Te Pātaka o Rākaihautū
Banks Peninsula Community Board
MINUTES ATTACHMENTS

Date: Monday 10 June 2019
Time: 10am
Venue: Lyttelton Community Boardroom,
25 Canterbury Street, Lyttelton

TABLE OF CONTENTS

5.1 Deputations by Appointment - Diamond Harbour Community Association
   A. Diamond Harbour Community Association - Presentation - Godley House Site ................3
Godley House site
Godley House Site and Diamond Harbour Recovery

Community Comments

24 September 2011

Lyttelton/Mt Herbert Community Board
Diamond Harbour Community Association

September 2011
SPRING 16 August 2012
Where to Next?

• Community demands action now; ongoing engagement provides clear guidance on priorities, please work with us
• Fast track the Stoddart Point Management planning; clear and agreed planning process, recognise SPRIG as the community voice
• Suburban Centres team provide assistance for our action plan and timelines for DH recovery, and support development of plans for a temporary village
• Provide temporary lease of the GH site to the DH Community Association, secure use for the benefit of the whole community
• Support SPRIG and HPT resolution of archaeological material recovery and preservation

• Fund site clearance, reinstate services, and build public amenities on the site to enable community and visitor use for summer events
• Support community intention to pursue a clear vision for the future of our communities; events, temporary village design and execution, long term planning leading to a sustainable viable community
Why Godley House?

Godley House was built in 1850 as a grand family home for Sir Warren Hambleton, a ship chandler, ironmonger and speculator and one of Lyttelton’s leading citizens.

The house at Godley House sits on the same location as the original Lyttelton railway station, and it is believed that the original railway line ran past the front of the house.

The house is now owned by the family of John Godley, who bought it in 1997 for $6 million. The family has been involved in the restoration of the house and it is now open to the public as a museum.

Why Godley House?

The house is named after its owner, John Godley, who came to New Zealand in 1849 with the first wave of settlers. The house is one of the few remaining examples of early settler architecture in the area.

The house is now a museum and is open to the public.

A place for community

Godley House has played a significant role in the community itself. It was once used as a meeting place for the local residents and it is believed that the original railway line ran past the front of the house.

Today, the house is a museum and is open to the public as a place to learn about the history of the area.

Future plans for the site

Christchurch City Council will work closely with the local community and key stakeholders to look at all future options for the development of this historic site.

For updates visit: www.ccc.govt.nz/councilheritageassets
Background (2013 Council ppt)

- Godley House sustained damage in the 4 September 2010 earthquake and significant damage in the 22 February 2011 earthquake.
- Temporary securing or repair of the building was problematic and deconstruction would leave very little heritage fabric.
- Council agreed to deconstruct and record remaining heritage fabric.
- Lot 1DP 53173 is owned by Christchurch City Council. It is fee simple land and is zoned as Town Centre in the Banks Peninsula District Plan.
- Insurance pay-out of over $300,000. About $100,000 spent on demolition and foundation protection.
Pressure on to keep Godley House for community

Lois Cairns lois.cairns@press.co.nz • 16:36, Apr 10 2013

The Diamond Harbour and Districts Historical Association has written to the Lyttelton-Mt Herbert Community Board pleading for the site to be preserved and redeveloped as a community asset.

Jan Studholme said the association was concerned the insurance money the Christchurch City Council received for Godley House could be "swallowed up by the city".

The association wanted the payout reinvested in a new building on the site. It feared the land could be sold to developers.

"We urge the community board to ensure that the insurance money is secured for the redevelopment of the Godley House site, with a building that can act as a social meeting place for the community," she said.
Background context

Diamond Harbour Community Association (DHCA) / Stoddart Point Regeneration Ideas Group (SPRIG)

- Community planning and ideas meeting (Sept 2011)
- Godley House demolished (Feb 2012)
- SPRIG options document published (May 2012)
- Mayoral visit to Godley House site (Sept 2012)
- “Getting to the Point” community-led planning document (Nov 2013)
- SPRIG/DHCA submission to Community Board (June 2014)
- Community Board led consultation with DH Community on planning options (Oct 2014)
- DHCA deputation to Council requesting planning support (March 2015)

<table>
<thead>
<tr>
<th>No.</th>
<th>Principle</th>
<th>Position</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Open space v buildings</td>
<td>A range of views from more Open Space desirable to leaving space for building development. Concentrate buildings on the south-eastern side. Space for concerts in the summer (though potentially there is an alternative site downhill on the domain). Central open space but to enclose it (partially) with structures. Where does village centre end in the GH site? Possible modular building, or to be built in phases.</td>
</tr>
<tr>
<td>2</td>
<td>Public/community use of space v private use of space</td>
<td>Multiple use envisaged but generally a wide range of users rather than a select few limited by cost or function. Council multi-service hub is a potential option.</td>
</tr>
<tr>
<td>3</td>
<td>Private v public ownership of assets (commercial viability, CCC funding)</td>
<td>Potential Trust management. Trust to lease? Private ownership of structures possible or private lease of CCC owned buildings. Or private/public partnership.</td>
</tr>
<tr>
<td>4</td>
<td>Duration and ground size of any lease</td>
<td>Duration - depends on the significance of investment by any private operator. Size – as required by any function.</td>
</tr>
<tr>
<td>5</td>
<td>Use of insurance $</td>
<td>This is an argument for CCC to commit funding to replacement facilities.</td>
</tr>
<tr>
<td>6</td>
<td>Local v visitor destination usage</td>
<td>Both. Visitors bring viability to community businesses and are often visiting local residents.</td>
</tr>
</tbody>
</table>
Stoddart Point Reserve Landscape History and Conservation Report

June 2016

Prepared for Christchurch City Council
by Louise Beaumont Heritage Landscape Consultant
June 2016
Updated action plan
March 2017

Getting to the Point
UPDATED COMMUNITY ACTION PLAN
FOR DIAMOND HARBOUR (February 2017)
Village development plan July 2017
Community Board presentation July 2017

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sep 2011</td>
<td>Community planning and ideas meeting</td>
</tr>
<tr>
<td>Feb 2012</td>
<td>Godley House demolished</td>
</tr>
<tr>
<td>May 2012</td>
<td>SPRIG options document published</td>
</tr>
<tr>
<td>Sep 2012</td>
<td>Mayoral visit to Godley House site</td>
</tr>
<tr>
<td>Sep 2013</td>
<td>Council-led Stoddart Point Reserve Management Plan published</td>
</tr>
<tr>
<td>Nov 2013</td>
<td>“Getting to the Point” community-led planning document</td>
</tr>
<tr>
<td>Jun 2014</td>
<td>SPRIG/DHCA deputation to Community Board</td>
</tr>
<tr>
<td>Oct 2014</td>
<td>Community Board-led community consultation on planning options</td>
</tr>
<tr>
<td>Mar 2015</td>
<td>DHCA deputation to Council requesting planning support</td>
</tr>
<tr>
<td>Jul 2015</td>
<td>Council resolution for staff support for community-led village planning</td>
</tr>
<tr>
<td>Dec 15 – Mar 16</td>
<td>Joint project team established and info gathering commences</td>
</tr>
<tr>
<td>Oct 2016</td>
<td>Community-led engagement exercise</td>
</tr>
<tr>
<td>Nov 16 - Mar 17</td>
<td>Analysis of feedback and plan revisions</td>
</tr>
<tr>
<td>Mar 2017</td>
<td>Community Board presentation on Updated Action Plan</td>
</tr>
<tr>
<td>Mar – May 2017</td>
<td>Communication Te Hapū o Ngāti Whēke (Rāpaki) via MKT</td>
</tr>
<tr>
<td>May – Jun 2017</td>
<td>Further revisions to the development plan by DHCA</td>
</tr>
<tr>
<td>Jul 2017</td>
<td>Community Board presentation on Village Development Plan</td>
</tr>
</tbody>
</table>

Many Annual Plan presentations but nothing further from Council on Godley House site for the next year.
Dark Star Petition February 2019

This petition seeks your support to demand that the Christchurch City Council allow the café building lease to remain in place, until such time as new services are built on the Godley House site, so that new owners can continue to serve the community after we finish.

3,000 signatures
June 2019 Dark Star Gone
Nice lawn – no facilities
Board Agenda

Godley House Site Land Classification

3.2.4 On 13 May 2019 the Council Project Team met with members of the Diamond Harbour Reserve Management Committee and the Diamond Harbour Community Association to discuss the proposed consultation about this site. The community gave Council staff a clear steer that the consultation should be very open and should ask community members what they want to use this site for. The results of the consultation should be used to identify whether the current classification of this land as Recreation Reserve meets these needs. If a different type of classification would better suit the community’s needs or the status of the consultation identifies that the reserve status should be revoked staff explained that this would require an additional process and that the Department of Conservation would be the ultimate decision makers rather than the Council.
Godley House Site Land Classification

3.2.4 On 13 May 2019 the Council Project Team met with members of the Diamond Harbour Reserve Management Committee and the Diamond Harbour Community Association to discuss the proposed consultation about this site. The community gave Council staff a clear steer that the consultation should be very open and should ask community members what they want to use this site for. The community then want the Council to commit to the funding or co-development of the site to enable these uses to be achieved. After that, the results of the consultation should be used to identify whether the current classification of this land as Recreation Reserve meets these needs. If a different type of classification would better suit the community’s needs or the status of the consultation identifies that the reserve status should be
Community would like......

1. Community Board commitment
2. Full consultation process by Council
3. Council commitment to design, funding and collaboration
4. Determine future appropriate status of the land
Thankyou for your consideration and action

Idea from 2011 consultation