akaroa Places and Spaces Plan

- to guide future direction and management of public sites and areas in Akaroa



An Akaroa ‘Places and Spaces’ Plan would provide guidance for the future direction and management of public sites and areas of the township and would ensure that these areas reflect historic and community values. The Plan will integrate with and complement existing design guidelines and be developed with input from the Akaroa Civic Trust and any other interested groups. There are synergies in developing this Plan alongside the Akaroa Historic Area Variation.

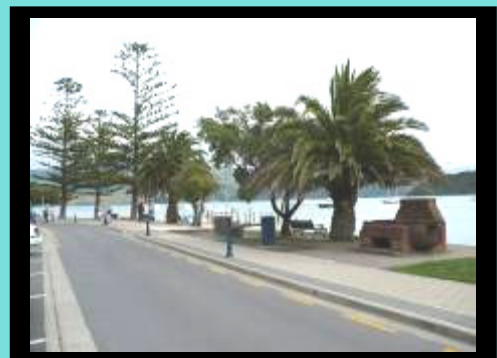
The Plan will include guidelines regarding the following matters to ensure that these reflect the local history, character and environment, while ensuring safety and efficiency of movement:

- View-shafts, landscaping, heritage features and public artwork.
- Traffic management, signage and interpretation, footpath design and ‘walkability’.
- Public works and infrastructure.
- Commercial operations on public land and tourist facilities.
- A design brief for the long-term development of the BP Meats site.

Appendix Two sets out in more detail some of the sub-projects that would be associated with this comprehensive work-stream.

Note: Although the Akaroa Places and Space Plan provides general guidance on how public sites and areas in Akaroa should be managed, the scope of this Plan does not extend to include the preparation of management or development plans for new or existing reserves.

This option contributes to addressing Issues 6, 20-23, 37, 39, 41, 61, 62, 68-70, 73, 89



C Managing Urban Change

C.1: Range of subdivision and development sizes **DP**

Investigate amending the District Plan to enable greater flexibility of allotment and dwelling size in residential zones. This would include developing objectives, policies and rules that provide for a greater range of subdivision and development sizes and styles where landscape, heritage, and amenity and infrastructure capacity considerations are not compromised, for example:

- multi-unit developments and smaller (more affordable) allotment sizes within defined areas of Residential zoning; and
- larger allotments in subdivisions adjoining rural land to enable more space for planting, landscaping and/or parking.

Issues 14,40,69,78,79,89



C.2: Long-term growth direction in District Plan **DP**

Investigate amending the District Plan to provide strong objectives, policies and rules concerning the preferred form of long-term growth. These provisions would explain when, where and how the various forms of growth might be appropriate (i.e. consolidation, intensification, growth boundaries, new clusters of development, scattered development and diversion of growth beyond the harbour basin (e.g. Little River)). Provisions would potentially include the following:

- any significant growth beyond Akaroa would be required to achieve consolidation of Duvauchelle, Takamatua and Wainui;
- long-term growth boundaries for Akaroa, with any further development being by way of intensification in appropriate locations (refer also C.1 above)
- requirements that any residential growth be supportive of settlement consolidation through being adjacent to or linking existing settlement clusters; and
- requirements for outline development plans to show, amongst other matters, that the proposal is an efficient extension to the existing developed urban settlement. Constraints such as landscape, slope instability and efficiency of servicing infrastructure would be noted.

Issues 13,15,50,56,58,69,74,76,79,81,82,84,86,89



C.3: Locations for rural-residential development **(DP)**

Identify and investigate locations where rural-residential activity would be most suitable, by:

- undertaking a study of all areas within the harbour basin beyond existing urban boundaries and below the 160m contour line. The work would take into consideration: land stability, solar gain, formed road access, water supply, relative versatility of soils, landscape characteristics and sacred sites (amongst other matters). This would include a rigorous methodological assessment defining areas of lesser landscape values.
- amending the District Plan to provide specific policy direction about the locations and qualities sought for rural-residential zones, with the uptake of such zones being deferred pending preparation of an outline development plan. Any generic rules would include minimum subdivision rules, permitted activities and site coverage. *Issues 77,78,82,87,89*



C.4: Rural settlements and the UDS

Ensure that any future extension of the Greater Christchurch Urban Development Strategy (UDS) to encompass the harbour basin acknowledges the differing characteristics of this area and considers continuing the separation of residential and rural-residential development, and allowing on-site water and wastewater servicing. *Issue 78,89*

**C.5: Sustainable communities**

Investigate Green Globe certification (or similar) for the harbour basin in order to promote sustainable community practices. This work is likely to include benchmarking and monitoring performance across the various community performance areas:



- sustainability policy
- energy consumption
- potable water consumption
- solid waste production
- environmental investment
- improved social and cultural interactions
- enhanced local socio-economic benefits
- biodiversity conservation
- air and water quality
- resource conservation

Issues 19,89

C.6: Versatile soils DP

Investigate amending the District Plan to include policies encouraging any new urban development to avoid areas of relatively higher soil versatility. *Issue 89*



D Surface Water Management

D.1: Septic tanks

Investigate the local environmental effects of existing clustered septic tanks in different areas and soil types, and develop options for remediation, if necessary.



Issue 45

D.2: Stormwater DP

Investigate amending the District Plan to ensure that large new multiple-allotment or dwelling subdivision and development incorporates integrated urban design solutions for stormwater disposal.



Issues 2,4,5,8

D.3: Stormwater

Consult with local rūnanga where new or improved stormwater systems are proposed.



Issues 1,4,5

D.4: Stormwater

Complete an inventory of stormwater infrastructure where this has not already been completed. Identify options for long-term improvements, taking into account likely climate change influences.



Issues 3,5,7,8,10

D.5: Stormwater and erosion (DP)

Identify areas particularly susceptible to fast stormwater runoff during storm events (e.g. areas of reduced land cover, steeper loess covered hillsides close to waterways or the harbour edge) and develop a range of mechanisms to ensure these areas are appropriately managed. One mechanism to be investigated would be amendments to the District Plan (no build areas, sediment management plan being required prior to development).



Issues 1-8; 11

D.6: Council services

Provide information to the local community on Council services, including maintenance and service requests regarding Council infrastructure (e.g. stormwater blockages).



Issues 8,11

D.7: Litter in waterways

Investigate options for reducing the amount of litter entering waterbodies. This may include a review of the number and location of rubbish bins near waterways and/or the harbour edge, and of the current levels of service for emptying of bins.



Issues 1,3



E Natural Hazards

E.1: Coastal hazards (DP)

Investigate areas identified as likely to experience inundation in the future (taking climate change and sea level rise into account) and identify suitable responses. Responses to be investigated will include:



- New or enhanced coastal protection works.
- Remedial and strengthening work on existing coastal protection structures.
- Amendments to the District Plan to restrict or otherwise manage building in hazard areas.
- Requiring/planning for reserves along the coast (e.g. esplanade reserves).
- ‘Do nothing’ or managed retreat approaches.

Issues 8-10,32,33

Refer also ‘Detailed Planning Studies’ and L.3 work programmes regarding transport corridors

E.2: Flood hazards (DP)

Identify potential flood hazard areas for all harbour basin settlements, taking into account likely climate change influences. The work includes:



- investigating areas already identified as having experienced historical flooding,
- ascertaining the likelihood of further flooding and any remedial work necessary, and
- amending the District Plan as required (e.g. flood contours and associated rules).

First priority in this respect would be Akaroa, because of the existing level of development and repeated flood damage, followed by Takamatua and Robinsons Bay (second and third priority) and then Pawsons Stream and Barrys Bay.

Issues 7,8,10,11

Refer also ‘Detailed Planning Studies’ work programme

E.3: Land instability DP

Investigate updating the District Plan to incorporate more detailed information now available regarding land instability issues and develop associated rules.



Issues 2,4,8,12

Refer also ‘Detailed Planning Studies’ work programme

E.4: Waterway management

Provide information to landowners regarding the appropriate management of vegetation alongside waterways that are susceptible to flooding, including:



- removing vegetation and other debris that can block waterways; and
- the promotion of suitable plant species to slow run-off through riparian areas.

Issues 4,7,8,10,11

Refer also ‘Detailed Planning Studies’ and B.5 (flood hazards) work programmes



F Landscape and Settlement Character

F.1: Landscapes DP

Investigate amending the District Plan to recognise heritage and cultural landscapes in the harbour basin, where possible. This work would include identification of heritage and cultural landscape values of significance to tangata whenua (and involve ngā rūnanga). *Issues 13,20*



F.2: Rural character

Provide information to developers and Council asset managers or contractors (as relevant) regarding:

- appropriate street lighting in rural settlements, such that the night sky may still be viewed; and
- appropriate siting and colour of buildings particularly where they are potentially highly visible.

Issues 14,20

Refer also 'Detailed Planning Studies' work programme



F.3: Rural character DP

Investigate amending the District Plan to encourage suitable design and appearance of development in rural settlements. For example:

- urban design guidelines as assessment matters, such as guidelines regarding: the degree of roof pitch, roof and wall colour and cladding, boundary fencing, accessory buildings and tanks, site landscaping and exterior lighting.
- environmental compensation initiatives where appropriate to encourage suitable development within the rural context.

Issues 14,20

Refer also 'Detailed Planning Studies' work programme



G Ecological Values

G.1: Biodiversity

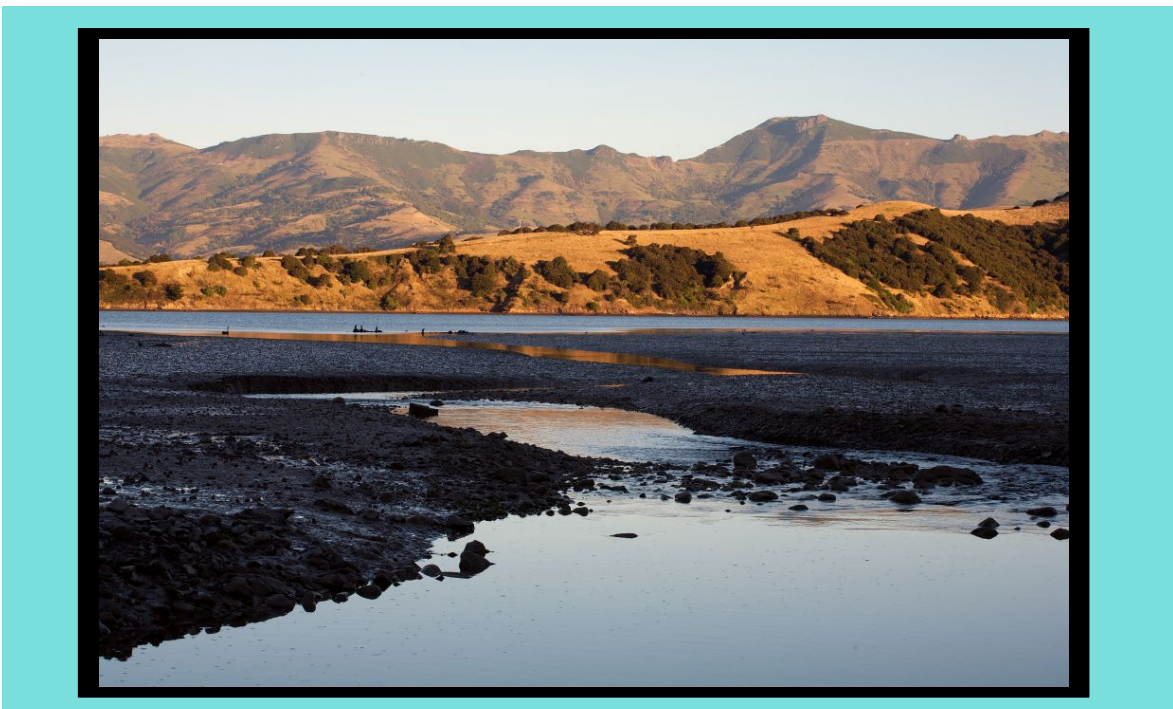
Develop guidelines for residents on how to enhance biodiversity in their gardens. This may include the preparation and distribution of information leaflets. *Issues 8,16*



G.2: Restoration and enhancement

Identify, with ECan and ngā rūnanga, areas around waterways and the coastal margin that may be suitable for restoration and enhancement of natural values, including areas for mahinga kai.

Issues 1,3,4,5,6,16



H Contaminated Sites and Solid Waste Management

H.1: Contaminated sites

Undertake an initial assessment of sites on HAIL (the Hazardous Activities and Industries List) in the harbour basin. *Issues 17,18*



H.2: Contaminated sites DP

Investigate amending the District Plan to incorporate objectives and polices regarding the use and management of known or potentially contaminated sites. *Issues 17,18*



H.3: Contaminated sites

Investigate Council-owned sites where potentially contaminating activities have been located, and identify management options, taking into account the likely future use(s) for the land. *Issues 17,18*



Refer also 'Detailed Planning Studies' work programme

I Heritage and Historic Character

I.1: Heritage buildings

Identify buildings at risk from development pressure and develop an appropriate range of retention mechanisms, if necessary (e.g. adding notes to Project Information Memoranda to suggest meetings between Christchurch City Council and new owners).

Issues 20,22



I.2: Cultural awareness

Investigate methods, in collaboration with ngā rūnanga and other relevant organisations, to increase awareness of the diverse cultural history (Māori, French, German, other European) of settlements.

Possible methods may include:

- interpretation signage at Takapūneke and other areas of significance
- dedicated public open space and/or artworks in areas of significance
- public information on the importance of land and waters for mahinga kai
- educational pamphlets
- historic trails or walkways
- festivals and events.

Issue 23



I.3: Archaeological sites (DP)

Undertake a comprehensive assessment of archaeological sites within and around settlements. Amend the District Plan as relevant.

Issue 13,20,22



J Population and Community Facilities

J.1: Community services

Audit the existing and projected ability of current voluntary, medical and emergency services to meet long-term peak populations. This will take into account community facilities planning processes and opportunities for local community input. *Issues 24,25,37,80,89*



J.2: Community facilities and networking

Encourage strong communities and social networking through (a) determining the ability for community facilities to meet long-term peak populations; and (b) supporting events or short-term recreational programmes that may provide a catalyst for longer-term initiatives. *Issues 24,25,80,89*



J.3: Limit summer peak population growth DP

Investigate amending the District Plan to limit growth of the summer peak population (e.g. provisions that discourage excessive tourism numbers and/or holiday home development; limit commercial growth; limit dwelling growth and visitor infrastructure; create a distinction between rented holiday homes and permanent residences).

Issues 24,61,69,72,83



K Open Space and Recreation

K.1: Recreational facilities

Undertake an issues and options study of recreational facilities (e.g. reserves, camping grounds, public toilets and picnic tables for day trippers) and their users, in order to meet both current and future demands. This study will specifically look at:



- the quality, shortage and retention issues for existing facilities
- the potential for strategic land purchase to meet future demand
- the possibility of partnerships with private owners, clubs and/or community groups who manage recreational facilities.

Issues 24-26,27,73,83

K.2: Roadside stopping points

Identify appropriate locations and opportunities for roadside stopping points at key locations (e.g. viewpoints, areas of environmental or cultural significance), taking into account:



- parking and interpretation signage requirements
- location and quality of existing stopping points
- road and pedestrian safety concerns
- tangata whenua input and values.

Issues 33,35,37,73

K.3: Walkway and cycling routes

Undertake a detailed assessment of potential new walkways and recreational cycling (road cycling and mountain-biking) routes in the harbour basin, to prioritise the most promising potential walkway and cycling options and assess their feasibility. This assessment would build on existing walkway reports and would:



- assess the potential for multi-modal use of tracks (including for horses);
- investigate linkages to existing paths and routes (e.g. Little River Rail Trail);
- prioritise options where they provide walkway and cycling access between settlements, to the coast, and to areas of cultural, historic or environmental significance.
- involve public consultation (general public, tangata whenua and specific landowners) to:
 - address public access issues; and
 - determine walking and cycling preferences (e.g. survey of residents, visitors and relevant groups such as tramping clubs);
- assess the relative costs and benefits of alternative access options (e.g. paper roads, private permit systems, land purchase, incentives for private landowners to provide access - e.g. rates relief, assistance with covenanted areas, fencing, subdivision etc); and
- identify mechanisms, appropriate partners and budgets for development and promotion.

Issues 26,28- 31,33,42,43,89



K.4: Coastal infrastructure (DP)

Undertake an issues and options study of coastal infrastructure (including slipways, jetties, and boat parking areas) and its ability to meet current and future demand. The study will look at:



- The recreational, community and commercial interests of users and the ability of existing infrastructure to meet these interests (e.g. quality, demand, safety, environmental impact and fees)
- a range of suitable responses, potentially including: changes to zoning, changes to fee schedules, new or upgraded facilities, partnerships with recreational clubs, and recommendations/guidance for future Activity Management Plans.

Issues 26,27,32,33,34

K.5: Paper roads

Develop a Paper Roads Policy to guide the appropriate use of paper roads (e.g. access, signage etc).

Issues 26,30

Refer also 'Detailed Planning Studies' and K.3 (walkway and cycling routes) work programmes

**K.6: Access to the coast DP**

Investigate amending the District Plan to enable coastal esplanade reserves to be taken when subdividing or developing along the coast, to provide access where appropriate and possible.

Issues 8,30,33

Refer also 'Detailed Planning Studies' and E.1 (coastal hazards) work programmes

**K.7: Walkway signage**

Identify locations where walkway track/access signage is inadequate, taking into account existing work programmes (signage, reserve management plans, Akaroa walks). Identify and implement funding and improvement options.

Issues 29,30,42

Refer also 'Detailed Planning Studies' and K.3 (walkway and cycling routes) work programmes



L Transport

L.1: Transport and land use DP

Investigate amending the District Plan to: update provisions encouraging the integration of transportation and land use planning functions, including policies that address:



- urban growth management
- setbacks from State Highway 75
- community severance and connectivity within settlements.

Issues 35,75,85

L.2: Transport, land use and safety

Investigate road safety and land use integration issues around main arterial routes and identify and prioritise necessary improvements and funding options. This would include investigations into:



- Options to improve road safety around identified ‘black-spots’
- Options to improve long-term settlement connectivity, for example Takamatua and Duvauchelle
- Options to improve safety for non-motorised road users, including dedicated corridors and speed restrictions through settlements, particularly in Duvauchelle
- Options to improve roads and intersections that may need to accommodate additional traffic long-term, including those that are not currently performing at their intended status.

Issues 35-38,42,43,75,83

Refer also ‘Detailed Planning Studies’ work programme

L.3: Coastal road corridor

Identify options to maintain a safe transport corridor in locations where the road has been identified as being at risk of erosion due to sea-level rise.



Issues 8,9,35,36

L.4: Access to Akaroa

Promote access to Akaroa via Summit Road as an alternative to the State Highway. *Issue 37*



L.5: Parking and congestion

Identify locations most likely to give rise to accidents and congestion through on-road parking and install signage and road markings to restrict the use of the road reserve for this activity.



Issues 39,40

Refer also ‘Detailed Planning Studies’ and ‘Akaroa Places and Spaces Plan’ work programmes

L.6: Footpaths

Identify poor quality footpaths and initiate a renewal and upgrading programme to enable use by wheelchairs, strollers and scooters, and to improve safety, while ensuring retention of rural settlement character. *Issues 29,41*



Refer also Project F.3 and the ‘Akaroa Places and Spaces Plan’ work programme

L.7: Public transport – day trip

Assess local demand for a scheduled passenger transport day trip service from Akaroa to Christchurch to better provide for residents wishing to travel to Christchurch for the day. If demand is sufficient, work with local companies to develop this service. To include an assessment of the need for bus shelters along SH 75, including in Akaroa.

Issues 44,89

**L.8: Public transport – inner harbour**

Investigate the potential for passenger transport services (e.g. water taxi, bus/shuttle) to link Akaroa and other settlements in the basin (particularly Wainui and Duvauchelle, assuming an increase in the permanent population), whether permanently or during summer months only. *Issues 44,89*

**L.9: Shared private transportation**


Initiate a booking system through the Christchurch City Council Akaroa Service Centre for sharing private transportation between Akaroa and Christchurch. *Issues 44,89*



M Water Supply

M.1: Water resources

Investigate surface and ground water resources and assess these against current and future water supply demands, taking into account sustainability limits; ecological, cultural, recreational and amenity values; and potential climate change influences.

 For Detailed Planning Study areas only, otherwise:

Where water resources are coming under pressure, identify methods to manage potential future water shortages. Methods that should be investigated include:



- Limits to urban growth
- Alternative water supplies (including rainwater tanks for new dwellings and incentives to install tanks in existing dwellings, desalination plants, sourcing water from beyond the harbour basin)
- Increasing storage in the water supply network
- Conservation measures (including water reuse, water restrictions, education, incentives to install water restrictors, controls on public water taps).

Issues 8,52-57,83

Refer also 'Detailed Planning Studies' work programme

M.2: Water intakes on private land

Investigate legal agreements with landowners who have water intakes and related infrastructure located on their property (including intakes for public toilets), particularly where this may present a risk to the long-term viability of the water supply. *Issue 54*



N Communications and Energy supply

N.1: Efficient energy use

Investigate mechanisms to encourage the use of renewable energy sources and the efficiency of the end-use of energy. Investigations may include:

- amending the District Plan to encourage energy efficient subdivision development, including mechanisms to restrict development on highly shaded slopes; and
- incentives, where these are not already provided for (e.g. micro wind turbine and solar system subsidies).

Issue 89

Refer also 'Detailed Planning Studies' and C.5 (sustainable communities) work programmes



N.2: Broadband internet

Identify locations around the harbour basin between Wainui and Akaroa where broadband internet services are currently unavailable via the telephone network, and the extent to which satellite and mobile broadband services have been (or can be) taken up in these locations. The work will include:

- Obtaining local feedback on costs and quality of these services and a survey of local demand.
- Identifying potential internet service providers (e.g. CCNL, wireless internet companies) and initiating discussions to identify potential future service provision.

Issues 24,59,63,89

Refer also 'Detailed Planning Studies' work programme



O Business growth

O.1: Managing business growth DP

Investigate adding new provisions to the District Plan to manage effects of business growth, whilst enabling some growth to occur. Any amendment to the Plan should consider objectives, policies and methods to:

- maintain the viability and convenience provided by a consolidation of business activity at Akaroa;
- enable the range of employment opportunities to broaden; and
- ensure provision of sufficient business-zoned land in the harbour basin as permanent population increases.

Issues 61-,64,66,80,81,89



O.2: Business growth (DP)

Explore and develop measures to encourage appropriate business growth, particularly the broadening of the business base by encouraging industries in which the harbour basin has a comparative advantage and which may service both local and tourism markets (e.g. food, education, cottage industry, water transportation). Such measures could include:

- providing business start-up support;
- promoting the ability for residents to work from home;
- developing areas for 'clustered' niche industries close to existing business nodes (via District Plan amendments); and
- direct incentives (e.g. rates rebates, providing land for businesses to use - where feasible).

Issues 65,66,89 Refer also 'Detailed Planning Studies' and O.1 (managing business growth) work programmes



O.3: Industrial activity DP

Investigate amending the District Plan to recognise existing industrial activities (e.g. Barrys Bay cheese factory, Duvauchelle servicing depots). This may include:



- zone amendments
- policies stating a preference for any future industrial activity to co-locate with these zones, subject to meeting environmental and infrastructural requirements.

Issues 64,66

Refer also 'Detailed Planning Studies', O.1 (managing business growth) and C.2 (long-term growth direction in District Plan) work programmes

O.4: Tourist economy

Investigate opportunities to broaden the tourism economic base in order to support year-round employment opportunities. This may include:



- further development and promotion of conference facilities;
- eco-cultural tourism facilities; and
- new winter events (e.g. Matariki, wine/food, art + crafts, music, adventure races to areas not usually open to the public).

Issues 63,66,67,89

O.5: Business activity in Akaroa DP

Investigate amending the District Plan Town Centre Zone to provide for long-term anticipated growth of business activity, including:



- allowing dwellings within the Town Centre zone above ground floor level only; and
- identifying appropriate locations for future new retail zoning.

Issues 68,69

Refer also 'Detailed Planning Studies' and 'Akaroa Places and Spaces Plan' work programmes

O.6: Labour market

Investigate methods to enable the uptake of employment opportunities, including:



- a shuttle service for seasonal workers from Christchurch;
- providing or supporting childcare facilities near key business nodes; and
- amending the District Plan to require certain activities to provide worker housing (e.g. medical, education, large tourism employers).

Issues 24,63,67

O.7: Local labour force

Investigate updating the pre-amalgamation Council policy to ensure that the Council supports the Akaroa Harbour economy and employment by using the local labour force for local projects if suitably qualified people are available. *Issues 89*



P Housing affordability

P.1 Affordable housing

Identify methods of encouraging affordable housing to attract more permanent families (particularly low to middle income residents). Such methods may include:



- identifying possible sites for affordable housing and supporting pilot projects to demonstrate good urban design practices. This could include:
 - the use of eligibility criteria (such as employment within the harbour basin, household income and assets etc) to attract permanent residents.
 - retention mechanisms (e.g. covenants) to ensure houses remain affordable in the long-term when rented and/or sold and to ensure that the house is not used as a holiday home.
- housing assistance schemes, for example establishing a Housing Trust and/or facilitating 'rent to buy' or mortgage assistance schemes.

Issues 24,63,69,72,89

P.2: Residential land supply DP

Investigate amending the District Plan to reduce pressure on house pricing by identifying and zoning new areas for residential activity, particularly those areas which would attract lower prices (e.g. where good views and easy access to the Akaroa town centre are not a priority).

Issue 69

Refer also 'Detailed Planning Studies' and C.2 (long-term growth direction in District Plan) work programmes



P.3: Limiting holiday homes (DP)

Investigate methods to encourage permanent residential use of houses and dissuade their use as holiday homes. For example:



- investigate rates differentials
- investigate amendments to the District Plan to include objectives, policies and rules restricting the use of a private dwelling for short-term rental accommodation (where there is legal scope to do so).
- investigate the potential to free up 'empty' holiday homes for rent to permanent and temporary employees and identify any appropriate incentive mechanisms.

Issues 24,63,72,89



Q Managing tourism

Q.1: Tourism Liaison Group

Support development of a formal tourism liaison group to discuss and mitigate the effects of tourism activities and events on the local community. This group would include a range of both tourism and events operators, as well as representatives from the local community. Responsibilities would include monitoring the impacts of tourism from a VICE (Visitor/Industry/Community/Environment) perspective and making recommendations to the Council and/or CCT regarding potential issues and opportunities.

Issues 60,70,71



Q.2: Cruise ships

Develop a protocol to manage cruise ship visits, with an aim of:

- encouraging any cruise ship visits to occur outside the peak periods (late December and January); and
- ensuring that arrangements for transporting passengers to destinations beyond Akaroa minimise inconvenience to other visitors and local businesses and residents.

Issue 70



Q.3: Accommodation facilities

Investigate methods to avoid excessive expansion of accommodation facilities in Akaroa, including:

- encouraging use of existing holiday homes by casual visitors where permanent residential use is unlikely; and
- investigating the potential for commercial accommodation to be located in settlements other than Akaroa.

Issue 70



R Project Implementation and Monitoring

R.1: Project Implementation and Monitoring

Oversee the implementation of the programme, and monitor trends and impacts of development.

Issues: all



Appendix One

The following projects would be undertaken as part of a Detailed Planning Study.

Note: Growth-related community infrastructure improvements would be identified in the LTCCP and DCP for funding and development through Development Contributions, where possible.

Settlement form

In determining appropriate settlement form:

Identify areas having opportunities for urban development and all relevant constraints, taking into account all relevant information including servicing infrastructure and any natural, social, cultural and historic values.

Using this information, assess growth options including:

- locations for mixed or higher density development
- expansion of urban areas
- areas suitable for rural-residential activity.

Connectivity

Enhance vehicle and pedestrian connections between existing and new subdivisions.

Buffers

Use buffers to limit reverse sensitivity effects arising from rural or other activities (e.g. fire sirens) which may be noisy or give rise to spray/odour drift. For Akaroa, continue discussions with the New Zealand Fire Service over long-term placement of the fire siren.

Ecological Values

Identify existing and potential waterway and terrestrial ecosystem values and identify methods to ensure their protection and enhancement. This would include:

- Ecological assessments to define the values present (including tangata whenua cultural values), and identify any opportunities to protect, enhance and/or restore these values, particularly if urban development is to proceed.
- Investigating the use of non-statutory tools to protect and enhance native biodiversity (e.g. covenants).
- Restoration and enhancement of natural values around waterways and the coastal margin, including areas for mahinga kai.

Surface water (stormwater)

Develop a 'blueprint' of surface/stormwater constraints which would identify mechanisms to improve stormwater quality and inform a basin-wide integrated catchment management plan (ICMP). The 'blueprint' would consider the following matters (as relevant):

- The effects of climate change;
- Low Impact Urban Design Solutions;
- Tangata whenua values; and
- Retrofitting/optimising existing stormwater systems.

Natural hazards

Investigate potential coastal, flooding and land instability hazards (taking climate change into account) and identify methods to manage urban growth in these areas. In particular:

- For coastal hazards, investigate
 - protecting land, housing, roading and other coastal infrastructure (e.g. wharves) via new or enhanced coastal protection structures;
 - building restrictions (e.g. floor heights) and setbacks in the District Plan;
 - requiring or planning for esplanade and other reserves along the coast; and
 - do nothing, and/or managed retreat approaches.
- For flooding, undertake hydrological studies to investigate flooding potential, ensuring that any new areas of urban development do not exacerbate any existing flooding and coastal inundation issues.
- For land instability, undertake detailed geotechnical studies to clearly identify the location, extent and potential impacts of any areas of land instability, in order to limit further development in areas of high instability and to inform site-specific geotechnical investigations.

Landscape values

Identify and investigate methods to protect local landscape values that are sensitive to change. This will include detailed investigations, as relevant, into cultural and heritage landscapes, modelling of views from across the harbour, archaeological sites and geological formations. The investigation of cultural landscapes will involve ngā rūnanga and will take into account available information on Ngāi Tahu cultural heritage of the area.

Reserves and rural character

Ensure any future growth reflects existing rural character through

- appropriate subdivision sizes (particularly at the settlement edge),
- design requirements (for example building colours and materials, street and exterior lighting, building design, accessory buildings, fencing, landscaping and planting); and
- provision of open space

Coastal expansion

Limit the expansion of settlements along the coastal edge, particularly into less modified natural environments, and promote internal settlement consolidation wherever practicable.

Contaminated sites

Undertake detailed site investigations into any potentially contaminated sites, including former landfills.

Historic and cultural character

Acknowledge and retain important historic and cultural character areas. This includes:

- identifying methods (in association with local rūnanga) to protect existing heritage and cultural values, sites and areas; and
- ensuring that any infrastructure or public works reflects existing heritage values and the character of the settlement.

Wāhi tapu and wāhi taonga (sacred sites and silent files)

Work with local rūnanga to clarify restrictions that may be necessary for protection of sites of high cultural value, including sites associated with silent files.

Intensification and heritage

[for Akaroa:] Identify areas within the Akaroa Historic Area where intensification may be suitable (with strict provisions), in order to provide greater flexibility in future settlement form and protect existing heritage areas. [Refer also Prospective Project C.1 \(under Managing Urban Change\).](#)

Strong communities

Ensure that any settlement growth is:

- a) designed and staged in a way that it does not reduce the coherence of settlements and strong communities; and
- b) accompanied by any new/improved community facilities and services needed to attract permanent residents (following an audit of existing community facilities and services and future pressures and demands).

Open space and recreational facilities

Assess the long-term demand for open space and recreational facilities (including coastal facilities) and identify suitable mechanisms to provide for this demand. This assessment would include investigating:

- methods to improve the safety and amenity of reserves and facilities;
- local environmental, cultural and ownership constraints;
- strategic acquisition of new land for reserves.

Walkways

Ensure adequate pedestrian linkages are developed and progressed, including (where relevant):

- a) pedestrian links within and between settlements, residential areas, and commercial areas;
- b) walkways that provide access to waterways, the coast and other places of interest (e.g. reserves);
- c) walkways that provide for a wide range of users (e.g. people with impaired mobility);
- d) the impacts of any new walkways on surrounding land owners, sensitive environments and uses; and
- e) the potential for combined pedestrian and cycle routes.

Recreational cycling

Identify and incorporate any potential cycling and mountain biking routes (both off-road routes and dedicated/separated cycleways) into land use planning options.

Roading capacity

Assess the existing roading capacity and identify budgets and staging of any upgrading required to accommodate any anticipated growth, including:

- a) a well-connected local road network to provide local trip alternatives to the State Highway;
- b) safe and efficient connections between local roads and the State Highway; and
- c) quality of roads where it is unlikely to meet current and anticipated demand.

State Highway

Consider limiting further development to one side of State Highway.

Akaroa traffic

Ensure that additional traffic movements due to increased urban development do not give rise to significantly increased congestion of roads in the Akaroa Town Centre during peak periods

Public transport

Review potential public transport options, in association with any significant settlement expansion proposals.

Wastewater: existing systems

- Septic tanks: Investigate the suitability of soil for clustered septic tank systems, where there is no planned sewer reticulation system. [Refer also Prospective Project D.1 \(under Surface Water Management\)](#)
- Duvauchelle: Identify future wastewater disposal options.

Wastewater upgrades

Identify any necessary improvements to reticulated wastewater infrastructure to accommodate any anticipated settlement growth, taking into account:

- The ability of treatment systems to cope with variable flows and fluctuating populations.
- The potential to modify or develop treatment systems to enable disposal of treated wastewater to land.
- Tangata whenua and community values and concerns.
- The character and amenity of existing settlements.
- Funding implications.
- Programmed or necessary works to minimise stormwater infiltration into wastewater systems.

Water supply

Identify growth-related demands on water supplies and identify methods to provide for this demand (including research on groundwater, springs and streams and any interconnections), taking into account the impacts of increased water demand and likely climate change influences on the ecological, recreational, cultural and amenity values of potential water sources.

Options for meeting future water supply demand to be investigated include:

- Increasing storage in the network.
- Conservation measures, including water reuse, water restrictions, incentives to install restrictors and controls on public water taps.
- Alternative water supplies, including on-site rainwater tanks, desalination plants, or sourcing water outside of the harbour basin (from Christchurch, for example).
- Limiting urban growth.

Power supply

Investigate the ability of transmission lines and substations to meet any new demand.

Energy conservation

Identify measures to promote the construction of dwellings in areas that receive the most sun.

Broadband internet

Advocate for improved broadband internet services by:

- Identifying areas where broadband internet services are limited or non-existent.
- Identifying potential demand for broadband internet services.
- Working with Internet Service Providers to address future service provision.

Commercial centres (beyond Akaroa)

Investigate the potential development of small commercial centres staged with population growth, particularly focusing on sites already being used for business activity.

Population statistics

Gather more information on resident versus holiday population figures, in order to assess demand on infrastructure and Council facilities.



Appendix Two

The following projects would be undertaken as part of the Akaroa Places and Spaces Plan:

Note: Although the Akaroa Places and Space Plan provides general guidance on how public sites and areas in Akaroa should be managed, the scope of this Plan does not extend to include the preparation of management or development plans for new or existing reserves. Strategic planning for reserves will be directed by the Open Space Strategy (in development) and through reserve management processes in the Reserves Act 1977.

Viewshafts and Landscaping

The identification of:

- viewshafts to historic structures and areas; and
- landscaping materials (including appropriate plant species and hard cover materials) that reflect the history of the settlement.

Public works and infrastructure

The identification of heritage features and values worthy of protection and the preparation of guidelines for public works, infrastructure and open space to achieve this protection. This will include ensuring that future works reflect local character, do not impose incongruous 'heritage' features; and do not destroy key heritage features.

For any stormwater upgrades, the identification of mechanisms to retain the existing deep heritage gutters, whilst (where possible) improving safety and incorporating low-impact stormwater design principles.

The remediation of any existing works and infrastructure to better reflect local heritage character.

Public art

Guidelines regarding the commissioning of new temporary and/or permanent artworks that reflect the historic (including pre-European) and current communities as part of any future development of Council-owned parks, reserves or other public open space, including seating, sculptures and play equipment.

Traffic management plan

The preparation of a traffic management plan addressing parking issues in the Township, including (as relevant) an investigation into:

- the potential for a one-way portion of Rue Lavaud;
- the potential development of pedestrian-only areas in congested parts of Akaroa during peak periods;
- specific regulations to manage parking during the peak time between Boxing Day and Easter, with enforcement particularly focusing on Beach Road between Bruce Terrace and Rue Jolie;
- creation of all day parking at the northern end of the town, with signage (e.g. adjacent to the Recreation Ground)
- the provision of bus parking;
- the creation of specific parking for campervans at the northern end of the town;
- the development or upgrade of footpaths and walkways to enhance accessibility between parking areas and the two township nodes;
- directional signage to car-parking;
- the feasibility of a shuttle between the two Akaroa business nodes and/or between Akaroa and potential parking in Takamatua; and
- an appropriate site for strategic purchase and development of a parking area in Akaroa South.

Pedestrian access

The identification of methods to improve pedestrian accessibility within and between the two Town Centre nodes, including investigations into:

- updated design guidelines for signage;
- design guidelines for new walkways and footpaths
- restrictions on footpath advertising signs in the town centre (including enforcement/education for non-complying signage), particularly during peak times;
- provision for built-up footpaths at shops, where steps are currently used, to enable access to shops for the less mobile;

- improving 'walkability' between the two Town Centre business zones by investigating increasing shelter in appropriate locations, reducing pedestrian exposure; and incorporating items of interest along the way (e.g. historical interpretation, signage etc); and
- the provision of street and amenities maps (in key locations on the street or in hard-copy form for distribution to tourists and visitors) so as to avoid the need for excessive business and amenity signage.

Commercial operations

The preparation of guidelines on the use of publicly-owned land for temporary and permanent commercial operations, including identification of desirable amendments to existing bylaws and policies.

BP Meats site

The preparation of a design brief for the long-term development of the BP Meats site with criteria concerning the appropriate distribution of land use activities. This would incorporate urban and heritage design principles. Anticipated land uses would include:

- business floorspace (ground floor only);
- residential activity, with a focus on affordable/social housing for low-moderate income earners and/or seasonal worker accommodation;
- potential for community facilities and/or services;
- seating and public amenities;
- suitable off-street parking that is not visible from the road.

Note: community consultation will be undertaken.

Tourist facilities The identification of key permanent and/or temporary tourist facilities (including public toilets, bus parking etc) needed to accommodate projected long-term growth and seasonal fluctuations, and taking into account outputs from the Tourism Carrying Capacity Study. This work will include identifying the proposed location and capacity (including quality standards) of each facility, and when and who is responsible for their provision and ongoing maintenance.

Options for public toilet facilities during peak periods may include, subject to further analysis:

- opening up other public facilities (e.g. Gaiety Hall);
- encouraging businesses (particularly tourist businesses) to provide better toilet facilities; and
- high quality temporary or portable toilets.

