

Diamond Harbour and Church Bay



Diamond Harbour and Church Bay contain commercially zoned areas to provide activities and services to meet the needs of their respective communities as well as of visitors. Collectively they also provide a range of other public and community services to communities of the southern bays of Lyttelton Harbour/Whakaraupo as well as residents of Purau and Port Levy.

Commercial uses at Church Bay are currently limited to a convenience store and a small real estate office on Marine Drive—the main through route from Christchurch. Commercial activity at Diamond Harbour is concentrated on the edge of the reserve, consisting of hospitality venues, a real estate office and a small hair salon.

As with Governors Bay, the public and community functions are essential in sustaining these communities. Diamond Harbour (at Church Bay) school is a well-supported community hub, with a pool which is available for wider community use and a Kidsfirst Kindergarten alongside. Around the reserve at Stoddart Point there is a collection of services and facilities including a library, play centre, health centre and sports/community venues (including the Scouts, Rugby and Bowling Clubs).

The physical amenity of the commercial areas is good. At Church Bay, the shop is a standalone building on the roadside with its own parking area. At Diamond Harbour, the reserve, around which many of the commercial and community facilities are located, generates a good sense of place making it an attractive place to be.

From a transport perspective, private car use is the dominant mode of travel reflecting the isolated nature of these communities. This places seasonal pressure on the limited parking provision at Diamond Harbour. Uniquely, Diamond Harbour is served by a passenger ferry link. When connected to the bus network at Lyttelton, it offers a viable commuter service to the city. The connection between the ferry and the centre/rest of the community at Diamond Harbour involves a steep walk, although there is a road (but little parking) which allows for drop offs. The hilly topography means that local walking and cycling activity is predominantly limited to more active users, however due to relatively low vehicle movements, walking and cycling on the roads is comparatively safe.

In summary, Diamond Harbour and Church Bay offer a range of commercial activities that are commensurate with the needs of the community and the accessibility of goods from city based centres. Any future investment should be aligned with the community's intentions set out in its "Getting to the Point" community plan.

CENTRE STATISTICS

m² unless otherwise stated

	2010	2016	+/- (2010-16)
Zoned Land Area	18,045	18,024	-
Built Area	1,354	1,366	+12
Average Plot Ratio	0.08	0.08	-
Retail Space	629	962	+333
Ground Floor Units	-	7	-
Operative Businesses	-	7	-
Vacant Land	-	16,081	-
Vacant Floorspace	0	0	-
Vacant Units (No.)	0	0	-
Street Frontage (m)			
Active	-	50	-
Vacant	-	0	-

Land use monitoring data, CCC

(NB. Data relates to statistical area that may be larger than centre)

	2010	2016	+/-
Business Count	30	45	+15
Employee Count	45	24	-21

Longitudinal Business Frame data, StatsNZ

CATCHMENT STATISTICS

	2006	2013	+/- (2010-16)
Households	420	477	+57
Household Density (homes/hectare)	2.1	2.4	+0.28
Residents	972	1,044	+72
% Residents under 15yrs	20.1%	14.4%	-5.7%
% Residents over 65yrs	19.1%	23.6%	+4.5%
Average Car ownership per h'hold	1.015	1.006	-0.001
Average Households with no car	3%	3%	-0.3%
Average Household Income (\$)	\$52,225	\$62,500	+10,275
Residents on Social Welfare	7.1%	8.3%	+1.2%

*Statistical units for this community take in a wide surrounding area.
 Census data, StatsNZ*

STRENGTHS

- Balanced range of commercial, public and community facilities.
- Attractive destination for visitors (esp. via ferry link)

WEAKNESSES

- Loss of Godley House community heritage.

OPPORTUNITIES

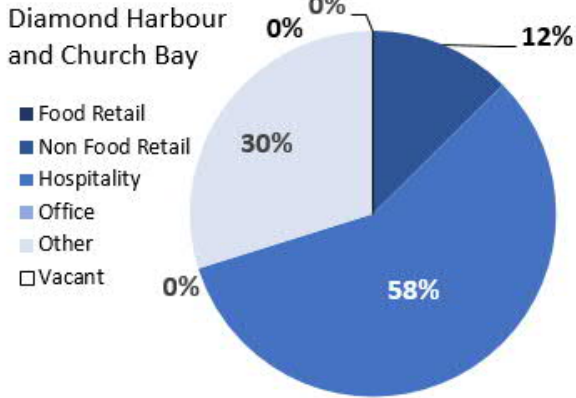
- Substantial area of zoned land at Church Bay (subject of Resource Consent—April 2018).
- Active community with ambitions for Stoddart Point, including the Godley House site.

THREATS

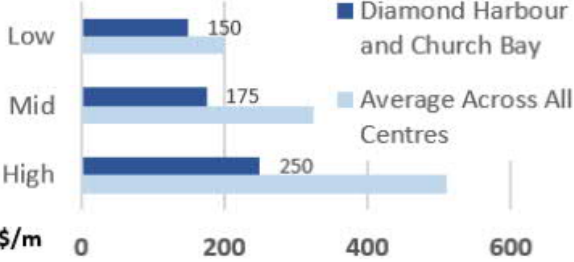
- *None identified*

ECONOMIC WELLBEING

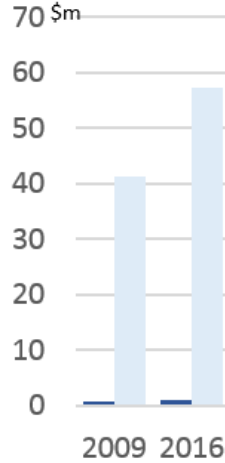
FLOORSPACE COMPOSITION



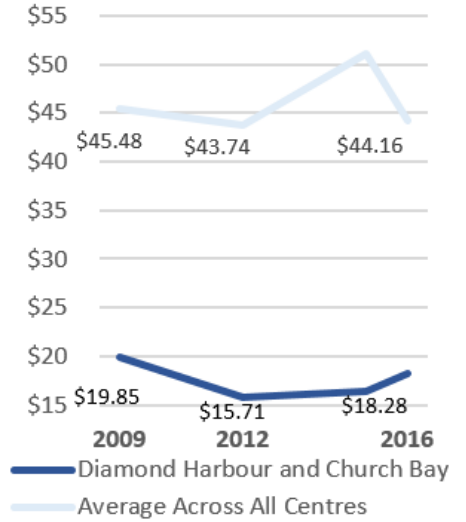
GROSS RENTS RETAIL



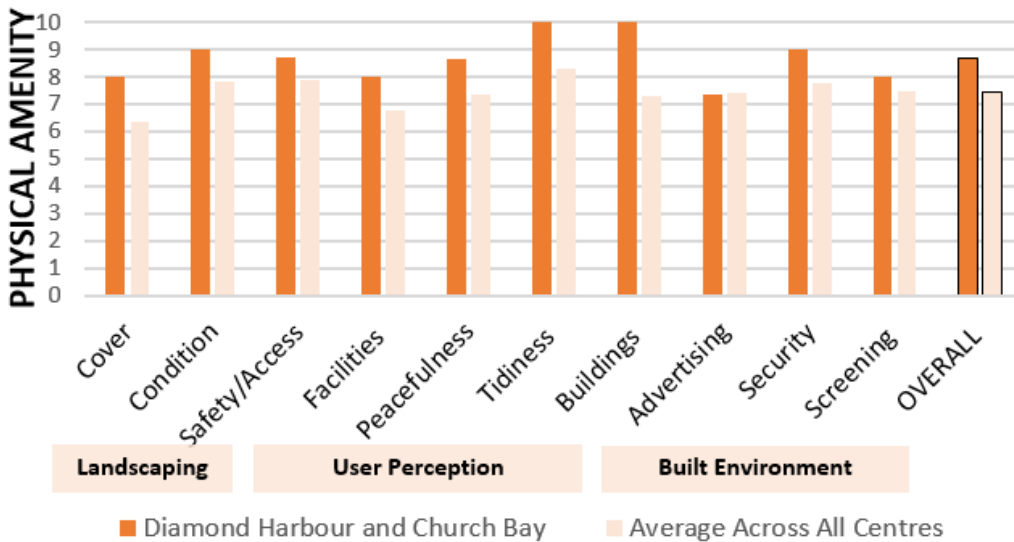
TOTAL CARDHOLDER SPENDING



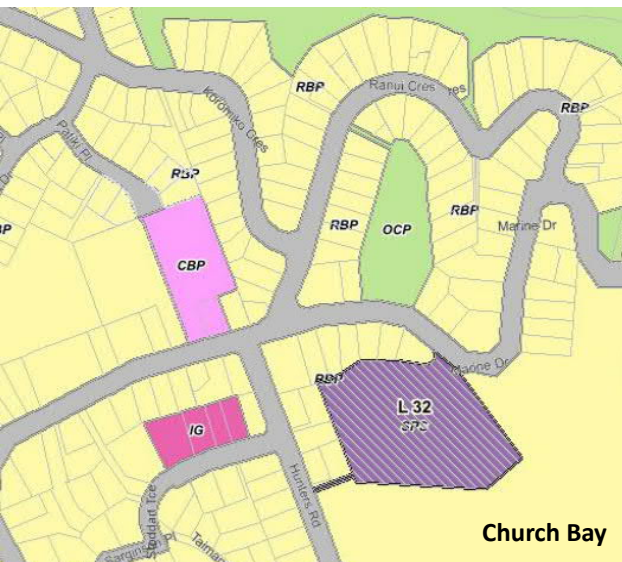
AVERAGE TRANSACTION VALUE



PHYSICAL AMENITY



LAND USE AND ZONING

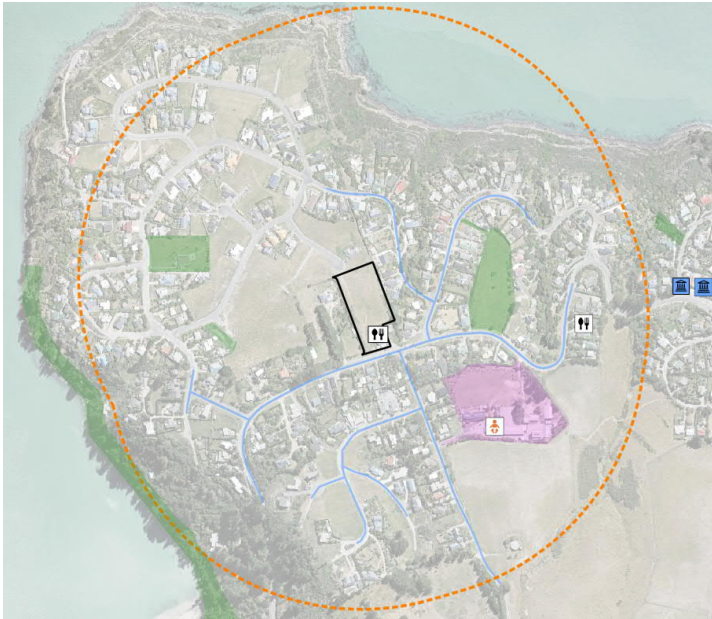


- CBP** Commercial Banks Peninsula Zone
- IG** Industrial General Zone
- OCP** Open Space Community Parks Zone
- ON** Open Space Natural Zone
- OWM** Open Space Water and Margins Zone
- RBP** Residential Banks Peninsula Zone
- RSS** Residential Small Settlement Zone
- RuBP** Rural Banks Peninsula Zone
- SPS** Specific Purpose (School) Zone
- Transport Zone**

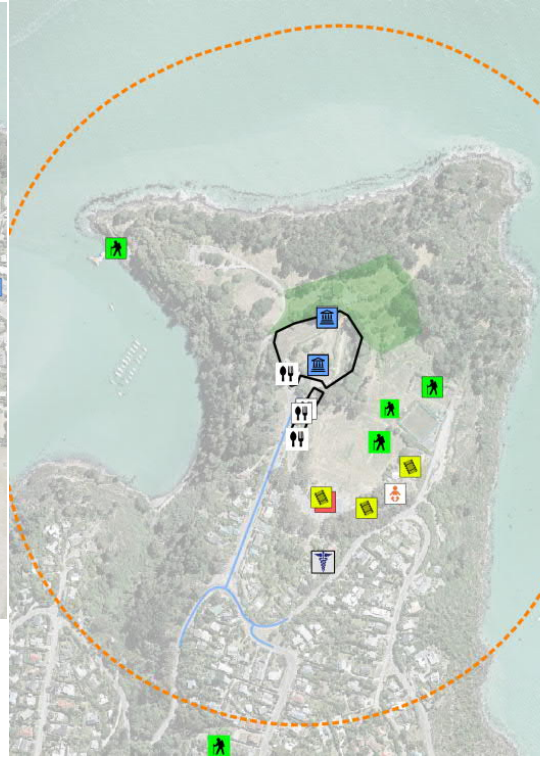


SOCIAL AMENITY

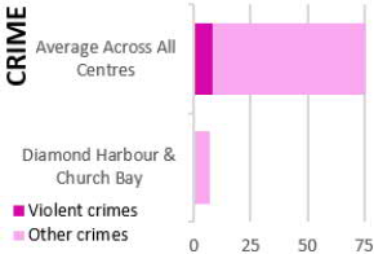
CHURCH BAY



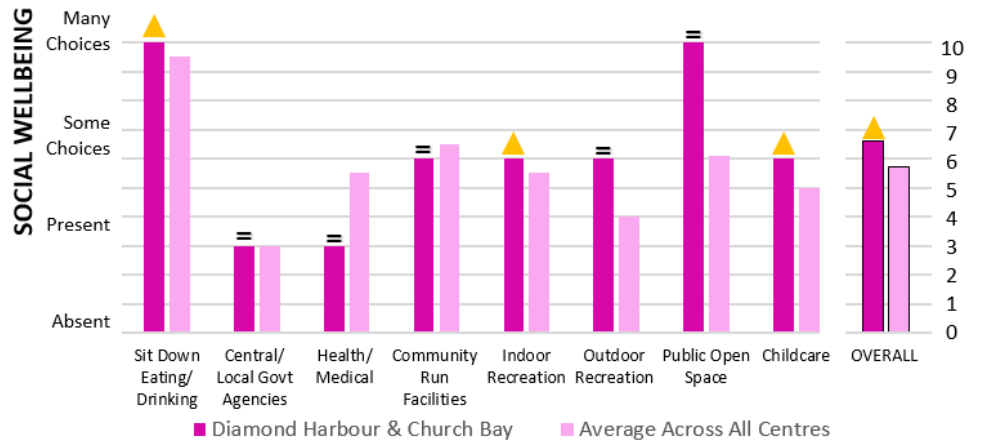
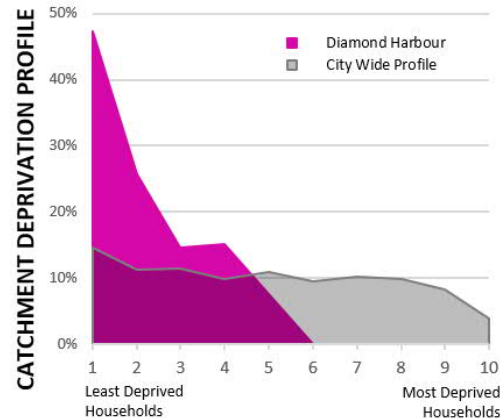
DIAMOND HARBOUR



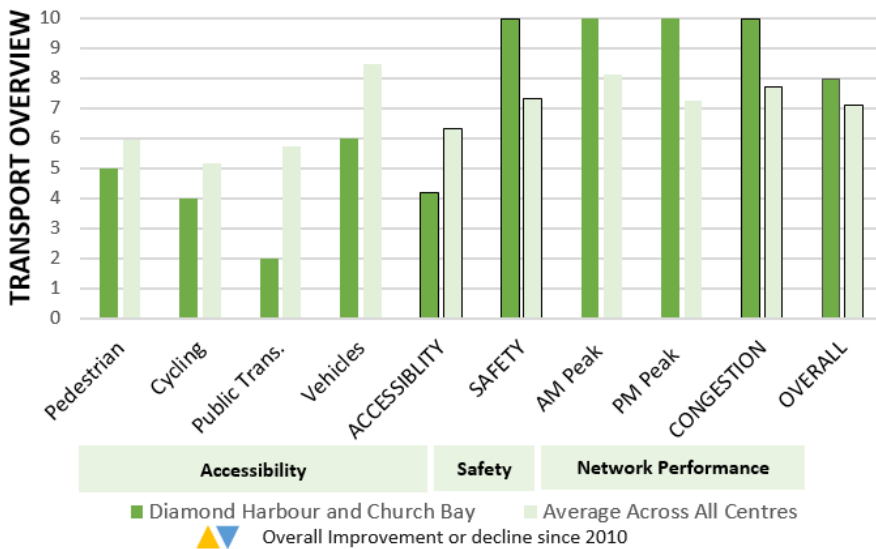
- Central/Local Government Services
- Health and Medical Services
- Community Owned/Operated Premises
- Cafes, Bars & Restaurants
- Indoor Recreation
- Active Recreation
- Childcare Centre
- Public Open Spaces
- Schools
- 400m Buffer
- 400m Walking Network
- District Centre Boundary



0 100 200 m



TRANSPORT AND ACCESS



NETWORK SAFETY

