

## 27 Hunters Rd and 42 Whero Ave land options – analysis of submissions

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### Overview

Consultation on the 27 Hunters Road and 42 Whero Avenue land options was open from 15 October to 16 November 2021.

We delivered a DL flyer to 362 properties in Diamond Harbour, put a copy of the plan and flyer in Diamond Harbour Library, put an ad in the Diamond Harbour Herald and posted on Social Media. The consultation was also on our Have Your Say page.

We posted on the Diamond Harbour Facebook page, which has 2,200 members. Our post received 12 likes and 85 comments.

We sent an email out to the Diamond Harbour Resident Association and the Diamond Harbour Reserve Management Committee, alerting them to what was proposed and encouraging them to pass the information on to their networks.

We attended a public meeting hosted by the Diamond Harbour Residents Association. It was attended by approximately 60 people. The residents association went through their thoughts on the options and we participated in the question and answer section. There were a lot of questions about development, and what restrictions would be in place.

### Submitter profile

We received 234 submissions. Below are the totals for each area (note that not every submitter included their full address details).

#### Total number of submissions from each area

| Suburb           | Total |
|------------------|-------|
| Diamond Harbour  | 145   |
| Charteris Bay    | 13    |
| Church Bay       | 7     |
| Port Levy        | 2     |
| Purau            | 12    |
| Lyttelton        | 3     |
| Rest of the city | 5     |
| Did not state    | 47    |

## Key themes

Of the 234 submissions, only eight are strongly against any change to the land (for reasons such as maintaining uninterrupted views and retaining the ‘village’ feel). The majority of submitters actually want a mixture of the options.

Consistently across all options people want the gullies ‘protected’ – either with covenants or as reserves.

People are also very keen to retain the walkways and there is strong interest in developing some more recreational activity in the area (for example, a dog park, playground, skate park / pump track). Some submitters think it would be a good idea to retain some land for civic defence purposes (as a gathering area in an emergency).

There is support for development of the land, but people highlighted the importance of doing it in a staged way, and that upgrades to water and roading infrastructure would be needed.

Whatever happens to this land, there is a clear indication from the community that they want to be involved in the process, to make sure any development is sympathetic to the existing environment and community.

| Option  | Nos. |
|---|------|
| Option 1 – Place a covenant over the gullies and dispose of the remainder of the land | 46   |
| Option 2 – Retain as a park   | 56   |
| Option 3 – Develop the land   | 28   |
| Option 4 – Transfer ownership to the community  | 44   |
| Option 5 – Status quo   | 60   |

## Feedback by option

### **Option 1 - Place a covenant over Sams Gully, Morgans Gully and a possible third gully and dispose of the remainder of the land (our preferred option)**

46 people chose Option 1, with 34 people providing comments.

Overall, submitters who chose this option feel it is important to keep the three gullies protected and to keep the walking tracks accessible (which includes one to and from Diamond Harbour School).

If there is to be development on the land, submitters feel it should be done in stages, with upgrades made to the road infrastructure to handle more vehicles using the roads.

Three comments stated development would be great and would bring people to the area, but not on the entire land parcel, and to keep some of the area for recreation and dog walking.

*‘Developing this area would allow for new faces, new ideas, more community support and spirit.’*

## **Option 2 - Retain as a park**

56 people chose Option 2, with 42 people providing comments.

Submitters who chose this option feel that this is great open space area with uninterrupted views and that it should be retained as park with planted natives and more walking tracks. 15 people would also like some of the area to be made in to a dog park and six submitters would like a playground or a pump/skate park on the area.

Three people said that the area is great from a safety perspective. If there were fires or other emergencies the large area would be a good meeting point away from houses.

Four submissions stated that a small amount of development would be acceptable on a small part of the area, but that the land should be sold in stages and have a range of house types, not 'cookie cutter' housing.

*'A park would provide a central recreation space and connect the Purau, Diamond Harbour, Church Bay and Charteris Bay communities.'*

## **Option 3 - Develop the land**

28 people chose Option 3, with 25 people providing comments.

Submitters who chose this option want to keep the covenants over the gullies and the walkways, or make them in to reserves.

If there is to be development on the land, it should be sold and developed in stages with a mix of section sizes.

Eight people would like a combination of options. They chose this as they didn't think the area would benefit the community under just one of the options. Two people want a combination of Options 1, 3 and 4 and six people want Options 3 and 4. They want some land available to sustain the environmental needs and unique character of the area. Options 3 and 4 would allow for development of the land, but in partnership with the community.

*'Our community needs council help in creating sustainable healthy homes that keep people in the community they love.'*

## **Option 4 - Transfer ownership to the community**

44 people chose Option 4, with 36 people providing comments.

Feedback on this option was similar to Option 3 – submitters want to keep the covenants over the gullies and the walkways or make them in to reserves. They also want a combination of options.

Six people want to have a combination of Options 3 and 4. These submitters feel a few more houses in the area would be good, but that the developer would need to work with the community so they understand what the area needs.

Three people want Options 2 and 4 – they would like to see some development in the area but want to keep some of the area for a dog park and recreation.

*'The area should be developed by the community for the community'.*

### **Option 5 - Status quo**

60 people chose Option 5, with 50 people making comments.

Eight people do not want to see any development what-so-ever on this land as they believe the village feel and connection would be lost. They also feel the water and roads infrastructure would not support any more development.

However, mostly the feedback was similar to Options 3 and 4 – keep the covenants over the gullies and the walkways, or make them into reserves.

Ten people want to see a combination of the options. The majority of these comments stated that Option 5 would not shut out the other options in the future, but that it is not the time to change the area dramatically, all in one go.

Five submitters would like to see some development on the land, but for some to be kept as green space to keep the rural feel in the area.

*'This land is a great asset to the community. It provides a place for people to walk and enjoy wildlife, run their dogs, enjoy the farm animals and lambs in springtime. As other local areas get built up it will be a very important space where people can find peace and quiet in both open landscape and bushland.'*