
Te Pātaka o Rākaihautū
Banks Peninsula Community Board
OPEN MINUTES

Date: Monday 7 April 2025
Time: 10.04 am
Venue: Akaroa Boardroom, 78 Rue Lavaud Akaroa

Present

Chairperson	Lyn Leslie
Deputy Chairperson	Nigel Harrison
Members	Tyrone Fields Jillian Frater Asif Hussain Cathy Lum-Webb Luana Swindells

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Part A Matters Requiring a Council Decision

Part B Reports for Information

Part C Decisions Under Delegation

Karakia Tīmatanga

Whakataka te hau ki te uru Whakataka te hau ki te tonga Kia mākinakina ki uta Kia mātaratara ki tai E hī ake ana te atakura He tio, he huka, he hauhūnga Tīhei mauri ora	Cease the winds from the west Cease the winds from the south Let the breeze blow over the land Let the breeze blow over the ocean Let the red-tipped dawn come with a sharpened air. A touch of frost, a promise of a glorious day.
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The agenda was dealt with in the following order.

1. Apologies Ngā Whakapāha

Part C

Howard Needham was absent from the meeting and no apology was received.

2. Declarations of Interest Ngā Whakapuaki Aronga

Part B

Asif Hussain declared an interest in Item 11 - 67 and 67A Rue Lavaud (BP Meats site) - Phase 1 Community Feedback & Confirming Phase 2 Engagement Plan.

3. Confirmation of Previous Minutes Te Whakaāe o te hui o mua

Part C

Community Board Resolved BKCB/2025/00020

That the minutes of Te Pātaka o Rākaihautū Banks Peninsula Community Board meeting held on Monday, 10 March 2025 be confirmed.

Luana Swindells/Cathy Lum-Webb

Carried

4. Public Forum Te Huinga Whānui

Part B

There were no public forum presentations.

5. Deputations by Appointment Ngā Huinga Whakaritenga

Part B

67 and 67A Rue Lavaud (BP Meats site) - Phase 1 Community Feedback & Confirming Phase 2 Engagement Plan

The following presenters spoke to the Board in relation to Item 10 - - 67 and 67A Rue Lavaud (BP Meats site) - Phase 1 Community Feedback & Confirming Phase 2 Engagement Plan.

After questions from members, the Chairperson thanked each presenter for their deputation.

Item 11 of these minutes records the Board's decision on this item.

Item number	Name	Organisation
5.1	Marie Harley	Akaroa Civic Trust
5.2	Harry Stronach	Akaroa Ratepayers Association

Attachments

- A Item 5.1 - Deputation Akaroa Civic Trust BP Meats - Te Pātaka o Rākaihautū Banks Peninsula Community Board - 7 April 2025 

9. Correspondence

Officer Recommendations Ngā Tūtohu

That Te Pātaka o Rākaihautū Banks Peninsula Community Board:

1. Receive the tabled correspondence from the Akaroa Butchery and Deli regarding 67 and 67A Rue Lavaud (BP Meats site) - Phase 1 Community Feedback & Confirming Phase 2 Engagement Plan report dated 07 April 2025.

Community Board Resolved BKCB/2025/00021

Part B

That Te Pātaka o Rākaihautū Banks Peninsula Community Board:

1. Receive the tabled correspondence regarding 67 and 67A Rue Lavaud (BP Meats site) - Phase 1 Community Feedback & Confirming Phase 2 Engagement Plan report dated 07 April 2025. from:
 - a. Akaroa Butchery and Deli.
 - b. Keith Harris.

Nigel Harrison/Tyrone Fields

Carried

Attachments

- A Item 17 – Correspondence - Akaroa Butchery and Deli 67 and 67A Rue Lavaud (BP Meats site) - Phase 1 Community Feedback & Confirming Phase 2 Engagement Plan - 7 April 2025 
- B Item 17 - Correspondence - Keith Harris 67 and 67A Rue Lavaud (BP Meats site) - Phase 1 Community Feedback & Confirming Phase 2 Engagement Plan - 7 April 2025 

The meeting adjourned at 10.59am and reconvened at 11.10am.

Secretarial Note: During the staff presentation of Item 11 - 67 and 67A Rue Lavaud (BP Meats site) - Phase 1 Community Feedback & Confirming Phase 2 Engagement Plan the Board were advised that a

deputation request had been forwarded to an incorrect email and the error was discovered during the meeting. The Chairperson decided to hear the deputation.

5. Deputations by Appointment Ngā Huinga Whakaritenga continued

Part B

67 and 67A Rue Lavaud (BP Meats site) - Phase 1 Community Feedback & Confirming Phase 2 Engagement Plan

Item number	Name	Organisation
5.3	Ave Parthonnaud	Regenerate Akaroa

After questions from members, the Chairperson thanked Ms Parthonnaud for her deputation.

Item 11 of these minutes records the Board's decision on this item.

Attachments

- A Item 5.3 - Deputation Regenerate Akaroa - Te Pātaka o Rākaihautū Banks Peninsula Community Board - 7 April 2025 [↗](#) 

11. 67 and 67A Rue Lavaud (BP Meats site) - Phase 1 Community Feedback & Confirming Phase 2 Engagement Plan

Community Board Comment

1. The Board took into consideration the deputations received on this item. (Item 5 of these minutes refers).
2. The Board decided that further community feedback be gathered through a community meeting.

Officer Recommendations Ngā Tūtohu

That Te Pātaka o Rākaihautū Banks Peninsula Community Board:

1. Receive the information in the 67 and 67A Rue Lavaud (BP Meats site) - Phase 1 Community Feedback & Confirming Phase 2 Engagement Plan Report.
2. Note that the decision in this report is assessed as medium significance based on the Christchurch City Council's Significance and Engagement Policy.
3. Agree that the best potential future land uses of the site would be commercial and/or residential activity as set out in Indicative Concept Plans 1 – 3 (Attachment A) in this report.
4. Instruct staff to undertake Phase 2 of community engagement, which will seek to further refine those into the preferred future land use/s through continued stakeholder input and public engagement, and report back to the Community Board with the findings and implementation recommendations for final sign off and adoption of.
5. Delegate authority to the Manager Property Consultancy do all things necessary and make any decisions at his sole discretion that are consistent with the intent of this report to implement the resolutions above.

Community Board Resolved BKCB/2025/00022

Part C

That Te Pātaka o Rākaihautū Banks Peninsula Community Board:

1. Receives the information in the 67 and 67A Rue Lavaud (BP Meats site) - Phase 1 Community Feedback & Confirming Phase 2 Engagement Plan Report.
2. Notes that the decision in this report is assessed as medium significance based on the Christchurch City Council's Significance and Engagement Policy.
3. Agrees that the potential future land uses of the site would be mixed use and include a community hub.
4. Requests staff to undertake Phase 2 of community engagement, which will seek to further refine those into the preferred future land use/s through continued stakeholder input and public engagement, and report back to the Community Board with the findings and implementation recommendations for final sign off and adoption of. This engagement will include, but not be limited to, a community meeting where the qualitative data gathered from the initial consultation is presented and reviewed in a public setting.
5. Delegates authority to the Manager Property Consultancy do all things necessary and make any decisions at his sole discretion that are consistent with the intent of this report to implement the resolutions above.

Nigel Harrison/Tyrone Fields

Carried

Asif Hussain declared an interest in the item and took not part in the vote.

The meeting adjourned at 11.43am and reconvened at 11.55am during the consideration of Item 11 - 67 and 67A Rue Lavaud (BP Meats site) - Phase 1 Community Feedback & Confirming Phase 2 Engagement Plan

**10. Okains Bay Reserve Committee Triennial Plan and Reserve Schedule 2023
- 26**

Community Board Comment

Graeme Page, representing the Okains Bay Reserve Committee, Aparini Deer – representing Te Rūnanga o Ngāi Tahu, Whitney Cocking – Environmental Advisor Te Rūnanga o Ngāi Tahu, and Kelly Governor – Programme Leader, Te Rūnanga o Ngāi Tahu presented with staff on the Okains Bay Reserve Committee Triennial Plan and Reserve Schedule and highlighted some issues to be addressed in the future.

Community Board Resolved BKCB/2025/ Officer recommendations accepted without change

Part C

That Te Pātaka o Rākaihautū Banks Peninsula Community Board:

1. Receives the information in the Okains Bay Reserve Committee Triennial Plan and Reserve Schedule 2023 - 26 Report.
2. Accepts and support the Okains Bay Reserve Committee Triennial Plan through the Long-Term Plan (LTP) and Annual Plan (AP) processes.

3. Endorses the Okains Bay Reserve Schedules for Ōkeina and Sefton Park Reserves.
4. Notes that the decision in this report is assessed as low significance based on the Christchurch City Council's Significance and Engagement Policy.

Asif Hussain/Nigel Harrison

Carried

12. Akaroa Recreation Ground - Akaroa Playcentre New Lease

Community Board Resolved BKCB/2025/00023 Officer recommendations accepted without change

Part C

That Te Pātaka o Rākaihautū Banks Peninsula Community Board:

1. Receive the information in the Akaroa Recreation Ground - Akaroa Playcentre New Lease Report.
2. Grant a lease to Te Whānau Tupu Ngātahi O Aotearoa - Playcentre Aotearoa Akaroa branch pursuant to section 61(2A) of the Reserves Act 1977, for a lease period of thirty-three years less a day, including renewals for an area approximately 532 square meters of land and approximately 75 square meters of the Akaroa Sports Pavilion being part of Akaroa Recreation Ground described as Lot 1 Deposited Plan 79110.
3. Notes that the decision in this report is assessed as low significance based on the Christchurch City Council's Significance and Engagement Policy.
4. Delegates authority to the Manager Property Consultancy to do all things necessary and make any decisions at his sole discretion that are consistent with the intent of this report to implement the resolutions above including but not limited to finalising the lease negotiations including the setting of the annual rental.

Nigel Harrison/Asif Hussain

Carried

13. Te Oka Reserve - Pine plantation conversion to native forest

Community Board Resolved BKCB/2025/00024 Officer recommendations accepted without change

Part C

That Te Pātaka o Rākaihautū Banks Peninsula Community Board:

1. Receive the information regarding the rationale for transitioning a pine plantation on Te Oka Reserve to native forest in the form of a proposal.
2. Approve the recommendation to adopt Option One of the report to use passive restoration to transition the plantation to native forest.

Lyn Leslie/Nigel Harrison

Carried

14. Leading Light Lane - Transition of Pine Block to Native Forest

Community Board Resolved BKCB/2025/00025

Part C

That Te Pātaka o Rākaihautū Banks Peninsula Community Board:

1. Receives the information in the Leading Light Lane - Transition of Pine Block to Native Forest Report.
2. Notes that the decision in this report is assessed as low significance based on the Christchurch City Council's Significance and Engagement Policy.
3. Approve the removal of the block of pine trees and replacement with appropriate native species.

Tyrone Fields/Lyn Leslie

Carried

6. Presentation of Petitions Ngā Pākikitanga

Part B

There was no presentation of petitions.

The meeting adjourned at 12.45pm and reconvened at 1.15pm.

7. Reserve Committee Meeting Minutes

Community Board Resolved BKCB/2025/00026 Officer recommendations accepted without change

Part B

That Te Pātaka o Rākaihautū Banks Peninsula Community Board:

1. Receive the unconfirmed minutes of the following Reserve Committees:
 - a. Awaiti Reserve Committee 26 February 2025 Unconfirmed Minutes
 - b. Lyttelton Reserves Committee 3 March 2025 Unconfirmed Minutes
 - c. Pigeon Bay Reserve Committee 3 March 2025 Unconfirmed Minutes
 - d. Garden of Tane Reserve Committee 4 March 2025 Unconfirmed Minutes

Lyn Leslie/Nigel Harrison

Carried

8. Head to Head Walkway Working Party Notes

Board Comment

1. The Board noted that submissions to the Council's Draft Annual Plan had closed and agreed to investigate another way of integrating various walking and mountain biking tracks brochures into a comprehensive repository.

Officer Recommendations Ngā Tūtohu

That Te Pātaka o Rākaihautū Banks Peninsula Community Board:

1. Receive the notes and respective attachments of the Head to Head Walkway Working Party:
 - a. 10 March 2025 Meeting Notes.
 - b. 10 March 2025 Notes Attachments.
2. Note the recommendation to Te Pātaka o Rākaihautū Banks Peninsula Community Board in respect to the memorandum from staff (**Attachment A**) to approve Option 3: Localised widening of the informal track on the seaward side of Purau Avenue.
3. Note the recommendation to Te Pātaka o Rākaihautū Banks Peninsula Community Board to request Annual Plan funding to enable staff resource to look into the integration of various walking and mountain biking track brochures so that comprehensive Information is readily available in one place and to make improvements on the information where appropriate.

Community Board Resolved BKCB/2025/00027

Part B

That Te Pātaka o Rākaihautū Banks Peninsula Community Board:

1. Receives the notes and respective attachments of the Head to Head Walkway Working Party:
 - a. 10 March 2025 Meeting Notes
 - b. 10 March 2025 Notes Attachments
2. Notes the recommendation to Te Pātaka o Rākaihautū Banks Peninsula Community Board in respect to the memorandum from staff (**Attachment A**) to the report in the meeting agenda to approve Option 3: Localised widening of the informal track on the seaward side of Purau Avenue.
3. Requests staff investigate the integration of various walking and mountain biking tracks brochures into a comprehensive repository that is readily available in one place and to make improvements on the information where appropriate and report the findings to the Head to Head Working Party.

Tyrone Fields/Cathy Lum-Webb

Carried

15. 2024/25 Discretionary Response Fund Applications - Akaroa Resource Collective Trust, Te Whare Tapere O Te Mata Hapuku Society Incorporated

Community Board Resolved BKCB/2025/00028 Officer recommendations accepted without change

Part C

That Te Pātaka o Rākaihautū Banks Peninsula Community Board:

1. Receives the information in the 2024/25 Discretionary Response Fund Applications - Akaroa Resource Collective Trust, Te Whare Tapere O Te Mata Hapuku Society Incorporated Report.

2. Notes that the decisions in this report are assessed as low significance based on the Christchurch City Council’s Significance and Engagement Policy.
3. Approves a grant of \$1,000 from its 2024/25 Discretionary Response Fund to Akaroa Resource Collective Trust towards the Coordinator wages for Akaroa Information Centre Trial.
4. Approves a grant of \$1,940 from its 2024/25 Discretionary Response Fund to Te Whare Tapere O Te Mata Hapuku Society Incorporated towards Recovering chairs and repair Heatpump at Birdlings Flat Community Hall.

Luana Swindells/Cathy Lum-Webb

Carried

16. Te Pātaka o Rākaihautū Banks Peninsula Community Board Area Report - April 2025

Community Board Resolved BKCB/2025/00029

Part B

That Te Pātaka o Rākaihautū Banks Peninsula Community Board:

1. Receives the information in the Te Pātaka o Rākaihautū Banks Peninsula Community Board Area Report - April 2025.

Lyn Leslie/Asif Hussain

Carried

17. Elected Members’ Information Exchange Te Whakawhiti Whakaaro o Te Kāhui Amorangi

Part B

Board members exchanged information on matters of mutual interest:

- The Board were advised that anti-social road users behaviour was continuing around Whakaraupō Lyttelton Harbour.
- The inaugural Matariki award ceremony is in the planning stages.
- The Council are currently holding the Draft Annual Plan 2025-26 hearings.
- The Pumpkin Festival recently held in Wairewa Little River was successful.
- The Diamond Harbour Residents’ Association Annual General Meeting will be held shortly.
- The Board was encouraged to identify areas on the State Highway and local roads that would be suitable “pull over areas or new passing lanes.
- Some Board members attended the launch of Te Pātaka o Rākaihautū Banks Peninsula seafloor mapping — Longairo project in Akaroa recently.
- Board members shared the various activities of local community groups.

Karakia Whakamutunga

Unuhia, unuhia	Draw on, draw on,
Unuhia ki te uru tapu nui	Draw on the supreme sacredness
Kia wātea, kia māmā, te ngākau,	To clear, to free the heart, the body and the
Te tinana te wairua i te ara takatā	spirit of mankind

Koia rā e Rongo, whakairia ake ki runga Kia tina! TINA! Hui e! TĀIKI E!	Rongo, suspended high above us (i.e. in 'heaven') Draw together! Affirm!
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Meeting concluded at 1.44pm.

CONFIRMED THIS 12th DAY OF MAY

LYN LESLIE
CHAIRPERSON