

To: Christchurch City Council
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Submission On: 27 Hunters Rd and 42 Whero Ave Land Options

By: Te Pātaka o Rākaihautū / Banks Peninsula Community Board

Contact: Lyttelton Service Centre
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Date: 14 February 2021

1. INTRODUCTION

The Te Pātaka o Rākaihautū/Banks Peninsula Community Board (the “Board”) appreciates the opportunity to share its feedback with the Christchurch City Council on the 27 Hunters Rd and 42 Whero Ave Land Options consultation.

The Board’s statutory role is “to represent, and act as an advocate for, the interests of its community” and “to prepare an annual submission to the territorial authority for expenditure within the community” (Local Government Act 2002, Section 52). The Board is providing this submission in its capacity as a representative of the communities in the Banks Peninsula Ward – Akaroa, Ōhinehou Lyttelton, Te Waipapa Mount Herbert, and Wairewa Little River.

2. SUBMISSION

The Board urges the Council to place a covenant over Sam’s Gully, Morgan’s Gully and the third, unnamed gully, and for these gullies to be retained in Council ownership so that these areas can be classified as a reserve to ensure the strongest long-term protection available. The revegetation of the three gullies and the indigenous biodiversity of the area should be safeguarded against any future development. Furthermore, the Board urges the Council to protect the existing walking tracks, as identified by the community, by easements, so that the community can continue to rely on access to these well-used, and valued walkways.

The Board also has concerns about the impacts of future development of this land, especially any large-scale housing initiatives, due to the existing limitations of infrastructure within Diamond Harbour. The wastewater, stormwater, drinking water, education, and roading infrastructure is inadequate to support wide-spread housing development in the area. Due to these limitations and the risks and disruption increased traffic would create, the Board strongly believes that any plan for future use of the land should prioritise infrastructure needs and limitations, and community aspirations.

The Board believes that it is critical that the community have an opportunity to shape the outcome of any future land development, and that decisions be made collaboratively. Possibilities such as establishing a retirement village, retail and hospitality venues, and/or recreational opportunities should be explored, and incorporate and have due regard for community feedback. Any development of this land should only take place after comprehensive urban planning for the whole of Diamond Harbour has taken place. The Board only supports development of the land if this is able to be undertaken with the safeguards and protections requested above guaranteed using appropriate mechanisms. The Board therefore only supports a sale of all or part of the land to any developer with appropriate legal arrangements in place to ensure this. The Board asks the Council to ensure protection of the gullies and that the community’s needs, including adequate infrastructure, are prioritised in its considerations.

Yours sincerely,



Tori Peden
Chairperson
Te Pātaka o Rākaihautū/Banks Peninsula Community Board