

GODLEY HOUSE SITE AND DIAMOND HARBOUR RECOVERY

VOLUME 1

COMMUNITY COMMENTS



**LYTTELTON/MT HERBERT COMMUNITY BOARD
DIAMOND HARBOUR COMMUNITY ASSOCIATION
24 SEPTEMBER 2011**



Godley House in Diamond Harbour was first damaged in the Earthquake of 4 September 2010 and might have been repaired if it had not sustained significantly more damage on 22 February 2011 and subsequent aftershocks.

Local people began to talk about what would replace it. Diamond Harbour Community Association and Lyttelton/Mt Herbert Community Board organised a community meeting, attended by approximately 60 people, to begin the process of planning for what might replace Godley House.

On 25 May 2011 Christchurch City Council, which owns both the house and its site, announced it was to be demolished.



Godley House Site Diamond Harbour Recovery **Planning & Ideas Meeting**

Saturday 24 September 2011

2:00pm – 4:00pm

Diamond Harbour Community Hall

Please direct any enquiries to:

Lyttelton/Mt Herbert Community Board

Chairperson – Paula Smith

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Further details at: www.diamondharbour.info

Godley House Site and Diamond Harbour Recovery **Planning and Ideas Meeting Agenda**

Saturday 24 September 2011, 2pm
Diamond Harbour Community Hall

1. Welcome and introduction: purpose of meeting – Paula
2. Envelope exercise – Adrian
3. Nancy's questions
4. People talking, using the microphone – recorded
5. Diamond Harbour School consultation
6. Temporary winebar/cafe proposal
7. What next?
8. Meeting closes 4pm

At the Public Meeting, wall posters with headings and prompt words were prepared. Below each poster was a large envelope. Paper and pens were provided for residents to write down their ideas and suggestions under the following headings:

Godley House Site

SHORT TERM

Temporary activities

Godley House Site

LONG TERM

Permanent uses or Redevelopment

Godley House Site

SURROUNDINGS

Setting / Precinct

Diamond Harbour

OTHER IDEAS

For Recovery

TABLE OF COMMUNITY RESPONSES

Written Comments / Public Meeting And 3 Drawings	217
Public Meeting spoken comments	52
Post Meeting comments	2
TOTAL	271

A Recovery Plan for Diamond Harbour

RESPONSES FROM THE PUBLIC

ENVELOPE COMMENTS

Note: A cross (x) within a sentence means writing is illegible.

Category: GODLEY HOUSE SITE – Short Term – Temporary Activities
Temporary Licensed premises e.g. Container type premises.
Public Toilets Food and Liquor providers (1 year)
Temporary Bar and Restaurant Facilities to encourage people back to Diamond Harbour.
Café / tapas bar / pizza Space to meet in summer regularly. Outdoor seating under trees which could be used long term eventually. Gravel yard with horse chestnuts to sit under. Linden trees.
Clear site of Godley House completely. Install services e.g. power and water, to facilitate BBQs and other ad hoc activities (food stalls, fish and chips etc).
Container shops – café, arts and crafts, food. Children's play area. More welcoming seating, picnic areas. Gap filler ideas / art etc.
Have a clear space that is open to all community to have picnics and enjoy the look out. Set up a picnic hamper hire business for encouraging Christchurch visitors to use Black Cat and grounds. Have temporary toilets placed there and serviced.
Art opportunities – graffiti board painted over monthly. Cleared Grassed Shade Children's play areas. Sports ball games. Toddler's pool. Canvas shades – temporary. Container or pop up sales places. Bring and buy local food – garden excess – operating like car boot sale.
Remove existing building. Provide a variety of temporary businesses (café, bar, restaurant, takeaways) housed in possibly containers with access to the lawn area. This will help with the ferry link to Lyttelton.
By Christmas: Pop up café and Pop up bar (like Carlton) on Godley grounds. Sunday music – marquee Provides destination for visitors and business for Black Cat.
Playground and coffee bar designed by landscape architecture students. Deli bar at weekends for locals and visitors. Building designed by architecture students.
As much of the area as possible accessible to the community for recreation, social gatherings, temporary café and bar and restaurant.
Heritage sensitive demolition of Godley House to save as much of the old building material as possible to be used in those heritage buildings which can be restored in Christchurch and/or incorporated if/where possible into replacement buildings on the site. Use for markets, fairs, open air concerts i.e. anything to attract visitors .
Retain concrete steps. A series of "Nurse Maud" type container buildings to be located at the top of the existing concrete

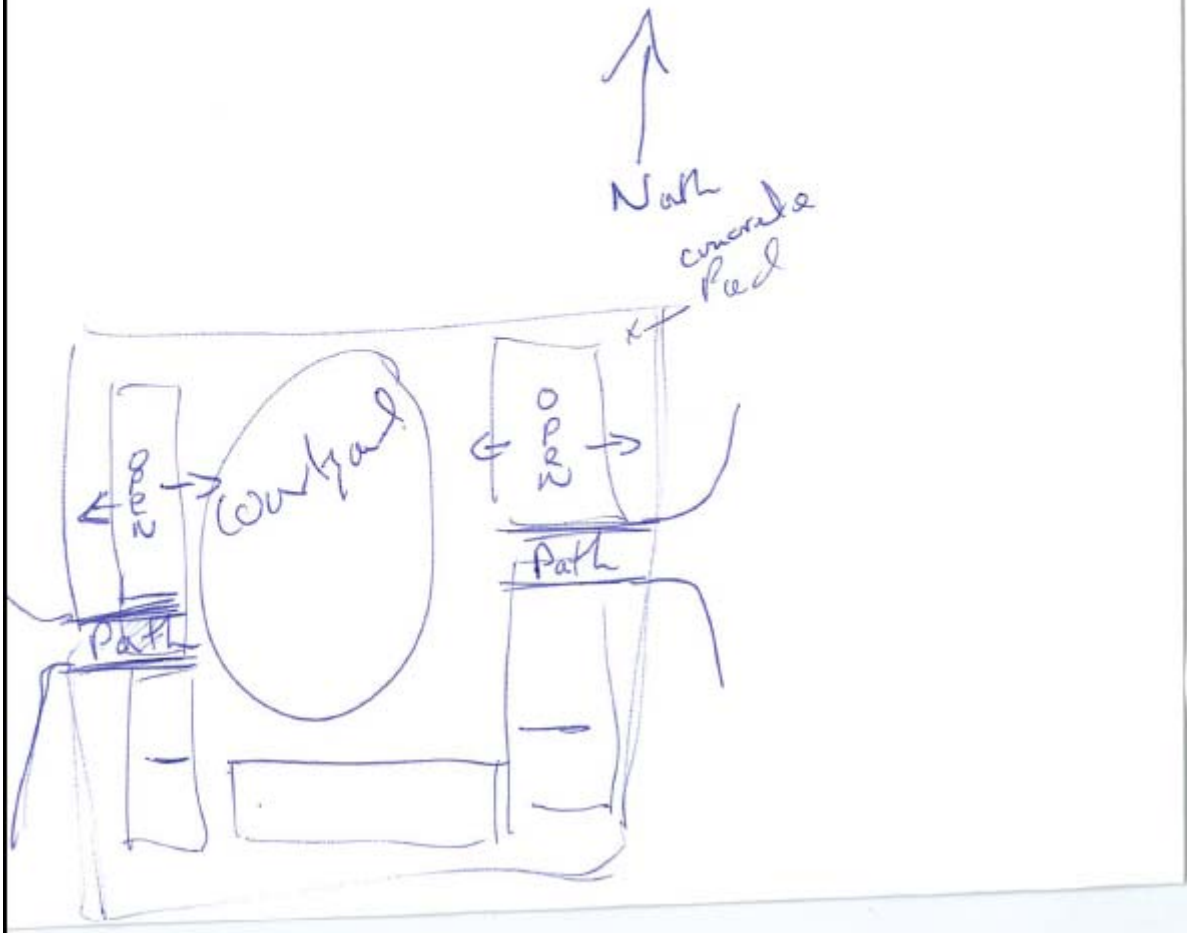
Category: GODLEY HOUSE SITE – Short Term – Temporary Activities
steps. To be used for café, bar, Saturday market and maybe a spare or two for community groups to use for whatever. Space could be used for Christmas picnics and the like – space can be booked through Community Association or Christchurch City Council.
Three x 40' containers designed into a commercial kitchen and café. Commission architecture students to design as a competition. Great chef needed. Cheap and fun.
Establish temporary bar/restaurant facilities at least during summer and holiday periods ASAP.
At the moment the foundation and steps etc should be left in case a replica is to be built. Tear down the walls.
Clear the site. Stargazing with telescope.
Demolish remains of Godley House. Allow for anyone to apply to use a portacom in the area encouraging a “village square” atmosphere.
Like to see a summer programme with food, music and something to bring people over again. Maybe a temporary bar, even if only on weekends.
A place to draw tourists and locals and to support the Black Cat ferry; serves food, coffee etc and beer – allows for outdoor seating and eating.
Building similar to the one in Lyttelton used by the Bakery, to be established by people who want to set up business to reach out to people.
Some planting. Information Board re plans for the site’s development
Cheaper ferry tickets Swimming pool Restaurant replacing Godley House with a pub. Fish and chip shop. A small cinema.
Achieve a clear site – nothing left behind. Use same building site for temporary “building” as “place”. Try to ensure the temporary structure can be assimilated into the larger permanent structure. For both the reasons to have any structure need to be clearly defined i.e. pub, restaurant, functions, concerts etc.
Once site cleared, green area to be used for picnics. Tables already on site?
Clear site. Restore lawns and garden. Open to the public. Provide temporary hospitality services i.e. bar facilities and food outlet etc.
Temporary Café/Wine bar in Diamond Harbour. Michelle Anderton and Jill Martin are proposing to erect a temporary stylish relocatable building on the former Lillystone/Garden Gallery site where they would operate a café/wine bar. They believe having this type of facility back in Diamond Harbour would not only be of benefit to the local community but would, once again, bring visitors into the area and this would have a positive effect for the other local businesses. This would be on a ‘fill the gap basis’ whilst the decision making process on replacing Godley House is being instigated. Having this temporary café/wine bar facility would relieve the pressure of a quick decision making process of a Godley replacement allowing time for all options to be considered thoroughly. They have undertaken a lot of research and much progress has been made toward this. They are ready to go, subject to Council approval.
After demolition, construct a dome for interim, like those in Hagley Park.
Greenspace for music, outdoor movies, performances, stalls – market over summer.
Get site cleared within 2 months. Open grounds to public. Place licensed temporary structure on site by December/January.
Tent city/containers for: Coffee, plant sales, arts and crafts, bike/kayak hire. Must be advertised

Category: GODLEY HOUSE SITE – Short Term – Temporary Activities
citywide – not just locally.
I think we need a restaurant! Godley House was OK to look at but not practical! Not welcoming! New building needs to be light and bright!
Container(s) for activities e.g. jazz at weekends, semi-permanent market. Cycle track for children around perimeter. Open access – car parking? Plant nursery. Coffee shop in a container. Alcohol available in limited area and times. “Something” to bring the bikers and tourists back.
This Spring and Summer: Use of grounds for picnics. Fish n chips van to operate on Sundays. Musicians on Sundays.
A pop-up café/bar to keep a focus on the area and keep it alive.
Picnic area – full use of the lawns. Adjacent temporary café facilities. Open up access to the east (Memorial Garden area) Make the site completely safe and accessible so that it does not have to be surrounded with ugly fences. Enable concerts – install power supply. Temporary toilets.
Demolish and clear site as soon as possible. Area made safe for public access for picnicking/visitors. Design – commence designing replacement building of similar form in modern methods and materials, to recognise the heritage of the site.
In between the rubble – bar/café refer Carlton Mill corner.
Power and ablutions to allow temporary use of site for events from music in afternoon to weddings, conferences, markets etc. Any rents etc could go to rebuild of site.
Toilets and power supply point. Temp building for a bar. Open access to all lawn area.
Centre for activities which will attract folk to the district especially at weekends e.g. stalls (leased out?), Farmers Market produce; car boot sales; handcraft, art, jewellery etc; home made products; café, food; busking; general fair ground activities. Some of these could be ongoing over extended time.
Marquees/temporary structures. Live music. Open air theatre this summer – speak with Brian Rick who worked on Macbeth in Lyttelton. Market weekly. Children’s playground. Benches/picnic tables etc. Consider enlisting help of – Greening the Rubble (Rhys Taylor) Gap Filler (Coralie Wynn)
Temporary licence premises i.e. marquee, container type accommodation. Something to attract people back to the area.
Village activities. Farmers market etc. Keep to Village atmosphere.
To keep visitors coming to the area, there needs to be a facility set up temporarily to cover the time prior to a permanent building.
Something to “fill the gap” café/wine bar etc to keep bringing visitors to the area whilst the permanent replacement is decided and built.
General Store with larger selection of items.

Category: GODLEY HOUSE SITE – Short Term – Temporary Activities
Video store. Some kind of facility for young people. Restaurant and takeaways. Bookshop.
Small sales e.g. fruit/flowers, crafts etc, food/cakes/snacks. Entertainment opportunities i.e. kites. Second hand books. Temporary catering e.g. fish and chips, coffee etc.
To have Godley House pulled down and consideration given to what can be built to best serve the community.
Temporary activities: Regular weekend market. Informal picnic area, therefore maintain grounds and provide picnic tables/seats. Possible concerts, entertainment in grounds (would need toilets). Sculpture park – walk through on larger walking route. Provide options that attract people from elsewhere as well to maintain economic viability of ferry.
Walking tracks clear and safe with clear signage. Weekly/fortnightly Saturday morning market. Seating around look out points. Site cleared yesterday. Short term vendor’s leases.
Engage Lincoln University landscape architecture students to design a temporary facility and setting for a café/playground (or for what use the community needs in short term).
Godley House was a destination and focal point for community interests and to attract visitors to Diamond Harbour. Godley can be linked by walkway to Stoddart Cottage – important historical feature of Diamond Harbour. Therefore in order to reinstate this feature urgently requires a temporary facility to house café, bar, restaurant, musician’s stage for weekend events. Stalls etc to attract visitors this summer.
Containers for restaurant, bar etc with courtyard in the middle for jazz or courtyard dining facing North to the lawns. Some containers open toward Governors Bay for view – rear container for food and drink preparation. (See drawing).

Also attached are drawings that were included in the Short Term responses.

Temporary



ENVELOPE COMMENTS

Category: GODLEY HOUSE SITE – Long Term – Permanent Uses or Redevelopment
<p>All that Godley House had to offer in the past plus: Small conference centre Small tasteful event centre Nice gardens Architecture duplicating character style of old Built sustainably, with as many as possible ecologically sound practices and features.</p>
<p>Blackcat from shuttle ferry through village.</p>
<p>Link Godley House site to Stoddart Cottage better physically and through reference to historic significance of both sites.</p>
<p>Not another hall – we already have three. Keep historical façade for new building – replicate. Turn carpark around pine in front of Godley into Plaza area. Garden redesigned – specialty plants to attract visitors. Temporary bar and restaurant essential until final plans for Godley are decided. Godley rebuild is essential for the survival of our community. Without it we may lose our ferry, meeting point, we may suffer a smaller school roll and population in general which is needed to support our library, medical centre, Post Office etc.</p>
<p>Hotel with accommodation, conference facilities, café, restaurant. Ferry link.</p>
<p>Long term Museum incorporated in village space – crafts – art gallery etc. Mainly don't lose village atmosphere. No encroaching on green space!</p>
<p>Restore Godley House functions in permanent premises. NOT duplicating original building, especially not interior layout.</p>
<p>New two storey building of similar form and function to do justice to the site and history. Modern methods and materials to provide a long term building for the site. Building to provide facilities for: Bar space Restaurant and outdoor dining Wedding functions / Conference facilities Modern accommodation facilities Takeaway food facility Space for future tenancies More parking spaces.</p>
<p>Follow-on development from short term (continue the theme) Long term relates to nature of DHB as a community. Similar to short term. Building design should reflect old Godley House design, comply with 2011 and building/engineering standard. Allow for integrated future development – try to avoid tacky add-ons. Retain 'hub of community' concept and call it Godley House.</p>
<p>Have some finer grain/smaller premises for small businesses to lease (small = affordable rent) alongside a larger destination-type facility as Godley House was.</p>
<p>A destination venue similar to Godley House with small conference facilities and café/hotel facility.</p>
<p>Have a replacement facility built on the site. Design to be modern, energy efficient but have some architectural references to the original building. Incorporate some of the materials from the existing building into the structure. Demolition to recover as much reusable material as possible. Replacement facility could be privately owned or Council owned but no Lease in Perpetuity on the land or freeholding of the land. Facility to provide the following: Café, liquor, food, entertainment area. Only one building. No charge for access to the building. No restriction on 24 hour access to the grounds around the building.</p>

Category: GODLEY HOUSE SITE – Long Term – Permanent Uses or Redevelopment
<p>I want to see a rebuild of Godley House for use as previously – weddings, local watering hole, decent restaurant (family) and outdoor area. Future expansion – investigate this with a view to building smaller retail outlets in a theme of boatshed/batten and board style. Needs to incorporate better parking and easy access from the ferry.</p>
<p>Permanent structure needs to be open in 2 years MAX. Design for new structure needs to start as soon as possible. Single structure of café/restaurant/bar. Serve as a venue (weddings etc). Building style should reflect current times, not be a rebuild (best for the site). Must be licensed. Beer garden for summer. Need building as soon as possible to keep ferry in business. A micro brewery would be wonderful. Something special to attract townies and their dollars. Place for outside plays and bands.</p>
<p>Long term need café bar and some accommodation. A look alike version built using modern materials with interior designed for the above use. The original was brick made to look like stone. Do not rebuild the corrugated iron shed part. Need to supply a craft area to use the expertise in the community to teach other locals and to provide equipment and space for experts and students to produce their crafts: Woodwork, engineering, cooking, painting, textiles.</p>
<p>Café Restaurant Conference Centre (boutique– say 50 folks) Shopping outlets in possible horseshoe setting around the above. Area for children to play. Soapbox stand – orators etc. Path area rather than tar sealed. Garden and native plant walks. Seating etc.</p>
<p>Better Play Centre.</p>
<p>Restaurant/bar/venue for conferences and weddings. Make the site a focal point for the community and wider city. Reinitiate the “Jazz on Sundays” programme.</p>
<p>Make this an art precinct (Theme: Margaret Stoddart plus later artists). Stoddart’s Cottage could be moved to Godley House site as iconic building. Surround this with buildings as follows: Restaurant Bar Reception hall Workshop units.</p>
<p>Historic looking building. Designed around multi-function for weddings, conferences, retreat, restaurant, “watering hole” bar, craft. Destination for “travelling” day trippers.</p>
<p>RETAIN EXISTING STEPS New building using some of the items (wrought iron) from existing building. Could be private enterprise/Council joint project. To contain restaurant, café, bar, accommodation and space for community get togethers.</p>
<p>Rebuild new function, bar and restaurant along the lines of Godley House.</p>
<p>To have plans drawn up and a new bar and restaurant built as soon as possible.</p>
<p>Café/bar – including garden venue for weddings, functions etc. Shift the library down there – two town libraries have cafes in them.</p>
<p>A new purpose built complex in 4 parts i.e. small shop, wine bar or bar, restaurant and function centre convertible according to numbers attending and same ad hoc accommodation say 6 ensuite rooms. All the above to be surrounded by a memorial garden.</p>

Category: GODLEY HOUSE SITE – Long Term – Permanent Uses or Redevelopment
Build a multi purpose building to accommodate: Café Lunch Accommodation Hens Nights Include therapy rooms for massage and beauty treatments for various people to live or work from.
Community site and toilets and swimming pool, showers with changing rooms. Place to sit. Build a Godley House café/bar but more children friendly playground.
Godley House rebuilt. Large restaurant and bar area with plenty of sunny views. Accommodation for wedding guests and visitors – motels and/or Godley House. Good managers and great chefs. Village with gift shops. Petrol source. Swimming pool (salt water?)
A venue for socialising, listening to bands, music on lawn, plus café that attracts people to the area from Christchurch and wider afield. It should showcase sustainability i.e. made of sustainable materials, be powered by solar panels and windpower.
Improved parking facilities cars/buses/bikes etc. Cafes/restaurants Accommodation for visitors. Nice play area for children. Attractive place for tourists to come and visit. Tourist information. Local's information.
Remove all foundations, fences etc. Toilets put in – we have no disabled toilets etc. Picnic tables Movable play areas Pizza oven.
Matakana – new area where they build around square, including a small cinema/art space (simple board and batten building). Square for every Saturday – music/farmers market and two permanent kiosk where fundraising crepes/sausages can be sold. All market tables yellow or same shades – one picture.
Function centre. Local bar/café Restaurant IT/Business centre COMMUNITY BUILDING AND FUNCTION FOR CANTERBURY Professional Management!!
Boutique Hotel – Accommodation – weekend getaway, lodge style Function venue – weddings/parties, small conferences etc. Café – informal Restaurant – semi formal Takeaway
Rebuild a facility that caters for functions, weddings, bar facilities, on and off licence, accommodation, shop, toilets on the same site, keeping the surrounding land and grounds as is, owned by the community in perpetuity. Opening up the sections leading up to Godley for craft shops, artist's gallery, fresh veges and fruits, Post Office.
Permanent material building (wooden) modelled on a Queenslander style building with upstairs accommodation and verandahs accessed by overnight guests. Big verandah on ground level similar to before (shade is required whilst eating).

Category: GODLEY HOUSE SITE – Long Term – Permanent Uses or Redevelopment
<p>Pub, restaurant, accommodation, function centre. Do not carve up the land. This is needed for functions, weddings etc. Due to decline in numbers during winter months, the lessees need to maximise income in summer months to afford to stay open in winter. Lots of smaller shops etc competing with each other will not be economically viable from a business point of view.</p>
<p>A focal point destination on majority of site – food/drink/entertainment. Use some of site for smaller retail/service ventures. Respect history/story of site.</p>
<p>Function centre and local bar/food shop. Make the present paddock available for function centre. Have a building that looks out over the harbour area. Community IT centre.</p>
<p>Small shopping village with Godley relocated further towards the Heads. Market space. Nicer frontage and further back to allow for more parking. Bar Function rooms Accommodation Shops Restaurant Would like our village to be similar with sister village, Lyttelton and have more amenities.</p>
<p>Fully licensed pub and restaurant (or small bistro). Facilities for arts activities – suitable small XXXX/auditorium (with decent piano/audio system, video projection) to attract visiting performers (musicians, artists, poets, lecturers). Could attract USA.</p>
<p>Consider two storey buildings on east side for several service venues. Larger single storey where Godley House was as a destination as Godley House was.</p>
<p>Village centre for community. Godley House – long term – exterior boards keep to be used for function centre surrounded by village small businesses. Keep to village atmosphere.</p>
<p>Similar establishment to Governors Bay Hotel i.e. food, company events, beer/wine, social activities. A place to draw tourists and people from Christchurch to support the ferry and house prices.</p>
<p>Re-establish bar, function and accommodation facilities. Limit development to retain public areas and views etc. Limit development to single storey.</p>
<p>A 2 storey building as a main one to house a restaurant, executive accommodation and a conference centre. Smaller building to be built for a local bar and gathering point and coffee bar. A family restaurant with a play area for children under 10 years. A number of motel type buildings for accommodation.</p>
<p>Restaurant(s) with liquor licence. Place to watch the rugby on Sky. Amphitheatre. Stargazing site with telescope. Place to have weddings (and funerals) to attract people to Diamond Harbour. Move a building on to the site. Outdoor theatre venue.</p>
<p>Would love to see a smaller version of the original Godley and please could a lot of the wrought iron work still intact be saved and incorporated in a new building. To keep the tree in front like a little square. More shops forming a village atmosphere.</p>
<p>Retain the site's history. Rebuild in a style similar to the existing building using modern materials.</p>

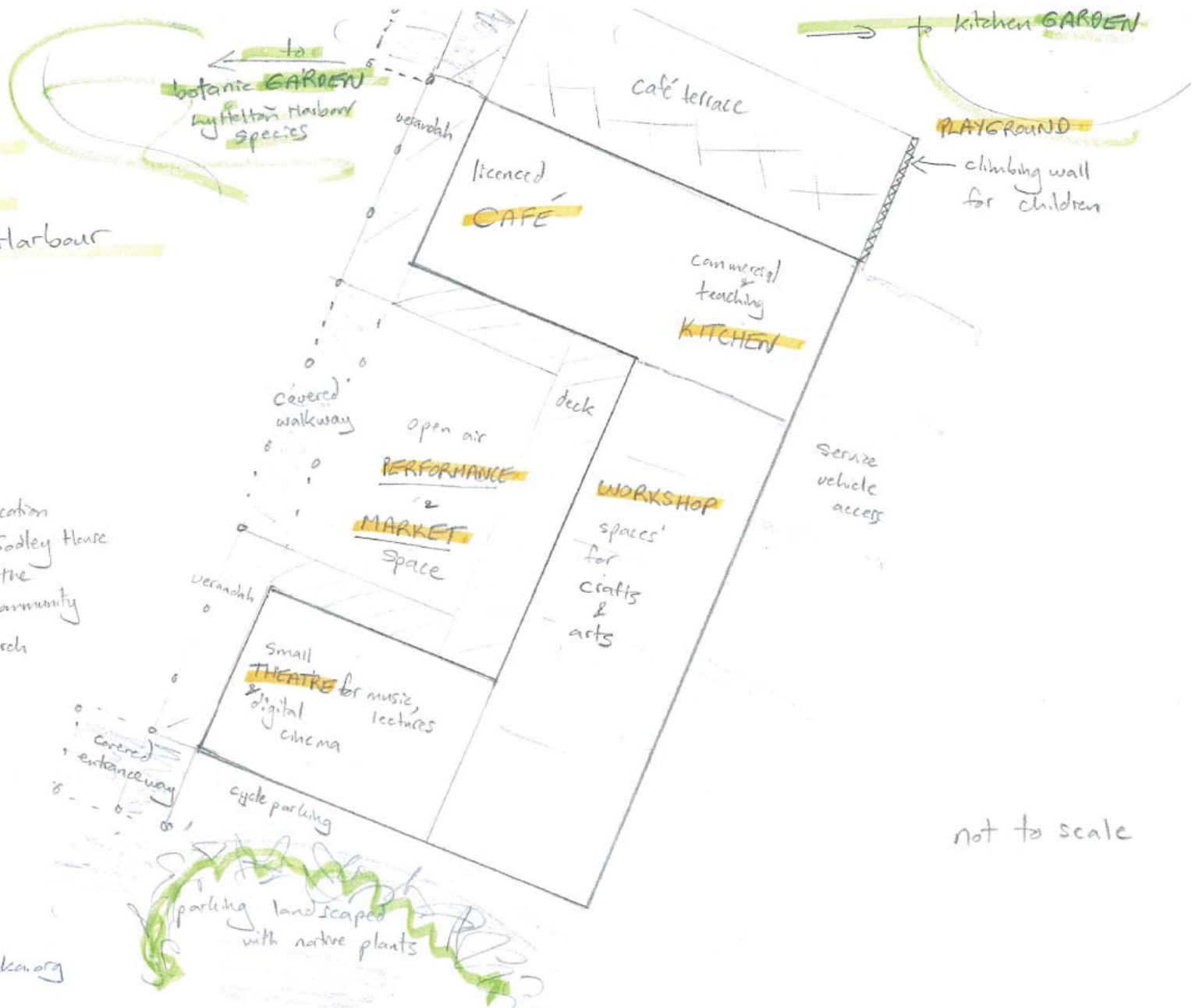
Category: GODLEY HOUSE SITE – Long Term – Permanent Uses or Redevelopment
<p>Provide a garden bar that opens out onto the lawn. Provide an outdoor area for bands in the summer. Provide good café style food. Improve the landscaping. It is important that this building is reconstructed quickly to retain the associated history. A place that is inviting to visitors from Lyttelton and outside the community.</p>
<p>Tavern Shop Function centre. Design to suit environment</p>
<p>Food drink outlet facing the view outdoor/indoor wine beer non-alcoholic. Celebration venue weddings etc. Catering centre for local parties at home. A modern sustainable building, innovative style using best architecture. Connection to village centre, big tree as entrance and attractive entry point as has been missing. Landscaped as a whole – water fountain?</p>
<p>Sympathetic building i.e. maybe fretwork, doors etc from Godley could be salvaged to Godley's original style. Include takeaways, café/bar, function centre and 2-3 boutique shops. A fantastic garden and outdoor area. Photographic/history area for people to see the original Godley House.</p>
<p>Variety of small shops of like construction and old village type windows etc (e.g. 150 years old). Shops to include post shop and allied type sales. Confectionery Clothing/haberdashery. Coffee shop. Tea shop. Groceries. Milk bar type hangout. Village tavern with accommodation and meeting room, dining area etc. Paved central area with buildings around. Bike stand. Clear signage to this and signage to local activities.</p>
<p>Community facility that provides local gathering place e.g. café, wine bar/small bar, as well as offering place for visitors including accommodation?, function centre.</p>
<p>Rebuild of Godley House but with more to attract locals – cheaper, better food. Rebuild Godley House in a more sustainable way – own kitchen garden and local produce. Attractions for visitors – minibus to/from ferry, music live when possible, excellent cuisine, BBQs in summer. Make it a destination but remember locals.</p>
<p>My vision is a new “village square” for Diamond Harbour with a range of buildings housing businesses like café, art space, co-op growers outlet, bars, accommodation, visitor attraction outlets, etc etc.</p>
<p>Replace with café licensed restaurant. Accommodation if possible including public outside toilets and children's Council installed playground.</p>
<p>Council to offer 99 year lease and to use insurance money for collaborative development with the lessee to provide: Restaurant and bar facilities that will make the village a DESTINATION. This development should NOT undermine the activities of the Community Hall and Rugby Club. Conference facilities COULD be considered but, to be successful, would probably require accommodation and this is unlikely to be viable. Functions e.g. weddings, family reunions etc. should be accommodated in the design.</p>
<p>Need for entertainment centre i.e. restaurant/bar, takeaways? Some accommodation. A venue for “occasions” e.g. weddings and other family celebrations. A small market/grocery.</p>
<p>Building that has:</p>

Category: GODLEY HOUSE SITE – Long Term – Permanent Uses or Redevelopment
<p>Conference/meeting facilities Space for live music. Restaurant/bar Small retail units around edge on ground floor Accommodation Consider some leisure facilities if we want to attract business custom/weddings etc. What about an open-air (or closed/covered) swimming pool? Would be awesome for the whole community.</p>
<p>Public walkway connection from cliff walk – cemetery, Godley, shops, hall, to Stoddart Cottage. Tree lined/art spots. Larger carpark area towards existing domain/carpark. No new parking in existing village. New building for Godley space, not integrating rescued material – too much limiting. New time, new era! Village theme: Sustainability – from self reliance food to energy – saving self sufficiency.</p>
<p>Entertainment centre. Information centre. Restaurant/bar.</p>
<p>Replica construction of Godley House – balcony and steps – to reinstate the unique historical character of Diamond Harbour as a destination for local Canterbury people and overseas visitors. The building of separate accommodation units would enable visitors to stay to appreciate the uniqueness of the area.</p>
<p>Any commercial activity needs to be viable through winter. Needs to make money in summer.</p>
<p>Re-establish a café/bar/restaurant/hotel. If the Council is not prepared to rebuild, explore the option of having a Community Trust/co-operative to be involved. We have built a Health Centre. Maybe a similar construct will work for Godley House II.</p>
<p>Community art/craft workshop(s). Licence café. Commercial kitchen for use by café but also community for teaching/making food for markets. Small theatre (ISO?) for live musical performances, lectures, digital cinema. Semi-enclosed open air space for markets/fairs and musical performances. (See drawing).</p>
<p>Creative Community @ Destination Diamond Harbour! Diamond Harbour and districts residents have skills in gardening, cooking, fine arts, a huge range of crafts from metalwork to weaving, musical performance... and could make good use of a space/place where they could do these things together and teach them to others informally and organise workshops for residents and non-residents to learn these skills. The community would also make good use of a combined commercial/social space where food and drink is available, markets and fairs can be held, musicians can perform etc. This will attract visitors to Diamond Harbour and boost the local economy.</p>

Also attached are drawings that were included in the Long Term responses.

Creative
 Community
 Destination
 Diamond Harbour

Ideas for
 community
 arts, crafts,
 individuality & education
 facility on the Godley House
 site to serve the
 Lyttelton Harbour community
 and Christchurch



Christine Dann
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 329 4555

ENVELOPE COMMENTS

Category: GODLEY HOUSE SITE – Surroundings – Setting Precinct
Surroundings. More shops or cafes built around Godley.
Just love the grass and tree area where people can have a meal or drink and enjoy the beautiful view of the harbour. Would not be Godley without an outdoor setting. Would be great to carry the old Godley name and remember the history of it all.
Shelter belt for wind. Village road through site to join cemetery road.
Attempt to re-establish Garden Centre / gallery / antiques.
Keep large area around house. Keep green – trees etc. Cut some pines down to get more view. More parking.
Develop garden/park like atmosphere around commercial heart. More intimate than Domain. Destination businesses i.e. outlets that attract visitors. Petrol station return. Continue present facilities – shop, Post Office. Maintain hall/library to continue club activities.
Children's play area. Outdoor dining facilities Garden setting seating Library
Precinct facilities with small shops – bakery, hairdresser but be careful not to lose village atmosphere. Still keep Godley House focus with space – wedding facility – green space.
Refer to 1996/7 Landscape management Plan for guidance as to integrating the Godley House site with the park, wharf, cemetery and Stoddarts Point and commercial zone (and sports – hall area too). Try to ensure the whole of the public land, its layout landscape and access is brought together in an integrated plan.
Make a loop from Godley site, past back of shop (above stone wall) in front of hall to Stoddart Cottage and around in a loop back again. Plaques with history and details of surrounding hills/crater rim. Lots of native planting.
Make Diamond Harbour unique: Lots of native plantings. Playground including swings in either Stoddarts or Godley replacement. Meeting place – café – holding meetings, watching rugby, shops.
Walkway from Godley House around perimeter of sports ground to Stoddart Cottage and then in a loop continuing around the east side of the sports ground area, returning to Godley House. Educational waypoints on the walkway related to the history of the area: Ripapa Island and gunnery emplacement and Felix Von Luckner. Margaret Stoddart Ballast quarrying Day picnic area for Christchurch residents and the old ferries.
This is Diamond Harbour CBD. Needs to function as an area for whole community including Stoddart's Cottage and Hall plus local businesses in vicinity.
Need to function as an area for the whole of the community. Open to all. To complement the existing shop, Stoddarts Cottage and recreation grounds.
More outside seating outside shop – alter parking.

Category: GODLEY HOUSE SITE – Surroundings – Setting Precinct
A co-ordinated Masterplan for village centre. Maximise link to ferry = amazing public transport/link to city.
Walking and biking tracks. Family picnic areas.
Gardens/flowers/shrubs. Some grass spaces. Open air eating. Place for outside gatherings (not picnicking). Ideally, the new “hostelry” would not be central on the site, but it and other businesses/functions around a central space.
Skateboarding area. Park with playground. Nature Club
New building to have a welcoming entrance from the side facing village. Village area to be re-landscaped to provide more welcoming, attractive precinct with seating/tables.
Rebuild in character. More seating on grassed area to attract visitors and locals. Maintain native plants and continue plantings. Glasshouse exotics? Paths leading to vistas. Art Stationery?
Selling precinct. Encourage business in area beside shops. Permanent market covered.
Public pool Art Gallery shop Finish the cliff track to Purau.
High quality gardens. Developing the Harbour. Views with private areas of seating and good expansive lawn areas. Children’s areas set aside off main entertainment areas. A place people look forward to coming to.
Locals “buy a brick” from Godley House with profits going towards rebuild.
Enhance what is already there (landscape). Open/bright inviting areas. Well signposted attractions – walking tracks, beach etc. Petrol station. Bank/cash facilities.
Semi formal gardens to compliment existing etc. Some form of memorial garden and/or plaque to honour those people who died in the ‘big one’. Areas put aside for outdoor entertainment such as music in the summer etc. We must utilise the views.
Native plantings, a place to visit, picnic at, keep lawns mown and plants trimmed.
We need an environment which draws the ‘wider’ tourist and locals to relax, spend, enjoy and participate.
Children’s playground with climbing wall (by café). Kitchen garden as community/teaching facility and produce for cafe (off garden by Curators House, Botanic Gardens). Botanic garden of Lyttelton Harbour plants – native and ‘signature’ exotics.
Godley as restaurant – then having kind of beer garden in large scale. Rows of large trees i.e. horse chestnuts/linden with small pebbles/gravel area underneath. Use for summer, view, music, beer.....
Develop as a public garden, include memorial(s) to historic Diamond Harbour. Convert the existing small sites (Post Office, store etc) into affordable housing/elderly housing.
More native planting around centre. Godley site basketball court.

Category: GODLEY HOUSE SITE – Surroundings – Setting Precinct
Skateboard facility for young teens as a gathering point.
Garden setting. Terrace. Water sports off the jetty. Outdoor theatre space. Market space.
Should include: Outdoor tables for meals. Children's playground. Barbecue away from main building. Low maintenance garden. View over sports ground.
New building(s) must be sympathetic to site (perhaps a modern interpretation of the old Godley House). Road from wharf/jetty should be widened. Make beach more usable e.g. bring in sand.
Landscape to provide for picnic areas and views of harbour from buildings.
Opportunity to open country store out on to view over sports field. Sections between Godley and store and other sections to be designed as a whole to create attractive outdoor pedestrian areas that link together and offer outdoor seating/eating.
Maintain "village ideas". Develop shop precinct. Limit car parking in the pedestrian areas.
Native trees with areas for picnics and short bush walks. Building to house amenities for the community e.g. hairdresser, bakery
TOILETS
Outdoor dining areas. Children's playground. Petanque court.
Attractive to the whole community, especially families (playground etc) Garden café with lots of arty stuff like sculptures, water features, historic features. Little animal park ?
Make sure all buildings are in keeping with old Godley and real estate building. Garden Centre site, tearooms, coffee shop. Planted in natives. Art/craft gallery – refer Little River Craft station. More outdoor seating. Cut pine trees, plant natives, make better use of our view of Lyttelton.
Cycle/walk exercise circuit round perimeter. Green in all ways. Village square concept – meeting place with sitting, playing, enjoying nature. Must be at one with village centre – destination for visitors – where the community recreates. Native plantings. Food plants – hedges, bushes, fruit trees. Community garden for learning and sharing and local food.
Small supermarket Petrol station and LPG. Stoddart Cottage repaired. Shopping bus permanently funded. Install anti-cyclist and motorbike defence system.
Jazz/craft/arts area to be visible/available to walking visitors and seated diners/drinkers alike. Opposite the shop – parking for motorbikes. "Adventure" area for kids in view of lawn allowing parents to relax etc while not disconnected from the kids. Chapel reflecting historic people connection.
Must rethink the area.

Category: GODLEY HOUSE SITE – Surroundings – Setting Precinct
<p>We need a space that is attractive for people to gather for: Older folks, preschoolers and their parents, working people on their breaks and everyone else on the weekends! Create a 'plaza' around the cement tree/parking area in front of Godley House – make it paved with benches, play area, paddling pool. More native plantings. Above all, we need a real focus and centre to the village. The only sensible place for this is around Godley House and the current shop.</p>
<p>Fully integrated with the Stoddart Reserve Management. The land needs to be gazetted as reserve. Landscape plan for site and surrounds needed. Development Plan for the site and adjacent shops/freehold area needed. Integrated planting plan for the reserve area on the old site. Careful management of parking, lighting and noise.</p>
<p>Clear signage to all local facilities and distance to. Work with landscape architect and garden designers for overall shrub, tree planting plan to maximise views but limit effect of prevailing winds. Judder bars/narrow roading/by entrance to the area. Local dignitaries of the past, those who have contributed to Diamond Harbour etc have recognition at various spots. Non-invasive lighting to e.g. highlight major features, light walkways and provide security.</p>
<p>Hot water/salt water baths. This would make Diamond Harbour a definite visitor venue.</p>

ENVELOPE COMMENTS

Category: DIAMOND HARBOUR – Other Recovery Ideas
Maintain contact with locals so we know what is happening. Call on locals for help – there is a huge community of people who will assist with building, gardening, general maintenance etc.
Put Diamond Harbour back on the visitors/tourist map by having a marketing campaign to encourage visitors during the summer months: <ul style="list-style-type: none"> o Visit Godley replacement o Mountainbiking track o Kayaking o Boat hire o Good fish and chip shop. More shops, hairdressers, food shop, pub to encourage real estate sales.
Skateboard park i.e. something for the young teens as a gathering point but in the public arena – near the community hall area for example.
Some craft areas tied in with the shop/Post Office and of site.
Let the city know that Diamond Harbour et al has very little earthquake damage. Bring back the idea from the past of a day's outing/family outing to Diamond Harbour, especially to the beach via the ferry. As a child, this was an exciting adventure.
Skateboard park for younger generation. Swimming pool?
Bird sanctuary (like Currumbin in the Gold Coast) Outdoor events i.e. concerts etc.
For the Council to understand Godley is the heart of the community.
Problem with no insurance for country store (?) is this correct. Crucial that this changes soon so that greater opportunity to develop shop/café in shorter term and allow people to be able to develop this. Ensure on much wider picture that ferry terminal at Lyttelton end is kept where it is so links well with Lyttelton market, shops etc and so people can commute easily both ways.
Establish stalls for farmers market. Establish local art/produce markets.
Establish a temporary café/fish n chips running out of containers or temporary buildings. Attempt to have it open at least 3 days a week. Vital for ferry service during spring/summer. Vital for community.
Create a network of mountainbike tracks to compliment the walking tracks.
Stoddarts cottage – revitalise and mend.
Village centre: Tavern – bar Restaurant Takeaways Barber shop Functions
Skateboarding park. Move quickly and keep community involved. Six month for short term solution to be working.
Future-proof jetty road. Make it a one way road. Remove existing steps up to Stoddarts Park and make it road. Shuttle bus from, say, Waipapa Ave triangle to jetty.
Shops – bakery, hairdresser, gifts, florist
Make Diamond Harbour an eco hub i.e. promote solar power, wind power.
Cemetery including natural burials – park tree area, with connection to Godley – Park. Village Centre with small buildings in line – good grocery shop. Alleyway line with trees from triangle down to village centre – separate pedestrians and traffic.
Gift shop Clothing shop Dairy

Category: DIAMOND HARBOUR – Other Recovery Ideas
Lolly shop
Better facilities for ferry e.g. toilet at Diamond harbour. Ferry friendly services at Lyttelton: <ul style="list-style-type: none"> o Booking space o Coffee o Not Stalag 13 as at present. Park area for cruise ship visitors to walk to Lyttelton etc.
Skateboard area for children.
Art gallery. Car parking areas. Walkways
Skatepark for kids 5-12 years of age. Outdoor entertainment area.
Village should include area for local market.
Skateboard area, activity area for children. Childcare centre.
Safe cycleway in Diamond Harbour. Coastal walk Purau to Teddington made safe. Housing for elderly/challenged people who don't feel safe or cannot handle an earthquake damaged house. Small units on flat with shared gardens/kitchen gardens/communal area for meeting others.
Community initiatives e.g. co-operative whole food café. Co-operative food growing/gathering from gardens - hook in with Project Lyttelton's "Food Security in the harbour Basin" which is coming soon. Local minibus linking to ferry at peak times. Any strategies that decrease 'stratification' in our community – the older and younger generations seem to mix very little at present, to the detriment of all.
History of Godley House on a display board at entrance to the site, or nearby. Maybe development of a better parking area – much needed at the weekends and holidays.
Better footpaths and walkway paths. Community Hall used more with indoor swimming pool. Swimming pool at school repaired. More amenities and larger library with café. Doctor's driveway flattened so people can reach the door without hurting themselves – handrails. Stoddart house opened. More information of history.
Diamond Harbour needs things to replace the role Godley House played as a destination to make it more vibrant socially and more viable economically. But we can/should do much better than just alcohol and food – need to provide things to do for range of ages and interests. Hence my ideas for workshop spaces, small theatre etc on that space.
Upgrade community hall to modernise it and make more energy efficient (it is a key to community life). Complete and implement the Stoddart Point and Coastal Reserve Management Plan. Improve ferry access in Lyttelton to improve public transport to Diamond Harbour. Improve pavements and lighting around town centre. Toilet facilities at town centre needed.
Service station. Upgrade wharf. Support Black Cat to provide most regular service possible. Need easy access to Diamond Harbour beach, toilets, changing area. Toilets, changing area for Purau beach. Expand health facilities and local all in one place.
Judder bars on road leading from roundabout to wharf/Godley House areas and play/recreation area. Bus to boats at weekend and selected times during week.

Category: DIAMOND HARBOUR – Other Recovery Ideas
Bus to collect people from their homes to the village and the ferry.
Provision of terrace areas for drink, food and coffee etc.
Multi-use shops i.e. hairdresser/florist shared facility. Bike hire/maps/guides. Bus for transporting visitors to walks etc. Ways to attract visitors and to spend their money. Boat/kayak hire. Keep as much business owned by local owners.
While not prejudicing the existing shop business, Diamond Harbour could use some other attractions for visitors. A nice park (other than the domain). A road from the Godley House precinct down to the domain (or shallow steps). The Godley House site redevelopment could be the genesis for the creation of a true village centre with many advantages as suggestions made at meeting prove. Local history/museum/aquarium. Finally the provision of a car-carrying ferry would greatly benefit residents and businesses gain access to turn. Some reference be made to the Godley and Stoddart families. Memorial plaque.
Connecting Stoddart Cottage to Godley – a walkway as suggested by Tracey Ower. Godley – south side of shops – round rec ground – front of Community Centre – SD. Stops on the way – sculpture, history, poetry, art.
Sort out and try to define what sort of community Diamond Harbour was, is and might become.
Let's get our local architects, landscape designers, quantity surveyors, project managers, designers, builders, professionals (accountants and lawyers) etc on to the job of designing the local plan and then present it to Council.
A 'water house' – public showers coin operated for people using beaches/boating. Aquarium tank/s showing common harbour species. Interpretation education panels on harbour/marine environment and water care/conservation. Any other bells and whistles that would attract visitors!
Tidally flushed pool and walkway to beach from jetty (see drawing)



RESPONSES FROM DIAMOND HARBOUR SCHOOL ENVIROGROUP

Note: A cross (x) within a sentence means writing is illegible.

Diamond Harbour School Envirogroup "The Green Diamonds" did some consultation themselves, both students at the school and adults in the community.

These are the responses they received from students and the School community.

What activities do you want to see in Diamond Harbour?

- Swimming pool
- Rugby
- Playgrounds
- Sports
- Biking tracks
- Skateboarding area
- Rock climbing
- Wheeled
- A bus
- Picnic area
- Lolly shop
- Community day
- Botanical garden
- Bridge to Lyttelton
- Four Square
- More shops
- ANZAC statue
- Refugee centre
- Nature club

Would you like more shops? If yes, what types of shops would you like and why?

- We would like clothes shops and supermarkets because they are main shops you really need and if you have them here you won't have to go into town.
- Gift, florist.
- Present for visitors – instead of Lyttelton / city.
- Clothes – trendy clothes.
- Sports shop
- Petrol station – not having to travel.
- Appliance.
- Golf shop.
- Fish and chip shop.
- Restaurant
- Takeaway food
- Little supermarket.
- Grocery
- Fruit store
- \$2 shop
- Café
- Christmas stock
- Charity shop
- Pet shop
- Jewellery shop
- Toy shop
- Bakery
- Market
- Aquarium

Would you like more shops? If yes, what types of shops would you like and why?

- Book shop
- Locally owned
- Flower shop
- Pubs
- No more shops but improve on the ones we have.
- More services

What types of businesses do you want here? E.g. cafes, restaurants, music, arts, crafts.

- Arts and crafts shop/centre
- Garden shop
- Camping shop
- Accommodation – variety
- Music shop/centre
- Hotel/restaurant
- Cafes and restaurants
- Live music venue
- Fish n chips
- Sports shop / centre with swimming pool (indoors), climbing wall, bowling, paintball, athletics.
- Seafood restaurant
- Grocery shop
- Art gallery – arts and crafts, activities/lessons.
- Gift shop
- Pet shop
- Environment centre.
- Clothing shop
- Entertainment i.e. timezone

Do you feel safe in Diamond Harbour?

- Yes.
- Because there are beautiful views.
- Lots of nicer places to go than town.
- Not so many cars, clean air.
- People who are friendly and protect us – community.
- No predators.
- People know each other.
- Peaceful.
- Not as many buildings, crime low, no pub, distance from Christchurch, we all look out for each other.
- No.
- Pathways are overgrown.
- No bike lane.

What other things would you like to have happen in Diamond Harbour?

- A zoo – more flowers.
- Community shops.
- Putting more plants and trees around.
- Shop to be designed from olden day look in keeping with Godley House.
- More food shops.
- There to be a lot more fun activities for us kids and adults to do things that are broken fixed.
- Football club.
- Cricket club.
- Running place.
- Bigger park.
- Huge chessboard
- A walk for people to follow – trail.
- Boxing

What other things would you like to have happen in Diamond Harbour?	
<input type="radio"/>	Fishing club.
<input type="radio"/>	Fayre
<input type="radio"/>	Bike track.
<input type="radio"/>	School Olympics!
<input type="radio"/>	Market and more often.
<input type="radio"/>	Shows
<input type="radio"/>	Swimming pool.

What other sports buildings and facilities (equipment) would you like to see in Diamond Harbour?	
<input type="radio"/>	Swimming pool and lessons and leisure centre/fitness place.
<input type="radio"/>	Tennis courts
<input type="radio"/>	Netball courts and equipment
<input type="radio"/>	Rugby equipment
<input type="radio"/>	Grass skiing
<input type="radio"/>	Recreation Centre
<input type="radio"/>	Multi sports venue
<input type="radio"/>	Climbing wall
<input type="radio"/>	American football
<input type="radio"/>	Hockey
<input type="radio"/>	Skateboard park
<input type="radio"/>	Badminton
<input type="radio"/>	Soccer/football
<input type="radio"/>	Gymnastics
<input type="radio"/>	Ice skating
<input type="radio"/>	Athletics and running track
<input type="radio"/>	Cricket pitch
<input type="radio"/>	Golf course
<input type="radio"/>	Laserquest

Do you think Diamond Harbour district is a good place to live in?	
<input type="radio"/>	I think Diamond Harbour district is a good place to live in because we all know each other very well, there are so many fun things to do and I hope there are more of them. Even though we are small we have library, doctors, and all sports of sport clubs.
<input type="radio"/>	Live close to friends, can go fishing, like going on the ferry, live near Quail Island, bus get mints, all nature, beautiful XXXX.
<input type="radio"/>	Big spaces around us. Big beaches to go to and beautiful views.
<input type="radio"/>	Rural, no other place like it community. Safe, native.

What would you like to see Godley House replaced with?

- Two storeys: Bottom café, top library. Motel. Little shops arcade, pub, Museum, rebuild old one but better fish and chips. Playground. Dairy.
- Earthquake proof.
- Skateboard park.
- Memorial for earthquake victims pond
- More live music
- Hotel fountain.
- Shops around it.
- Courtyard/central point.
- Family friendly
- Restaurant
- Community House
- Tree House.
- Pool table
- More sports fields
- Garden
- Sandpit
- Rebuild Godley House – modernised and child friendly.

What improvements do you want to the ferry service?

- Different colour
- Cat ferry
- More seating
- Connect with bus every time.
- Double decker.
- More room in rush hour.
- Commuters
- Button to push when you get on or waiting, to count how many are waiting.
- Database for regular users for changes and emergencies.
- Have a go steering the ferry.
- Coffee shop at the wharf or ferry.
- A shelter
- Ferry's more often.
- Bigger ferry for peak times.
- Particularly early morning and later in the evening.
- Cheaper
- Shop
- House boat
- Free ferry
- Speed ferry
- Steps can be hard – a ramp

RESPONSES FROM DIAMOND HARBOUR SCHOOL ENVIROGROUP (General Community)

From the survey of the general community carried out by the Diamond Harbour School Envirogroup "The Green Diamonds".

Have your say for Diamond Harbour.

What would you like to see in our community centre.

Soon there will be nothing where Godley House used to stand. Lots of people have ideas about what should go there, but we want to hear your ideas.

Questions that we would like you to answer.

1. What type of public transport would you like to see in Diamond Harbour?

- A little shuttle bus that collects people along the main road and drops them off in time for the ferry (and then takes people from the ferry back along the main road). At peak hours anyway – including Saturday mornings. Could go right to Orton Bradley and back.
- The narrow road to the ferry to become a one-way ring road.
- Removing the steps and replacing with road extension to and through Stoddart's Point Park.
- Take parking for 'Godley' further back – create a pedestrian space between it and the current Country Store.
- Godley House site: Part of an extended and integrated walking-cycling pathway network in the whole of the village.
- Better walking access from ferry wharf to village centre and the beach.
- Maybe we need to chop down the big macrocarpa and take away the white traffic island. It is no use for anything. Then you could see Godley House or whatever is built there from the Main Road and Waipapa Avenue and it would attract you and draw you towards it.

2. What type of environmental activities would you like to see in Diamond Harbour?

- More native tree plantings – trees that used to grow here and will provide a corridor for kereru, bellbirds etc. – maybe even tui eventually.
- Food gardens – edible plants and bushes.
- Scheme to gather excess fruit/veg grown in people's gardens – for sale at our market.
- Plantings indigenous to the area – use Motukarara Nursery to guide this and they have small plants grown on from original trees/shrubs.
- A garden of Lyttelton Harbour plants.
- Better weed control in the coastal reserves.
- Replanting in upper Morgans Gully.
- I would like to see all the roadsides and pockets of land planted in native forest species. This would provide a network of biodiversity corridors which would link between people's gardens, the bushy gullies which run right up to the hills behind. Better, more co-ordinated pest management too.

3. In an emergency, what would you like to see in place? Food, Power, Water.

- The proposed kitchen garden at the school could have water tanks and the garden could provide produce and the water tanks used to provide water during times of emergency. A community owned wind farm could provide power for the community the whole time and would continue throughout an emergency.
- Neighbourhood Support contacts to share what is needed.
- Online tool for people to notify when they have spare produce – others can come/gather (would work at all times but be especially useful in an emergency).
- Kitchen garden in parks with barbecue facilities for community feasts in good times and safety in emergencies.
- We have good emergency response organisations and strong neighbourhoods. We are very lucky this way.

4. How can we make the “Village Centre” the hub of Diamond Harbour?

- Open up the Stoddart Point area to include community and commercial areas – a community workshop for people to make things and share tools, resources, ideas. Have a family friendly café with outside and indoor play areas. Have excellent café/bar/conference facilities that draw visitors over here by ferry. Have a small community owned and run movie theatre (like Akaroa’s). A skateboard park and bike tracks. A market space for the Purau market and for other potential stallholders.
- Carefully remove Stoddarts Cottage to Godley House site as nucleus for an art precinct (restaurant, bar, reception hall, workshop rooms).
- Walkway with art works etc along the way: Shops – Stoddart Cottage.
- Village centre to incorporate entrance to Godley House.
- Leisure facilities at the new Godley – could be used by community when not used by conference/weddings etc.
- People
- An ‘aqua centre’ – aquariums, public showers, marine/water environment – conservation education.
- Have the centre in a theme/similar design buildings to show solidarity, continuity.
- Pedestrian/cycle friendly – link up with Godley House, Stoddart Cottage, Community Hall, Sports Clubs, Ferry wharf, Reserve below.
- **One** community noticeboard in the **best** location, the notice board often causes people to stop and read.

5. What would you like to see in the spot that Godley House once stood proud?

- Something similar in size and look but much more attractive at back.
- A building that “flows” onto a pedestrian plaza where the current carpark is.
- A grand design.
- Sustainable – eco friendly that could pus on the map – ideas/input from you guys!
- A building that incorporates some design ideas from the old Godley House, and some of the old materials but is completely modern in its sustainability and energy efficiency.
- An art gallery – the “Margaret Stoddart Gallery” which specialises in New Zealand Impressionism and landscape as a satellite gallery to Christchurch Art Gallery in town. This would be a weekend attraction even in winter, which would help the ferry service to be viable. Would need a café/restaurant/gift shop as well. And maybe exhibition space for local amateur artists at Stoddart Cottage, connected as well.

6. What are your thoughts and ideas on businesses in our area? Suggestions please.

- A co-operatively run craft/art/design and produce store where the local community can sell their wares.
- Motels attached to Godley down the track on the east side to attract more visitors, add to income for Godley and provide accommodation for weddings.
- Organic whole food café/whole food store.
- Have bicycle hire, picnic hamper hire.
- Canoe, surf ski hire etc.
- Shuttle service linking golf course, Orton Bradley Park etc to ferry.
- Canoe/bike hire.
- A sculpture park with sculptures all around Stoddart Point on a trail like the one at Brick Bay in Matakana (look up their website)



**Public Meeting organised by the Lyttelton/Mt Herbert Community Board
held on Saturday 24 September 2011 in the Diamond Harbour Community Hall.**

TRANSCRIPTION OF SPEAKERS AT THE PUBLIC MEETING

Could I just ask that the people here who know what the timeframe could be, would be for the sort of things we're discussing and what the ownership Council etc etc aspects are so that we can have some idea of the possibility of these things happening?

Hi, my name is Janine Sowerby from the Suburban Centres Recovery team of the Council. I've been in contact with a few of the property related staff and the advice that I've been given and its quite short unfortunately, is that obviously there's been a Council resolution for the deconstruction of Godley House for safety reasons, there is no date yet set for the demolition. I understand they are currently calling for tenders. There has been no decision made around what is going to happen for the site or any alternative activity on the site at the moment. That needs to go through the facilities rebuild process that the Council is currently working its way through. I understand there is a report being prepared on this. There are up to 1700 Council facilities around the city as a whole and a report on the state of those and what is likely to happen to all of them is being prepared for the December Council meeting. That's really what I know unfortunately.

Just want to know the Council's stance on the site – are they able to sell the site because I think it will upset the community if they are thinking along those lines?

I'm aware that at the time of the wake, the Mayor acknowledged and it was published that the site is not going to be sold.

When do we see the Stoddart Point plan that was supposed to be out earlier this year and obviously is going to affect what we do with Godley House as well?

Grant McLeod from the Council: Just to bring everybody up to speed what was happening, there was a Coastal Cliffs and Stoddart Point Reserve Management Plan which there had been public consultation on last year. We were just about at the point where we were going to take that to a Hearings Panel when February occurred and it put everything on hold. Realistically we are hoping we can restart that next financial year which would be July next year. That's in terms of actually just getting it through the rest of that process. Obviously there potentially could be some need to go back and have a look at some of the planning thats in place around there in terms of some of the issues that have come about because of the earthquake. So some of those decisions still need to be made. Primarily it was in its eleventh hour in terms of the plan so we'd like to push it through and get it signed off. Is that a sufficient answer?

Should we wait until we know what we're going to do with Godley House?

Technically Godley House was not part of that Management Plan because it doesn't actually sit within the Park so in terms of a Reserves Officer we actually had no influence on what happens with that particular property and also because it was leased it was really a contract between the Council's property team and the person who held the lease on that land so we did not have any influence there.

I was responsible for drafting the Community Association submission on the Management Plan and one of the points we made was that the area which Godley House was on is actually in Council freehold and we could not see and when we gathered opinions from the community about that, we could not understand why the Council was resistant to actually incorporating that land into the Reserve or give it some other designation i.e. historic reserve, so in terms of providing an opinion here, I would suggest that the land should be given reserve status and secondarily, the planning and management of that land should be fully integrated with the surrounding reserve land as well so in terms of where we are going in the planning processes I would ask the Council to bring together the Stoddart Point planning process with planning for the future of the Godley House site.

As a community, settlement, village, whatever we like to describe ourselves as, we have lost one of our gathering points. There are other gathering points within the community and we appreciate that, but we have lost one of our major ones. More than that, we have lost a destination for people to have other than a cursory design on coming to Diamond Harbour for the day and so I would therefore implore Council to remember we are a village, a settlement, a community and unlike Christchurch where you can drive to the next suburb, here we can't. So I just implore upon Council to maybe bump us up the ladder if you like, to look out how we can have some of our life blood back because we are beautifully distant but also that is a problem as well.

Actually kind of on the same notice as that, just because everything that I am dealing with in town is the amount of red tape everything is going through at the moment is ridiculous and its so important that we get this building back just so you know what if the ferry can't be financially viable any more and then all of a sudden, everybody here has to drive any time we want to go to town. That's huge and we need something fast and a building that size, if there was no red tape in the way, we could get that up in a year from architectural design, engineering, breaking ground, built, signed off so is there any way that Council could remove the red tape, possibly give some control back to our Community Board so that they could manage the project more than the traditional people that would be managing the project, because its just insane.

I would really like to second that point about destination. I wrote some things up there – I put creative community destination Diamond Harbour and I think it is vital that whatever goes there attracts more people, that's employment for locals and its also there's just whole lots of spinoff things. I would really like that attraction thing to be much more than alcohol and food because that's all we had before. I'd like it to be places where people could do things and learn things which is the idea of having workshop spaces and studios and galleries and all those kinds of things and a theatre for performing arts and maybe a digital cinema. Maybe we need to survey what people would really want to come to. I've run three very successful singing workshops, two in this hall, one over at the Port Levy school and have actually brought in, in that way, about two hundred people to spend a weekend in Diamond Harbour who would not have otherwise been there. And I feel it is those kind of things that will bring more people in and will also bring in the kind of people that we want here who will see that we have got so much to offer, so many skills in this community, we can teach, we can also bring in other teachers and we can have this really vibrant thing going.

So think of ourselves as a destination that's much more than just feeding and watering people but also offering them our fabulous skill base.

Just by way of seconding the last speaker, if there's one thing we have a theme in Diamond Harbour it is art. Remember that Margaret Stoddart was one of New Zealand's famous artists and there are other artists that followed on but I worry about Stoddarts Cottage. Stoddarts Cottage is tucked away where I think 90% of the people who come over here miss out on seeing our last iconic building. For my money, I know its difficult to do but its not impossible, have it shifted to the Godley House site and form what you are talking about, an art precinct with a barn, restaurant and workshops and other attractions like that.

A while ago there was a function at Stoddarts Cottage where a woman called Julie King came and talked to us about the place of Margaret Stoddart in New Zealand art history and when I went back and looked at her book which I've done recently and got in my head the connection between Stoddarts Cottage and Godley House and the significance of that particular place in our art history, I think there is a real case for strengthening that somehow and working on it because she was one of our foremost impressionists.

On a slightly different tangent, another thing that brings people to this area is the water – the sea water. Do we know if it is being tested and is it clear to swim in and can we have it published monthly in the Herald so that parents know it is actually safe to take their kids to the beach?

(Muffled)

I think the suggestion of linking Stoddarts Cottage to Godley is a great one and that you don't necessarily need to consider relocating it but the opportunity to create a really strong walkway from Godley past the shops, picking up because we have got such a magnificent sports area as well that the shops can not only look that way on to the street frontage but also this way into the sheltered sports ground and by linking on this side from the back of the shops, as well as the front, bringing round here rather than have pedestrians going through the carpark where lots of children go and its dangerous with cars coming and going, you can just bring the walkway round the edge and then along the bank here and then across in front of here terrace, through to Stoddart and by doing something like that, you are actually making use of it rather than concentrating just in one area, taking people to enjoy the whole wider area.

A lot of these fabulous ideas are coming from people who are actually professionally able to see them happen and perhaps the Council needs to realise that we are a community that has professionals in it who are capable of rebuilding Godley and organising this whole area to work for us and for other people in Canterbury.

Looking at the aerial photograph you will see there are two sites for sale just beyond the Post Office between there so if you are looking at theme and integration and Tracey's idea of a walkway between Godley House and Stoddarts Cottage and other destinations within the public area, just wondering whats happening with those two commercial properties and can that be in some way integrated into whatever the theme will be. That's a question.

I think about the community wanting to be involved in the building and everything like that and the engineering and the whole process, I think it is an excellent idea because this community has been built by the people of the community and all the Clubs and everything have built them ourselves. So I think that process of letting our builders and what not get involved would be quite important actually.

Because if the Council simply considered that using the expertise here, then they basically just need to be permission givers and rubber stampers rather than having to source, plan, do everything and they could pay for it (laughter).

It seems to me that if you had the sort of path she suggested, a good idea would be way stops along the way like the Wellington waterfront has i.e. pieces of poetry and stone at certain points and that could be historical plaques or it could be art or sculpture. To encourage people to make that trip.

Now there is a proposal for a temporary wine bar/café on the Lilystone site and I'm interested to know and get a bit of reaction about that. The proposal is for a relocatable building which is stylish, described as temporary stylish relocatable building, and it would fill the gap while the decision making is going on for the larger site of replacing Godley House and it would help to relieve the pressure of a quick decision making process of a Godley House replacement allowing time for all the proposed options to be considered and developed thoroughly. The people who are proposing it have undertaken a lot of research and much progress has been made already towards this and are just waiting for Council approval. Has anyone got any comment about that idea?

Bring it on. As long as its good wine.

I really support the café/bar food outlet coming really quickly because one thing that hasn't been brought up today is the impact on businesses in this area and one of those businesses must surely be the B & Bs. The whole concept of a B & B is you go somewhere for dinner and I wonder how they are getting on at the moment without having a place for people to come and I think people are probably not coming into the Bays area. Earlier this year when my daughter was getting married, it was a concept many people asked – where will we stay, where can we get a meal if we stay tomorrow night, where can we stay the night before so I think it absolutely has to be short term.

(Muffled)

Can I also mention that I was on the ferry this morning and the staff on Black Cat were talking about they wish they could have been here but they were saying how important it is for them, just reiterating they are really hurting financially and they want to be actively involved in whatever is developed here. They have probably lost a lot.

Jill and I thought that perhaps on a temporary short term basis, something like this could be put up pretty quickly and we've looked at quite a few different options as there are some quite stylish ones around. We thought the Lillystone Garden Gallery site would be a good place because it has its separate power and phone line etc. We also thought it leaves the wider space of Godley House as vacant so that things can be progressing or once its down, it could be used as a community gathering whatever you want to do. Its not compromising that piece of land in the meantime. We thought a temporary place can be easily removed, its also not limiting the ideas of the community with their final long term development. So we have, and it would be providing food to your answer yes. We are at the stage where Council cannot give us an actual decision on it, they are waiting to hear from the meeting whether it would be something people here would embrace and be favourable of and then if we get that, which sounds like it's a positive, we could then be hounding them to try to lease that piece of land and put the building on ourselves.

Are there any questions about this proposal?

Would it help if there was a petition we could sign whoever wants to sign this and then we send this in?

Could we have a show of hands of people who support this proposal here at this meeting?

(Show of hands counted)

Paula: There is general support I think. Good, that's helpful. Does anybody else want to comment on the temporary wine bar/cafe proposal?

Anything else now?

More of a question, if we were to get approval, what timeframe are we looking at – Christmas, January, February ?

(Muffled response)

And then on other issues, I don't know if this is the time and place but as for style of what's going to go up, like I think there might be some division amongst the community as some people want almost like a rebuild of what was there and some people will want something new for the times. I don't know its appropriate to share ideas about that now.

No, long term.

(Muffled response)

Do we have any control at all over the insurance money as a community to have a say in how that is spent? The insurance money for Godley House?

I have tried to find that out and have been told that the insurance money for Godley House will go into a consolidated fund. I think Claudia has said that in an email and then it will be used for the restoration of probably a building in town that is of a higher value but I'm not sure whether that is the case and I have sent emails asking for clarification about that and haven't had a reply yet. When I find out, I'll let everyone know.

And while I'm thinking about Claudia, one of the things she did say was she's not quite sure to what extent – she doesn't want the community to get carried away with a spatial plan in the same way that some of the suburban recovery plans because she says there is just no money for it. Council will not have money for that kind of development for a long time so if the community comes up with ideas, they are going to have to find ways to make it happen themselves.

Or they could sell it and get into a joint venture between two good organisations.

I think the loss of the insurance money is an ethical issue. That building went with our community to the Christchurch City, it did not belong to the Christchurch City until we became of it so therefore it belongs to this community, because the building was given to this community. So I think that apart from the ethical issue, there could possibly be a legal issue there. Perhaps that is something the Council would like to explain to us how ethically and legally they can take the insurance money of Godley House and keep it. We need to know that.

The other point is that if its so difficult for them to do, we are perfectly capable of rebuilding that place ourselves and if necessary are capable of fundraising for that purpose but we just need to be able to do it without the annoyance of Council. Sorry.

I used to have the lease of Godley House with my wife Michelle and we have talked to Council since its being destroyed and they actually told us it was way under-insured.

(Muffled comment) And they said to us it will go into a big pool and it will be gone.

If the go-ahead is given for the temporary bar/café, is there a way we can support the owners of that to get some marketing out to get more visitors into Diamond Harbour as a community?

I'll support you by going there. As you know, I've got a discerning pallet.

A completely different approach. I would love to thank the children of Diamond Harbour School for some of the wonderful ideas that they have put up on the wall there. There's some really innovative ones, some of them really thinking outside the square and the mind just boggles at the thought of them shooting along on a BMX from the wharf at Diamond Harbour on the bridge they were thinking of across to the wharf, but you just never know. Anyway, apart from that, they have some great ideas and it is amazing how many of their ideas actually double in with some of the things we've been talking about today. So thanks for the effort you have put in – great.

I'm representing the Environment group from the local School. The Enviro group is a group of all classes of about a dozen children taken from the littlies (5 year olds) to 12 year olds and this Enviro group sat together and did questions about the development of Diamond Harbour. They then went to the classrooms and all the children's answers are on the wall there. They also put questions for us adults and these questions are put together by the children and they would like you to, if you have a bit of spare energy at the end of this, to put them on the sheets as well whatever you have written there because the teacher wants the sheets back and she will go back into the class and Enviro group and give feedback again what we did here because the idea was also to involve the children to know about the process of the whole thinking and then putting it down and hopefully for them to see the results as well. I find it wonderful that it came from the teachers and that they really stood behind this that they integrated school as well into the community and the other way around, that the community embraces the school's ideas as well so if you have spare energy at the end, it would be lovely to put your ideas down on the sheets to the questions that the children have set up.

Do people want to see a recreated Godley House? Do people have views about that? Exactly as it was in the past?

Audience response – No.

Lets have some more views on that please?

I'd actually like to see it rebuilt bigger but incorporate some of the historical parts which is just a good reminder for us of what it was like.

I know Mary Stapylton-Smith isn't here but I know she did say quite a while ago that the least affected major building in the community was the new church. She would like it rebuilt in that kind of material in that style but larger.

I don't know, maybe its just my background but to me what made Godley historic was the brick and the mortar and that's not going to be there any more so to build something that looks like Godley, it would just be fake, it wouldn't look right because it wouldn't be brick and mortar, it would be pre-cast concrete, it would be timber with stucco thrown on the outside, it wouldn't be the same, it wouldn't be historic. This is an opportunity to put there something appropriate for the time and to really take advantage of the site, take advantage of the sun, take advantage of the view, really make something purpose built.

If you rebuild with something that looked the same, even it was bigger, so artists' studios, a craft workshops, a theatre, a proper open air performance base. One of the things that was bad about the old Godley was that it wasn't set up well for open air performances, even though they were held there. Or even weddings, so I think that my thing is that always form should follow function. If we've got a whole lot of new functions then its up to a contemporary architect to actually make a design that's going to work and preferably one that is also a lot more sustainable in its design like the Christchurch South Library which is award winning, sustainable design that is very functional and I think is quite attractive. Opinions on architecture always vary but so long as we are able to use some of those design themes from the old Godley in the new building and maybe even recycle some of the old materials that will be our way of honouring what was there before. But we are the 21st century, not the 19th century, we live totally different lifestyles and the building has to reflect that.

I think that in all this, time is of the essence. We've come up with many suggestions and ideas this afternoon. But if it is going to be 5 years before the decisions are made and 8 years before the building is in place then the community here is going to suffer badly. What we really need to do is to ensure that the decisions are made quickly by Council and by the community and then the work is put in hand early.

I don't like to think that the finance that was involved in the original building is not going to come back as a Council facility but if we do have to face that, I think we have the strength in this community that could do a lot anyway and maybe we can think of some way that the two could come together – a certain amount of financial, a certain pledge of professional input and volunteerism from Diamond Harbour. This is where the Medical Centre was built in 48 hours I think seeing there was a need for it by local people.

Do we need just one building? If we put up a planned conglomeration of buildings, they could go up a lot quicker or 1-2 could go up a lot quicker. We could get people going back there a lot sooner than if we have to aim for one big multi-purpose building.

(Muffled comment)

My main concern, being from an environmental background is really also how we use our resources and having an idea of maybe becoming a trial area of, well I'm working towards a trial kitchen garden project at the school which means I want to feed the kids once a week with the garden which is hopefully community involved as well. So if we take this object to buildings, I'm going to go and try to think of self-sufficiency, sustainable buildings so if there are great projects out there, we don't have to reinvent the wheel and if we have the theme where people say Hey I want to see that, I want to see how they did this that they maybe see the power that they use or take as a subject or we can actually integrate it in the whole village theme and people would come and have a look at it. I've seen fantastic things in Canada and so it is a subject still out there where we could be ahead of time and be a runner at least for South Island and even maybe the whole of New Zealand if we get together and have a bit of the same ideas. That's where I come from.

If Kevin McCloud came from Grand Designs and we had something really sustainable, that would put us on the map completely and he is going to come back to New Zealand soon. I don't know if that's worth value. He is here now?

Kevin McCloud in Grand Designs. If we had something like that, we would be on the world scene and so we could be a guinea pig.

I'm going to come at this from a completely different angle because I think it is mindful of us to think of these things. I'm coming at it from a previous business owner angle. There's been some great ideas and some great thoughts said today. We've also got to think of the people who are leasing these buildings or owning these buildings or for us, it was a lease we had through Council. It was a very significant high amount per month we had to pay, regardless of the season, so I was just putting it out there to be mindful of that when we do think of the long term theme. If there a)

becomes too much competition between the places you've got there, people are not going to be able to afford to continue with their leases through the winter and if they do lease that building its up to them the hours they put in there, they could shut it. You don't want that happening because it will limit the people coming here in the winter time. If its carved up too much, that piece of land, you can't have your wedding functions there because there is not enough room for them to spill over. The inside was a terrible layout and it was very difficult to fit people in for functions. Be mindful that while there are functions going on, the public still like the bar and things to be open and obviously the wedding people don't want the public coming through there while they're having their wedding so it would be nice to have an area that can be separated well but if this is the angle that we are going to go down, I'm just trying to put it from another point of view, the business owner or the lessee still has to pay every month the outgoings, regardless of their income. Its got to be viable or they will shut.

(Muffled)

But sustainable design is design that works for everybody, that includes business, the community, the environment. That is what a sustainable building is so that's what we want really isn't it from what I can see.

(Muffled)

I am a bit shocked to be honest to hear that the insurance money is going somewhere else. Not only that, we are told not to have grand plans because we are at the bottom of the list. First question that raises for me is that why are we at the bottom of the list and other communities with big plans are not at the bottom of the list. I can't see why that would be happening. And also I really would encourage – this is Claudia Reid's job – her job description is to bring our views to the Council table and fight for us so I'm not happy with her telling me that I shouldn't have a big plan. So I really would like all this to go back to Claudia with a brief from us to say your job is to fight for us as a community at the Council table. We are not at the bottom of the list, we are equally valid to have a good plan and to have a community served, otherwise it becomes a commercial proposition basically, we have to attract businesses that are going to work for us. So that's my point.

We have a Council staff member that we prepared earlier on this afternoon.

Thank you. If I could just perhaps address one of the things you mentioned earlier about the red tape. Just while I'm here I'll give you..... Just wanted to explain to you the Suburban Centres Recovery programme which I'm a part of. Basically after particularly the February earthquake, there are about 160 suburban centres throughout Christchurch City as a whole and what I mean by a Suburban Centre is effectively local shopping centres, anything from a corner dairy right through to sub-regional malls like Northlands or Eastgate. A significant number of those were damaged to some extent after the earthquakes and in response to that, the Council has approved a Suburban Centres Recovery programme which has two work strands for the handful of suburban centres that have been significantly damaged, at the moment they include Lyttelton, Sydenham, Ferry Road corridor, the shopping centre in Linwood at the corner of Stanmore and Worcester Streets, the Selwyn Road shops and Sumner. They've been approved for a Masterplan that will be prepared by the Council in conjunction with the community and the reason why they have been selected for Masterplans – there were a whole host of reasons which include the size of the catchment of those particular suburban centres serve, the extent of the earthquake damage, the number of landowners like for example, the Palms as a suburban centre is largely owned by one landowner which is quite switched on and has the capacity on its own to assist its own recovery. So the Council has been focussing on some of the other urban centres that need some assistance with

integrating the rebuild etc. For those suburban centres that were damaged to a reasonable extent by the earthquake that are not for Masterplan development, what's happening there is case management where colleagues within my team, myself included, have been allocated a number of suburban centres to effectively be the go-to person within Council to try and liaise between property owners of adversely affected business buildings, to try and assist their rebuilding recovery and the types of things that we are doing are sort of being an advocate within Council for that community, assisting with providing urban design advice, assisting people to try and get through the consent process whether it be building consent or resource consents and I'm the person who has been allocated Diamond Harbour. Unfortunately I've been acting on a more reactive rather than pro-active basis to date because I have been heavily involved with the Lyttelton Masterplan development. I imagine some of you have been as well, because even though it is called the Lyttelton Masterplan, obviously Lyttelton services this community in addition to other communities within the harbour basin so it's certainly your plan as well. That sort of I guess over one of the larger humps within the Masterplan development process now so my ability to respond to the property owners out here is improving. So if there is any of the owners of the properties within that town centre zone as shown on the map that you've got in front of you – if you would like to introduce yourself to me today, it would be great. I've also been working with Michelle to some extent regarding her proposed temporary café/bar. So I hope to some extent that explains why some have Masterplans, why some don't. Our team is relatively small, our resources are quite stretched at the moment, which again is not so much an excuse as the reality unfortunately, post earthquake but certainly please don't consider yourself at the bottom of the list. You haven't been forgotten and certainly while Council's ability to assist you to effectively prepare your own Masterplan is limited, that doesn't mean to say that you can't do that with whatever help we can provide. Unfortunately it's not going to be to the extent which we are assisting Lyttelton and Sydenham etc. but certainly don't feel you are at the bottom of the pile.

With respect to the Claudia Reid comment, I'll just clarify that it's easy for us as a Community Board because it is our role to advocate for the local community that's what we do, but when Claudia gets elected as a Councillor, she takes an oath to act in the interests of the city as a whole which sometimes puts her in quite a difficult position. So I think you need to take that into account as well.

Thank you very much for that clarification. It's made it clear to me that if we want to move faster, maybe what needs to happen is some kind of discussion whereby the Council has ways to devolve ownership of the problem if you like to the community so that there are ways we can be pushing the process, given that staff are so stretched and given that this is our place and we care about it the most. And at the moment it's like things are..... we want to give it priority, we just want to know that Council is going to be grateful for that, rather than difficult about it. And so that's maybe something that the Community Association, this is like coming with a new political process for this type of decision making and that needs us to thrash out how we would make it work and so hopefully that will be something we will be doing because otherwise we could be waiting 10 years for something to happen. So it's just trying to work out among ourselves what kind of process we would like to happen and then sell that to Council.

Just following on from that and a few other points. It seems to me that there are a huge number of things in this situation that are completely out of our control as a community. We can lobby certainly for some of the things that Christine is talking about and I think we should do that but I also think that we have the summer coming up, we have businesses that are trying to get up and onto their feet and that's very important. We can support that process and we can not only survive but I think thrive as a community. If we get ourselves into gear, get organised and get some short term solutions happening. I know the building is not down yet and I know we don't know when that will be but at the very least, we can plan for that and be absolutely ready to go when that site is ready. Get some live..... in, get some music in, whatever it might be but we need to, we

can't do that after the event, we have to get that planned now so that the minute the building comes down, we are a destination for people to come to and I think if we miss that opportunity this summer, we are going to kick ourselves so I just want to put that out there.

This will probably come out wrong but I have this way of saying what I mean, but its not really like that but I'm going to have a go anyway. I wish you and Jill all the best for starting up something temporarily there to get us through but I would hate to see Council think that's going to placate us because its not. We need to, like you say, be in there and running but I don't want this venture to think that's going to placate us because it won't. We need that building rebuilt.

There are 4 members of the Diamond Harbour Rugby Club committee here including a life member. I think its alright for me to say that, as much as we are enjoying the fact that we are opening on Fridays and Saturdays from 5pm ready to fill that gap which was the Super 15. We don't want to be the place and we have a licence for 7 days a week. We can open 7 days but we choose not to do that and we don't want to. I'm advertising.

I was at the meetings when I think the third speaker Gary Moore mentioned in so many words – he said 'get going, its much harder to stop a ship once its in motion and accelerating rather than trying to get permission at the beginning and let the grass grow under your feet' so be inspired by what he said and get going, get into it.

One of the other major things is we might be small, we might be isolated but we are very very important to a business that won the Champion of Champions NZ Tourism Award and that's Black Cat Group so I think we should really hang on to those coat tails and push that as much as possible.

It seems to me today that we have given a lot of suggestions and we've really written a wishlist and it also seems that because Godley House was at the heart of our community and its also important to us commercially as a group, that we need to forget some of these wishlists and go to the heart of it which is to get the building up and running again. If we can't afford all of it, then lets design a building that will give us what we need for eating and food and perhaps design it so that it can be put up in pieces or built some of which, parts that we wish, could be done later. But we need to get something there that is going to give us back our heart of the community.

Kiwis around the world are known as being rather innovative in thinking outside the square and there's a couple of terms that you used Christine that I'd like to refer to. One of them was your talk about the Masterplan. You were talking about that they were done by Council in conjunction with the community and I'm wondering whether Council would entertain the idea of community in conjunction with the Council. And that we actually do it, that they're short of funds, short of staff, short of time, got hundreds of communities around the place that are requiring work. Well how about we get given a green card to go ahead and do what we need to do for our community and bring it to Council and then to say 'Actually that's not a bad idea – go for it'. Community working in conjunction with Council. Out of the box, but give it a go.

One of the merits of having the wake was to also send a message to Council that they didn't need to organise this and that they have more important things to get on with so that's part of sending the message that we can as a community do things like that.

I think what I was referring to earlier about getting through the red tape was what the past few comments have been that as a community, if we were allowed to manage this ourselves I mean I realise that money is tight, that Godley was under-insured and all these great ideas we have aren't financially viable in the next 5 years and I would like to see Godley up within 2 years. Some building back in the community I mean if you won't give us the power I know architects that are interested in the project, I know people who want to be involved with us and if you were to just give us a general guidelines of this is how much money the Council is willing to put into it, let us manage it and then once we ... and then we can start planning meetings, an architect could do a rough design, come back, what do you think - give our input, they go back, we need to get this under way so that we get something within 2 years.

Yes, we just want our building back. And I think part of that is that if the site is going to be used for anything, whether its for a business to use it or for anything over the summer that any income from that site goes straight into the rebuild of Godley House, goes nowhere near the Council except in their particular little bit because if the site belongs to us then the site, everything that Michelle is going to pay to the Council to lease that area needs to go to the rebuild of Godley. Everything that happens on there needs to be for the rebuild of Godley. I mean we are quite capable of raising money here, we did it with the Medical Centre, we did it with this in 1953, we can do the lot.

Adrian: I was away that year. They can take away Godley, but they can't take our freedom.

In an ideal world, the Christchurch City Council will sell the building, it will be a joint venture between Ngai Tahu Properties and Black Cat and they'll get it done really quickly, sorted and not only that but they would listen to what we had to say.

On a much lighter note, our house was part of Godley House and it was brought onto our site in the 1950s. Would you like it back? (Laughter)

Thank you. We will get the comments together, we'll let people know in the next Herald where you can send email comments, send them to the Community Board or to one of us, I think there are email addresses on some things and we'll just put them all together and then we'll get together and have a bit of a talk about how we process them and then let you know when there's another meeting to see where we go from here. Might be 3-4 weeks at the rate we're going.

I'd like to thank the ladies in the kitchen. Thank you.

RESPONSES FROM MEMBERS OF THE PUBLIC WHO WERE UNABLE TO ATTEND THE MEETING

Thanks to you and Adrian for leading a most interesting meeting 2 weeks ago. I've been playing mind game design ideas for some time. What came out of the meeting was a collection of ideas about the use of the G-H land that was hard to get one's head around. However, I'd like to offer a concept idea that the think tank/DHBCA/G-H sub-group may wish to consider----It has taken this long for me to be sure of this idea as a viable, acceptable, economically feasible, and fun idea that will keep the community involved in the future use of the old G-H area. I think I started thinking about it last September.

How about considering a staged modular structure that eventually would end up as a four sided quadrangular building of a combination of one and two stories. The idea would be to build one side at a time, the first on the eastern side of what will be one of 4 separate but eventually joined units. The concept would provide eventually for an enclosed courtyard within the four sided set of eventually joined buildings. The first stage on the east would also include creating the landscaped open area that will eventually be an enclosed courtyard space, sheltered from all winds. With the first stage of the 4 units up, the open landscaped centre area would be sheltered from the easterly and provide a vision of the eventual fully enclosed multipurpose courtyard.

The building structure will of course be engineered to be more than up to date seismically with an architecture that reflects some of the style of the current G-H. It could also include hints of the best architecture of "old Chch" such as found in the Art Centre, but made from modern materials. Each of the four building sides could have the option of being one and later two story, depending on who becomes the tenants and where the funding comes from. Possibly the north and west units would remain single story to allow the lower winter sun to reach into some of the centre space. The separate units could have their own covered verandas, possibly on both the inside and outside, depending again on who become the tenants and which side of the set-up they are on (might not want a covered deck on the outer east side for obvious reasons). The concept should allow for the staged future additions to be constructed with the least intrusion into the already built and occupied units, meaning simple but robust construction design and easy to assemble modules, perhaps with some prefabrication off-site possible. Hopefully some of the bits from G-H, such as the wrought iron, could be salvaged and used again.

I guess my thoughts are centred around a timeline that will allow things to be done as funding is found and more people are drawn in and wish to be included in using the building and space either commercially and or as other community based user groups signal a desire to become involved and use some of the space. The plan should allow for the stages to be completed, perhaps looking ahead 20 years (or more) for completion of all stages, but of course that would vary with where DHB goes as a community, a destination, a place to be and to live and learn in, etc. It is also highly dependent on the economy and many things currently unknowable such as where and how the rebuild of Chch goes and of course how Mother Nature treats us now and into the future. I think that geographically DHB will always be a unique place in Canterbury and will allow considerable latitude for "our" project to propose and build an amenity that won't be found anywhere else in Canterbury. I mentioned at the meeting that the nearby land currently up for sale should be brought into the whole G-H land parcel concept along with such things as the links to the shop, hall and especially S-s cottage and other amenities and the the whole public land in the adjoining area. As I mentioned at the meeting, whatever use is to be made of whatever goes ahead, thought and consideration should be given to what is currently on offer in our community and not do anything that could unfairly compete with current businesses and amenities.

If you would, could you please forward this to others who are involved in this project. Hopefully someone may wish to consider my thoughts.

I think it would be great to see a similar style/size building erected on the site which incorporates a bar and function room, accommodation, and a cafe/bakery which doubles as a bistro-type eatery in the evenings.

In the same building, or possibly in a different building but on the same site I think it would be great

to see some type of innovation centre or hub for local businesses to work from, such as technology and knowledge based businesses, and artists and crafts-people. I propose something along the lines of:

- A central, shared reception area which incorporates an exhibition and sales area.
- A number of small office/studio spaces for rent, with easy-in, easy-out rental options available
- High spec internet connection/wifi in each office/studio space
- Moveable walls between rooms, so that workspace can be doubled or changed to suit business needs
- A well-equipped meeting room available to hire for the businesses and anyone in the community

The shop, post office, cafe and bar would all benefit from increased custom generated by the businesses based in the innovation centre.

It would also be great to see some decent public toilets in the centre of the village, and perhaps an attractive garden or green space under the tree for sitting, having coffees and ice creams. A small playground for children would be a fantastic asset too.

I hope the meeting goes well, and I'm looking forward to hearing other people's ideas and thoughts.

Godley House and Diamond Harbour Recovery

Planning and Ideas Meeting 24 September 2011

Nancy's Questions for the Community

Site Advantages (Pros)

Question: What do you think are the good things about the site of Godley House? What is cool about it? What are the assets of this place, this landscape, this building, this story?

9. views
10. sheltered from easterly
11. big, plenty of space
12. sunny, esp late afternoon sun
13. flat, more or less, gentle slopes
14. proximity to shop, wharf, sports facilities, bowls, rugby etc
15. at end of road, fewer traffic issues
16. is a destination, both locals and visitors
17. sacred/pride
18. close to some residences
19. walking proximity (less need to drink/drive)
20. gardens
21. mature trees/shade
22. historic feel/historic significance
23. historic relationship with Stoddart Cottage and weir
24. position on promontory
25. two sheltered harbours (Purau and Diamond Harbour)
26. close to ferry, public transport link to Lyttelton and Christchurch city
27. links to cliff tracks and Mt Herbert Walkway, whole peninsula walkway network
28. boatman's cottage
29. proximity to health centre
30. handy to cemetery/memorial garden
31. safe for children
32. community used to going there
33. easy for disabled
34. strong business draw
35. potential to support other local businesses e.g. B&Bs
36. focal point of village/settlement
37. potential to provide employment (previously 20 +)
38. can support local sports and recreation with funding/sponsorship
39. important contribution to ongoing viability of ferry service
40. performance venue e.g. local young people's bands
41. home of Brewsoc and used by other local groups e.g. ukulele group
42. place to see in the new year
- 43.

Site Disadvantages (Cons)

Question: What is not so good about the site of Godley House? What do you think is wrong with the site? What are the site's limitations?

- located at the end of the road
- road access and parking limitations
- old building not best fit for use
- historic value not high, category 2, not 1
- steep climb from ferry
- insufficient parking at wharf
- ownership complications
- short lease

Activities for Locals

Question: What would you like to be able to do at this site? What activities? What function or service would you like this site to offer you, the resident?

- eat out, including outdoor eating
- takeaways
- functions e.g. weddings, birthdays etc. rights of passage
- tavern
- concerts
- accommodation
- gathering place
- performance venue, inside and outdoors
- business venue
- studios
- conference facility - lectures
- toilets
- safe building
- part of village – facing road
- pedestrian plaza for better links with town/village/settlement
- young peoples' playground 8 – 12 years
- relocated?
- art gallery/sculpture park
- historic interpretation
- collaboration with Stoddart Cottage Trust
- integration with other facilities
- not doubling up
- market place
- gazebo

Activities for Visitors

Question: What do you think visitors would like to do at this site? What function or service would you like this site to offer visitors?

- make love (not war)
- sleep
- eat, esp provide dinner for people staying at B&B's
- music
- hot tub
- smoke
- enjoy a village (settlement) environment
- gateway to Banks Peninsula
- visitor information
- links with history Margaret Stoddart and family
- bits of old building incorporated into new building
- steps especially significant, wrought iron, stained glass window
- visitor kids play area
- links with Lyttelton, e.g. cruise ships
- day at a safe beach followed by a shower, then dinner at Godley House site
- build up sea theme e.g. marine elements, capitalising on natural environment
- salt water pool, tidally flushed
- track at sea level to beach

Lyttelton/Mt Herbert Community Board

This is just the first stage in the process. Board members are keen to hear from anyone. We meet on the second Tuesday of the month, in the afternoon. Formal deputations can be made – please contact Lyttelton/Mt Herbert Community Board Adviser Liz Carter at phone 03 9415682 or email liz.carter@ccc.govt.nz.



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