

Bruce Glennie Building Consultancy Limited



15 August 2019

Christchurch City Council

Re **Godley House Site, Diamond Harbour, Submission on Site Usage**

Godley House stood as focal centre for Diamond Harbour for decades before the Canterbury earthquake sequence finally took its toll on the structure.

Godley House provided a restaurant, bar, wedding venue, conference facility, and accommodation, and landscaped grounds with picnic table and a large area for children to play safely and under the watchful eye of their carers while they enjoyed the social atmosphere of the Godley House area. It was also easily accessible to visitors arriving by ferry from Lyttelton.

Post the February 2011 quake Godley house was demolished leaving worthless foundations behind which were fenced for a considerable period of time with hired fencing that must have cost many thousands of dollars, before some sense prevailed and the ground was levelled to some extent and fencing removed. These foundations will be unusable for any new structure.

With the Demise of Godley House, the community focus of the area has now gone, and the Godley House site has provided comparatively little community use and benefit, except for the summertime Sunday music festivals and the Dark Star café patrons, which facility the Council have seen fit to make uneconomic to run or sell, and now provides no income whatsoever to the Council and ratepayers.

Godley House site needs a replacement structure, preferably in a similar style to the original Godley House (plastered precast concrete tilt panels with plastered polystyrene features to emulate the original, so easy to do!!), with restaurant and bar facilities as a very minimum, with indoor/outdoor dining and socialising areas.

My greatest fear in this process is that far too much of the inadequate insurance payout will be consumed by excessive and Council planning and consultation and procrastination, and there will be an inadequate sum left to construct anything worthwhile in this long forgotten area of the City Councils jurisdiction.

Please just make a decision to provide a replacement facility similar to what was there previously.

Yours faithfully

Bruce Glennie



Submission #26318





22 July 2019

Christchurch City Council
53 Hereford Street
Christchurch
8013

Dear Sir/Madam

FEEDBACK OF HERITAGE NEW ZEALAND POUHERE TAONGA ON STODDART POINT RESERVE – FUTURE OF FORMER GODLEY HOUSE SITE

To: Christchurch City Council

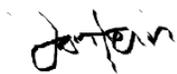
Name of submitter: Heritage New Zealand Pouhere Taonga

1. Thank you for the opportunity to comment on this early consultation by council to redevelop the former Godley House site at Stoddart Point and reclassify the status of the reserve.
2. Heritage New Zealand Pouhere Taonga (HNZPT) is an autonomous Crown Entity with statutory responsibility under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA) for the identification, protection, preservation and conservation of New Zealand's historical and cultural heritage. HNZPT is New Zealand's lead historic heritage agency.
3. This constitutes our feedback on the consultation.
4. We have had regard to the Development Plan produced in 2013 'Getting to the Point' by SPRIG in providing this feedback.
5. The reserve is the site of Godley House, constructed in 1880. The building was listed on the Banks Peninsula District Plan Proposed January 1997 in Appendix IV: Schedule of Protected Buildings, Objects and Sites.
6. Godley House was previously entered in the New Zealand Heritage List/Rārangi Kōrero (formerly the Register) as a Category 2 Historic Place (List No. 1813). The listing was removed on 1 March 2012 (BD2012/03/24) as the place has been demolished.
7. The building suffered serious damage in the earthquake of 4 September 2010. HNZPT visited the property and provided advice to the owner. It was further damaged in subsequent earthquakes and aftershocks, particularly February 2011. Following a detailed review of engineers' reports, HNZPT did not oppose demolition. An archaeological authority (2012-524eq) was subsequently granted by HNZPT for demolition of the building and it was recorded by archaeologists during demolition which occurred during January and February 2012.
8. A further archaeological authority was granted in 2014 (2015-590eq) for removal of parts of the foundations due to earthquake damage.

9. Removal of post 1900 foundations to the building subsequently revealed several brick footings, two concrete paths and two rainwater tanks. The remains of the foundations are a recorded archaeological site (M36/277).
10. Whilst we are neutral on the change of status of the reserve to another reserve designation, HNZPT would encourage avoiding further modification, loss or removal of the historic foundations to Godley House. Please note that disturbance of the site, including through earthworks, will require a further archaeological authority from HNZPT.
11. It is our belief that these remains can be incorporated into any future development plans for the site. To this end, we recommend that the footprint of Godley House should be preserved in situ and any permanent structures or earthworks should be arranged so that they do not impact on the site. This is consistent with the principles of the International Charter for the Conservation and Restoration of Monuments and Sites as it relates to New Zealand (ICOMOS)¹.
12. Under the ICOMOS charter, 'Conservation' is broadly cast to mean all the processes of understanding and caring for a place so as to safeguard its cultural heritage value.
13. There are many facets to conservation but in the case of the remains of Godley House, ICOMOS Principle 5, (respect for surviving evidence and knowledge) which recognises the importance of retaining evidence of the functions and intangible meaning of places of cultural heritage value and Principle 6 (minimum intervention) which recognises that intervention should be the minimum necessary to ensure the retention of heritage values, are particularly relevant. Both these principles are likely to be achieved through 'preservation' which, under ICOMOS, uses the methods of stabilisation, maintenance and repair as detailed under Principle 18 (preservation).
14. Although the house itself has been reduced to its foundations, the 'setting' of the reserve still provides important context to the history of the area and its association with the house (Principle 9 – setting).
15. There is therefore an opportunity for new development and facilities around the Godley House site to reference back to the historic past of the area. This could be through the use of interpretive panels, signage, use or retention of names that have historical reference, public realm enhancements, artwork etc....
16. There are other remaining heritage sites on the larger area of Stoddart's Point Reserve that would benefit from improved interpretation – for example Stoddart's Weir. This would therefore seem to be a good opportunity to consider heritage holistically, tying together the various features of historical importance at Stoddart's Point. To this end, Heritage New Zealand is interested in collaborating with Christchurch City Council (and other relevant parties) on developing interpretation in this area. We note the Stoddart Point Reserve and Coastal Cliff Reserves Network Diamond Harbour/Te Waipapa Management Plan 2013 included this as an action for the 2020-2026 period, subject to funding being available.
17. We look forward to continuing to work with council on options for the redevelopment of Stoddart Point.

¹ https://www.icomos.org/images/DOCUMENTS/Charters/ICOMOS_NZ_Charter_2010_FINAL_11_Oct_2010.pdf

Yours faithfully

A handwritten signature in black ink, appearing to read 'Jon Trewin', written in a cursive style.

Jon Trewin

Address for Service:

Jon Trewin

Planner (Canterbury/West Coast)

Heritage New Zealand Pouhere Taonga

PO Box 4403 Christchurch

My proposal is that a cafe and craft centre incorporating a men's shed be built to the north of the Godley House foundations.

The common area could be used by the various crafts on different days.

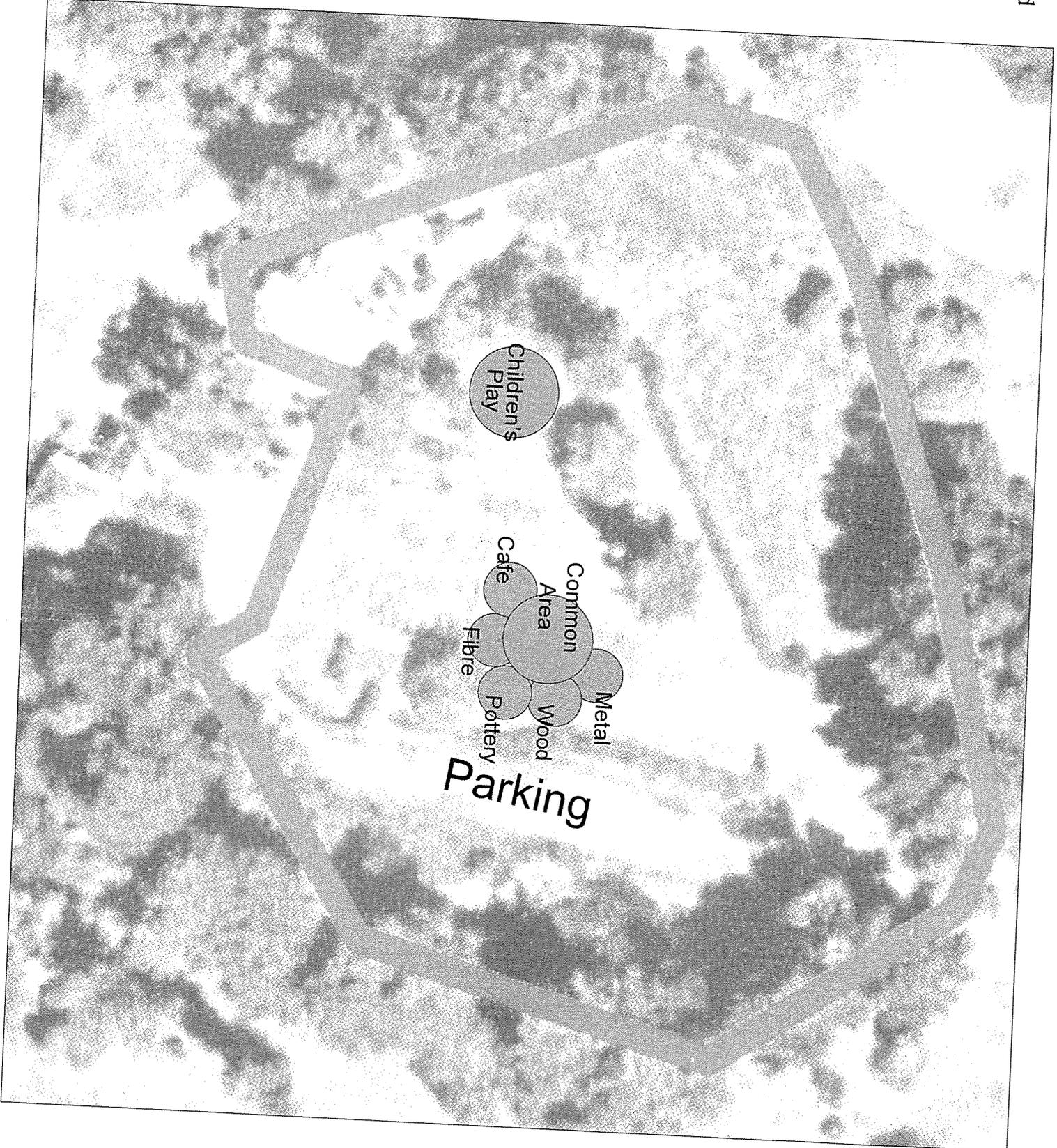
The common area could be serviced as part of the Cafe at weekends and evenings especially during the summer months.

The equipment used by the craft groups would be portable and moved back to the appropriate areas when not in use.

The northwest side of common area should open out onto a performance area.

Craft workshops could be held in the facility for locals and others in the Canterbury area.

A new library adjacent to the cafe could also be appropriate.



Diamond Harbour & Districts Historical Association

Submission - Godley House 2019

The Diamond Harbour and Districts Historical Association (DH&DHS) appreciate Godley House's historical significance and has an interest in the future use of the Godley House site (GH).

In this submission the DH&DHS make the following points:

- 1 In planning the future development of the former GH site, the CCC suggest there are two options for it:
 - i. to remain as it is or
 - ii. for it to be reclassified so that the land can support a wider range of activities.
- 2 Reclassification is not necessary. The land is a Recreation Reserve under the Reserves Act 1977. Under Section 17(2)(c) every recreational reserve shall be administered so that "those qualities of the reserve which contribute to the pleasantness, harmony, and cohesion of the natural environment and to the better use and enjoyment of the reserve shall be conserved". To rebuild GH would be entirely in keeping with the reserve's "better use and enjoyment".
- 3 The word recreation is not confined to sport. The Shorter Oxford dictionary defines it as "refreshment by partaking of food" and "the action of recreatingby some pleasant occupation, pastime or amusement".
- 4 If GH was rebuilt with the functions it had in 2010 (accommodation, function venue, restaurant) it would comply with section 17(2)(c)0 of the Reserves Act.
- 5 To rebuild GH would also be in keeping with the original intention of the then Council who purchased the property in 1913. At a meeting held on 1 September 1913 the subcommittee of the Lyttelton Borough Council (LBC) recommended the purchase of GH and its grounds as "an accommodation house for the purpose of attracting as many visitors as possible to Diamond Harbour" and saw the opportunity to offer "tea gardens and holiday attractions".
- 6 For nearly one century from 1913 until the earthquake of 4 September 2010 GH fulfilled the LBC's vision by providing accommodation and a restaurant service. By 2010 it had become a focal point of the Diamond Harbour community, attracted many visitors, and was a popular function venue.
- 7 DH&DHS would urge the CCC to plan for a new GH to replace the original. In doing so it would not affect the remaining part of the Stoddart Point Reserve but would enhance its use. Visitors would be able to enjoy the various walks, yet also have refreshment available in the naturally beautiful setting of GH.
- 8 Its recreational status does not need to be reclassified as to allow full commercial development of the GH land would detract from what is a unique site. The grounds of GH should be available to be enjoyed by a wide section of the general public as it has been for over a century.
- 9 Rebuilding offers opportunities for the future and would keep alive its historical connection with early settlers, Mark Stoddart and Harvey Hawkins.

Jan Studholme

pp Diamond Harbour and Districts Historical Association

1st August 2019

Submission on Stoddart Point Reserve - future of Godley House site

From:

Tracey Ower and James Dixon



Residents of Church Bay

Members of Diamond Harbour and Church Bay Neighbourhood Associations

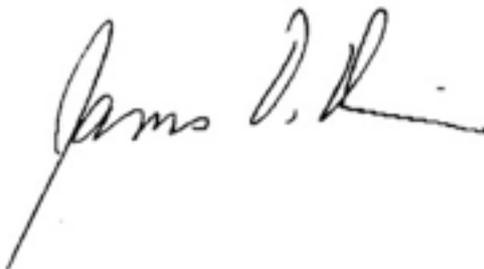
1 August 2019

We have lived in this area for over 20 years and are active in a number of local community groups. Tracey Ower is a Landscape Architect and James Dixon is a Manager in the Agritourism industry.

We support both the Diamond Harbour Community Association and the Church Bay Neighbourhood Association submissions, in particular the following points:

1. Future use to recognise the previous uses of the site, regardless of the recent admission of reserve status. Godley House was a very popular tourist destination for over 100 years and even post-earthquake the site has continued to provide a very important social role by accommodating community events on the site (predominantly over summer) which have also attracted visitors to Diamond Harbour, thereby contributing to the local economy
2. The important heritage values of the site must be acknowledged
3. The unique setting of spacious lawns, large trees and harbour views in this prime site close to the centre of Diamond Harbour and within walking distance of the ferry should be retained - this should not however preclude any future building which could be sited to retain these features
4. When considering future uses on this site It is important to offer activities which provide options for all ages and both day/evening for maximum benefit to the community. Such a multi-purpose site should encourage a high degree of use and therefore economic viability
5. Inclusion of a community asset such as a new replacement library in combination with an economic proposition such as a cafe/bar/outdoor entertainment area is worthy of consideration
6. We believe on-going community access to and use of the site is crucial. It is a prime site located in the heart of Diamond Harbour and one which should contribute to the community and wider population for at least another 100 years.
7. A SENSE OF COMMUNITY is what should be felt when one is on this site.

Signed:

T. Y. Ower . 

Submission #27219









CBNA submission on use of the Godley House site at Diamond Harbour.

- 1 The Church Bay Neighbourhood Association Inc (CBNA) aims to support improvements to our district and encourage neighbourliness. The Committee meets whenever there is a need to meet and usually a newsletter updating activities is sent to all members after the meeting. CBNA became incorporated in 2012 but previous to that the Association had a long history in Church Bay with the first General Meeting in April 1990.
- 2 CBNA makes the following submission on use of the Godley House site at Diamond Harbour.
- 3 Godley House was unique and important to the Diamond Harbour and neighbouring communities for more than 100 years. This is illustrated by a Christchurch City Council sign at the Godley House site describing Godley House as "*A jewel in the crown of Diamond Harbour*".
 - (a) Until the earthquakes the Godley House site was an iconic destination, an important venue and a social hub with its cafe/restaurant and bar
 - (b) Godley House had special character and was unique in Canterbury with its indoor/outdoor amenity with large verandas and the north-facing lawn sloping down towards the sea views
 - (c) With Godley House gone this important tourist attraction, central community gathering place and defining aspect of Diamond Harbour is missing.
 - (d) This has caused ongoing adverse impacts on the local community and the vibrancy and economic vitality of the town centre at Diamond Harbour.
- 4 It appears the designation of the Godley House site as a Recreation Reserve is an error arising from the designation of the wider Stoddard Point as a Reserve because the status of Recreation Reserve is entirely inconsistent with the day-to-day commercial use of the site as a hotel, restaurant, café and function centre that was occurring on the site at that time. This is disappointing for the community:
 - (a) Both Council and public were surprised when this error was discovered post-earthquakes
 - (b) Comprehensive community consultation, facilitated by the Council, was held after the demolition of Godley House to better understand the

community's views about use of the Godley House site and surrounding area (the earlier consultation). No mention was made of Reserve status by the Council at that point.

- (c) The earlier consultation should be taken into account as a part of this process because it related to the same or similar topic.
 - (d) Continuation of Recreation Reserve status over the Godley House site a Reserve will effectively render part of our town centre 'unusable' as a community hub because it will preclude future commercial use of the site.
 - (e) This outcome would make it virtually impossible for the community to achieve effective recovery from the Canterbury Earthquakes because a very important community facility cannot be re-established on the site.
- 5 CBNA considers that the Council should drive a process that rejuvenates this important community space and restores the amenity provided by Godley House. To achieve this outcome CBNA considers the Council should:
- (a) Revoke the Recreation Reserves status of the Godley House site so that the site can be developed to replace Godley House with a new building(s) that can be used for community events, social gatherings, and community services. Given that such revocation is essentially correcting a designation error, CBNA anticipates that this should be relatively straightforward. We also understand Auckland City Council are currently in the process of revoking part of the Tui Glen Reserve, so it can be done.
 - (b) Enable commercial and community service use of the site such as a café, bar, restaurant and Council library. These combined facilities would restore the site to its former use as a destination for Christchurch residents and tourists, and an important social hub for locals
 - (c) Look to encourage development on this site by:
 - (i) offering a peppercorn lease of the site,
 - (ii) making a financial contribution from the Godley House insurance pay-out which should be allocated to restoration of this site, and
 - (iii) relocating the existing library onto the site to provide assured rental income to a future developer.
 - (d) As landowner of the site, ensure that:
 - (i) any lease arrangements with a future developer reflects the community's views regarding the use of the land and type of facilities that can be established on the site, and
 - (ii) any development on the site is designed and located in a manner that is sensitive to the heritage, recreational, and visual amenity values associated with the site and its environs.
 - (e) To achieve this outcome the Council should provide opportunity for community buy-in and on-going community engagement regarding future use of the site

- 6 CBNA considers that Council should lead a comprehensive planning exercise for the Godley House area and Stoddart Point. Such planning would need to make provision for a range of community and recreation facilities area, including adjacent shops, parking area and Stoddart Point. CBNA considers that it is important to offer activities which provide options for all ages and at all times of day/evening for maximum benefit to the community and which will help restore economic viability and vibrancy of the Diamond Harbour town centre.

On Behalf of the Church Bay Neighbourhood Association Inc

Yours Sincerely

Ian Currie

Committee Chair

SUBMISSION TO CCC STODDART POINT RESERVE – FUTURE OF FORMER GODLEY HOUSE SITE

Submitter: Adrian Daly, [REDACTED]

Date: 4 August 2019

While the area of land of interest is classified as a Recreation Reserve under the Reserves Act 1977 and specifically Section 17, it has existed in contravention of this classification and purpose by providing for a local purpose use, as a commercial hotel, event venue, restaurant and café, and more recently the dark Star Café & Bar and its predecessors.

Following the Christchurch Earthquakes and demolition of Godley House the community of Diamond Harbour has seen various enterprises evolve adjacent to and outside the Reserve boundary, as well as inside the Reserve boundary on the site of the more recent Dark Star Café & Bar. These evolutions have occurred to compensate the community for the loss of Godley House and its services.

Further, since the removal of Godley House, its site and immediate surroundings within the Reserve have for a series of years been well attended and valued as a place for community members and tourists from Christchurch City and District to benefit from Summertime Sunday music concerts. These On the Point concerts have been a significant attraction for tourists, boosting the Point's businesses and the Black Cat Ferry service. Also, these concerts have provided an opportunity for outside visitors to explore further afield; the coastal track and Purau Bay.

It would therefore be reasonable to perceive that there is a strong community interest in some reinstatement of local purpose in addition to recreational values on the current Recreation Reserve area. But because such local purposes as described are contra to the Recreation Reserve classification, a reclassification to Local Purpose Reserve may have merit, but only if recreational activities, namely music and similar concerts could continue to be staged on the existing use site (Section 23 of the Reserves Act does not use the term recreation use or similar, and in an exploration of the Reserves Act or linked legislation nowhere can I find a definition or interpretation of 'purpose').

Another option would be to retain the Recreation Reserve status, but to reconfigure its boundary to allow for an enterprise like the Dark Star Café & Bar or some other business and community facilities.

Support: either, reclassify the Reserve from Recreation to Local Purpose, if recreational use is possible under the interpretation of the Act s23 Local Purpose; or

retain as Recreation Reserve, but redefine the Reserve boundary to allow for some measure of enterprise and community facilities.



Godley House used to provide an all weather recreation destination for Diamond Harbour residents and visitors most days of the year. We suggest building a Godley House Memorial on the GH site to reflect the values, style and area of the old including cafe & bar, indoor/outdoor shaded family seating, multi use live music area, 24/7 childrens play area, toilets and drinking fountain. The site should be treated as most other earthquake damaged properties needing a rebuild. We do not support a change use or change of status of the land from recreation reserve - see below. We make the following points in support of our submission:

1. Historical Use: Food, drink, live music and indoor / outdoor family friendly facilities have been provided on the site for in excess of 100 years. There is no justification in the reserves act for changing the use of the land to something else.

2. The reserves act 1977, reserve classification:

- Preserves amenities for the future 3(1)(a)(i), 3(1)(a)(v)
- Anticipates existing buildings 17(2)(c)
- Preserves historical use 17(2)(b)
- Allows commercial use 53(g)
- Does not ban a bar (as suggested by the consultation document)
- Does not prevent the replacement of buildings destroyed by earthquake. i.e. Does not require a change of use.

There is no more appropriate act of parliament that provides better protection for the site.

The advice in the CCC "Have Your Say Stoddart Point" leaflet appears to contradict the law in the reserves act stating of the Reserve Classification: "This classification does not allow for the some commercial activity, for example a bar". This statement may wrongly influence consultation submitters who have not taken the time to read the 1977 act.

3. Alternatives: There are no similar destinations within walking distance of Diamond Harbour. Godley House in addition to food, provided a range of beers on handpull and tap. The nearest destination providing food and a selection of well kept beers on handpull and tap in a green indoor/outdoor setting is 11km away at the Wheatsheaf in Teddington. For responsible residents who refuse to drink alcohol and drive this is a sad and unnecessary situation.

4. Infrequent Use: Currently the site will only see significant use on less than ten Sundays per year when live music may be scheduled and the weather is fine. This highly accessible and convenient area should be much better utilised.

4. Capacity: The only remaining cafe (The Preserved) does not have the capacity to serve the demand of Diamond Harbour residents and visitors on a summer weekday. While waiting for service in The Preserved cafe we have observed people in front and behind us walk away from the queue because of the long wait.

5. Site of the former Dark Star Cafe and Bar: The final lessees of this site were really successful, attracting people most days of the year, with a menu of freshly prepared food, good staff numbers to cope with demand, occasional live music and other events, and a varying selection of six local craft beers on handpull and some on tap. However the corner location and fencing was nowhere near as pleasant as sitting on the verandah at Godley House, and did nothing to emphasise the historical significance of the area.

The fact that the Dark Star building was required to be demolished, by the elected authority, funded by the community to meet the needs of the community, beggars belief. Now the Dark Star building has gone it clears the way to rebuild the Godley House building in its original location and similar form and land area to allow its intended use to continue.

6. Archeology: It is said that underneath the remains of Godley House are archeological artefacts in the form of totara wood foundations. The site is now protected by soil infill, grass and protection order. These artefacts should be appropriately excavated and recorded so that information is preserved and site re-used, just like the Chch rebuild. Alternatively the remains should be covered over by a new building to keep them dry and preserved as Godley House used to do. To leave these remains to rot in damp soil is wilful neglect, how much damage has occurred in 8 years?

7. Surrounding Area: Outdoor recreation is well provided for, with extensive scenic cliff track walks, cricket green, rugby pitch, tennis courts, bowling green, pétanque, wharf, ferry and boat moorings with golf and Orton Bradley park a short drive away. The school role is expanding and the area is not well served for childrens playgrounds or public toilets. The Godley House site currently provides little community value that is not better provided elsewhere apart from the summer outdoor music. A new building where Godley House was would enhance the use of nearby areas.

8. An Expanding DH. The expanding school, new housing, increased use of ferry, electric vehicles reducing travel cost, new cruise ship berth all point to more residents and visitors having time to enjoy the Stoddart Point reserve.

9. The new building: Reflecting the values, style and area of the old house including: Cafe & bar, large capacity indoor and outdoor seating with sun shades, multi use live music area. Outside would be childrens play area, toilets and drinking fountain all available 24/7.

Richard and Jane Jones. 4th August 2019

DIAMOND HARBOUR

designing a vibrant and resilient village centre

character : connections : charisma

Strong and connected communities become, and are able to be, resilient, proactive in difficult times, take responsibility for shaping their own future and care for those who need support.

Greater Christchurch Urban Development Strategy, 2007

Introduction

The Diamond Harbour community is one 'with a capital C'. The community encompasses residents from Charteris Bay to Port Levy along the Banks Peninsula coastline, and assembles a diverse and dedicated population of over 2000 residents. With almost 70 services, clubs and organisations and over 100 local businesses, it is a community where residents are actively involved and passionate about their place.

The earthquake experiences of 2010/11 brought to the fore the value of a resilient community. The local civil defence unit, fire brigade, medical centre staff, tradesmen and food-growers all contributed to the recovery process, demonstrating the essence of resilience, *to withstand or recover quickly*. This satellite settlement, 30km south of Christchurch, demonstrated its ability to recover and thrive with minimal infrastructure and in a self-sufficient manner. Community resilience relates to how well residents get along without cars, when there is no petrol, no power, no potable water from a centralised source, the roads are damaged, and there is little contact with a major urban centre. With threats of peak oil, drought, disease and natural disasters, cities and communities the world over must be designed with resilience in mind; in essence, compact and mixed-use developments where pedestrians, cyclists and public passenger transport are prioritised, and multi-functional infrastructure which is future-proof and sympathetic to the local context.

The heart of this community is Stoddart Point in Diamond Harbour. Stoddart Point is an important landform in Lyttelton Harbour, and a valuable destination for locals and visitors. Recent earthquake events resulted in the unfortunate destruction of Godley House, a focal point for the community, which had been an important part of Stoddart Point for over 100 years. The remaining post-quake village-centre infrastructure, the post office and local country store, have been more recently complimented by a licensed café and art gallery yet the developments float in an open expanse of reserve and carparks, begging each visitor to search out the 'centre' of the community and to park inappropriately. Growth is predicted in the future, with the potential for a large parcel of Council-owned free hold land 1km from Stoddart Point to be subdivided into over 200 residential sections. By 2041 the population of the southern bays is expected to surpass that of Lyttelton.

Where at Stoddart Point there was historically a grand hotel with croquet lawn, then a village restaurant/bar, and now scattered cafes and shops, there exists an opportunity for the Diamond Harbour community to develop its village centre infrastructure and atmosphere, and continue to provide a valuable asset to the local and greater Christchurch communities into the future.

The Site

On the south coast of Lyttelton Harbour is Diamond Harbour and the neighbouring communities of Charteris Bay, Church Bay, Purau, Camp Bay and Port Levy; also referred to as the southern bays. The site is Diamond Harbour's Stoddart Point, a headland in Lyttelton Harbour of approximately 25 hectares. Most of the area is managed as reserve with the central area zoned Town Centre in the Banks Peninsula District Plan. The varied topography of this area is one characteristic offering a varied experience from that of the urban flatlands of Christchurch city. The Godley House site is located on the upper slopes of Stoddart Point at the end of Waipapa Avenue, in the Town Centre zone. After Godley House's demolition, only Stoddart Cottage remains as an evident (European) historic structure, several hundred metres away from the town centre zone.

Lyttelton Harbour is known as *Whakaraupo* (place of bullrushes) in Maori with historic Maori settlement at Purau and existing communities at Rapaki and Kokorarata in adjacent Port Levy. The ancient fortified pa at Ripapa Island is said to have been able to be viewed from Stoddart Point.

Post-quakes, the community and the CCC organised a community consultation meeting where the Diamond Harbour recovery and future of the Godley House site were discussed. Following the publication of the results of this meeting, the Stoddart Point Re-generation Ideas Group (SPRIG) was formed with the purpose of facilitating redevelopment of the Godley/Stoddart Point area, and fostering community wellbeing and post-quake social and economic recovery. SPRIG organises popular music and arts activities at Stoddart Point such as *Live at the Point* and *Sculpture at the Point*, keeping Stoddart Point "on the map" in the city's recovery efforts.

A draft management plan for Stoddart Point Reserve and the Coastal Cliff Reserves Network/Te Waipapa has been approved for public consultation by the Lyttelton/Mt Herbert Community Board and will be issued for consultation in early 2013.

Client

The Christchurch City Council (CCC) and a relative of the late John Robert Godley (founder of the Canterbury settlement Christchurch), Dave Godley of Godley Enterprises, have created a partnership, CCCG Ltd.

They have engaged you to develop a vibrant, resilient and economically viable centre at Stoddart Point for the growing southern bays communities, and to serve as a desirable visitor destination. It is to be a village centre sympathetic with the site's history and existing topography, and integrated with current and projected functions and circulation patterns. (Note: Dave didn't inherit a fortune so the budget is modest.)

Scope

The project area is defined on the planning map provided with this brief. It includes the entire headland landform of Stoddart Point.

Your proposal is to be based on the zoning outlined in the Banks Peninsula District Plan. If necessary, you may make a substantiated recommendation for a change in zoning.

While you are to consider connections to elements outside the project area, your design and planning attention is to be limited to the project area.

Design Requirements

Your work is to include provision for:

- Enhancing local identity and character through design
- A spatial arrangement accommodating a village centre to complement that which is existing and needed in the harbour basin, spaces that are adaptable and multi-purpose to meet future requirements
- An increase in population created by the subdivision and habitation of 200 additional sections at the CCC-owned free hold land parcel 1km from the site (top of Whero Ave)
- Respect and enhancement of site topography = design with levels
- Circulation patterns and nodes which will facilitate the ability for residents to live, work and play in the Harbour basin as a priority (secondarily in Christchurch)
- The existing form and pattern of residential and recreational development
- The history of the people and place
- Future-proof and sustainable infrastructure, layout, materials and planting
- Storm water runoff solutions (to minimise nutrient loading & sedimentation of the harbour)
- Appropriate links between proposed development and existing buildings in the area
- The connection of the village centre with public passenger transport nodes (particularly the ferry)

Note: Lyttelton is the service centre or “Activity Centre” (UDS, 2007) for the southern bays communities. Provided there are direct accessible ferry/pedestrian connections with Lyttelton’s London Street that may continue into the future. We are not looking to replicate Lyttelton’s services in Diamond Harbour Village Centre, only to complement them.

Your proposal for the site is to be soundly based on site characteristics, especially topography and you must also consider the physical, cultural and aesthetic characteristics and qualities of the local landscape, as determined by your site survey and research.

THIS PROJECT CONTAINS A MANDATORY COMPONENT THAT MUST BE SUCCESSFULLY COMPLETED FOR YOU PASS LASC 406 AND TO GAIN ENTRANCE INTO LASC 409 MAJOR DESIGN

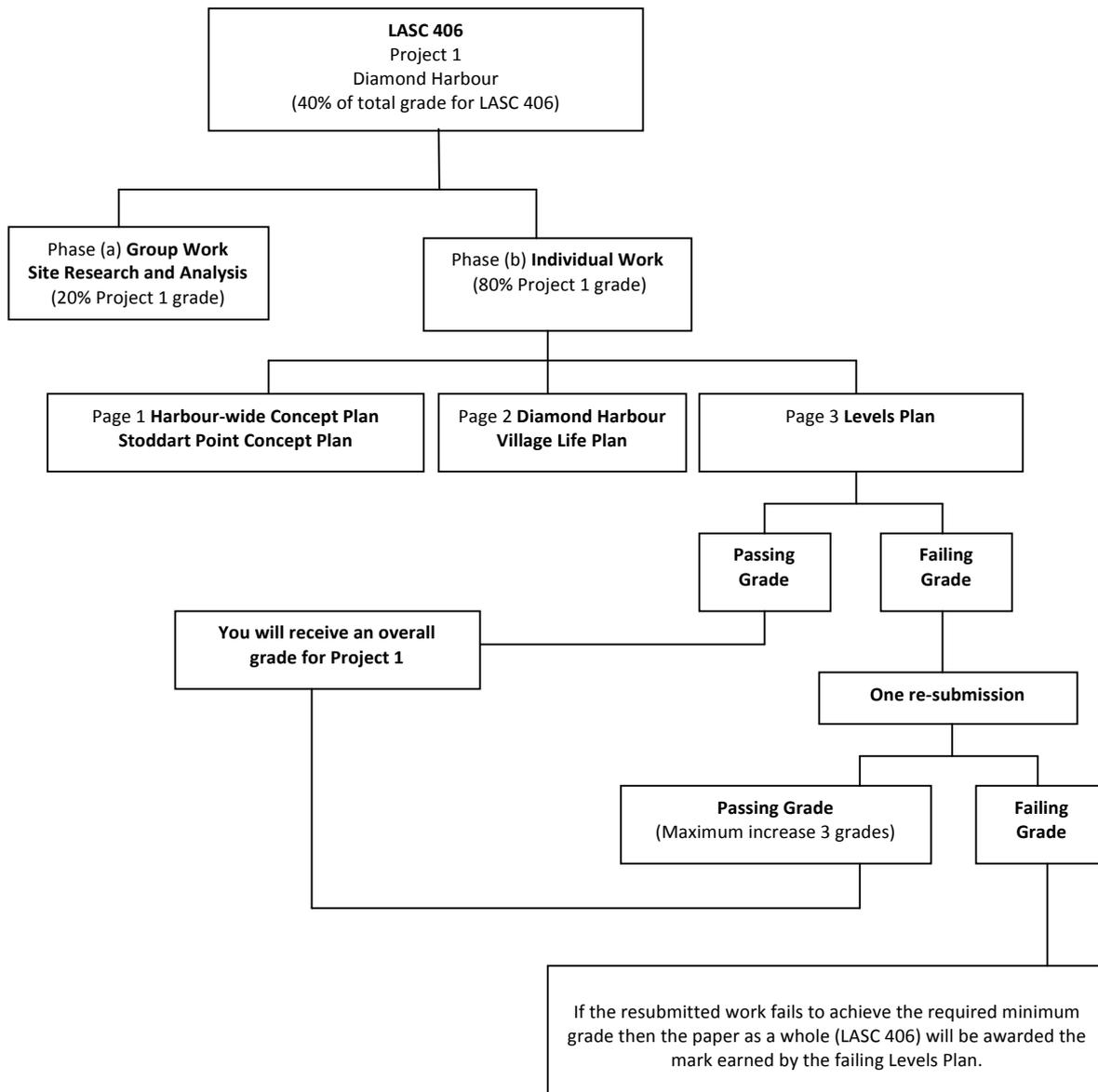
You must achieve at least a passing grade (50% C-) in the following area of this Project:

Project One – Diamond Harbour

1:200 – Levels Plan

If this minimum requirement is not met then the project will be deemed to be non-complete (N.C.) and you will be given *one* opportunity to make-good your work and resubmit it. The maximum increase in marks that will be granted for work that is resubmitted is 3 grades (e.g. 46% D to 63% C+). If the resubmitted work fails to achieve the required minimum grade then the paper as a whole will be awarded the mark earned by the failing project.

You are reminded that the minimum grade required to be eligible to take LASC 409 (Major Design) is a 50% C- and you are strongly encouraged to strive for better than this.



PHASE (A) (20% of the Project Grade)

Group Research + Analysis : Character, Topography + Services

***Aim:** to gain an understanding of the site and its context within the Lyttelton Harbour basin, to assess local history, character, topography and services, and to explore a range of opportunities for future development of the area.*

Each group is to produce a set of maps/illustrations that illustrate the (spatial) character of their given topic.

(scales will be harbour-wide at the greatest extent and 1:5000, 1:1000 and 1:200. If this is a problem or your information is better represented at a different scale, please bring this to the attention of your studio tutors.)

Topic:	Members:	Key Issues to map/analyse/critique:
Land and Character		Land ownership and demographics Landform character & development patterns Building scale, character and materials Vegetation extent and character Land and character executive summary
Topography, Hydrology, Ecology		Levels and slope analyses in habited areas Watercourses and open space networks Storm water analysis Extent of native flora and fauna Executive summary of design opportunities
Culture		Landform history Maori + European settlement history Recent history (physical and social) Culturally significant buildings, vegetation, sites Historical context executive summary
Existing Services, Infrastructure and Opportunities for Future development (Harbour-wide context)		Map existing public buildings + infrastructure Exploration of walking radii to critical buildings/services/transport nodes Executive summary
Circulation, Transport Modes and Accessibility		Exploration of transport modes Exploration of street hierarchy + parking Exploration of Christchurch city connections Exploration of pedestrian, cycle + ferry routes Summary of future potential

Using Vectorworks, each group is to produce a set of maps, illustrations, tables or notes (bullet point) that illustrate the spatial character of their given topic. The more succinct the better.

Project Specs:

Phase (a):

Note: each group will be awarded a group mark, where all members receive the same grade.

Site Visit:

Friday, March 1st, 2013, 9am. Meeting at Diamond Harbour Wharf.

Project Details:

You are to submit for marking

- Your digital Vectorworks file(s) to the moodle dropbox
- 6-8 x A3 presentation sheets (which depict your maps, illustrations, tables or notes) in hardcopy to the submission box in studio + digitally to the moodle dropbox
- PPT presentation (max 15min) to the moodle dropbox

Assessment Criteria

Depth and clarity of research and assessment information

- Ability to synthesise data into useful information in an executive summary
- Clarity of your Vectorworks layers/files
- Ability to convey information succinctly in a presentation and engage with the audience

Due Date:

Thursday, March 7th at 9:00 am

PHASE (B) (80% of Project Grade)

Page 1 Thinking Strategically – Context and Connections

Aim: to produce a strategic plan for the inner harbour that will compliment and enhance the new village centre development in Diamond Harbour. The plan should show" what is here now, where do we want to go, and how will we get there?"

Harbour-wide Strategic Concept Plan

Please note: this is a strategic plan, not a masterplan – the level of detail shown on this plan should reflect this.

Location : Lyttelton Harbour

Scale: to include entire harbour coastline, hillside/waterside settlements (approx. 1:20,000 at A1)

Production size: the plan will be an inset of Page 1

Aspects to consider:

- Existing/proposed residential areas and their local amenities
- Existing land zone areas, making careful observation of existing services, and what opportunities exist for development
- Vehicular (car, bus & boat movements) and pedestrian circulation and accessibility
- Recreation facilities and their connection to/with footpaths, carparks, etc.

Assessment Criteria

- Depth and clarity of your understanding and resolution of key strategic issues
- Usefulness and extent to which it can guide further design stages and scales
- The accuracy, clarity and conciseness of your graphic presentation

Stoddart Point Concept Plan

Location: Stoddart Point, site boundary provided

Scale: 1:1000

Production size: A1

Aspects to consider:

- A population increase across all age groups
- A village heart for local residence and destination point for visitors
- Entry to village centre from all access points and modes of transport
- Landscape character, especially topography, and its effect on views and accessibility
- Storm water runoff treatment measures

Assessment Criteria

- Your use of the analysis + strategic plan to derive informed design inspiration
- The extent to which your design considers the surrounding context and future needs
- Response to landscape character – especially topography
- The accuracy, clarity and conciseness of your graphic presentation

Page 2 Village Life : Space, Character and Charisma

Aim: to create a node or focal point for the public life of the community, where the layering of heritage, daily activities, celebratory events, recreation and building infrastructure enhances the spatial characteristics.

Diamond Harbour Village Life Plan

Location: Stoddart Point Town Centre Zone

Scale: 1:200

Production size: A1

Aspects to consider:

- Design is responsive to the class's Research Analysis and to your Strategic Plans
- Remember this is the design of public space with private partnership (ie. civic space with viable business infrastructure)
- Space and programming for daily activities, weekend and annual events
- Architectural relationship to street, to medium-views on the Point and long views to sea (ie. building heights, creations of microclimates eg. Shading, solar potential, wind tunnel deflection etc)
- A temporary-use (short to medium term, 3-5 years) overlay
- Identity, character and charisma (an inspiring 'locals' gathering place and a visitor destination)
- 'Green' strategies, technologies and materials
- Planting strategy
- The community feels the loss of Godley House and its role as a central gathering point

Assessment Criteria

- Extent to which the design is responsive to the Strategic Concept Plans and provision of clear justification for your critical landscape elements
- The depth of your design vision and your ability to express this vision and its technical soundness through your plan and accompanying illustrations/cross sections/details
- Evidence that Village Plan and Levels Plan were designed together (aka have you used levels to assist in designing space? ...cross sections are very helpful here)
- The ability of your graphic presentation to communicate your ideas and inspire support

Page 3 Levels Plan

Aim: to appreciate the advantages of topographic variety across a site and to explore a range of options for dealing with the gradients and levels (in terms of accessibility, stormwater drainage and creating inspired spaces) in an urban environment

Location: Stoddart Point Town Centre Zone

Scale: 1:200

Production size: A1

Aspects to consider:

- Integration with existing levels
- Creating space with level change
- Storm water runoff drainage
- Steps, ramps and graded areas to be within standard grades, and universally accessible

Assessment Criteria

- Evidence that Village Plan and Levels Plan were designed together (aka have you used levels to assist in designing space? ... Cross Sections are very helpful here)
- The depth with which functional consideration of your design have been expressed
- Ability to express design vision through imaginative and practical level changes
- Thoroughness, clarity and legibility of proposed levels plan

PHASE (B) SPECS:

Phase (b): Individual mark

Submission details: You are to submit for marking

- An A1 hardcopy of your drawing set to the submission box in studio (3 sheets in total), and,
- a digital file of your individual work as one pdf document (3 pages) at A3 to the dropbox on muddle.

Due Date: Tuesday, March 19th at 3:30 pm

Timetable

Lectures: Tuesday 8.30-12.30, (Thursday 12.30-2.20 Design Study) and Friday 8.30-12.30.
All at Studio.

Site Visit

Friday, March 1st 9am at Diamond Harbour Wharf

Should you wish to travel by Blackcat Ferry, the boat departs Lyttelton at 8.50am, arriving to DH wharf at 9am (refer to Christchurch Metro Ferry Timetable)

Should you wish to drive, please park your vehicle in the upper car park (continuing straight along Waipapa Ave to the end of the headland) and walk down the steps to the wharf.

Please bring good walking shoes (you will be doing a lot of walking up and downhill), camera and sketchbook, plus wet-weather gear if the forecast looks uncertain, and some morning tea/lunch..

Due Dates

Phase a – Thursday, March 7th 9.00am

Phase b – Thursday, March 19th 3.30pm

Nancy Vance
February 2013

Web References

The Greater Christchurch Urban Development Study

<http://www.greaterchristchurch.org.nz/Strategy/UDSActionPlan2007.pdf>

Stoddart Point Reserve and Coastal Cliff Reserves Network Draft Management Plan

<http://resources.ccc.govt.nz/files/haveyoursay/StoddartPointAndCoastalCliffsReserveDraftMgmtPlan2010.pdf>

Banks Peninsula District Plan

<http://www.ccc.govt.nz/thecouncil/policiesreportsstrategies/districtplanning/bankspeninsula/index.aspx>

Godley House Site and Diamond Harbour Recovery – Community Comments

<http://www.diamondharbour.info/Data/Sites/1/media/FutureDevelopments/diamondharbourvolume1communityresponses.v2.pdf>

Stoddart Point Regeneration Ideas Group (publications and events)

<http://sprig.org.nz/>

Diamond Harbour Community Association Website

<http://www.diamondharbour.info/>

Urban Design Protocol

<http://www.mfe.govt.nz/publications/urban/design-protocol-mar05/urban-design-protocol-colour.pdf>

Water Sensitive Urban Design

<http://wsud.melbournewater.com.au/>

James Taylor Chair in Landscape and Liveable Environments

<http://www.jtc.sala.ubc.ca/bulletbody.html>

Hester, Randy. Subconscious Landscapes of the Heart

places.designobserver.com/media/pdf/Subconscious_L_129.pdf

Project for Public Space - Randy Hester Profile (and the PPS website in general)

<http://www.pps.org/reference/rhester/>

University of Washington – Community Design Studio

<http://courses.washington.edu/larch503/case.htm>

Text References

Alexander, C, S. 1977. Ishikawa, M. Silverstein. **A Pattern Language**. Oxford University Press. (Particularly Pattern #: 6, 19, 30, 40, 61, 87, 88, 99, 103, 106, 147, 171, etc.)

Petschek, P. 2008. **Grading for Landscape Architects and Architects**. Birkhauser Verlag AG.

Harris, C. and N. Dines 1997. **Timesaver Standards for Landscape Architecture** (Second Edition). McGraw-Hill Publishing.

Tena koe, Hello,

Introduction

I live along the ridge of Stoddart Point at [REDACTED] with my family. We are 3 houses up the road, or 200m, from the Godley House (GH) site. We have lived here for nearly 15 years and have experienced the pre- and post-earthquake GH site.

I recognise and/or have been involved in previous work by the Community and Council including:

- 2013 Getting to the Point process and document,
- 2013 Stoddart Point Reserve Management Plan, and the
- 2017 Village Concept Plan.

I am a registered practicing Landscape Architect and contract lecturer/tutor at the School of Landscape Architecture at Lincoln University where I was involved with the 'LASC406 Complex Design' paper in 2013-15 when this site was the focus of the 4th year students' design project.

I wish to be heard in support of my submission.

Feedback Context

I value the Godley House site and its immediate environs as the heart of Diamond Harbour.

It is a place – including heritage, outdoor spaces, vegetation, and views, that typifies and reinforces the everyday activities of the locals and the special stories, places and events shared between the community and visitors.

Both before and after the earthquakes, this holds true, only in different ways.

Before the earthquake the life and buzz of the community was between Godley House and the café, with the Post Office at its core. It was a mix of heritage, civic services, and eatery that worked and, with the space created between and around the 3 venues, attracting locals and visitors to a stunning location in a meaningful and community-oriented way.

Post-earthquake the remains of the heritage building (foundations/well), and 2 eateries (one now gone), floated in an open expanse of reserve and car parks, begging visitors to search out the 'centre' of the community, and to park inappropriately. As for a civic presence, this turned to the DH Library, physically separated and 200m from this site, located at the Diamond Harbour Memorial Hall (where one has to walk on a one lane road to access). The community heart moved to the library while the heritage (in and under ground) and visitor centre/destination remains illegible and vague. The community has recently successfully petitioned for extended operating hours at the DH Library, demonstrating their support for this civic service and value as a space to gather, despite its location as an outlier. Without a 'core' at the GH site these remaining facilities remain fragmented, and the area lacks the structure of a 'village centre'.

Also worth noting, we (my family) find ourselves unofficial tour guides over summer when ferry visitors walk up the hill, continue through the GH site, then up Waipapa Road stopping at our house (as we spend a lot of time on our north/street-facing deck) asking us "where is the village centre?" and "what can we do here?" Based on the frequency of this type of encounter and our observations of numbers arriving (by ferry especially), visitor numbers are increasing each year and they are looking for a 'destination'.

I support

I support a land designation that permits the following programming and/or development possibilities at the GH site:

- Public library with associated small play area and café (including rooms that could function as office or meeting spaces for local residents to use, as many residents run businesses from home)

- A licensed restaurant or café
- A licensed restaurant and/or boutique accommodation as part of a characterful or historic venue where harbour-view weddings could be held (eg. with marquee extending onto the GH croquet lawn)
- Public toilet, open 24/7
- Information services for visitors on the area's cultural and natural history, walking tracks, beaches, ferry crossing timetables, etc.
- A serviced Post Office
- Space for open air music events (surface designation, no overhead structure)
- Parking and one-way road extension along east of site
- A Stoddart Point Sculpture Park central facility (if necessary)

Keeping these aspects/values in mind:

- Any/all buildings and structures are architecturally designed, sympathetic to scale, landscape and views to the harbour, with sustainable principles applied.
- To implement a long-term plan to replace the large tree shelterbelt planting along eastern boundary over time (blocking the predominant NE wind) so the site may retain a welcoming environment all summer long. Without this, the GH site is not a comfortable place to be in.
- If a public/private partnership is considered, design guidelines will be needed for the site.
- The GH site needs a direct and safe pedestrian pathway to Stoddart Cottage, which is open for viewing and offers Art Exhibits and an Arts and Crafts room where locally made works may be appreciated and purchased. This is a fantastic spot, drawing visitors to experience the historic cottage and celebrate and support local talents.
- The "arrival experience" to the site is had from both the north, by pedestrians approaching from the ferry wharf, and from the south, by pedestrians and motorists along Waipapa Ave.
- Stoddart Point is a very special place for local residents but also a valuable asset for Christchurch. With affordable, direct public transport (a unique ferry experience) to the site, it is a very attractive destination for Christchurch families and for overseas visitors; providing amenities that complement the existing walking, swimming, and picnicking experiences, in addition to the Community's wishes, is important.

Wider Context and Future-proofing

The School of Landscape Architecture 4th year students at Lincoln University completed a complex design exercise for this site in 2013, 2014 and 2015. These works considered a hypothetical brief (prepared in context of the existing situation at the time) and demonstrated over 40 possible design responses to the site and its programming into the future. The students displayed their completed projects at the Memorial Hall for the Community to view each year. Their project brief is attached here, and their projects may be viewed if desired.

The value of these works lies in the various arrangements of spaces, the forms of development, circulation routes and varied, programming possibilities of the site that could take place.

I do not support

Recreation Reserve or Heritage Reserve Designation

While these designations recognise traditional recreation and heritage values around and through the site, their permitted activities are too restrictive, omitting possibilities to programme the space for community civic uses, to accommodate roading changes when necessary, development options, and possible future uses not yet identified that would benefit the community and visitor.

Completely Free Hold Land

The prominent, central location of this site in addition to the heritage, recreation and special values the community holds for it, is incongruent with the possibility private development. A public/private partnership could work, on parts of the site, with community needs at the fore and design guidelines in place.

Shopping-oriented development

The Church Bay development (On the Spot and associated future development) is the commercial hub of the community. The GH site cannot be compared with, or compete with, the commercial services offered to locals at the Church Bay site; the values of each site, and thus their function, are completely different, and their respective developments should reflect this.

Community Gardens, Orchard, Native Revegetation

This is not a suitable location for community gardens, orchards, or indigenous revegetation efforts; there are more suitable sites (in regards to aspect, landform, programme, stewardship, surveillance, etc.) in the community - many are already underway with combined Community/Council efforts.

Skate Park, Stand-alone Playground

This is not a suitable location for a stand-alone play facility or skate park as these require regular passive surveillance and are suited for sites of a different 'pace' than this - where children can move faster and there are more flat paved surfaces, etc. There are plenty of stand-alone playgrounds in the community, positioned in residential neighbourhoods, with adequate surrounding surveillance and neighbours offering stewardship of the grounds.

Please note, as mentioned above, a small playground associated with library/café use would be a suitable scale and offer supervision opportunities, and thus is supported.

Do nothing

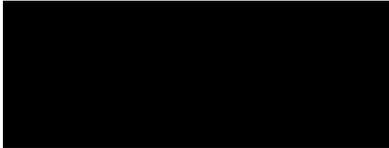
Doing nothing is not appropriate as this is a space that people arrive to and engage with already - it needs the design of a quality facility/infrastructure combination to pull it together. It is a sheltered site with spectacular north-west views of Whakaraupō/Lyttelton Harbour with a special story to tell. At an appropriate scale, with (if necessary) design guidelines, the uses and programmes listed above could be sympathetic to site and offer a community-oriented 'heart' of Diamond Harbour.

Diamond Harbour Community Association

Submission on Stoddart Point reserve – Future of Godley House site

From:

Richard Suggate
Chair Diamond Harbour Community Association



4 August 2019

This submission is made on behalf of the DIAMOND HARBOUR COMMUNITY ASSOCIATION

We wish to be heard in support of our submission.

The Diamond Harbour Community Association has historical roots back to 1931 when the local Burgesses Association was formed, with the DHCA replacing it in 1984. It continues to perform vital community functions such as Community Hall management, publishing of the Diamond Harbour Herald, summer concerts and supporting the local website. The Association works with the Christchurch City Council, Environment Canterbury, the Banks Peninsula Community Board and the Diamond Harbour Reserves Committee and adjacent residents' associations to promote the views of the community and to protect its interests. The Committee is elected at an annual public meeting.

This submission is from the Committee and represents a cross-section of community opinion as gathered over recent years and heard from people since the consultation document was released. We have been unable to read the submissions sent to the Council from the public and there may be greater weighting put to certain proposals than we can represent, in what we are writing here. I have asked that the Banks Peninsula Community Board receive a deputation from the Community Association at its meeting on 3 September, when it considers Council's response to the submissions. This will enable the Association to speak about the range of views received by Council and the staff suggestions for action.

Principles for decision-making.

In November 2015, the Association drew up principles for redevelopment of the Godley House site. These have been updated and we wish the Council to take them into account in making decisions on the site.

No.	Principle	Position
1	Recognise the previous work by the Community and Council	Use the 2011 Community Comments, 2013 Getting to the Point, 2013 Stoddart Point Reserve Management Plan, 2017 Village Concept Plan and Lincoln University Landscape Architecture student designs (2013-2015) as foundation documents.
2.	Recognise the previous uses of the site.	Godley House was a functioning hotel with bar, dining, entertainment areas and accommodation. Prior to the quakes there was a gift shop and garden centre on the Dark Star site and then post-quake a café/bar. These are all activities suitable for

		the Banks Peninsula Commercial zoning in the district plan and allowed by Council despite the 2006 gazettal as a recreation reserve. There is an expectation in a wide section of the community that such social and commercial functions be allowed to continue.
3	Recognise existing site values	These are associated with its landscape, biodiversity and heritage. They include the spacious lawns, trees, garden layout, harbour views and Godley House footprint, which should be incorporated into future design.
4	Respect for historical remnants and heritage gardens	Retain main features of large lawn and garden alignment and significant trees. Do we retain brick foundations and totara piles in situ if they are an impediment to best use of the space? They could be built over without their removal. The steps, concrete path and the gardens around the Godley House are all significant heritage features worth retaining and visible. The well could become an under-floor feature. See CCC Stoddart Point Reserve Landscape History and Conservation report, June 2016.
5	Open space v buildings	There are a range of views in the community from leaving most of the area Open Space to having sites for building development. Any buildings can be concentrated on the western side, on or adjacent to old Dark Star café site. The lawns should largely be retained and the views across to Lyttelton not impeded. There should be space for concerts in the summer. There could be buildings around some open space enclosing it (partially) with structures. There is an option to reuse part or all the Godley House foundation site, if the area has adequate protection from modification. The area is adjacent to the village shopping centre and recreation reserve land, so a blending of activities is desirable.
6	Public/community use of space v private use of space	Multiple public use is envisaged and generally a wide range of users rather than a select few limited by cost or function. Private occupation excluding the wider public is not supported by the Association. A Council multi-service hub is a potential option.
7	Private v public ownership of assets (commercial viability, CCC funding)	Our preference is for public ownership of the built structures with the opportunity for leases for any commercial functions. If a Trust eventuated to own buildings that would also be supported. A less preferred option is for some building(s) to be privately owned, but the Council retaining land ownership.
8	Duration and ground size of any lease	The duration of any lease will depend on the significance of investment by any private operator. The size of any lease will be governed by any function and should be for building footprint only.
9	Use of insurance \$	There is a very strong expectation in the community, that the Council (as it received insurance money for GH) will commit funding to replacement facilities.
10	Local v visitor destination usage	The site should continue to provide for locals and visitors. Visitors bring viability to community businesses and are often visiting Christchurch residents. The local people are strongly attached to the site and wish to see it used wisely.
11	Sustainability	Sustainability is very important for the buildings (e.g. use of materials and energy conservation). Also important are the

		human scale elements for walking, relaxing – not car dominated. Any structures should be architecturally designed to fit into the landscape. Design guidelines should be updated for the town centre area, if there was enough development to justify.
12	Compatibility with surrounding reserve and town centre	Any design for the Godley House area must be part of a wider design for the town centre and the surrounding reserve. Plans drawn up by local Registered Landscape Architects Nancy Vance (from Lincoln University student design exercises 2013-15) and Tracey Ower (in Getting to the Point) reflect this. The Village Concept Plan should be followed (circular roading and parking). There must also be Stoddart Point Reserve Management Plan compatibility, regardless of whether all the area retains recreation reserve status. The Christchurch District Plan zoning of Banks Peninsula Commercial provides for flexibility of usage.
13	Complements (not competes) with other nearby services (e.g. adjacent shops, Community Hall; Church Bay shops; Stoddart cottage; medical centre; picnic area)	There may be reasons for duplication e.g. there is demand for two cafes at the village centre. The community hall will be here for many decades ahead and that functions that are best suited there should not be duplicated. The hall is used for cultural and sporting activities and large community meetings and entertainment. However, it has poor acoustics and a non-intimate atmosphere. If the library was to be relocated to GH site its existing space could be used for another function. While there is a proposed café/theatre at the Church Bay shops, it is not expected to draw significant custom away from two Village Centre cafes as this is a destination location for ferry users and drivers and a focal point for DH residents.
14	Vehicle/walking access points on to the site	There are two main entrance ways to site. Down Waipapa Ave and walking up from ferry. Walking and vehicles need to be separated. Implementing the Village Concept Plan will finalise this. The walking tracks down to the ferry carpark and to the playing field has been a first step.
15	Car-parking location	Implement the Village Concept Plan. Accessible, signed, short and long-term parking is required. Pedestrian separated. Calmed traffic from Marine Drive to village centre. Priority is to get the carpark on the south-east of the GH site properly signed and surfaced to reduce congestion in front of the shops, with the one-way road completed to the cemetery. This roading is needed but is not very compatible with recreation reserve status. Additional car-parking can be developed opposite the croquet court.
16	Landscape and architectural design are essential	Implementation of Council decisions should be through staged planning, ensuring natural and built elements are harmonised with the garden landscape, outstanding views and heritage features. Getting to the Point and Lincoln University landscape plans should be referenced.
17	Land status to reflect agreed community uses	Over the past 20 years, Council misaligned site usage and leasing, site statutory status and its district plan zoning. The zoning and the land status should reflect the agreed use and protection of the site not vice versa. All or part of the area could become local purpose reserve like the land under the community hall. This would provide greater flexibility of use. The Association considers that if necessary, the reserve status could be uplifted off those

		areas of the site that lack reserve values; namely the roading and parking on the south-east side and the Dark Star site which is now an earthen hillside.
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Site values to be retained

1. Landscape. Spacious lawns, trees, garden layout, harbour views. Built structures should be placed around these and not block them out or detract from historical alignments.
2. Built Heritage. Godley House brick foundations do not have to be visible and could be built over without their removal. Alternatively, they could become an enclosed lawn feature, providing a frame for other uses. The steps, concrete path and the gardens around the Godley House are all significant heritage features worth retaining and visible. The well could become an under-floor feature.

Preferred uses of the site

The Committee ranked the preferred uses of the site. They are in priority order (highest first) and may include buildings that are adjacent or have multiple functions:

1. Public toilets. The toilets beneath the Community Hall and Stoddart Point carpark are too far from the main village area. The Preserved Café currently experiences high public non-customer usage of their toilets.
2. A licensed café / tea rooms with bar functions and entertainment area. If it is a café it should be licensed to provide restaurant and bar service. With a large deck for indoor outdoor seating. There is strong community support for this as evidenced by the 3,000 signatures on the Dark Star petition. The one café left cannot cope with demand in summer months. It is not expected that a Church Bay café (if it eventuates) will diminish demand at Diamond Harbour a lot, as the Village Centre is a destination for visitors. The amount of people coming over by ferry is increasing every summer. Black Cat are expected to get a new and larger boat soon.
3. An amphitheatre with a sheltered stage area. To provide for public concerts and to have enough shelter from wind, sun, and rain for performers. An additional bonus would be if it had the flexibility of an attached indoor entertainment area if the weather was too bad. This should not be an area under private control – it should be useable for public functions, not associated with a privately-run café/bar. Preferable that it should allow views across the lawns and harbour to utilise the current ambience of the site.
4. Relocate library from under the Community Hall. The current library under the Community Hall is poorly located, too dark, too small and the roof leaks. There is no room for any expansion or greater computer facilities. A library could also provide some information services for visitors. It would be a cornerstone of a Council mini Service Centre concept for the site.
5. Covered outdoor seating areas. Associated with the outdoor entertainment area. To provide protection against wind and sun. As well as picnic tables. Barbecue areas are possibly more suitable down at the Domain carpark.

Other options

1. Relocation of post boxes and postal services. If this matches the future services on the site. The owner of the current post-office box site building (the Hairdresser) would be happy for them to move and the Preserved Café at present provides limited postal services.
2. Market Space. Previously local people have run markets selling produce or craft in the Village Centre. An indoor/outdoor entertainment centre could also provide the option for market space.
3. Playground. There is a small playground opposite the Community Hall. There could be an additional play area associated with a relocated library, cafe or entertainment area.

Not supported

1. Community Gardens. The lawn which is the main flat area has heritage value and should be largely maintained as is. There are better sites elsewhere in Diamond Harbour. However, there could be some edible garden plantings associated with reconstruction of the Godley house garden.
2. Edible tree crops. It is not suitable for mass plantings. There may be small areas in the site where individual trees could blend in with existing layout and not obstruct views. Any trees should not detract from existing garden layout. There are better sites elsewhere in Diamond Harbour for orchards.
3. Arboretum. The site is too small and has too many existing landscape and heritage values. There is an arboretum at Orton Bradley Park.
4. Exhibition area for arts and crafts. This would compete with the arts and crafts exhibition and sales area in Stoddart Cottage, which are important for its viability. There could be minor display areas associated with a café or library.
5. Skatepark. High maintenance and high visibility site needed. Demand is relatively low and other locations on the Point can be found.
6. Takeaways. Mobile caravans or takeaway bars would detract from the ambience of the site. We would like permanent facilities. Mobile or temporary food services/stalls may be allowed at concerts, or during the peak summer months until a permanent café is established.

Conclusion

The Community Association would like to have ongoing engagement with Council staff and the Community Board as proposals for the site develop. We strongly support the Community Board recommending an allocation in the 2020-21 Annual Plan for the design and construction of facilities to meet the community needs expressed in this consultation process.

Submission

#26466

Sculpture

re

Garden

Car
Park

