

**Te Pātaka o Rākaihautū Banks Peninsula Community
Board Information Session/Workshop
MINUTES ATTACHMENTS**

Date: Monday 25 March 2024
Time: 10 am
Venue: Wairewa Little River Boardroom,
4238 Christchurch Akaroa Road,
Wairewa Little River

TABLE OF CONTENTS NGĀ IHIRANGI	PAGE
2. Diamond Harbour Land - Unsolicited Proposals	
A. Hunters Road Community Consultation Presentation Banks Peninsula Community Board Information Session 25 March 2024.....	3
3. Dog Control Bylaw and Policy review	
A. Dog Control Bylaw and Policy Review - Banks Peninsula Community Board Briefing 25 March 2024.....	22

Diamond Harbour Land – Unsolicited Proposal

Te Pātaka o Rākaihautū Banks Peninsula Community Board

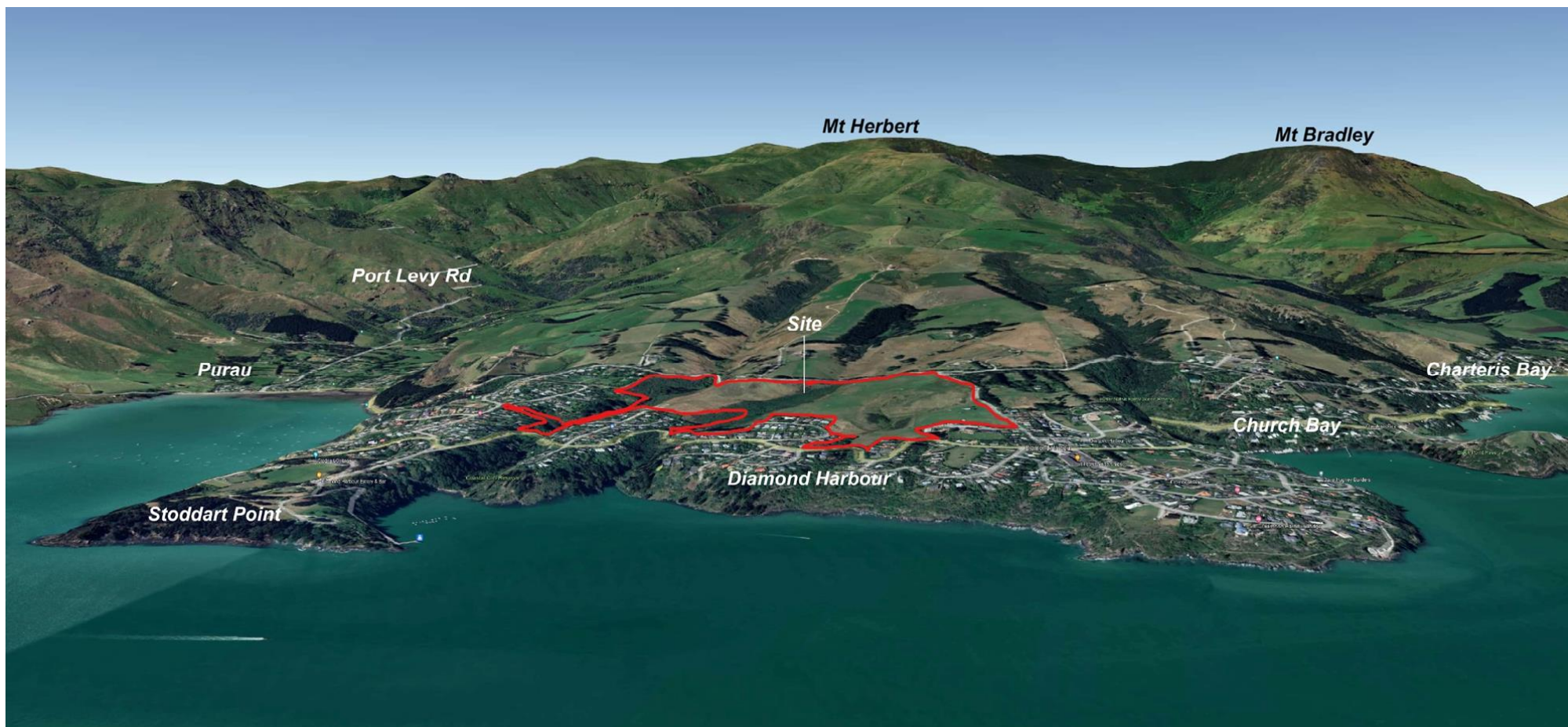
Information Session / Workshop

25 March 2024



Item 2

Attachment A



Council-owned land 27 Hunters Road and 42 Whero Drive, Diamond Harbour

Agenda

- Background
- Consultation overview
- Next Steps



Council-owned land 27 Hunters Road and 42 Whero Drive, Diamond Harbour

Background

- The block of land, at 27 Hunters Road and 43 Whero Avenue, measures 39.02 hectares.
- It has been in council ownership since 1913, when it was set aside for the future development and expansion of Diamond Harbour.
- For the past 40 years it has been zoned for potential residential development.
- The land is currently used for grazing and the revegetation of the three gullies on the site and which provide significant value to the community.



Spatial plan

- Following community consultation and feedback from Council in June 2022 Council staff were directed to prepare a spatial plan for the site.
- Spatial planning will consider;
 - Different land use options
 - The protection of the existing gullies
 - Access points to the land and infrastructure
- A range of technical assessments will be undertaken to help with spatial planning.

Past consultation

To support community input into the final outcomes for the site, consultation on 27 Hunters Road and 42 Whero Avenue land options was held between 15 October to 16th November 2021 with 234 submissions received.

Key Themes and feedback from consultation:

- **Protection of the gullies** with either covenants or reserves
- **Retention of the walkways** and access for the community
- Creation of **new recreational opportunities** (dog parks, playground, skate park)
- Development of areas for **civic defence** / gathering area for an emergency
- Some support for small-scale, low density **land development**
- Need for upgrades to **infrastructure** – roading and water
- **Community** to be involved in future land use options



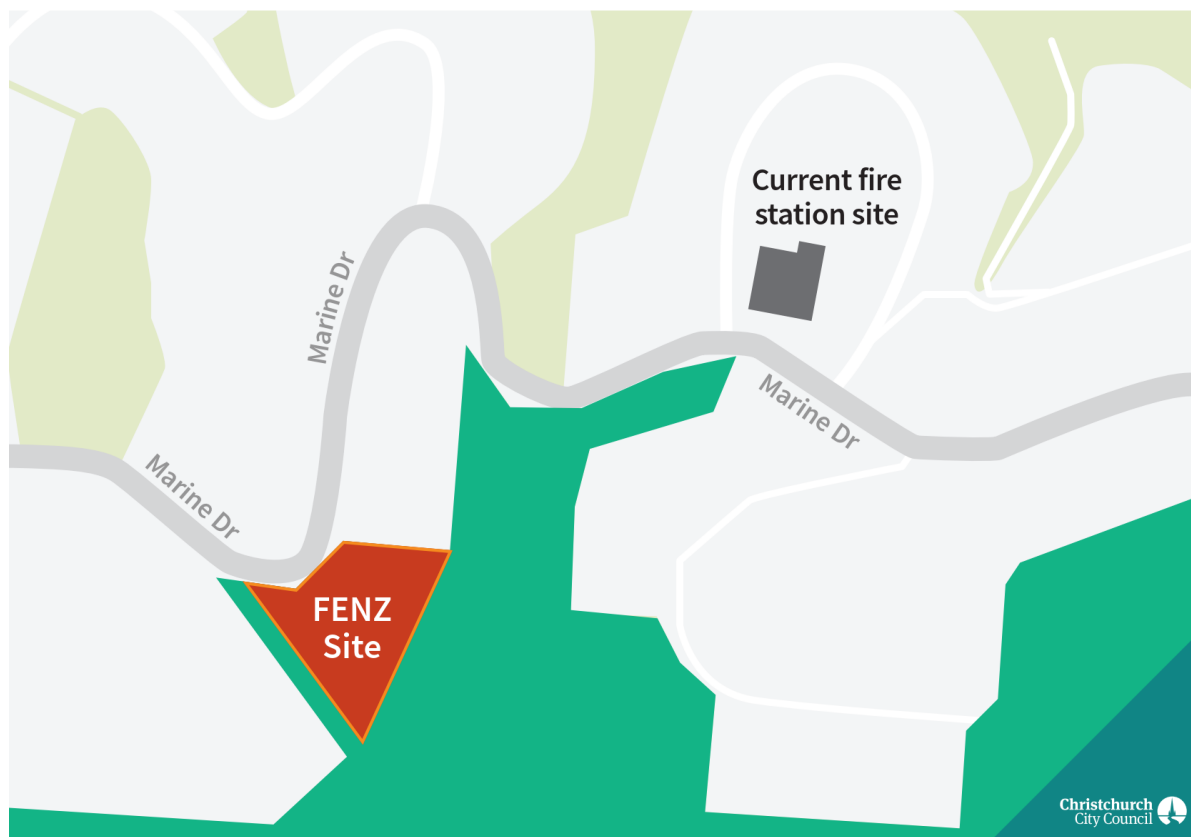
Unsolicited Proposals

Two unsolicited proposals have been received for parts of the land at Hunters Road / Whero Avenue:

- **Fire and Emergency New Zealand (FENZ)**- looking to purchase 0.5 hectares of the land for a new fire station.
- **Nōku Te Ao Charitable Trust**- looking to purchase 8.0 hectares of land for a designated character school Te Pā o Rākaihautū (Te Pā) on the site.

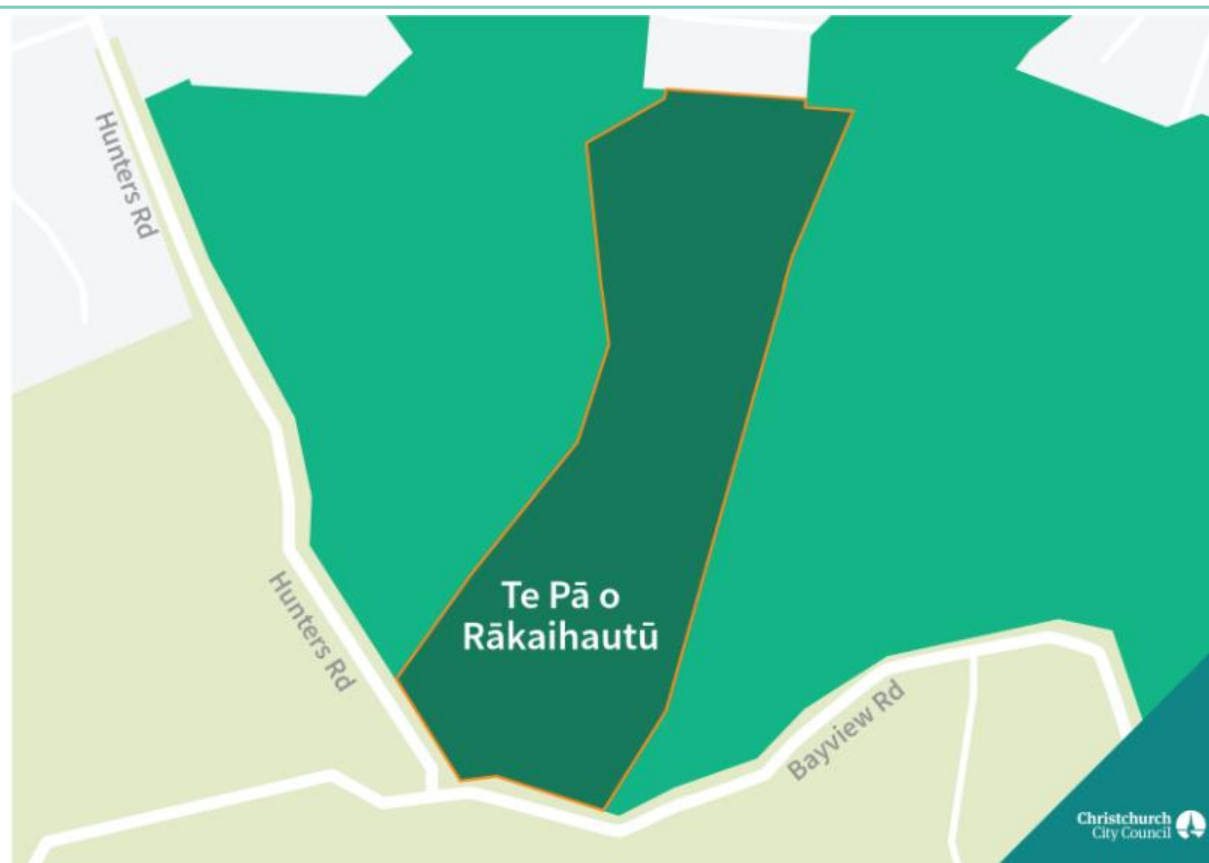
FENZ

- Currently located at 89 Marine Drive, the Diamond Harbour Fire Station is a registered earthquake-prone building
- Purchase 0.5 hectares of land for a new fire station in Diamond Harbour
- Provide a fit-for-purpose, resilient facility to meet statutory, regulatory, organisational requirements with the future needs and growth of the wider community in mind



Nōku Te Ao Charitable Trust

- Currently based on a temporary campus at the former Linwood Intermediate School site on McLean Street, Linwood
- Looking to purchase 8.0 hectares of land for a new character school
- Conditional land sale agreement to allow for further site investigations into site development (geotechnical, infrastructure, roading, building scale and location)

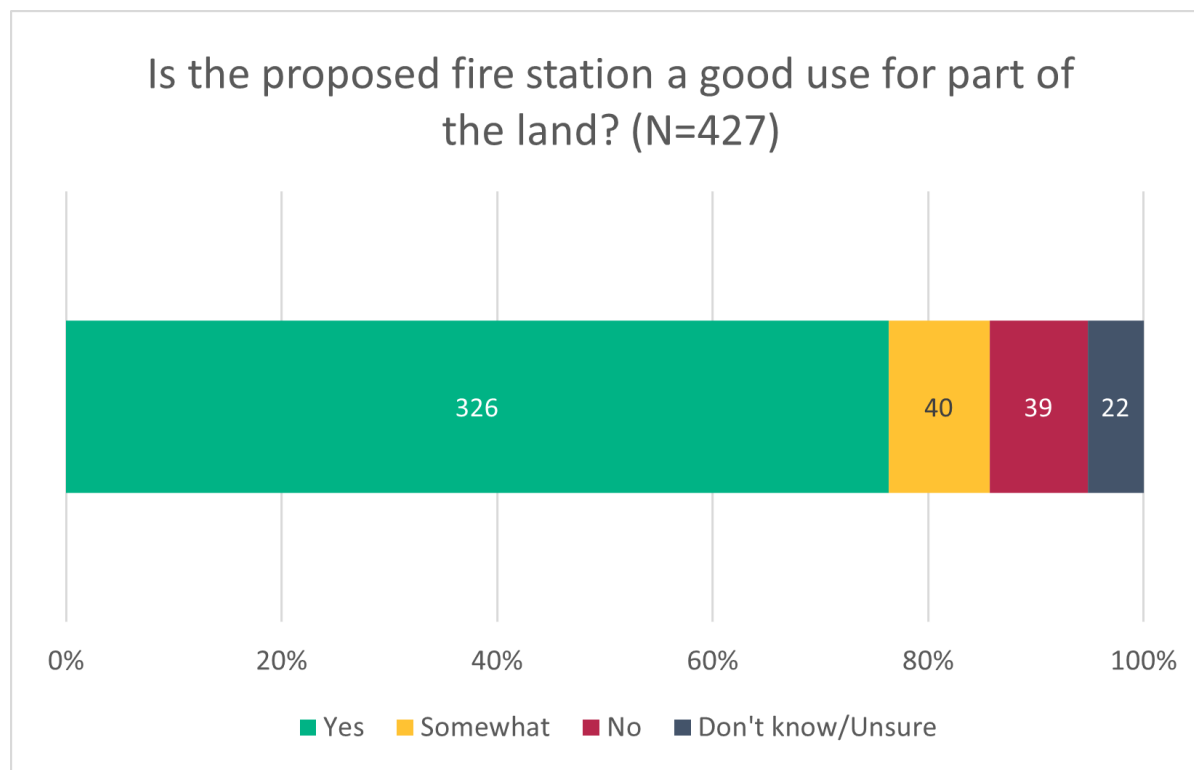


Consultation Feedback

A consultation process was undertaken between 22 January and 19 February 2024 asking for feedback on the conditional sale of parts of the land to FENZ and Te Hapu o Ngāti Wheke.

- 428 submissions received

General sentiment – Fire station



Fire + Emergency New Zealand - Feedback

Supportive aspects of the proposal:

- Proposed facility would be an asset to the community
- General support without specifics
- Facility meets growing needs of the brigade and community
- Helipad is a beneficial amenity

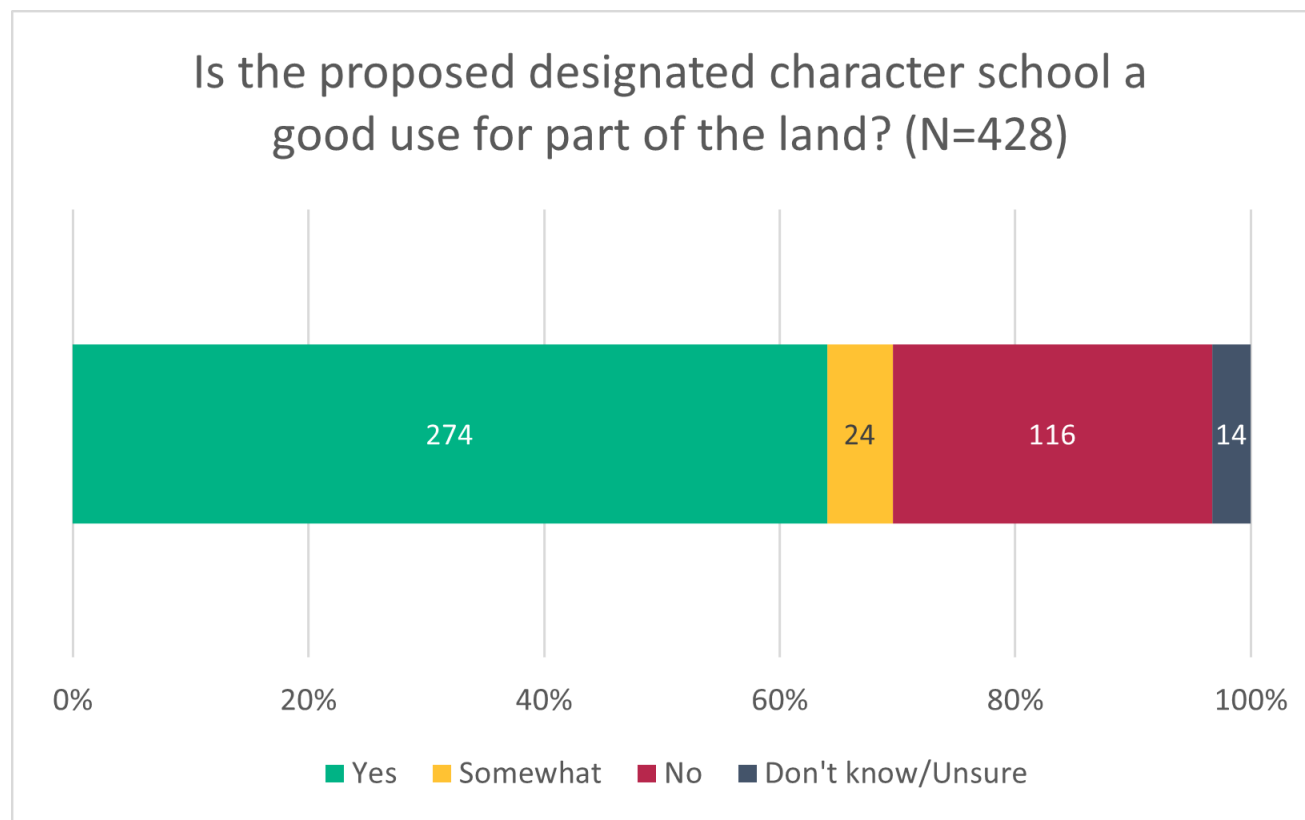
Concerns about aspects of the proposal:

- Concern for safety on the access road (low visibility and tight bends)
- Concern for noise impacts of sirens

Requests:

- Management/restriction of sirens
- Safety improvements around the access point

General sentiment – designated character school



Te Pā o Rākaihautū Feedback

Supportive aspects of the proposal:

- Proposed facility would be an asset to the local community
- Appropriateness of proposed site (culturally, geographically)
- Anticipate benefits to mana whenua from the proposed facility
- Support/perceive demand for Māori medium education

Concerns about aspects of the proposal:

- Concern for current roading infrastructure
- Concern for travel logistics of students/staff
- Concern for environmental impacts of transporting students/staff
- Concern for negative impacts on existing school/kindergarten

Requests:

- Alternative location be sought
- Prioritise support for/expansion of/integration with the existing school

Next Steps

- **Te Pātaka o Rākaihautū Banks Peninsula Community Board meeting:** 22 April 2024
The Community Board will consider all feedback and the staff recommendation, when making their own recommendation to Council.
- **Council Report:** 15 May 2024.
The Council will decide whether to support conditional sale agreements for parts of the block for the proposed fire station and school.
- **Spatial planning process:**
Will go on hold until more certainty with the land sale

Feedback / input

- Staff will bring back a report to the Community Board to make a decision on the unsolicited proposals
- What are the issues that you want us address in the report?

Review of the Dog Control Policy and Bylaw

Teena Crocker, Senior Policy Analyst

Lionel Bridger, Manager Animal Services



1

Dog Control Act 1996

- Protect wildlife
 - Reduce dog attacks / bites
 - Address uncontrolled dogs
- The Act requires councils to develop a dog control policy to:
- ... minimise the danger, distress, and nuisance to the community from dogs*
 - ... avoid allowing dogs to have uncontrolled access to public places*
 - ... protect people and especially children from fear of attack or intimidation, and to*
 - ... allow for the recreational needs of dogs and their owners (section 10(4))*



Dog data



	2019 / 2020	2022 / 2023	Change
Number of registered dogs	39,127	44,537	Increase of 5,410 dogs

	2019 / 2020	2022 / 2023	Change
Dog attacks dog	216	238	Increase of 22 attacks
Dog attacks person	138	165	Increase of 27 attacks
Dog attacks animal / wildlife	0	20	Increase of 20 attacks
Dogs at large / wandering	2,140	1,481	Reduction of 659 incidents
Bylaw warnings	529	546	Increase of 17 warnings
Bylaw infringements	262	256	Reduction of 6 tickets
Barking dogs	2,056	1,435	Reduction of 621
Feedback / complaints	179	262	Increase of 83

Dog control policy and bylaw

- Legislation requires us to have both
- They work together
- The Dog Control Act applies all over New Zealand
- The policy and bylaw regulate local issues
- Review is required (10yr)
- Follows a process set in legislation (consultation)



What does the policy do ?

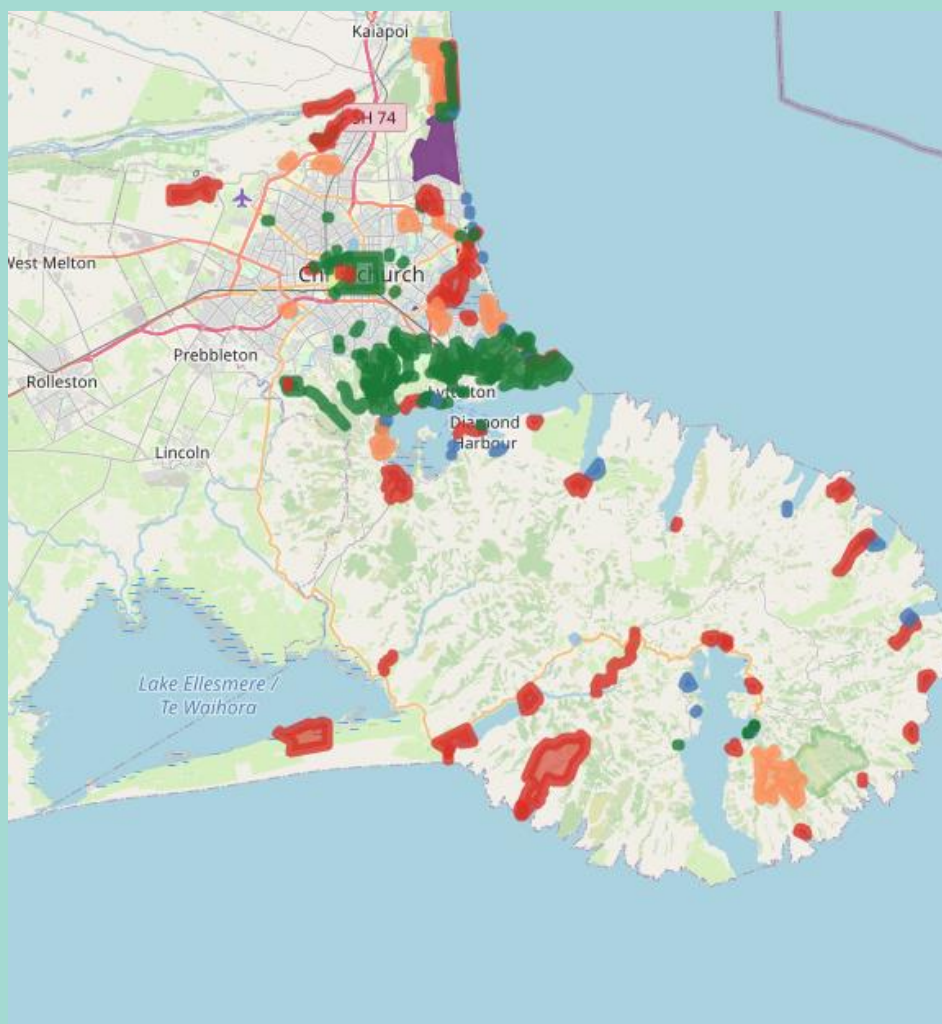
- Meets requirements of Dog Control Act 1996
- Enables us to protect areas, people, animals & dogs
- Obligations of dog owners
- Dog registration categories
- Specifies prohibited and leashed areas
- Dangerous dogs, menacing dogs
- Dog shelter (seizing, releasing, rehoming)
- Other requirements (eg education)



Pop quiz

- Do dogs need to be leashed on roads?
- Do dogs need to be leashed on beaches?
- Do dog owners need to carry plastic bags?
- Is it ok for dogs to chase seagulls or ducks?
- What does 'under effective control' mean?
- How many dogs can one person control in a public place?





Dog control map



155 specified leashed and prohibited areas

3 general prohibited categories

3 general leashed categories

- Dog parks and exercise areas
- Prohibited
- Prohibited/Leashed
- Leashed
- Leashed on path
- Leashed/Under effective control
- Summer Beach Prohibition

Key areas of interest / change

Avon-Heathcote Estuary / Te Ihutai

- East Asian–Australasian Flyway / migratory waders and shore birds



Residential red zone

- Changing uses, habitat regeneration



Drainage basins / new wetlands

- Te Kuru: 14km of walking and cycle tracks, 110,000 trees, 600,000 native plants

Other issues / improvements

Bylaw review – next steps

- Public consultation and hearings (late 2024)
- Notify every registered dog owner (over 42,000 dogs)
- Public consultation
- We encourage boards to make a submission
- Any early input? Concerns in your area?

