

**Te Pātaka o Rākaihautū  
Banks Peninsula Community Board  
MINUTES ATTACHMENTS**

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**Date:** Monday 8 June 2026  
**Time:** 10 am  
**Venue:** Akaroa Community Boardroom,  
78 Rue Lavaud, Akaroa

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# **Kukupa Side School and reserves**

**A community process and proposal**

**Friends of Kukupa presentation to Te Pātaka o Rākaihautū Banks Peninsula Community Board**

# Kukupa Side School

## History and status

- Opened in **1878** and functioned as a school until **1949**
- From 1951 leased by Youth Hostel Association until late 1980s, with some alterations made & toilet block added in 1970s
- Listed as Historic Place Category 2 by Heritage NZ
- Classified “List 3” in CCC Heritage Buildings report

95.



Kukupā School (Pigeon Bay side school),  
c.1950.

Unknown photographer. Akaroa Museum collection.



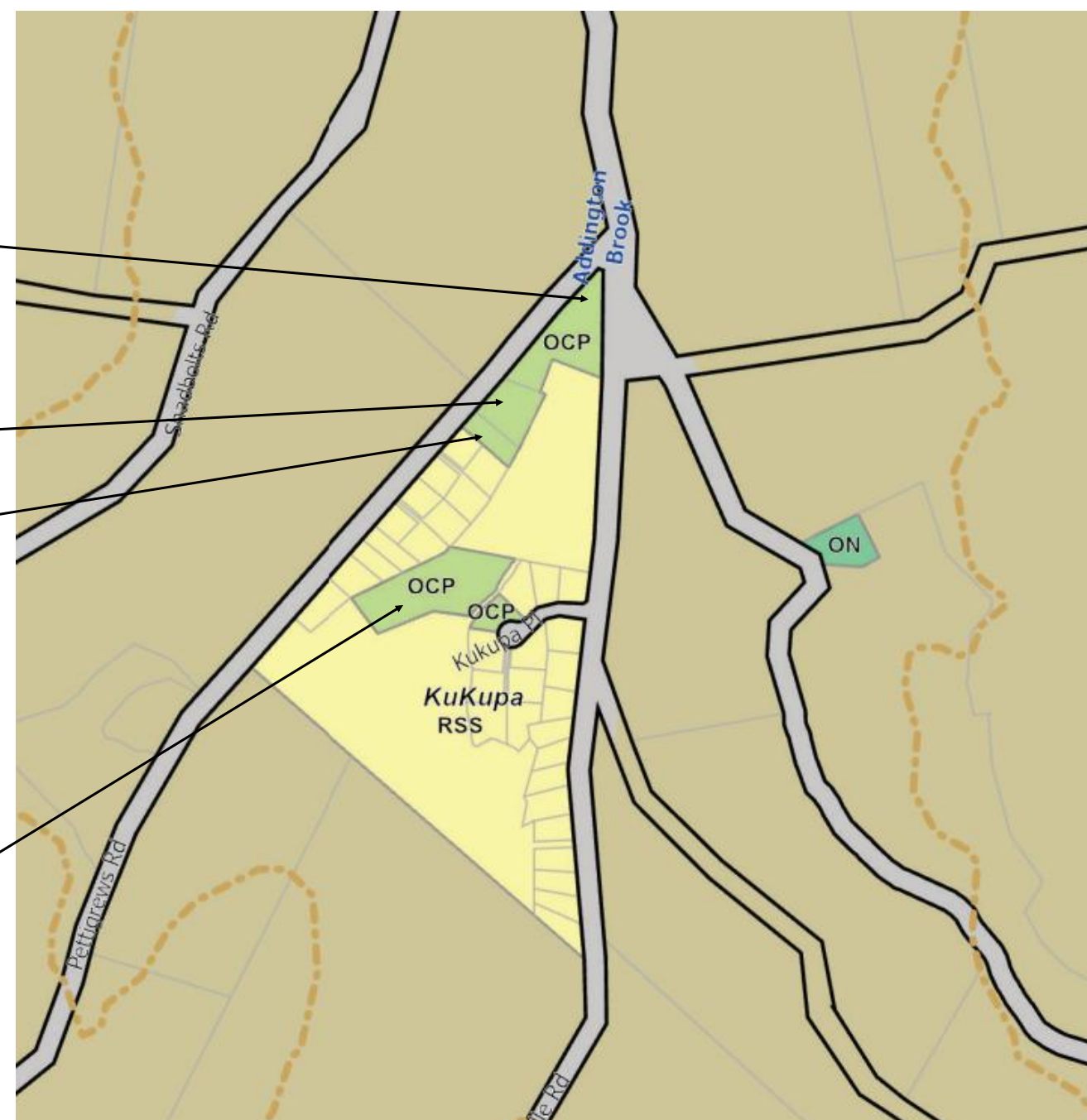




# Reserves

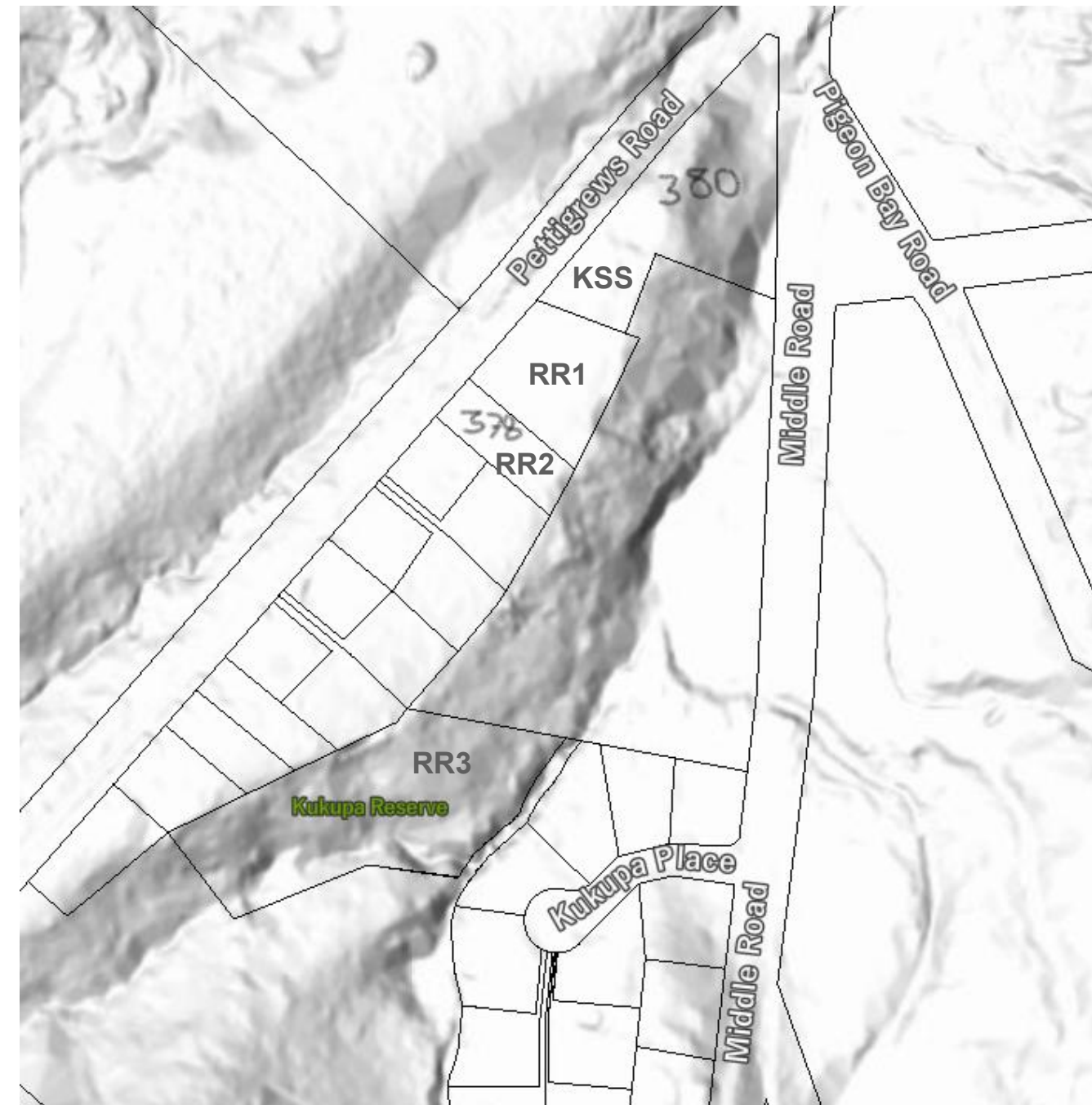
- Local purpose community reserve—Kukupa Side School = .4911 hectare
- Recreation reserve 1 = .2233 ha
- Recreation reserve 2 = .1112 ha
- Total combined = .8256 ha
  
- Recreation reserve 3 (non-adjacent) = .7614 ha.

OCP = Open space community park zone (from 2017 District Plan)



# Topography

- Reserves are not currently being maintained or managed, except for irregular mowing of an area of Reserves 1/2.
- We are prohibited from trimming trees, removing plants, or any other work without the express approval of Council (as the administering body of the reserves).
- Reserve 3 = regenerated native bush on slope down to stream (no tracks)







# Authorised process for Kukupa Side School (List 3)

“Staff to collaborate with ... Community Board to develop: **Community-led solutions** for future use, funding of repairs and/or ongoing management of the heritage buildings within that Community Board area on the basis that they are deemed local projects.” [Oct 2017 CCC resolution (CNCL/2017/00274)]

In this process “**the objective is for the community to reach agreement on the solution**”.

Specifically **not** to use the more commercially oriented EoI/RfP process, which was applied to “List 2” buildings

# Community-initiated process

- Publicised meeting via community email lists and community Facebook page
- Put together proposal based on informal discussions to present to meeting
- Discussion and debate followed by vote (additional votes received by email):
  - 32 in favour, 0 against, 1 abstention

# Community proposal

## Aims

- General guidelines, rather than detailed prescriptions
- A low-cost, low-maintenance solution to the problem of a deteriorating heritage building and overgrown, neglected reserves that currently present a fire hazard
- Work can be staged over time, depending on budget availability

# Community proposal

## The Kukupa Side School building (1)

- Preserve the school building or important heritage elements of it
  - Do **not** restore the building to a useable/habitable condition
  - Do **not** provide power, water, or sewage disposal
  - **Do** make it weathertight or enclose within weathertight structure
  - May be a complete weathertight building (four walls and a roof and door that opens) or only part of the building preserved and enclosed by a weathertight structure, depending on cost and heritage considerations

# Community proposal

## The Kukupa Side School building (2)

- Remove later additions such as west verandah
- Demolish the existing toilet block and do not replace
- Put up information panels, with photographs, relating the history of the building and its role in the community

# Community proposal

## Reserves

- Treat the three adjoining reserves as a single park for local community recreation
- Reduce fire risk and other hazards (e.g., falling branches) by removing pines, broom, and other invasives
- Carry out native plantings (community planting bees)
- Establish a walking track
- Rework access and provide small amount of on-site parking (Pettigrews Road is too narrow for parking)

# Community proposal

## Collaboration

- A community group—Friends of Kukupa—has been established as a collaborative partner for developing and maintaining this community asset
- The group has invited Asif Hussain to be our liaison with the Community Board
- We ask the Community Board to work with us to develop and progress this proposal

Thank you

4 June 2026

From: Friends of Kukupa  
To: Te Pātaka o Rākaihautū Banks Peninsula Community Board  
Re: Kukupa Side School and reserves

A community meeting to discuss the future of the Kukupa Side School and reserves was called for 26 April 2026. Twenty-four people attended the meeting. As this was the fourth time in the past seven months that we had asked people to take the time and make the effort to come together to discuss this issue, we regarded twenty-four as a healthy turnout. Others who could not attend requested the proposal and communicated their votes.

Total votes cast:

In favour: 32  
Against: 0  
Abstention: 1

After the vote, a new group, Friends of Kukupa, was formed to work on this project as a collaborative partner with the Community Board and Council.

The proposal that was put before the community for a vote is attached below.

#### Proposal for Kukupa

This is a proposal of high-level guidelines, rather than detailed prescriptions. It is a low-cost, low-maintenance solution to the problem of a deteriorating heritage building and overgrown grounds that currently represent a fire hazard. This work can be staged, over time, depending on budget availability.

#### The building:

- The school building, or important heritage elements of it, should be preserved rather than restored for use.
- It is as an example of an early Canterbury school that the building has most heritage value.
- There is no need to establish power, drinking water, or sewage disposal.
- It may be that a complete weathertight building (four walls and a roof and door that opens) is preserved or only part of the building enclosed by a weathertight structure.
- There should be information panels, with photographs, explaining the history of the building and its role in the community.
- The toilet block should be removed.

#### The grounds (reserves):

- The reserve that the building sits on and the two adjoining reserves should be treated as a park for local community recreation.
- Reduce fire risk by removing some trees, especially pines.
- Carry out native plantings (with community labour).
- Establish a walking track.
- Rework access to the site (current drive enters at too sharp an angle; can enter from only one direction) and provide minimal parking (for 2 vehicles).

#### Collaboration:

- A community group, Friends of Kukupa, is to be established as a collaborative partner to work with the council on establishing and maintaining this facility.



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# LYTTEL CREATORS SPACE

OPEN TUESDAYS 4-6PM

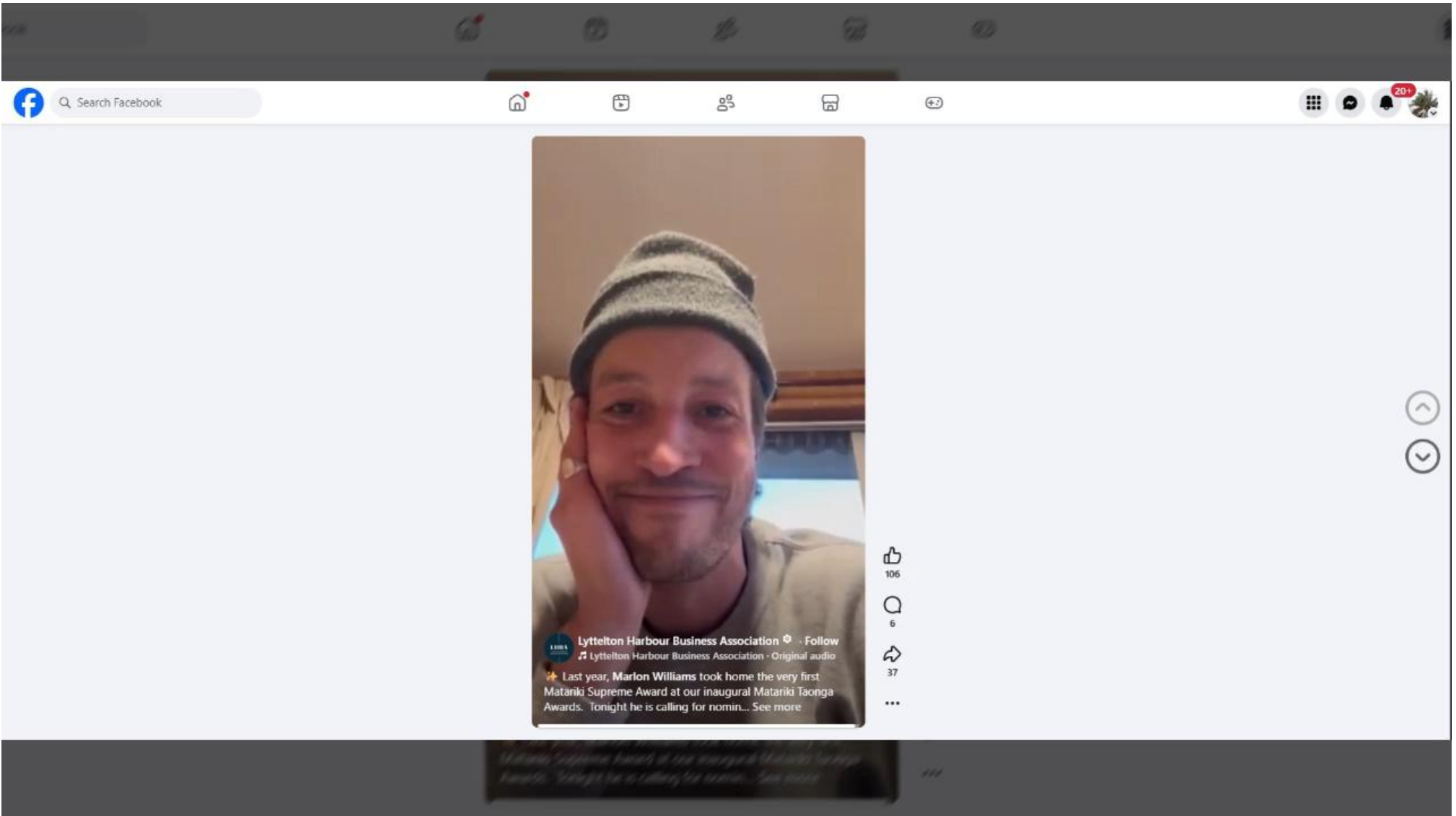
for age range 15-25 yrs

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FRIENDS of Banks Peninsula Inc.  
PO Box 56, Duvauchelle, 7545, New Zealand



To: Te Pātaka o Rākaihautū/Banks Peninsula Community Board  
From: Friends of Banks Peninsula  
Date: 7 June 2026

**Concerns over revised Akaroa and Duvauchelle Wastewater Scheme presented to the Board on 18 May**

We are unable to attend the Community Board meeting on 8 June, and request that this letter is read out for consideration.

We have watched the live-stream presentation to the Community Board workshop on 18 May informing you of the new cost-cut proposals for the Akaroa and Duvauchelle Wastewater Scheme. We have serious concerns about the following points:

1. The scheme presented is substantially different from anything that the community has previously been consulted on. Major departures include:
  - a. The full inclusion of Duvauchelle into the Akaroa scheme and removal of its separate irrigation field. All community consultation to date has been based on separate schemes.
  - b. Doubling of the irrigation rates over those previously deemed as safe and significantly reducing the land area for irrigation, despite there already being concerns about irrigation to saturation, soil stability and nitrogen pollution in Robinsons Bay with the previous rates.
  - c. Reducing the planned storage and the configuration of this storage into much larger tanks. It is unclear whether the tanks still have covered dome tops, and we will be investigating this further with staff. We are concerned about the safety of these tanks in an earthquake, or during heavy rain.
  - d. Moving the treatment plant from the site consented in 2015 to the Hay Paddock site on the other side of Old Coach Road. This new site is highly visible from much of Akaroa.
  - e. Site access and irrigation may now take place over the heritage area in Robinsons Bay, and public access precluded. Protecting heritage and enabling public access were benefits of the system promised to the community through the various working parties set up by this community board.
2. The claims that Akaroa households use much more water than normal and therefore I&I is much lower than previously estimated.
  - a. This claim lacks credibility. No reason is given as to why Akaroa households would use more water and approximately 70% of homes in Akaroa are holiday homes unoccupied for much of the time.
  - b. Comparing wastewater flow data with rainfall on the graph overleaf shows that the wastewater peaks (orange) match the rainfall peaks (blue dashed).
  - c. Constructing a much larger system than is needed to cope with high levels of infiltration instead of repairing the pipes is a misuse of ratepayer funds, leaving Akaroa vulnerable to continued raw and treated wastewater overflows, and the problem of leaking pipes to be addressed in future.
3. The Community Board was not informed that abandoning the current hearing process and using the Fast Track process was proposed as the Next Step
  - a. The slide and discussion on Next Steps did not disclose this
  - b. The agenda for the Finance and Performance Committee where the Fast Track process was proposed was released only two days after the Community Board meeting, and staff must have been aware that this was the next step.

- c. The Fast Track process does make provision for public submissions. The only opportunity for community input is if this is requested by the Applicant.

We ask the Board to do all it can to urge Council and Staff to continue community consultation and to include community groups in the Fast Track process.

We would like to attend a Community Board meeting as a deputation or Open Forum in the next few weeks, once we have received more information from the staff to discuss these matters with you prior to the Finance and Performance Committee in July.

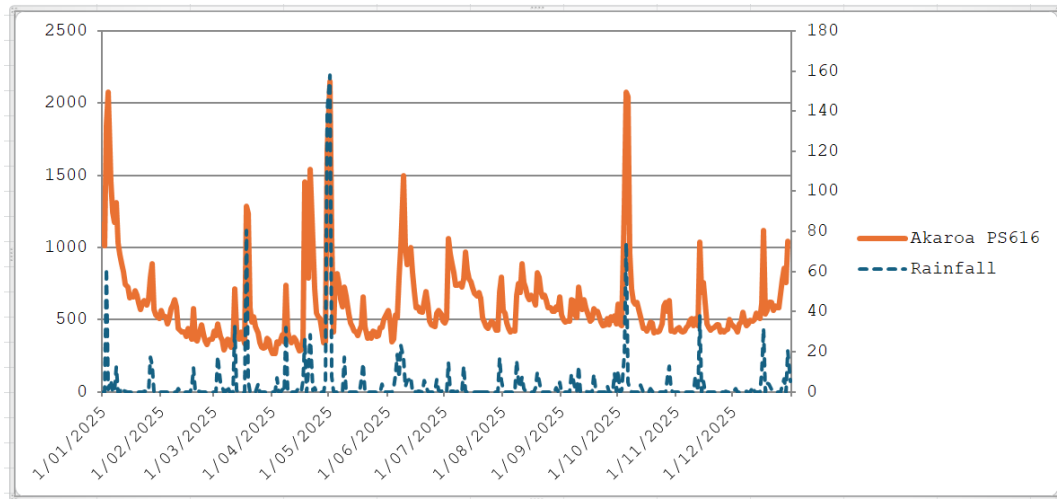


Figure 1 Total Akaroa Wastewater versus Rainfall 2025

On a separate note, we wish to raise the issue of the very poor sound quality of the recording of this workshop, with a great deal of what was said being unintelligible. This is a frequent problem and the community relies on streaming and recordings for information about the Board's activities.

Yours sincerely,

Suky Thompson  
Deputy Chair Friends of Banks Peninsula