



Te Pātaka o Rākaihautū Banks Peninsula Community Board AGENDA

Notice of Meeting Te Pānui o te Hui:

An ordinary meeting of Te Pātaka o Rākaihautū Banks Peninsula Community Board will be held on:

Date: Monday 25 August 2025
Time: 10:00 am
Venue: Akaroa Boardroom,
78 Rue Lavaud, Akaroa

Membership Ngā Mema

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

Principal Advisor

Penelope Goldstone
Manager Community Governance
Tel: 941 5689
penelope.goldstone@ccc.govt.nz

19 August 2025

Meeting Advisor

Liz Beaven
Community Board Advisor
Tel: 941 6601
liz.beaven@ccc.govt.nz
Website: www.ccc.govt.nz

Note: The reports contained within this agenda are for consideration and should not be construed as Council policy unless and until adopted. If you require further information relating to any reports, please contact the person named on the report.

To watch the meeting live, or previous meeting recordings, go to:

<https://www.youtube.com/@bankspeninsulacommunityboa3600/streams>

To view copies of Agendas and Minutes, go to:

<https://www.ccc.govt.nz/the-council/meetings-agendas-and-minutes/>



What is important to us?

Our Strategic Framework is a big picture view of what the Council is aiming to achieve for our community

Our focus this Council term 2022–2025

Strategic Priorities



Be an inclusive and equitable city which puts people at the centre of developing our city and district, prioritising wellbeing, accessibility and connection.



Champion Ōtautahi-Christchurch and collaborate to build our role as a leading New Zealand city.



Build trust and confidence in the Council through meaningful partnerships and communication, listening to and working with residents.

Adopted by the Council on 5 April 2023



Reduce emissions as a Council and as a city, and invest in adaptation and resilience, leading a city-wide response to climate change while protecting our indigenous biodiversity, water bodies and tree canopy.



Manage ratepayers' money wisely, delivering quality core services to the whole community and addressing the issues that are important to our residents.



Actively balance the needs of today's residents with the needs of future generations, with the aim of leaving no one behind.

Our goals for this Long Term Plan 2024–2034

Draft Community Outcomes



Collaborative and confident

Our residents have the opportunity to actively participate in community and city life, have a strong sense of belonging and identity, and feel safe.



Green and liveable

Our neighbourhoods and communities are accessible and well connected, supporting our goals to reduce emissions, build climate resilience and protect and regenerate the environment, especially our biodiversity, water bodies and tree canopy.

To be adopted by the Council as part of the Long Term Plan 2024–2034



A cultural powerhouse

Our diverse communities are supported to understand and protect their heritage, pursue their arts, cultural and sporting interests, and contribute to making our city a creative, cultural and events 'powerhouse'.



Thriving and prosperous

Our city is a great place for people, business and investment where we can all grow our potential, where enterprises are innovative and smart, and where together we raise productivity and reduce emissions.

Our intergenerational vision

A place of opportunity for all.

Open to new ideas, new people,
new investment and new ways
of doing things – a place where
anything is possible.



Ngāi Tahu has rangatiratanga over its takiwā – the Council is committed to partnering with Ngāi Tahu to achieve meaningful outcomes that benefit the whole community

Part A	Matters Requiring a Council Decision
Part B	Reports for Information
Part C	Decisions Under Delegation

TABLE OF CONTENTS NGĀ IHIRANGI

Karakia - Tīmatanga	4
1. Apologies Ngā Whakapāha	4
2. Declarations of Interest Ngā Whakapuaki Aronga.....	4
3. Deputations by Appointment Ngā Huinga Whakaritenga.....	4
STAFF REPORTS	
C 4. 67 and 67A Rue Lavaud (BP Meats site) - Progress and Next Steps Following 7 April 2025 Board Resolutions	5
Karakia Whakamutunga	

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 hau hū Tihei 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.
---	--

1. Apologies Ngā Whakapāha

Apologies will be recorded at the meeting.

2. Declarations of Interest Ngā Whakapuaki Aronga

Members are reminded of the need to be vigilant and to stand aside from decision-making when a conflict arises between their role as an elected representative and any private or other external interest they might have.

3. Deputations by Appointment Ngā Huinga Whakaritenga

3.1 67 and 67A Rue Lavaud (BP Meats site) – Progress and Next Steps following 7 April 2025 Board Resolutions

Marie Haley will speak to the Board regarding Item 4 - 67 and 67A Rue Lavaud (BP Meats site) – Progress and Next Steps following 7 April 2025 Board Resolutions.

To present to the Community Board, refer to the [Participating in decision-making](#) webpage or contact the meeting advisor listed on the front of this agenda.

4. 67 and 67A Rue Lavaud (BP Meats site) - Progress and Next Steps Following 7 April 2025 Board Resolutions

Reference Te Tohutoro: 25/1156526

Responsible Officer(s) Te Pou Matua: Angus Smith, Manager Property Consultancy
Hannah Ballantyne, Senior Engagement Advisor
Janine Sowerby, Senior Planner Urban Regeneration

Accountable ELT Member Pouwhakarae: Anne Columbus, General Manager Corporate Services/Chief People Officer

1. Purpose and Origin of the Report Te Pūtake Pūrongo

- 1.1 The purpose of this report is to continue the process adopted by the Community Board on the 11 March 2024 that seeks to ensure a balanced approach to the future use of the 67 and 67A Rue Lavaud (BP Meats site). Specifically, this report:
 - 1.1.1 Sets out the further information and advice gathered following further community engagement meetings held on the 3 and 5 June 2025.
 - 1.1.2 Seeks a resolution from the Community Board on the shortlisted potential future use land options they consider suitable for the site, to be taken forward into a final (second) phase of community engagement.
 - 1.1.3 Seeks endorsement to the format and principals of the final consultation phase, along with the expected outcomes for a final report.
- 1.2 This report responds to the Community Board's 7 April 2025 resolutions.

2. Officer Recommendations Ngā Tūtohu

That Te Pātaka o Rākaihautū Banks Peninsula Community Board:

1. Receives the information in the 67 and 67A Rue Lavaud (BP Meats site) - Progress and Next Steps Following 7 April 2025 Board Resolutions 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 best potential future land uses of the site would be a yet to be determined mix of Commercial Activity, Residential Activity, a small stormwater treatment device (as per 7 April 2025 report) and Managed Retention for Future Needs, including the following activities (emergent from the recent community engagement meetings):
 - a. temporary community activation space on the middle third of the site; and
 - b. temporary parking (Rear third option 1) or permanent residential (Rear third option 2) on the rear third of the site.
4. Instructs staff to undertake Phase 2 of community engagement on the shortlisted potential future land uses, as generally outlined in 4.46.
5. Notes that the outcome of that community engagement will be reported back to the Community Board to finally decide on the future use of the site, along with delivery/implementation options to facilitate appropriate ownership and management option(s), in early 2026.

6. 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.

3. Executive Summary Te Whakarāpopoto Matua

- 3.1 At the request of the Community Board, staff initiated a project process signed off by the Community Board on the 11 March 2024 to ensure a balanced approach to the future use of 67 and 67A Rue Lavaud (BP Meats site) – one which integrates community perspectives with a strategic, long-term vision that considers economic, social, and environmental sustainability.
- 3.2 Phase 1 of community engagement has been undertaken, analysed and a recommendation was reported to the Community Board on the 7 April 2025. The recommendation was that the best potential future land uses for the site would be commercial and/or residential activity, along with possible location of a small in-ground storm water treatment device.
- 3.3 Following the 7 April 2025 report, the original project process anticipated a second phase of community engagement, with the results and implementation recommendations to be reported back to the Community Board in early 2026 for final sign off and adoption of:
- The preferred future land use/s; and
 - The implementation process, e.g. any sale (unencumbered or not), Expressions of Interest (EOI), Requests for Proposal (RFP), partnerships, unilateral dealing, etc, which will determine the financial feasibility and successful delivery of the preferred future land use/s.
- 3.4 At the Community Board 7 April 2025 meeting the Board heard from several deputations which, of primary note, raised a desire for the future land use considerations to include a “community hub” and climate hazard adaptation planning.
- 3.5 As a result, the Community Board resolved to add a community meeting to the start of phase 2 of community engagement, to refine the potential future land uses identified to date and explore the issues raised by the deputations.
- 3.6 This report presents:
- 3.6.1 The findings from that further community engagement.
- 3.6.2 Outlines the format and principals of the final (balance second) community engagement phase.
- 3.6.3 The expected outcomes for a final report.
- 3.6.4 Seeks to move forward with the revised project process, i.e. the balance of phase two consultation, to further understand respective support for and refine the resulting potential future land use/s, being:
- As per the 7 April 2025 Board report:
 - Commercial;
 - Residential; and
 - A small stormwater treatment device.
 - Emergent from the recent community engagement meetings:
 - Managed Retention for Future Needs, to retain the site with flexibility to cater for any future evolving and changing needs of the community, e.g. increased commercial and residential demand, and natural hazard adaptation. Interim activities would include:

- Community activation space on the middle third of the site; and
- Temporary parking (Rear third option 1) or permanent residential (Rear third option 2) on the rear third of the site.

4. Background/Context Te Horopaki

Recap

- 4.1 The BP Meats site was purchased by the Banks Peninsula District Council from Banks Peninsula Meats Ltd in 2000, with the intention of eventually developing it in a way which supports economic growth and community development in Akaroa. Ownership of the site was transferred to the Christchurch City Council following amalgamation in 2006.
- 4.2 There has been no clear and agreed strategy or plan for the future use of the property. It has therefore languished with minimal attention, maintenance and management. This has included “sweating” the main building asset, which is at a point in its life where it needs a decision as to its future.
- 4.3 In recognition that the site had no agreed strategy or plan associated with its future use, the Community Board in April 2019 directed staff to develop future land use options for the site, subsequently endorsing a project process and a community engagement approach at meetings on the 11 March and 24 June 2024.
- 4.4 Phase 1 of community engagement commenced with targeted early engagement with key stakeholders to share the project process, gather local knowledge and obtain early feedback on potential future land uses for the site. That was followed by broader community engagement, the results of which were the subject of a report to the Community Board on the 7 April 2025.

7 April 2025 Report

- 4.5 The report sought the Community Board’s decision on the recommended shortlisted potential future land uses and approval to proceed with phase 2 of community engagement on those. It also provided the Community Board with an opportunity to address any areas they considered require addressing, additional focus or further analysis before proceeding with the next stage.
- 4.6 The shortlisted potential future land uses recommended in that report were based on the community views from phase 1 of community engagement coupled with other strategic considerations, i.e.:
 - The Site Development Principles, updated from those in the Akaroa Places and Spaces Plan 2011;
 - The Council's current Community Outcomes and Strategic Priorities;
 - The current provision of public facilities and services;
 - Council Budgets and plans;
 - Alignment with community priorities; and
 - Consideration of long-term sustainability, economic viability, and cultural significance.

That report recommended that the best potential future land use of the site for a second phase of community engagement would be commercial and/or residential activity.

- 4.7 Following that proposed phase 2 of community engagement, the intention was to report back to the Community Board in early 2026 with the consultation findings and, based on those, the implementation recommendations for final sign off and adoption of:
 - The preferred future land use/s; and

- The implementation process, e.g. any sale (unencumbered or not), Expressions of Interest (EOI), Requests for Proposal (RFP), partnerships, unilateral dealing, etc, which will determine the financial feasibility and successful delivery of the preferred future land use/s.
- 4.8 The Community Board heard from several deputations which, of primary note, raised a desire for the future land use considerations to include a “community hub” and climate hazard adaptation planning.
- 4.9 As a result, the Community Board resolved as follows:
- 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.*
- 4.10 The effect of this was another community engagement step as part of Phase 2 of community engagement, as set out in the revised project process (**Attachment A**).

Recent Community Engagement Meetings

- 4.11 Staff met separately with Regenerate Akaroa (RA) and the Akaroa Civic Trust (ACT) on 3 June and then ran two community workshops on 5 June 2025, to advise the community of the process and outcomes to date, identify what uses/activities the “community hub” should accommodate or provide for and to advise of next steps. These were promoted via over 300 direct emails to key stakeholders and earlier feedback providers, on the Council’s [Kōrero mai | Let’s talk](#) webpage and via the Akaroa Mail, Ratepayers Association, the Akaroa Resource Collective Trust and Community Governance staff.
- 4.12 At these workshops, staff presented information about the project and what we’d heard to-date to ensure that all conversations started from the same knowledgebase. Following this, so that attendees could focus on the issues important to them, hear from those around them and ask questions, staff explained that there were five table discussions on the following topics hosted by relevant Council staff:
- Community Activity (indoor and outdoor community spaces);
 - Climate Change Adaptation;
 - Residential Activity;
 - Commercial Activity; and
 - The Physical Development of the Site.

These topics were informed by the community feedback to date and attendees were free to stay at or move around the tables as they wished. This approach was adopted as it is more future-facing, inclusive and an effective means to obtain all attendees' feedback.

What we heard

- 4.13 During the first session, most of the 28 attendees were interested in discussing Climate Change Adaptation, with some attendees at the Residential Activity, Commercial Activity, and Physical Development of the Site tables. Very few attendees visited the Community Activity table.
- 4.14 Due to the low attendance at the second session, a single conversation was held with the seven attendees, with staff taking notes on their focus-areas.
- 4.15 Two further community members couldn't attend the session but emailed through feedback, which is also reflected in the summary.

Community Activity

- 4.16 Indoor community hub:
 - 4.16.1 Most seemed to agree that there is not a need for an indoor "community hub" or community facility on the site. However, some residents mentioned the inclusion of prefabricated, bookable spaces for community groups, particularly current tenants of the main building's annex should it be removed.
 - 4.16.2 Many mentioned that the current community facilities in Akaroa aren't fit for purpose – whether that be due to bookability, cost, operation or the types of services within them.
- 4.17 Outdoor community space:
 - 4.17.1 Many believed that some of the site would be well-placed for a 'town square' outdoor space, with ideas including places to sit, integration with The Common or museum, a historic time walk and market stalls. There was some mention of the design by John Harding as a good option for this. Some others expressed that, as this site isn't 'central', it doesn't make sense for this use.
 - 4.17.2 There were comments for and against having a community garden on the site.
- 4.18 Sense of community:
 - 4.18.1 Most agreed that Akaroa's unique sense of community should 'come through' in the future use.
 - 4.18.2 Some mentioned ensuring that young people are part of the conversation.
 - 4.18.3 Some felt that the community currently wasn't part of the conversation enough, and that it felt like the Council is trying to sell-off assets or 'do-to' the Akaroa community.

Climate change adaptation

- 4.19 Most seemed to agree that nothing permanent should happen on most of the site until there is more understanding of climate change and coastal adaptation issues and planning for the area has taken place.
- 4.20 Short term use - temporary use:
 - 4.20.1 Many suggested low-scale, modular or temporary structures as a suitable form of development. These could serve as community-use buildings, relocatable housing, or facilities for educational or cultural purposes. This approach was seen as cost-effective and adaptable, allowing the site to evolve in response to changing community needs.

- 4.20.2 Some were concerned about temporary uses (such as prefabs) jeopardising other, more (perceived) important uses such as the future relocation of key community buildings and services at risk of coastal hazards. They felt that it's hard to change the use once the community is tied to it.
- 4.21 Long term use - retention to meet future community needs:
- 4.21.1 Some saw the site as a potential location for relocating or expanding key community buildings and services noting the multiple hazard risks in Akaroa (landslides, coastal flooding and erosion, flooding from rainfall and streams, rising groundwater, and wildfire) which currently impact services/assets or are projected to impact them in the future due to climate change. Ideas included:
- A multi-use facility which could also be a backup facility for community resilience;
 - A possible new home for the Health Hub;
 - A new location for the fire station;
 - A site for volunteer or youth-focused organisations;
 - Relocation of the Customs House if needed; and
 - A place for the community to come together and celebrate art, culture and history.
- 4.21.2 These suggestions reflect the desire to use the site to strengthen community connection and resilience.

Residential activity

- 4.22 Many expressed that more residential provision is needed in Akaroa, but there were differing opinions on whether this site would be the appropriate location for it.
- 4.23 Most said that this would not be an appropriate site for residential activity.
- 4.24 Some said that the back of the section would be appropriate for residential activity. Types of residential solutions discussed included prefabricated relocatable homes, accommodation for seasonal workers, affordable housing targeted at families and/or older people, single level without a garage, multi-level with a garage, mixed-use, and restrictions on Airbnb or holiday homes.

Commercial activity

- 4.25 There was consensus to retain the butchery in its current building and undertake maintenance to make it fit-for-purpose. Most believed that the annex should be removed. Some commented on ensuring that the current tenants of the annex have somewhere to go first.
- 4.26 There was consensus that Akaroa currently has an adequate provision of commercial and retail spaces, with existing business facing challenging trading conditions during winter in particular.
- 4.27 Some mentioned that Akaroa needs more attractions and believe that this site could house something.

Physical development

- 4.28 Most expressed that the site should remain in public ownership to ensure that community needs, including in the face of a changing climate, are able to be met. Many felt strongly that the site should continue to serve public and community purposes rather than being sold or developed privately.
- 4.29 Most discussed the benefit of staging of any development and allowing for temporary activities until a strong need is identified. Some mentioned that the site should be flexible and accommodate a range of uses over time by retaining the butcher/commercial activity on the

front third of the site, temporary open space/community use on the middle third and temporary parking on the rear third.

- 4.30 Most wanted the site kept well-maintained.
- 4.31 Many mentioned retaining the historic street appeal of the butchery. Some expressed a desire for the site to reflect Akaroa's heritage.
- 4.32 Many discussed having open space as part of the front of the site.
- 4.33 Many mentioned the inclusion of natural features and resilience in the development, including tree coverage. Some discussed expanding the small stormwater treatment device to allow for more landscaping and nature-play.
- 4.34 Some mentioned flooding and fire risk on the site.

Other

- 4.35 Most mentioned parking in some form. Most of this related the desire to turn some of the site into public parking, on a temporary or permanent basis. This suggestion of temporary parking was sometimes framed as a way of addressing a current need, while not investing too much money and allowing the site to be reimagined in response to climate adaptation in the future, if required. There were some concerns about accessing said parking.
- 4.36 Some mentioned wanting to work alongside Ngāi Tahu and Ōnuku on whatever the future use looks like.
- 4.37 Some commented that Council needs to be more considerate of the unique needs of Akaroa in relation to this site. These include the town's rural nature and isolation, vulnerability to natural hazards, history and sense of community. Some worried that the site was being mis-viewed as being like any other Christchurch suburb.
- 4.38 People were generally accepting of the possible location of the small stormwater treatment device on the site.

Conclusion

- 4.39 The staff recommendations in the 7 April 2025 report were informed by number of the factors set out in 4.6 above, including the scoring of the potential future land uses against the Site Development Principles. Keeping the existing butcher ranked the highest, with other retail, commercial (excluding guest accommodation) and community activity (generally, plus some specific, e.g. space for community groups) clearly favoured. Residential activity (particularly long-term housing, seasonal worker accommodation and affordable housing) followed.
- 4.40 The recent community engagement meetings, while having a smaller public representation than the first phase of community engagement, did result in the evolution of some clear messaging, which in summary was as follows:
 - 4.40.1 It became evident that the "**community hub**" concept was an active, primarily outdoor, community space that could provide for several interests, e.g. 'town square', with places to sit, integration with The Common or museum and a form of visitor attraction (e.g. a historic time walk, market stalls, small scale prefab community spaces).
 - 4.40.2 The strongest interest was in **climate change adaptation**. A common theme was to keep the site in Council ownership with some flexibility for the future use to evolve with changing needs.

- 4.40.3 There was an acknowledged need for more **residential** provision in Akaroa, particularly family homes and seasonal worker accommodation. However, opinions were divided over whether this site is appropriate or optimal for that use.
- 4.40.4 There is currently adequate provision of **commercial and retail** property, however additional visitor attractions that add to nights stayed would be advantageous. There was overwhelming support to retain the butcher's shop in the current building.
- 4.40.5 The feedback on the **physical development** of the site favoured flexibility for the site's land use to evolve with the community's changing needs over time. People want the site well-maintained, the rear visible and open from the street and the butcher's shop building's historic presence/street appeal and amenity value maintained.
- 4.40.6 The **other considerations** were a strong desire for parking, a desire to work with Ōnuku on a future use outcome and general acceptance of the possible location of a small stormwater treatment device on the site.
- 4.41 In short, the recent community meetings have indicated that there is a community desire to retain the site with flexibility to cater for any future evolving and changing needs of the community, e.g. increased residential and commercial demand and natural hazard adaptation.
- 4.42 An interim retention/holding strategy emerged that:
 - 4.42.1 Retains and refurbishes the butcher's shop to enhance its historic street appeal and provide it with a new lease of life.
 - 4.42.2 Opens the street frontage so that the back of the site is visible and inviting. This would probably require removal of the annex and suitable alternative accommodation options found for the community activities currently located therein.
 - 4.42.3 Temporary community activation of the space behind the butcher's shop to provide things both residents and visitors can use or need, possibly managed by a local community organisation. This could possibly include a portion for temporary parking and/or for permanent housing at the rear.
- 4.43 Having said that, there remain a diverse range of views on future land uses and strategies for the site obtained via all community engagement to date. While there are some common themes, those are not necessarily mutually inclusive, and the site can't deliver everything everyone wants.
- 4.44 It is therefore considered that the content and conclusions in the 7 April 2025 report are still relevant because the commercial and demographic trends indicate further commercial floor space and housing will be needed in Akaroa by 2038. The commercial and residential activities from phase 1 of community engagement and analysis remain valid potential future land uses to be considered alongside the emergent interim retention/holding strategy 'Managed Retention for Future Needs'. Following the community engagement meetings in early June, this was scored against the Site Development Principles in the same manner as the potential future land uses identified during phase 1 of community engagement were and it came out on top, as shown in **Attachment B**. The latter could provide for the further commercial floor space necessary when the time is right.
- 4.45 Provision of a possible biofiltration device for stormwater like a rain garden the eastern boundary of the site as identified in the 7 April 2025 report has now been endorsed by the

Council following its approval of Te Pātaka o Rākaihautū Banks Peninsula Settlements Stormwater Management Plan on 16 July 2025. This plan identifies the site as a “first choice treatment site” and investigations to date indicate that there’s sufficient fall (i.e. height difference) for a gravity-fed Filterra unit to operate and area (approximately 40sqm) to size the Filterra for the catchment.

Next Steps

- 4.46 The balance of phase 2 of community engagement will be undertaken via a four-week consultation, starting in mid-October 2025. This will comprise of a survey which will gauge community support for, the timing of and location of each of the shortlisted potential future land uses, including the community’s appetite for managed retention (a short-term plan while being able to retain the site for future needs that Akaroa may have).
- 4.47 It’s intended that Phase 2 of community engagement provides the Community Board with sufficient understanding of community views and preferences to make a decision on the future use of the site.
- 4.48 This would culminate in a report to the Community Board early in 2026, preceded by a briefing.
- 4.49 That report and prior briefing would:
- Present the outcome of the balance of phase 2 of community engagement.
 - Make recommendations on and seek a decision on the future land use of the site.
 - Make recommendations and seek a decision on associated delivery/implementation options to facilitate appropriate ownership and management of the site accordingly.
- 4.50 The following related memos/information were circulated to the Community Board since the 7 April 2025 report:

Date	Subject
15/5/2025	Memo dated the 9 May 2025 to the Community Board advising of the revised project process and timeline for determining the future land use of the site as the result of its request for the recent community engagement meetings.

- 4.51 The following related information session/workshops have taken place for the Community Board since the 7 April 2025 report:

Date	Subject
7/7/2025	Information/workshop session to advise the Community Board of the outcome of the community workshops/engagement to date and explain the shortlisting of potential future land uses for Phase 2 of community engagement ahead of it receiving this decision-making report.

Options Considered Ngā Kōwhiringa Whaiwhakaaro

- 4.52 The following options focus on the substantive decisions the Community Board currently has in front of them to progress this project. The shortlisted potential future land uses follow through from the option adopted.
- 4.53 The following reasonably practicable options were considered and are assessed in this report:
- 4.53.1 Continue as per the revised project process circulated to the Community Board on the 15 May 2025 and the shortlisted potential future land uses recommended for phase 2 of community engagement in this report; or

- 4.53.2 Review and amend the process in respect to the extent of future community engagement.
- 4.54 The following options were considered but ruled out:
- 4.54.1 Abandon the process (i.e. retain the status quo/do nothing), as this is contrary to the adopted project process, reporting and resolutions to date.
- 4.54.2 Adopt a preferred future land use, as this is contrary to and pre-empts the adopted project process, reporting and resolutions to date.
- 4.54.3 In terms of future potential land uses, the following were considered but ruled out in the 7 April 2025 report and this remains appropriate for the reasons explained therein:
- Community facilities (as opposed to a ‘town square’ type outdoor community space). In response to community feedback received, a separate project has been initiated by the Council to address issues identified with the book-ability, cost, operation and fitness for purpose of existing community facilities and meetings spaces. Community Governance staff will report to the Community Board on this in due course.
 - Expansion of Akaroa Museum.
 - Civil Defence Centre.
 - Recreation Facility.
 - Open Space (as opposed to a ‘town square’ type outdoor community space).
 - Visitor Accommodation.
 - Parking (permanent).
 - Relocation of Jeannie’s/Yew Cottage.
 - Activities that are more of a design feature.

Options Descriptions Ngā Kōwhiringa

- 4.55 **Option 1: Continue as per the revised project process circulated to the Community Board on the 15 May 2025 and the shortlisted potential future land uses recommended for phase 2 of community engagement in this report – Preferred.**
- 4.56 Description: Adopt the recommended shortlist of potential future land uses for a final (second) phase of community engagement as outlined in this report (the balance of Phase 2 community engagement under the revised project process).
- The recommended shortlisted potential future land uses are Commercial Activity, Residential Activity, the small stormwater treatment device (as per the 7 April 2025 report) and Managed Retention for Future Needs (emergent from the recent community engagement meetings, visually represented in **Attachment C**), comprising:
- 4.56.1 Retention and refurbishment of the butcher’s shop to enhance its historic street appeal and provide it with a new lease of life on the front third of the site.
- 4.56.2 Opening of the street frontage via removal of the annex from the butcher’s shop so that the back of the site is visible and inviting.
- 4.56.3 Temporary community activation of the space in the middle third of the site behind the butcher’s shop, with temporary parking (Rear third option 1) and/or permanent residential (Rear third option 2) on the rear third of the site.
- 4.57 Option Advantages
- Supports and continues the adopted, revised and partially implemented project process.

- Reflects the conclusions in the 7 April 2025 report following phase 1 of community engagement.
 - Considers and reflects the subsequent additional community engagement.
 - Results in progress through a structured process which is expected to achieve the objective of a clear future land use that could be supported by management strategies and plans.
- 4.58 Option Disadvantages
- Further time resources and subsequent decisions may be required in the long term (up to 15 years away) should Managed Retention for Future Needs emerge as the preferred option during phase 2 of community engagement.
 - There is a risk of community engagement burn out in the long term in the event of the above.
- 4.59 **Option 2: Review and amend the process in respect to the extent of future community engagement – Not Recommended.**
- 4.60 Description: The decision in this report creates a point where the revised project process could be reviewed and amended to decrease or increase future community engagement, thereby arriving at a preferred future land use earlier (i.e. now) or later (i.e. beyond early 2026). There is total flexibility how this project process could be designed going forward and what the outcomes are.
- 4.61 Option Advantages
- Provides an opportunity to revisit the revised process again and amend it if it is considered necessary or is no longer fit for purpose.
- 4.62 Option Disadvantages
- Could be viewed as undermining the current process and commitment to it.
 - Any increase would prolong uncertainty in the community and for the site's tenants in particular.
 - Any increase would add to operational costs in respect to staff time, etc.

Analysis Criteria Ngā Paearu Wetekina

- 4.63 The above options are presented having considered:
- 4.63.1 The practical and logical progression of the revised project process.
 - 4.63.2 The evolution of feedback received from both phase 1 of community engagement and the recent community meetings.
 - 4.63.3 The continued relevance of the information and analysis in the 7 April 2025 report, where the shortlisted potential future land uses were informed by assessing and scoring each against: the updated Site Development Principles on page 26 of Section D (specific to the BP Meats site) of the Akaroa Places and Spaces Plan 2011; the Council's current Community Outcomes and Strategic Priorities; the current provision of public facilities and services; Council budgets and plans; feedback from Phase 1 of and subsequent additional community engagement; and consideration of long-term sustainability, economic viability and cultural significance.
 - 4.63.4 Updated scoring/ranking of the Managed Retention for Future Needs option.

5. Financial Implications Ngā Hīraunga Rauemi

Capex/Opex Ngā Utu Whakahaere

	Recommended Option	Option 2	Option 3
Cost to Implement	N/A	N/A	N/A
Maintenance/Ongoing Costs	N/A	N/A	N/A
Funding Source	N/A	N/A	N/A
Funding Availability	N/A	N/A	N/A
Impact on Rates	N/A	N/A	N/A

- 5.1 The above analysis is not applicable at this stage of the process. The Council has no budget or provisions in its Long Term or Annual Plans to develop the site. Consideration of implementation options for the preferred future land use/s identified and the associated cost and funding will be in the report to the Community Board anticipated in early 2026 after Phase 2 of community engagement.
- 5.2 Phase 2 of community engagement, subsequent analysis and reporting requires staff time and expert inputs. This is being funded from existing operational budgets, including consultant fees for the technical analysis from that of the Property Consultancy Team.
- 5.3 The community has expressed a desire for increased maintenance of the main building and site. In response, staff have engaged with the tenant and initiated essential remedial repairs along with a general tidy-up in the immediate area. These works are being carried out within the constraints of the current, and limited, facilities budget.
- 5.4 Looking ahead, the Community Board decision on an agreed strategy and plan for the site's future land use will provide the foundation for securing an appropriate budget to support sustainable maintenance and improvement initiatives.

6. Considerations Ngā Whai Whakaaro

Risks and Mitigations Ngā Mōrearea me ngā Whakamātautau

- 6.1 There is a risk the community perceives that there is a predetermined land use for the site, when this is not the case. The project process, community engagement and associated communication have been designed to reassure the community of that.
- 6.2 As the potential future land uses are narrowed down to the preferred, there is a risk some members of the community and advocates for particular uses that are not shortlisted will be disenfranchised. This has been managed through the Council openly engaging with all stakeholders and the community, with all identified potential future land uses assessed against the 10 Site Development Principles in a manner validated by Monitoring and Research staff, local knowledge and views and evidence-based technical information from within and outside the Council.
- 6.3 Current uses of the site and existing buildings may present a constraint to delivery of the optimal preferred future land use/s. This risk has been mitigated in any lease terms and conditions where possible and will also need specific considerations and decisions associated with any implementation strategy.
- 6.4 There is a risk that any preferred future land use/s for the site will not be financially viable nor supported by the market. This risk will be assessed and determined during the implementation process, e.g. when assessing any sale proposals, tenders, EOIs, RFPs, etc.

- 6.5 Site-specific matters (e.g. possible contamination, geotechnical, ecological, archaeological, existing trees, waterway setback, consenting and future development matters) will be considered during the implementation process.

Legal Considerations Ngā Hīraunga ā-Ture

- 6.6 Statutory and/or delegated authority to undertake proposals in the report:

- 6.6.1 The Board gave approval for staff to:

- develop viable commercial regeneration options for the site for it to consider and develop a future process from on the 15 April 2019 (resolution BKCB/2019/00036); and
- undertake public consultation and report to the Community Board regarding the consultation findings and for its decision on the 11 March 2024 (resolution BKCB/2024/00013).

- 6.7 Other Legal Implications:

- 6.7.1 **Local Government Act 2002:** Under s78 of the Local Government Act 2002, the consultation process and outcome reported herein enable the Community Board to consider the shortlisted potential future land uses informed by community views and preferences.

- 6.7.2 This report otherwise meets the Council's decision-making requirements under ss 78-82A of the Local Government Act 2002, considering the reasonably practicable options and Māori contribution to the decision-making process.

Strategy and Policy Considerations Te Whai Kaupapa here

- 6.8 The required decisions:

- 6.8.1 Align with the [Christchurch City Council's Strategic Framework](#).

- The shortlisted potential future land uses have the capacity to help achieve to some extent at least one (individually) or (if mixed-use) all four of the Community Outcomes: *A collaborative confident city*; *A green, liveable city*; *A cultural powerhouse city*; and *A thriving prosperous city*.
- The shortlisted potential future land uses and the way they are being identified with the local community similarly have the capacity to help deliver on the following Strategic Priorities: *Be an inclusive and equitable city*; *Build trust and confidence*; *Reduce emissions*; *Manage ratepayer's money wisely*; and *Balance the needs of today and the future*.

- 6.8.2 Are assessed as medium significance based on the [Christchurch City Council's Significance and Engagement Policy 2019](#). The level of significance was determined by the level of interest of the local community in the future land use/s on the site, the site's location within an area of significance to Ōnuku Runanga and the possible economic, social, environmental and cultural opportunities and benefits development of the site presents for the Council and local community.

- 6.8.3 Are consistent with Council's Plans and Policies, given the potential future land use/s have the potential to assist deliver outcomes sought in several of Council's strategic documents, including the below which are set out in detail in the 7 April 2025 report:

- Akaroa Places and Spaces Plan 2011, Section D – updated.
- Christchurch Visitor Strategy 2019.
- Toi Ōtautahi: A Strategy for Arts and Creativity in Ōtautahi Christchurch 2019 – 2024.

- Biodiversity Strategy 2008 – 2035.
- Our Heritage, Our Taonga Heritage Strategy 2019 – 2029.
- Community Facilities Network Plan 2020.
- Te Haumako Te Whitingia Strengthening Communities Together Strategy 2022.
- The Te Pātaka o Rākaihautū Banks Peninsula Community Board Plan 2023 – 25.
- Tree Policy 2023.

6.9 This report supports the [Council's Long Term Plan \(2024 - 2034\)](#):

6.10 Strategic Planning and Policy

6.10.1 Activity: City Growth and Property

- Level of Service: 13.4.10.1 Deliver projects that will lead to positive community outcomes: -Increasing the supply of community housing; or -Increase employment opportunities; or -Improves Mana Whenua relationships; or -Allows for community "ownership" of service delivery; or -Reduces the impacts of natural or human induced (including climate change) hazards - At least one new project commenced annually

As noted above, development of the site has the potential to deliver a number of these positive community outcomes, particularly if the preferred future land use/s provides for mixed-use development.

6.11 Applying the Council's Retention Criteria (assessment at **Attachment D**) indicates that the BP Meats site continues to hold strategic, cultural, and heritage importance that supports retention in some form. While there is no immediate funded alternative use, the property remains integral to achieving long-term community, cultural, and resilience outcomes. This assessment does not pre-empt the outcome of community engagement or the determination of specific future land uses but provides a policy-based context for why retention remains a viable and potentially necessary option at this stage.

Community Impacts and Views Ngā Mariu ā-Hāpori

- 6.12 Early engagement with Ōnuku Rūnanga started in July 2024. Ōnuku emphasised the urgent need for affordable housing in Akaroa, highlighting the Council-owned BP Meats site as the last piece of Council-owned flat land available. The potential future land uses for the site were discussed, with a commitment to ongoing partnership, including co-developing a cultural narrative and ensuring meaningful community consultation, without predetermination of any specific outcomes.
- 6.13 Following this, staff met with leaseholders and neighbours of the site (including Council staff from Akaroa Museum) to explain the process and gather early feedback, which is summarised in the 7 April 2025 report.
- 6.14 Community engagement started on 31 October 2024 and ran until 24 November 2024. Details of the process and outcomes are set out in the 7 April 2025 report, with the analysed results in **Attachment B**.
- 6.15 Further community engagement was undertaken in June 2025 in accordance with the Community Board resolution of 7 April 2025, the outcome of which is adhered in **Attachment E**.
- 6.16 The decision affects the following wards/Community Board areas:
- 6.16.1 Te Pātaka o Rākaihautū Banks Peninsula Community Board.
- 6.17 The Community Board view is sought through this report.

Impact on Mana Whenua Ngā Whai Take Mana Whenua

- 6.18 Staff have been having ongoing engagement with Ōnuku Rūnanga, which has, from the outset, expressed an interest in this site to achieve and deliver a housing outcome. That desire remains an option for consideration should the Community Board and Council desire.
- 6.19 The site is of cultural significance to Ngāi Tahu. It falls within a Mahaanui Iwi Management Plan Silent File area as being a Wāhi Tapu/Wāhi Taonga location mapped by tribal experts to indicate a higher probability of an encounter with sensitive tangible or intangible Ngāi Tahu values. The erection of any new buildings on the site is a Discretionary Activity requiring consultation with Ōnuku Runanga and notification of them via the Resource Consent process under Rule 9.5.4.1.3 of the Christchurch District Plan.
- 6.20 The decisions at this stage of the process do not involve a significant decision in relation to ancestral land, a body of water or other elements of intrinsic value, therefore the decisions do not specifically impact Mana Whenua, their culture, and traditions.
- 6.21 However, the decisions however do involve a matter of interest to Mana Whenua and continued engagement will be undertaken with the Ōnuku Rūnanga to ensure our agreed partnership priorities with Ngā Papatipu Rūnanga are understood and considered.











Climate Change Impact Considerations Ngā Whai Whakaaro mā te Āhuarangi

- 6.22 The decisions in this report are unlikely to contribute negatively to adaptation to the impacts of climate change or to emissions reductions as they are of a procedural nature only. However, this report recognises an emergent option - Managed Retention for Future Needs - founded in part on a contingency to be flexible and adaptable for evolving changes and needs, including as a result of the effects of climate change.

7. Next Steps Ngā Mahinga ā-muri

- 7.1 Undertake the balance of Phase 2 of community engagement in late 2025.
- 7.2 Brief the new Community Board in early 2026 on the project background, process, outcome of the balance of Phase 2 of community engagement and the resulting recommended strategy and/or short and long-term future land use/s for the site and means of delivery.
- 7.3 Report to the subsequent Community Board meeting in early 2026 seeking its decision on the recommended strategy and/or short and long-term future land use/s for the site and means of delivery.

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A  	Attachment A - BP Meats site - revised project process	25/1488155	21
B  	Attachment B - BP Meats site - Graph of potential future land uses ranked	25/1493205	22
C  	Attachment C - BP Meats site - Visual representation of managed retention strategy (including short and long-term land uses) emergent from community engagement	25/1540974	23
D  	Attachment D Assessment Against Council Retention Criteria	25/1570277	24
E  	Attachment E - BP Meats site - Future use of BP Meats site - June community workshops	25/1541065	26

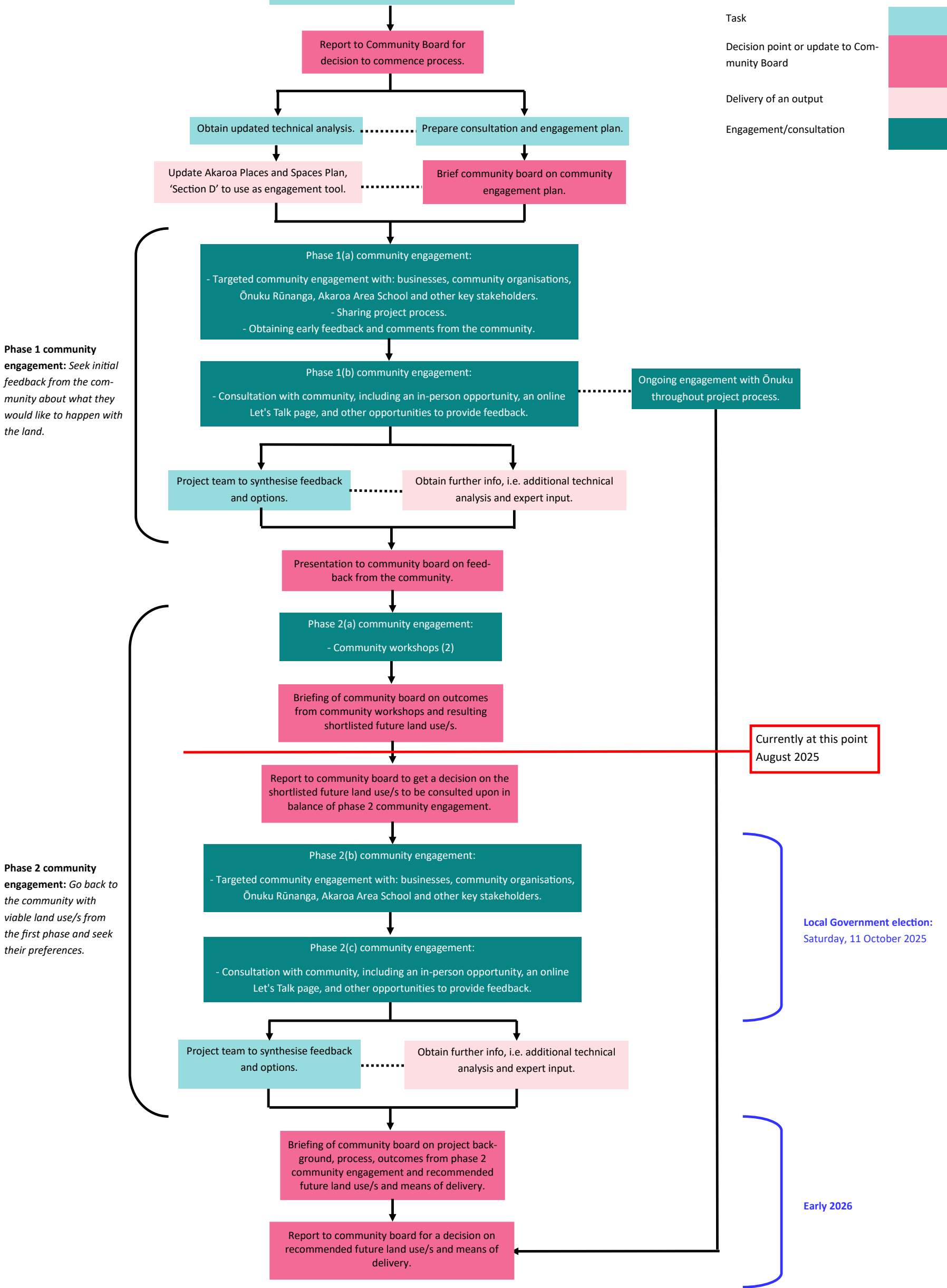
In addition to the attached documents, the following background information is available:

Document Name - Location / File Link
Not applicable

Signatories Ngā Kaiwaitohu

Authors	Angus Smith - Manager Property Consultancy Hannah Ballantyne - Senior Engagement Advisor Janine Sowerby - Senior Planner Urban Regeneration
Approved By	Bruce Rendall - Head of Facilities & Property

BP Meats site - revised project
process



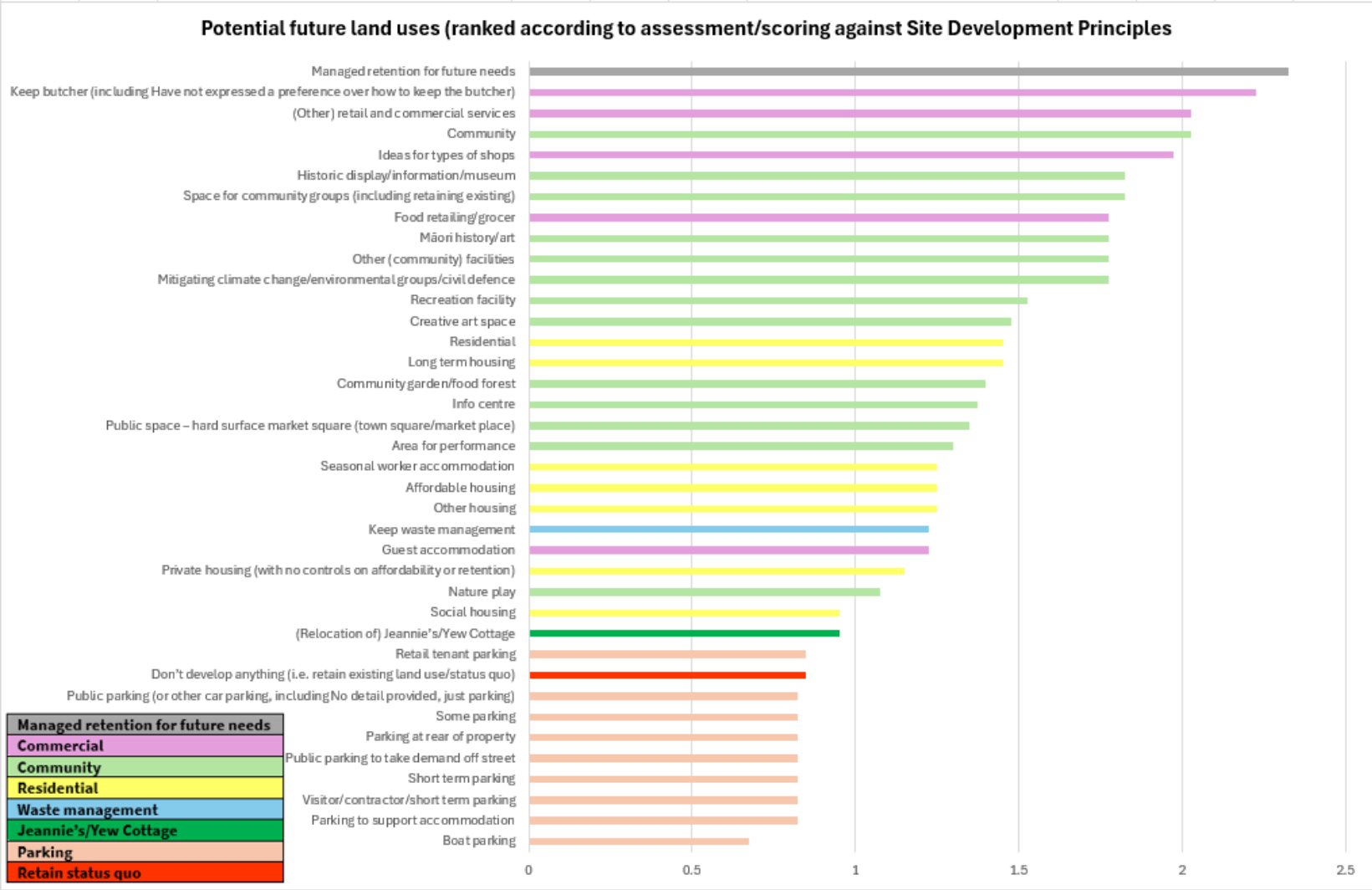
Phase 1 community engagement: Seek initial feedback from the community about what they would like to happen with the land.

Phase 2 community engagement: Go back to the community with viable land use/s from the first phase and seek their preferences.

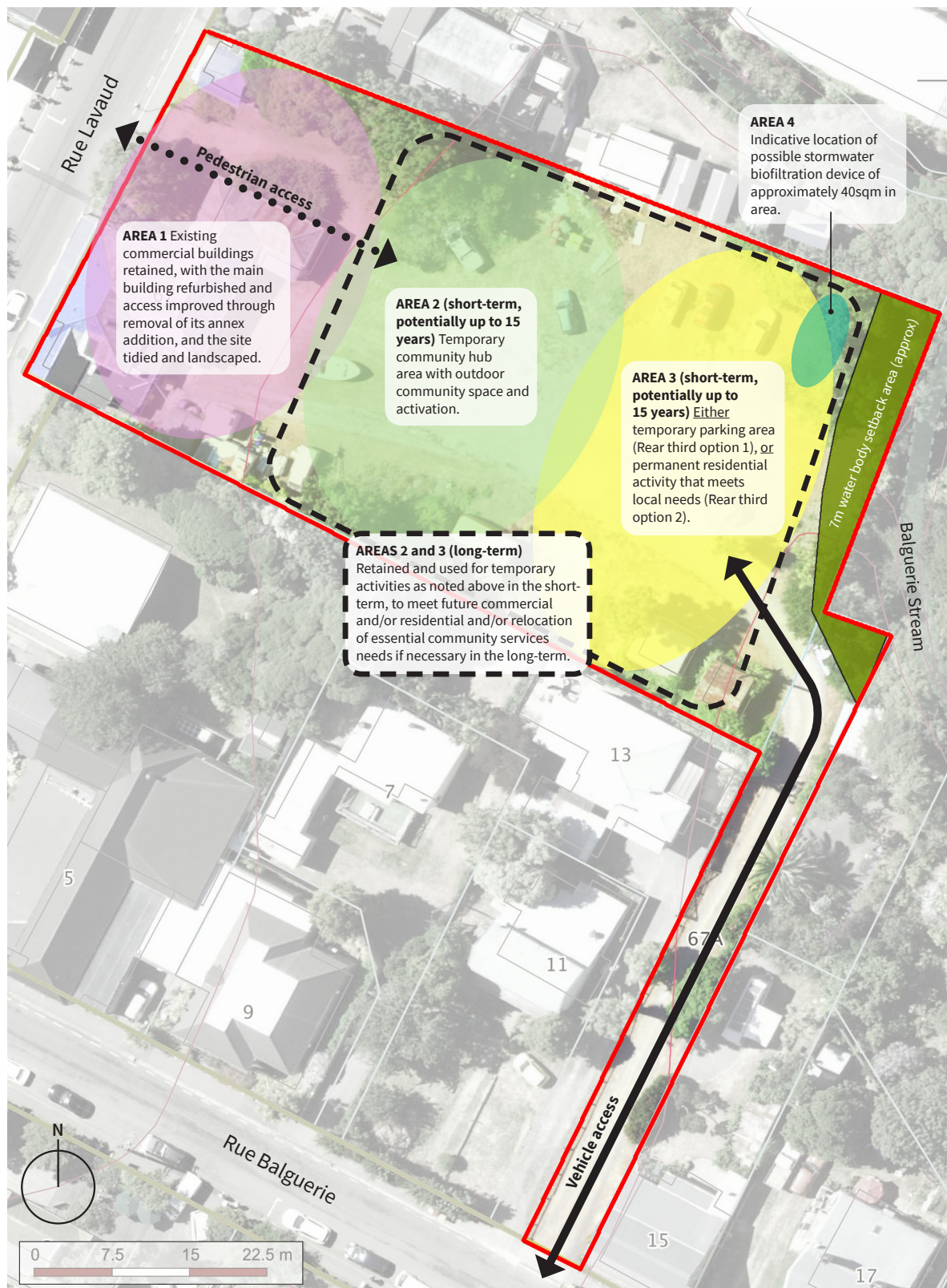
Currently at this point
August 2025

Local Government election:
Saturday, 11 October 2025

Early 2026



Visual Representation of Managed Retention Strategy (Including Short and Long-term Land Uses) Emergent from Community Engagement



Item 4

Attachment C

Assessment Against Council Retention Criteria

In accordance with Council resolution CNCL/2020/00169, the following assessment has been undertaken to ensure that the consideration of future use options for 67 and 67A Rue Lavaud (BP Meats site) is consistent with Council's approved process for property decision-making. The criteria are designed to test whether a site should be considered for retention or disposal.

Is the full property still required for the purpose for which it was originally acquired?

- **Assessment:** The site was acquired by the former Banks Peninsula District Council in 2000 with the intent of enabling development that supports economic growth and community development in Akaroa. While this original purpose has not yet been delivered, the current process seeks to confirm future land uses that will meet the same underlying intent.
- **Conclusion:** The property remains capable of fulfilling its original purpose, provided an agreed strategy is implemented.

Does the property have special cultural, heritage or environmental values that can only be protected through public ownership?

- **Assessment:** The property contains the historic BP Meats building, which has local heritage value and strong community identity. The site is also within an area of significance to Ōnuku Rūnanga (Mahaanui Iwi Management Plan Silent File), requiring engagement on any development. Retaining Council ownership offers a higher level of assurance for protecting these values.
- **Conclusion:** Yes, the property exhibits heritage and cultural values that could be best safeguarded through public ownership.

Is there an immediate identified alternative public use/work/activity in a policy, plan or strategy?

- **Assessment:** The Akaroa Places and Spaces Plan and recent engagement identify multiple potential uses, including commercial, residential, and community activation, but these are subject to further consultation and feasibility testing. There is no immediate funded project in the Long Term Plan or Annual Plan.
- **Conclusion:** No immediate alternative public use is currently committed in existing plans or budgets.

Are there any strategic, non-service delivery needs that the property meets and that can only be met through public ownership?

- **Assessment:** The site is the last significant piece of flat Council-owned land in Akaroa and is strategically positioned to support long-term resilience (e.g., relocation of critical facilities at risk from climate hazards), community activation, and cultural partnership outcomes. These needs align with Council's Strategic Priorities (inclusive and equitable city, resilience, and climate adaptation) and could not easily be achieved through private ownership.
- **Conclusion:** Yes, the property has a strategic role that supports non-service delivery needs that may require public control to ensure outcomes are achieved.

Are there any identified unmet needs, which Council might normally address, that the property could be used to solve? And is there a reasonable pathway to funding the unmet need?

- **Assessment:** Community engagement and Mana Whenua feedback have highlighted unmet needs for affordable housing, climate adaptation resilience, and flexible community space. The property could contribute to addressing these needs. However, no immediate budget exists, and funding would require future Long Term Plan consideration or partnership models.
- **Conclusion:** The site could assist in meeting identified unmet needs, but funding pathways remain uncertain at this stage.

Future use of BP Meats site – 67 and 67a Rue Lavard

Community workshops – 5 June 2025

This report provides a summary of what was heard during the community workshops, for the purpose of updating Te Pātaka o Rākaihautū Banks Peninsula Community Board and to inform the projects progression to a next stage of formal engagement. It will not reflect every conversation had.

The workshops

At their 7 April meeting, Te Pātaka o Rākaihautū Banks Peninsula Community Board asked for further engagement with the community on the future use of BP Meats site, more specifically a deeper dive into the feedback received during early engagement - including what a community hub as part of a mixed-use site looks like.

Two community workshops were held on 5 June 2025 – from 2:30-4:30pm and from 5-7pm. 28 residents attended the first, and seven attended the second session.

At these workshops, staff presented information about the project and what we'd heard to-date to ensure that all conversations started from the same knowledgebase. Following this, there were five table discussions hosted by Council staff, for residents to focus on the issues that were important to them or to move around as they wished. These were:

- Community activity (indoor and outdoor community spaces)
- Climate change adaptation
- Residential activity
- Commercial activity, and
- The physical development of the site.



What we heard

During the first session, most residents were interested in discussing climate change adaptation, with some residents at the residential, commercial, and physical development tables, and very few at the community activity table.

Due to the low attendance at the second session, a single conversation was held, with staff taking notes on their focus-areas.

Two further community members couldn't attend the session but emailed through feedback, which is also reflected in the summary.

Community activity

Indoor community hub:

Most seemed to agree that there is not a need for an indoor 'community hub' on the site. Although, some residents mentioned the inclusion of prefabricated, bookable spaces for community groups.

Many mentioned that the current community facilities in Akaroa aren't fit for purpose – whether that be bookability, cost, or the types of services within them.

Some also mentioned ensuring that the current tenants (who provide community services) on the annex have a space to relocate should it be removed.

Outdoor community space:

Many believed that some of the site would be well-placed for a 'town square' outdoor space, with ideas including places to sit, integration with The Common, a historic time walk, market stalls. There was some mention of the design by John Harding as a good option for this. Some others expressed that this site isn't 'central' so doesn't make sense for this use.

There were comments for and against having a community garden on the site.

Sense of community:

Most agreed that Akaroa's unique sense of community should 'come through' in the future use.

Some mentioned ensuring that young people are part of the conversation.

Some felt that the community currently wasn't part of the conversation enough, and that it felt like Council trying to sell-off assets or 'do-to' the Akaroa community.

Climate change adaptation

Most seemed to agree that nothing permanent should happen on most of the site until more future-focused planning for the area has taken place – including for climate change and coastal adaptation.

Temporary use:

Many suggested low-scale, modular or temporary structures as a suitable form of development. These could serve as community-use buildings, relocatable housing, or facilities for educational or cultural purposes. This approach was seen as cost-effective and adaptable, allowing the site to evolve in response to changing community needs.

Some were concerned about temporary uses (such as prefabs) jeopardising other, more (perceived) important uses such as the relocation of buildings. They felt that it's hard to change the use once the community is tied to it.

Supporting the community's climate needs:

Some saw the site as a potential location for relocating or expanding key services noting the multiple hazard risks in Akaroa (landslides, coastal flooding and erosion, flooding from rainfall and streams, rising groundwater, and wildfire) which currently impact services/assets or are projected to impact them in the future due to climate change. Ideas included:

- A multi-use facility which could also be a backup facility for community resilience
- A possible new home for the Health Hub
- A new location for the fire station
- A site for volunteer or youth-focused organisations
- Relocation of the Customs House if needed
- A place for the community to come together and celebrate art, culture and history.

These suggestions reflect the desire to use the site to strengthen community connection and resilience.

Residential activity

Many expressed that more residential property is needed in Akaroa, but there were differing opinions on whether this site would be the appropriate location for it.

Most said that this would not be an appropriate site for residential.

Some said that the back of the section would be appropriate for residential. Types of residential solutions discussed included prefabricated relocatable homes, accommodation for seasonal workers, affordable housing targeted at families and/or older people, single level without a garage, multi-level with a garage, mixed-use, and restrictions on Airbnb or holiday homes.

Commercial activity

There was consensus to retain the butchery in its current building and undertake maintenance to make it fit-for-purpose. Most believed that the annex should be removed. Some commented on ensuring that the current tenants have somewhere to go.

There was consensus that Akaroa currently has an adequate provision of commercial and retail spaces.

Some mentioned that Akaroa needs more attractions and believe that this site could house something.

Physical development

Most expressed that the site should remain in public ownership to ensure that community needs, including in the face of a changing climate, are able to be met. Many felt strongly that the site should continue to serve public and community purposes rather than being sold or developed privately.

Most discussed the benefit of staging of any upgrades to allow for temporary solutions while a strong need is understood. Some mentioned that the site should be flexible and accommodate a range of uses over time.

Most mentioned keeping the site well-maintained.

Many mentioned retaining the historic street appeal of the butchery. Some expressed a desire for the site to reflect Akaroa's heritage.

Many discussed having open space as part of the front of the site.

Many mentioned the inclusion of natural features and resilience in the development, including tree coverage. Some discussed expanding the stormwater treatment device to allow for more landscaping and nature-play.

Some mentioned flooding and fire risk on the site.

Other

Most mentioned parking in some form. Most of this related the desire to turn some of the site into public parking, on a temporary or permanent basis. This suggestion was sometimes framed as a way of addressing a current need, while not investing too much money, and allowing the site to be reimagined in response to climate adaptation in the future, if required. There were some concerns about accessing said parking.

Some mentioned wanting to work alongside Ngāi Tahu and Ōnuku on whatever the future use looks like.

Some commented that Council needed to be more considerate of the unique needs of Akaroa in relation to this site. This included the town's isolation, history, and sense of community. There was a worry from some that the site was being mis-viewed within the context of any other Christchurch suburb.

Karakia Whakamutunga

Unuhia, unuhia Unuhia ki te uru tapu nui Kia wātea, kia māmā, te ngākau, Te tinana te wairua i te ara takatā Koia rā e Rongo, whakairia ake ki runga Kia tina! TINA! Hui e! TĀIKI E!	Draw on, draw on, Draw on the supreme sacredness To clear, to free the heart, the body and the spirit of mankind Rongo, suspended high above us (i.e. in ‘heaven’) Draw together! Affirm!
---	--