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
2012 Council pamphlet
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

## Contents

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Introduction</td>
<td>2</td>
</tr>
<tr>
<td>Timeline and process</td>
<td>3</td>
</tr>
<tr>
<td><strong>ACTION PLAN</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Economy &amp; business</strong></td>
<td></td>
</tr>
<tr>
<td>1. Godley House – site redevelopment</td>
<td>4</td>
</tr>
<tr>
<td>2. Business development and collaboration</td>
<td>5</td>
</tr>
<tr>
<td><strong>Movement</strong></td>
<td></td>
</tr>
<tr>
<td>Built Environment</td>
<td>12</td>
</tr>
<tr>
<td>9. Information and signage</td>
<td></td>
</tr>
<tr>
<td><strong>Appendix 1</strong></td>
<td></td>
</tr>
<tr>
<td>SPRIG’s “Getting to the Point” 2013 action plan</td>
<td>13</td>
</tr>
</tbody>
</table>

## Getting to the Point

**UPDATED COMMUNITY ACTION PLAN FOR DIAMOND HARBOUR (February 2017)**

- **Economy & business**
  - 1. Godley House – site redevelopment
  - 2. Business development and collaboration

- **Movement**

---

**Image**: Map of Diamond Harbour with a focus on Godley House

---

**Image**: SPRIG's logo and SPRIG's website address: sprig.org.nz

---

**Image**: BRAH's logo and BRAH's website address: brah.org.nz
Village development plan

July 2017
Community Board presentation July 2017

Sep 2011
Community planning and ideas meeting

Feb 2012
Godley House demolished

May 2012
SPRING options document published

Sep 2012
Mayoral visit to Godley House site

Sep 2013
Council-led Stoddart Point Reserve Management Plan published

Nov 2013
“Getting to the Point” community-led planning document

Jun 2014
SPRING/DHCA deputation to Community Board

Oct 2014
Community Board-led community consultation on planning options

Mar 2015
DHCA deputation to Council requesting planning support

Jun 2015
Council resolution for staff support for community-led village planning

Dec 15 – Mar 16
Joint project team established and info gathering commences

Oct 2016
Community-led engagement exercise

Nov 16 - Mar 17
Analysis of feedback and plan revisions

Mar 2017
Community Board presentation on Updated Action Plan

Mar – May 2017
Communication Te Hapū o Ngāti Whēke (Rāpaki) via MKT

May – Jun 2017
Further revisions to the development plan by DHCA

Jul 2017
Community board presentation on Village Development Plan

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