



Te Pātaka o Rākaihautū Banks Peninsula Community Board Information Session/Workshop AGENDA

Notice of Information Session/Workshop Te Pānui o te Hui:

Te Pātaka o Rākaihautū Banks Peninsula Community Board Information Session/Workshop will be held on:

Date: Monday 7 July 2025
Time: After Board Meeting
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

2 July 2025

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Note: This forum has no decision-making powers and is purely for information sharing.

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

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

To view copies of Agendas and Notes, go to:

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



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The time allocated for this Information Session/Workshop is 60 minutes.

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The time allocated for this Information Session/Workshop is 20 minutes.

Karakia Whakamutunga

Karakia Tīmatanga

Whakataka te hau ki te uru	<i>English translation</i>
Whakataka te hau ki te tonga	Cease the winds from the west
Kia mākinakina ki uta	Cease the winds from the south
Kia mātaratara ki tai	Let the breeze blow over the land
E hī ake ana te atakura	Let the breeze blow over the ocean
He tio, he huka, he hau hū	Let the red-tipped dawn come with a sharpened air.
Tihei mauri ora!	A touch of frost, a promise of a glorious day.

1. Apologies Ngā Whakapāha

Apologies will be recorded at the meeting.

2. Open Forum Te Wā Kōrerorero

There were no open forum at this Information Session.

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.

3. 67 and 67A Rue Lavaud (BP Meats site) - outcome of community workshops/engagement to date and shortlisting of potential future land uses for Phase 2 of community engagement

Reference Te Tohutoro: 25/1035842

Angus Smith - Manager Property Consultancy

Presenter(s) Te Kaipāhō: Hannah Ballantyne - Senior Engagement Advisor


Janine Sowerby - Senior Planner Urban Regeneration

1. Detail Te Whakamahuki

Timing	This information session is expected to last for 60 minutes.
Purpose / Origin of the Information Session	<p>In anticipation of seeking the Te Pātaka o Rākaihautū Banks Peninsula Community Board's decision on 25 August 2025 on the shortlisted potential future land use/s for the BP Meats site at 67 and 67A Rue Lavaud, and approval to proceed to the balance of Phase 2 of community engagement on those, the purposes of this meeting are to:</p> <ol style="list-style-type: none"> Provide the Community Board with a preliminary explanation of: <ol style="list-style-type: none"> the outcome of the recently held community workshops the Community Board requested on 7 April 2025. This is available in Attachment A. the resulting shortlisted potential future land use/s to be recommended for the balance of Phase 2 of community engagement; and how the shortlisted potential future land use/s were arrived at. In the context of the above, obtain from the Community Board what information and advice they would like to see in the following report, to help with their decision-making.
Background	<p>In April 2019 the Community Board directed staff to develop future land use options for the site. The Community Board endorsed the project's process and community engagement approach in March and June 2024. Phase 1 of community engagement to identify potential future land uses followed from late October – late November 2024. In April 2025, staff reported the community feedback, the rationale for and the resulting shortlisted potential future land uses recommended for more focussed consideration during Phase 2 of community engagement.</p> <p>At that meeting, the Community Board requested that Phase 2 of community engagement include staff meeting with the community to obtain further information in respect to the shortlisted future land use/s, including a community hub. Staff met separately with Regenerate Akaroa and the Akaroa Civic Trust 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. The results of these engagement exercises are provided in Attachment A and will be discussed in the context of the earlier community feedback received at the briefing.</p>

Key Issues	<ul style="list-style-type: none"> The site has been underutilised and lacking a strategy for its future use and operation since the amalgamation of Banks Peninsula District Council with Christchurch City Council. The site can't deliver everything everyone wants. There are a diverse range of views on future land use and strategies for the site. While there are some common themes, those are not necessarily mutually inclusive. A decision is nevertheless necessary, on at least a strategy for the site, if not its short and long-term future land use/s.
Next Steps	<ul style="list-style-type: none"> Report to the Community Board on 25 August 2025 seeking its decision on the shortlisted potential future land use/s and approval to proceed to the balance of Phase 2 of community engagement on those. Undertake the balance of Phase 2 of community engagement in late 2025. Brief the new Community Board in early 2026 on the project background, process, outcome of the balance of Phase 2 of community engagement, the resulting recommended strategy and/or short and long-term future land use/s for the site. 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.
Useful Links	<ul style="list-style-type: none"> 7 April 2025 report to the Community Board https://christchurch.infocouncil.biz/Open/2025/04/BKCB_20250407_AGN_8842_AT.PDF.

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A 	Future use of BP Meats site - June community workshops	25/1225463	7

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

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.

4. Akaroa Wharf - Project Update

Reference Te Tohutoro: 25/651433

Presenter(s) Te Kaipāhō: Jane Benton – Project Manager – Akaroa Wharf

1. Detail Te Whakamahuki

Timing	This information session is expected to last for 20 minutes.
Purpose / Origin of the Information Session	General Update on overall progress of Akaroa Wharf. Update provided below and power point presentation will be shared covering key information.
Background	<p>The Akaroa Wharf is set for a rebuild, with funding approved in the Long Term Plan. Update on overall progress is outlined below.</p> <p>Award of Contract</p> <p>Following a competitive tender process, we have entered into a contract with HEB Construction Ltd. We are working closely with them to refine the design and ensure we deliver the best possible wharf within the available budget.</p> <p>HEB brings valuable local experience, having recently completed the new Drummonds Jetty, Drummonds Pontoon and repairs to Daly's Wharf.</p> <p>A major cost driver in wharf construction is the type and duration of equipment used. We are collaborating with HEB to review construction methodologies—such as pile sizing and spacing—to reduce costs and maximise value. This approach has already led to a reduction in overall build costs, with further efficiencies under review.</p> <p>Laydown areas</p> <p>We are finalising contractor work zones and material storage areas. The main laydown area will be located at the Akaroa Recreation Grounds. A full summary of all laydown areas is attached. The contractors' footprint at the Recreation Grounds will expand and contract throughout the project to minimise disruption and avoid occupying more space than necessary.</p> <p>Geotechnical Drilling</p> <p>Recent geotechnical drilling along Akaroa Wharf has revealed varied geotechnical conditions. While earlier investigations indicated a consistent basalt layer suitable for bored piles, further testing identified fractured basalt near the outer wharf, making bored piling unsuitable in that area.</p> <p>In response, we are redesigning the piling method. Driven piles will now be used at the outer end of the wharf. While this method generates more noise and vibration, the location—over 100 metres from shore—significantly reduces potential impacts along Beach Road. Noise-dampening measures will also be implemented to protect marine mammals.</p>

Privately Owned Buildings

Two privately owned buildings are structurally connected to the existing wharf. Condition surveys, engineering assessments, and geotechnical data have clarified the complexities and costs of working around them.

We have engaged with the building owners to explore options, including potential Council acquisition and leaseback. It was mutually agreed not to pursue this, and the buildings will remain privately owned.

As the buildings rely on the existing wharf for structural support, they must be separated to allow reconstruction of the wharf. Council will install an additional row of piles to ensure the buildings can stand independently.

This separation work will be completed by Council prior to wharf demolition, in accordance with legal obligations under the Building Act. To reduce risk and facilitate construction, the new wharf will be set back approximately 1.5 metres from the buildings. Pedestrian access will be reinstated via ramps and steps once construction is complete.

Building owners will be responsible for any future upgrades, which may include strengthening and raising their buildings to align with the new wharf level.

Resource Consent

The Resource Consent for the Akaroa Wharf rebuild will be a publicly notified resource consent, and we are nearing the final stages of preparing this for submission.

Originally scheduled for early 2025, the consent submission will be lodged in July 2025 to incorporate updated geotechnical and structural information, ensuring a robust and comprehensive application.

We are targeting a hearing in late 2025, though this may shift to early 2026 depending on processing times. We continue to work closely with Environment Canterbury and Christchurch City Council to minimise delays and remain on track for project completion by mid-2027.

Ōnuku Rūnanga



Our work with Ōnuku Rūnanga continues positively. Mana whenua design elements will be incorporated into the wharf entrance, including ground treatments, taurapa, and handrails. Salvaged hardwood from the existing wharf will be incorporated in these designs and other elements along the wharf to honour its legacy.

Design

The overall layout has been confirmed and will be shared soon. While concrete is essential for durability and seismic resilience, the design incorporates timber and other features to soften its appearance and ensure the wharf is both functional and visually appealing.

	<p>Programme</p> <p>Construction will begin shortly after the resource consent is granted, expected in February or March 2026. Physical works will follow soon after, with project completion targeted for mid-2027.</p> <p>Once the piling approach is finalised, we will host a community information session and/or drop-in event/s. Details will be shared via our e-newsletter, social media, and The Akaroa Mail.</p> <p>We welcome feedback from the Community Board and residents on how best to engage. Please reach out via email to jane.benton@ccc.govt.nz or akaroawharfproject@ccc.govt.nz</p>
Key Issues	<ul style="list-style-type: none"> • Managing community impact during construction • Resource consent considerations – disruption, environment, noise, heritage • Adjacent privately owned buildings • Ensuring cost effective construction & affordable design • Materiality including incorporation of hardwood in design
Next Steps	<ul style="list-style-type: none"> • Finalise and submit Resource Consent application • Continued and expanded community engagement and information sharing • Resolution with building owners.
Useful Links	CCC Project Page - Akaroa Wharf: Christchurch City Council

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A  	Akaroa Wharf - Working & Laydown Areas	25/1263645	14

Signatories Ngā Kaiwaitohu

Author	Jane Benton - Project Manager
Approved By	Darren Moses - Head of Vertical Capital Delivery Paul Devlin - Manager Regional Parks Rupert Bool - Head of Parks

Akaroa Wharf – Laydown Areas

Area 1: Akaroa Wharf Abutment, Beach Road



Area 2: Bruce Slipway, Beach Road



Area 3: Akaroa Recreation Ground, Rue Brittan



3.1 – Barge Loading Area

3.2 – Site Office

3.3 - Welding and Laydown Yard

3.4 – Overflow Storage

Blue Arrows indicate emergency vehicle access and construction vehicle access.

This area has been developed with input from many contributors including the Council Parks Team, Fire and Emergency New Zealand and Akaroa Cricket Club.

Karakia Whakamutunga

Closing Prayer

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!
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