
Te Pātaka o Rākaihautū Banks Peninsula Community Board Information Session/Workshop AGENDA

Notice of Information Session/Workshop Te Pānui o te Hui:

Te Pātaka o Rākaihautū Banks Peninsula Community Board Information Session/Workshop will be held on:

Date: Monday 4 May 2026
Time: 12noon
Venue: Lyttelton Community Boardroom,
25 Canterbury Street, Lyttelton

Membership Ngā Mema

Chairperson	Lyn Leslie
Deputy Chairperson	Nigel Millar
Members	Tyrone Fields Jillian Frater Asif Hussain Cathy Lum-Webb Josie Ogden Schroeder

29 April 2026

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Note: This forum has no decision-making powers and is purely for information sharing.

To watch the meeting live, or previous meeting recordings, go to:

<https://www.youtube.com/@bankspeninsulacommunityboa3600/streams>

To view copies of Agendas and Notes, go to:

<https://www.ccc.govt.nz/the-council/meetings-agendas-and-minutes/>



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INFORMATION SESSION/WORKSHOP ITEMS

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The time allocated for this Information Session/Workshop is 15 minutes.

Karakia Whakamutunga

Karakia Tīmatanga

Whakataka te hau ki te uru	<i>English translation</i>
Whakataka te hau ki te tonga	Cease the winds from the west
Kia mākinakina ki uta	Cease the winds from the south
Kia mātaratara ki tai	Let the breeze blow over the land
E hī ake ana te atakura	Let the breeze blow over the ocean
He tio, he huka, he hau hū	Let the red-tipped dawn come with a sharpened air.
Tihei mauri ora!	A touch of frost, a promise of a glorious day.

1. Apologies Ngā Whakapāha

An apology for absence was received from Nigel Millar.

2. Open Forum Te Wā Kōrerorero

Please note there is no Open Forum for this Information Session. Any matters raised by members of the public are considered by the Board at the preceding Board meeting.

3. Stoddart Point Youth Play Space Development





Reference Te Tohutoro: 26/399647

Presenter(s) Te Kaipāhō: Holly Whitaker

1. Detail Te Whakamahuki

Timing	This workshop is expected to last for 15 minutes.
Purpose / Origin of the Workshop	Staff will meet with the Board to discuss potential site locations for the new youth play space in Diamond Harbour.
Background	<p>The 2013 Stoddart Point Management Plan indicated a youth play space to be developed within the reserve.</p> <p>Funding is now allocated to deliver this new development between FY 26-28. Staff have completed early engagement with rangatahi and a preferential wish list of activities has now been identified. In completing early engagement, it has become apparent that site location needs to be considered.</p> <p>Parks Planners have now completed a site selection matrix that staff wish to discuss with the Board.</p>
Key Points	<ul style="list-style-type: none"> • Site selection for a new youth space must carefully consider passive visual surveillance to ensure the safety of the rangatahi. • Each potential location has different designations within the District Plan and triggers different consent and archaeological requirements • Access to services and facilities must be considered, along with proximity to residential properties and constructability. • All proposed sites sit within Ngā Tūranga Tūpuna. Engagement with Mana Whenua will be a priority. • The consent requirements and cultural, geographical and archaeological complexities need to be understood so the budget is allocated appropriately.
Next Steps	<ul style="list-style-type: none"> • Dependent on the Boards direction, consultation on site selection may need to occur, alongside engagement around the design.
Useful Links	<ul style="list-style-type: none"> • Stoddart Point Reserve and Coastal Cliff Reserves Network Diamond Harbour Te Waipapa Management Plan Approved • Current early engagement form Diamond Harbour/ Te Waipapa rangatahi/ youth play space feedback – Fill out form





Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A  	Diamond Harbour youth play project - site selection matrix	26/841942	7
B  	Diamond Harbour youth play space development- Board presentation	26/842097	10

Signatories Ngā Kaiwaitohu

Author	Holly Whitaker - Project Manager - Community Parks
Approved By	Bridie Gibbings - Manager Operations - Parks Development

Proposed Youth Play Space at Diamond Harbour - activities might include bicycle pump track (can be used by skateboards, scooters and bikes) and a flying fox with adjacent seating and shade.

	Stoddart Point 1 & 2 (near toilet/carpark)	Score	Stoddart Point 3 (Godley House)	Score	Stoddart Point 4 (Godley House)	Score	Laurenson Reserve	Score
								
Address	2A Waipapa Avenue, Diamond Harbour		2E Waipapa Avenue, Diamond Harbour		2E Waipapa Avenue, Diamond Harbour		123 Marine Drive, Diamond Harbour	
Reserve status	Recreation Reserve		Recreation Reserve		Recreation Reserve		Recreation Reserve	
CPTED	Has visibility from neighbouring carpark and from those that are walking down to Jetty. The car park adjacent to the toilets is a freedom camping spot (provides oversight, but perceived to be a risk -or an actual risk?). However the site is in the depth of a reserve and does not benefit from natural surveillance of an adjacent road supporting casual surveillance.	3	Limited visual surveillance. There is an adjacent pathway that goes from the end of Waipapa Ave towards the Jetty. No surveillance from an adjacent road, supporting casual surveillance.	2	Has visual surveillance from adjacent carpark as well as pathway along eastern side of location. There is a drop off toward the adjacent road, which may need to be planted or similar to reduce movement between both spaces.	4	Good Visual surveillance from Marine Drive, however when entering from Ranui Drive you cannot see the exit points of the reserve or have oversight over the proposed youth activity until you get to the end of the alleyway. Adjacent properties do not have oversight over park. Wonderful views across harbour from park.	4
District Plan	Open Space Community Park, Natural Hazard - Remainder of Port Hills and Banks Peninsula Slope Instability Management Area, Coastal Environment, Natural Character in Coastal Environment, Ngā Tūranga Tūpuna & Coastal Environment Overlay (no specific rules, but if a consent is required then there would be additional assessment matters). There is a heritage setting and heritage item around Stoddart Cottage, not near this proposed site	2	Commercial Banks Peninsula Zone - Recreation Activity is a permitted activity. Recreation activity - means the use of land, water bodies and/or buildings for the purpose of the active or passive enjoyment of sports, recreation or leisure, whether competitive or non-competitive, casual or organised, and whether a charge is made for admission or not. Natural Hazard - Remainder of Port Hills and Banks Peninsula Slope Instability Management Area, Ngā Tūranga Tūpuna. There is a heritage setting and heritage item around Stoddart Cottage, not near this proposed site	3	Commercial Banks Peninsula Zone - Recreation Activity is a permitted activity. Recreation activity - means the use of land, water bodies and/or buildings for the purpose of the active or passive enjoyment of sports, recreation or leisure, whether competitive or non-competitive, casual or organised, and whether a charge is made for admission or not. Natural Hazard - Remainder of Port Hills and Banks Peninsula Slope Instability Management Area, Ngā Tūranga Tūpuna There is a heritage setting and heritage item around Stoddart Cottage, not near this proposed site	3	Open Space Community Park Zone, Diamond Harbour Density Overlay (Minimum net site area of 600m2), Natural Hazard - Remainder of Port Hills and Banks Peninsula Slope Instability Management Area, Ngā Tūranga Tūpuna	4
Archaeology Authority	5. Known Archaeological Site - AA check required	2	5. Known Archaeological Site - AA check required. From PMP (pg.5) - The former Godley House was registered as a Category II Historic Place under the Historic Places Act 1993. Although Godley House has been demolished the foundations are still protected under the archaeological provisions of the Act.	2	5. Known Archaeological Site - AA check required. From PMP (pg.5) - The former Godley House was registered as a Category II Historic Place under the Historic Places Act 1993. Although Godley House has been demolished the foundations are still protected under the archaeological provisions of the Act.	2	2. Medium Risk - AA check required	2

	Stoddart Point 1 & 2 (near toilet/carpark)	Score	Stoddart Point 3 (Godley House)	Score	Stoddart Point 4 (Godley House)	Score	Laurenson Reserve	Score
Cultural Significance	District Plan - Ngā Tūranga Tūpuna. Engagement with mana whenua required.	3	District Plan - Ngā Tūranga Tūpuna. Engagement with mana whenua required.	3	District Plan - Ngā Tūranga Tūpuna. Engagement with mana whenua required.	3	District Plan - Ngā Tūranga Tūpuna. Engagement with mana whenua required.	3
Specific Design Requirements	Site has good separation from neighbouring residential properties. Toilet sewer pipe will require adequate separation.	4	Site has good separation from neighbouring residential properties	4	Site has good separation from neighbouring residential properties	4	Pump Track - we are yet to complete a noise assessment of a pump track, however they are often contained by mounding and made from asphalt which is more forgiving than concrete. A separation of at least 30m would be recommended and can be achieved at this site (in the middle, near the front of the reserve). We can obtain a preliminary assessment if required prior to working at this location. Basketball court and flying fox would require a	3
Tree Protection Plan/Arborist Advice	Ensure work is designed away from adjacent trees. Or a TPP would be required	5	Trees around the wider Godley House are important and would require a TPP if developing facilities nearby.	3	Trees around the wider Godley House are important and would require a TPP if developing facilities nearby. There is a Horse Cart Wheel at the entrance way that is significant in the conservation plan.	3	Tree in the centre of the park, but can design around to avoid any TPP or consent. Consider an Urban Forest Plan at the same time to increase tree canopy coverage and shade for youth play users.	5
Park Mangement Plan, Landscape Plan, Conservation Plan	Stoddart Point and Coastal Cliff Management Plan 2013 – Microsoft Word - Stoddart Point Reserve and Coastal Cliff Reserves Network Diamond Harbour Te Waipapa Management Plan Approved. 3.3.4 A youth specific outdoor recreational area or areas shall be investigated and developed within Stoddart Point Reserve. Activities including, but not limited to, skate boarding, dirt jumps for bikes, a climbing net and/or flying fox shall be considered for any such development.	5	Note the Godley House area is not covered by the PM	5	Note the Godley House area is not covered by the PMP	5	n/a	5
Heritage	n/a	5	Conservation Report - Trees are important in this area. On p.122 there is a picture from 1947 that there were some sheds and planting, it would be good to incorporate a nod to these in the development	3	Conservation Report - Trees are important in this area. On p.122 there is a picture from 1947 that there were some sheds and planting, it would be good to incorporate a nod to these in the development	3	n/a	5
Climate Resilience	Not included in CHAP project - to de determined as part of project once site selected	0	Not included in CHAP project - to de determined as part of project once site selected	0	Not included in CHAP project - to de determined as part of project once site selected	0	Not included in CHAP project - to de determined as part of project once site selected	0
Orion	n/a	5	n/a	5	n/a	5	Overhead cables at entrance to reserve on Marine Drive (poles located outside of reserve on legal road), there is also an Orion Pole at the entrance way at Ranui Cres.	4
3-waters	Sewer pipe for toilet in adjacent area - see 3-waters map on Stoddart Tab.	4	Sewer pipe or toilet runs adjacent to path.	4	Sewer pipe for toilet running through proposed site - see 3-waters map on Stoddart Tab	1	Water supply on Marine Drive. Stormwater Pipe at northern end of reserve (see image on Laurenson Tab)	4
Access to park	The site can be assessed by the wider footpath network. There is also the possibility of wider CHCH users using this play space via the Diamond Harbour Ferry. Adjacent carpark to the proposed site	4	There is a nearby carpark and can access using footpath network. There is also the possibility of wider CHCH users using this play space via the Diamond Harbour Ferry.	4	There is a nearby carpark and can access using footpath network. There is also the possibility of wider CHCH users using this play space via the Diamond Harbour Ferry.	4	Pathway along Marine Drive is on other side of road to park. Need to consider appropriate crossing point. There is a pedestrian crossing 150m up road near shopping centre, however not a paved pathway along the road. You can walk along a pathway along Ranui Cres and enter the reserve here, but its steps (not well maintained according to Google St View) and could do with an obvious park sign.	2

Associated facilities	There is a nearby toilet adjacent to the carpark and proposed youth play space. There is a drinking fountain and rubbish bin nearby	5	Rubbish bins and drinking fountain would need to be considered as part of the project budget. Users would need to walk down to the public toilet located near the carpark.	3	Rubbish bins and drinking fountain would need to be considered as part of the project budget. Users would need to walk down to the public toilet located near the carpark.	3	Rubbish bin onsite might need an upgrade. No drinking fountain & limited tree shade. No toilet onsite, it is noted on Google Maps that there is a public toilet at NPD which is 150m away.	1
Constructability	Sufficient space for all requested activities	5	Constrained by size, achieving a usable pump track may be a challenge	3	Constrained by topography and space, a flying fox would not be feasible	2	Sufficient space for all requested activities	5
Nearby facilities	There is a café at the entrance to the reserve.	3	There is a café and eatery nearby at the end of Waipapa Avenue (2 Waipapa Avenue).	3	There is a café and eatery nearby at the end of Waipapa Avenue (2 Waipapa Avenue).	3	Fish & Chips, Four Square is 150m up road. Primary School is a 400m walk	3
Total (higher most suited site)		55		47		45		50
		1		3		4		2

	Criteria	Scoring	Scoring Guidance
CPTED	Prefer sites with good passive surveillance from activated public areas	0-5	5 = Ideal location; 3 = Minor constraints; 0 = Major conflicts
District Plan	Site meets District Plan requirements and is appropriately zoned		5 = Fully aligned and compliant; 3 = Minor issues; 0 = Conflicts exist
Archaeology Authority	Archaeological Risk	0-5	5 = Fully aligned and compliant; 3 = Minor issues; 0 = Conflicts exist
Cultural Significance	Site is not located on cultural sites of significance		5 = No negative impact; 3 = Minor issues; 0 = High risk
Specific Design Requirements	30m separation to residential areas to be complaint with noise standards of DP	0-5	5 = Fully aligned and compliant; 3 = Minor issues; 0 = Conflicts exist
Tree Protection Plan/Arborist Advice	Outside 5m of tree/protected tree	0-5	5 = Fully aligned and compliant; 3 = Minor issues; 0 = Conflicts exist
Park Mangement Plan, Landscape Plan, Conservation Plan	Site does not conflict with existing Reserve Management Plan, Master Plan, Concept Plan, Landscape Plan	0-5	5 = Fully aligned and compliant; 3 = Minor issues; 0 = Conflicts exist
Heritage	Site is not located on historical sites of significance	0-5	5 = No negative impact; 3 = Minor issues; 0 = High risk
Orion	Site is not impacted by Orion infrastructure	0-5	5 = No negative impact; 3 = Minor issues; 0 = High risk
3-waters	Site is not impacted by 3-waters infrastructure	0-5	5 = No negative impact; 3 = Minor issues; 0 = High risk
Access to park	Connectivity to local neighbourhood - cycle routes, s	0-5	5 = Highly accessible; 3 = Somewhat accessible; 0 = Poorly connected
Associated facilities	Prefer sites with shared infrastructure (toilets, drinking fountains, rubbish bins, furniture)	0-5	5 = Low-cost and efficient; 3 = Moderate cost; 0 = High cost or poor servicing
Constructability	Preference for sites where all preferential activities can be achieved	0-5	5= All activities can be accomodated, 3= some activities can be accomodated, 0 = no activities can be accomodated
Nearby facilities	Located near key activity areas.	0-5	5 = Highly accessible; 3 = Somewhat accessible; 0 = Poorly connected

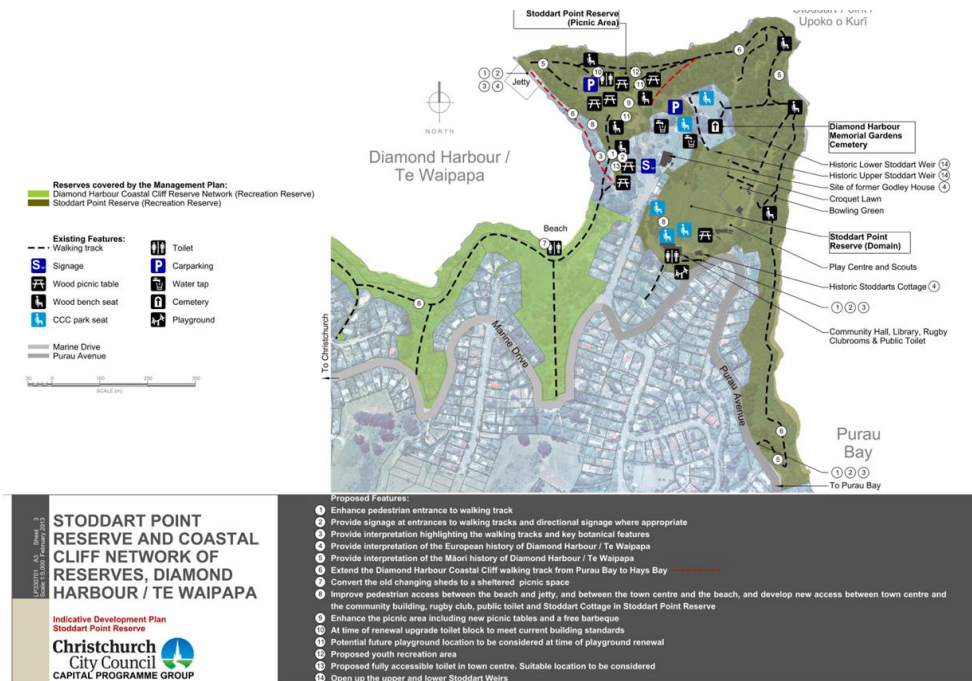
Diamond Harbour Youth Play Space Development

Te Pātaka O Rākaihautū- Banks Peninsular
Community Board

Briefing: Monday 4th May

Stoddart Point Reserve and Coastal Cliff Management Plan 2013

Youth recreation area	Installation of a youth recreation area in Stoddart Point Reserve as per the indicative landscape plan, including either a dirt jump area, skate board area, flying fox and/or climbing net
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Project Scope

- To develop a youth play space at Stoddart Point Reserve. The project needs to consider the best location within the reserve as well as work with the local youth and community to determine the types of equipment/activities that will be included in the play space
- Budget \$330,000

Engagement to date

- Staff have worked with the leader of the Diamond Harbour Youth Assosiation to implement a meaningful way to engage with rangatahi
- Staff have collected responses to survey questions as well as met with rangatahi on the school bus
- Staff have met with the Diamond Harbour Community Assosiation to discuss the project




Feedback from early engagement survey

90
02:41
104 Days

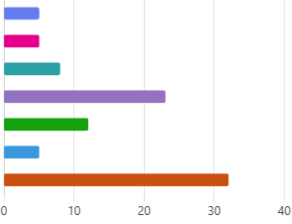
1. Do you live in Diamond Harbour/ Te Waipapa? [More details](#)

- Yes 79
- No 11



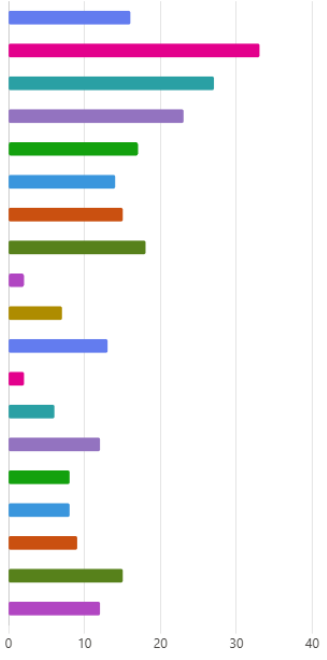
2. How old are you? [More details](#)

- Under 8 5
- 8-10 5
- 10-12 8
- 12-14 23
- 14-16 12
- 16-18 5
- 18+ 32



3. What types of tākaro/ play/ hang out would you most like to see in the new rangatahi/ youth play space? (choose up to 3). [More details](#)

● Swings	16	
● Flying fox	33	
● Pump track	27	
● Small skate facility	23	
● Hang out seating	17	
● Hamster wheel	14	
● Basketball court	15	
● Dirt bike jumps	18	
● Art work	2	
● Graffiti wall	7	
● Table tennis/ ping pong	13	
● Board games in tables	2	
● Slides	6	
● Climbing course	12	
● Parkour	8	
● Exercise equipment	8	
● Nature play	9	
● Climbing walls	15	
● Other	12	



Questions/ Board discussion

I orea te tuatara ka patu ki waho

A problem is solved by continuing to find solutions

Karakia Whakamutunga

Closing Prayer

Unuhia, unuhia Unuhia ki te uru tapu nui Kia wātea, kia māmā, te ngākau, Te tinana te wairua i te ara takatā Koia rā e Rongo, whakairia ake ki runga Kia tina! TINA! Hui e! TĀIKI E!	Draw on, draw on, Draw on the supreme sacredness To clear, to free the heart, the body and the spirit of mankind Rongo, suspended high above us (i.e. in 'heaven') Draw together! Affirm!
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