

Kōrero mai | Let's talk

Submissions on Okains Bay Hall demolition

Jul 29, 2026 - Aug 16, 2026

Please note: these are all accepted submissions on Okains Bay Hall demolition. The views are those of the submitters and may include mis- or disinformation, hearsay and offensive or discriminatory language.

Response No:
1

Contribution ID: 46160

Please note this submission was received after the consultation feedback was analysed, and is not reflected in the community board report.

Q1 Are you responding:

Multi Choice As an individual

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text Dianne McDonald and John Dalley

Q8 Overall, do you support the plan to demolish Okains bay Hall?

Multi Choice Yes

Q9 Why/why not?

Long Text Its old, costs money to maintain even in its dilapidated state. Not a very good looking building plenty of rooms and rooms at school to hold meetings, social events etc

Q10 What activities are not currently able to take place, or a difficult to organise, because of a lack of community facilities?

Long Text The school has facilities that can well hold any meetings, conferences or sports games

Q11 Is there anything else the Te Pātaka o Rākaihautu Banks Peninsula Community Board needs to consider?

Long Text See enclosed extra letter
NB/ A local working bee and a team of men with a good can of diesel and match to avoid 100k demolishing fee!

Please see attachment on the following pages.

Re OKAINS Bay Hall.

X THOUGHTS

IF NO MONEY IS AVAILABLE
TO DEMOLISH THE COST

IS \$100,000.00
WHO COULD BE ASKED TO MAKE
A DONATION OR HERE A TIP!
SUGGESTIONS

1) WHILE "THE HALL" IS UNDER
CONSIDERATION - WHY DON'T
YOU OPEN IT UP TO CAMPERS
OR FAMILIES OR THE COMMUNITY
TO USE. IT HAS A KITCHEN &
TOILETS & IT COULD JUST BE
LEFT UNLOCKED

FOR CAMPERS / TRAMPERS /
FAMILIES TO USE "AS IS - WHERE
IS" FAMILIES WITH NO MEANS
TO HAVE A "FAMILY ADVENTURE"
(AT PRESENT DUE TO ECONOMICS
OF OUR CITY / COUNTRY) MAY JUST
LOVE TO BE ABLE TO "MARIE
LIKE GATHER UP WE THE HALL
FOR A SUMMER GATHERING.
FORGET HEALTH & SAFETY &
INSURANCE?? IS IT INSURED???
(+ 500 WHAT IF Burns down
Saves \$100,000.00!!)
MURRY THACKER, WOULD JUST
WANT ANYONE TO USE IT
BEFORE ITS DEMOLISHED.

"The Hall" has significant
interest to most on the
peninsula (including me)
IF DEMONSTRATED I DO HOPE
THERE WILL BE ONE FINAL
"BIG DANCE" GATHERING FOR
ALL OF US WHO ATTENDED
MANY DANCES. NEARING MEATS
ETC, ETC, IN THE HALL.
IT IS TRULY AN OKAINS DAY
ICON BUT ITS UGLY?? HOW
ON EARTH DID IT GET LEFT TO
BE SO UGLY, UNLOVED,
& UNATTENDED. (I'm SURE IT
COULD SEE
"ANOTHER LIFE" FOR OUR ANCESTORS
WHO PUT THEIR LOVE INTO IT.)

TALKING TO YOU
PARIS - HOW'S
THANK - YOU

DEAR PARIS PORTER
"THOUGHTS ON THE HALL"

My Grandfather's
George & Miss Harries
His father
His father
all had functions
at the Hall

so DID MY 9^{MOTHER} FATHERS
ON THE MASON SIDE
EARLY SETTLER'S TOO!

Truly immersed in "The Hall!"
4

Q1 Are you responding:

Multi Choice

As an individual

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Q8 Overall, do you support the plan to demolish Okains bay Hall?

Multi Choice

Yes

Q9 Why/why not?

Long Text

The hall should be demolished but a new community hall should replace the present hall as events at the moment are packed into tiny places that are unpleasant or the school which is inappropriate.

Q10 What activities are not currently able to take place, or a difficult to organise, because of a lack of community facilities?

Long Text

A new hall, as in the past, would be used for different gatherings i.e. Civil Defence Centre, welcoming new residents, weddings, birthdays, quiz evenings, local school events, film evenings, craft groups, campers' gathering place, sports groups, Christmas and mid Christmas events, University study groups and even mourners.

A new community hall should be located near the shops and museum, thereby keeping the village character. There are no toilets for visitors except at the beach which makes it very difficult for the store manager.

At present there is one very small group of Okains Bay residents wanting to relocate the historic classroom to Sefton Park.

We think the Council need to know the implications that may arise from a proposed application for a Resource Consent being considered by the Okains Bay Enhancement society which is to relocate the existing historic school classroom building in Okains Bay to the Sefton Park site in Okains Bay.

The following was emailed to both Tyrone Fields and Asif Hussain on 29th July 2026:

"Items that need to be considered for this resource consent are as follows:

The requirements set out in the legal documents by Sefton, who donated the land known as Sefton Park to the people of the Bay and its usage.

A plan showing the proposed location that should include any additional car parking area with its access from which roads.

Any additional buildings that may be required for consent - these may include toilets, kitchen, storage plus any other building proposed.

Will the historic building's chimneys be rebuilt on the proposed new location.

The proposed location would not tie into the village feeling as it is further away from the old church, the library and museum with its historic buildings.

Its present location on Ngāi Tahu land is acceptable to their committee representative on the Okains Bay Reserves Committee.

With respect to a building consent, the following items will need to be indicated:

How will the existing building be fully insulated, fire requirements to the present Building Code, compliant access & exits.

Another consideration that needs to be discussed:

The classroom building to be removed from its present location, could be relocated onto the site of the present Community Hall once it has been demolished.

The Museum is at present is proposing to modify & build new additions to some of its buildings and part of this would include a space that could be suitable for community events. If both buildings are set up with a community space the historic school classroom building could become a white elephant."

We appreciate this opportunity to give our opinions.

Q11 Is there anything else the Te Pātaka o Rākaihautu Banks Peninsula Community Board needs to consider?

Long Text

Q1 Are you responding:

Multi Choice As an individual

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text James Woods

Q8 Overall, do you support the plan to demolish Okains bay Hall?

Multi Choice Somewhat

Q9 Why/why not?

Long Text

I honestly feel that the community is being overlooked because Okains Bay has a smaller population. Having fewer people here shouldn't mean that we deserve any less access to a place where the community can come together.

A community hall is about much more than just having a building. It provides somewhere for people to meet, socialise, hold events and maintain connections within the community. Removing that facility without providing a suitable replacement risks making an already isolated rural community even more isolated.

We have previously discussed the possibility of relocating the old school building onto the Seftons Park site, but it feels like unnecessary restrictions are being put in the way of finding a workable solution.

If the existing hall genuinely has to be demolished because it is no longer fit for purpose, then so be it. But surely the answer shouldn't simply be to take away the community's hall altogether.

Is there not already a significant amount of money set aside for a hall or community facility? If that funding is available, we are asking the Council to actually use it to provide Okains Bay with a suitable replacement.

We're not asking for something unreasonable. We just want our community to have somewhere to come together.

Q10 What activities are not currently able to take place, or a difficult to organise, because of a lack of community facilities?

Long Text

- * Community & social connection
- * Gives residents a central place to meet.
- * Reduces social isolation.
- * Helps prevent loneliness.
- * Gives elderly residents somewhere to socialise.
- * Gives families somewhere to meet other families.
- * Helps new residents become part of the community.
- * Maintains connections between generations.
- * Provides a physical focal point for the community.
- * Gives people somewhere to gather when they can't host events at home.
- * Strengthens community relationships.
- * Provides somewhere to meet during both good times and difficult times.
- * Mental health & wellbeing
- * Provides regular opportunities for social interaction.
- * Helps combat loneliness and isolation.
- * Gives people a reason to get out and participate in community life.
- * Provides somewhere to organise wellbeing activities.
- * Provides vulnerable residents with opportunities for social connection.
- * Helps maintain rural social networks.
- * Prevents further isolation of an already isolated community.
- * Emergency & civil defence
- * Provides a potential civil defence/emergency gathering point.
- * Provides somewhere for residents to gather during an emergency.

- * Can provide temporary shelter if homes become unsafe.
- * Can be used during earthquakes.
- * Can be used during floods.
- * Can be used during major storms.
- * Can be used during road closures or slips.
- * Can be used during fires or other local emergencies.
- * Provides a location for distributing food and water.
- * Provides a location for distributing emergency supplies.
- * Provides somewhere for residents to receive emergency information.
- * Can be used by emergency services and community organisations.
- * Provides a local base if the community becomes cut off from Christchurch or other settlements.
- * Provides resilience if transport or communications are disrupted.
- * Gives the community a known place to go during an emergency.
- * Community events
- * Christmas functions.
- * Community dinners.
- * Weddings.
- * Funerals and wakes.
- * Birthday celebrations.
- * Fundraising events.
- * Markets.
- * Craft fairs.
- * Auctions.
- * Quiz nights.
- * Dances.
- * Movie nights.
- * Community meetings.
- * School events.
- * Children's activities.
- * Sports and recreation.
- * Cultural events.
- * Public meetings.
- * Children & young people
- * Provides somewhere safe for children to participate in activities.
- * Gives young people somewhere to socialise locally.
- * Reduces the need for parents to drive long distances.
- * Can host children's groups.
- * Can host holiday activities.
- * Helps young families become connected to the community.
- * Gives young people opportunities to participate in community life.
- * Helps make Okains Bay a better place for families to live.
- * Older residents
- * Provides somewhere accessible to socialise.
- * Helps reduce loneliness among older residents.
- * Provides a venue for community lunches.
- * Provides a place for gatherings.
- * Allows older residents to stay connected without travelling long distances.
- * Can host information and support sessions.
- * Rural resilience
- * Rural communities generally have fewer facilities than urban areas.
- * Residents often have to travel significant distances to access alternative venues.
- * Losing one facility can have a much larger impact in a small community.
- * A hall can serve many different purposes because there aren't many alternative buildings.
- * Its value shouldn't be measured only by daily usage.
- * A facility can be extremely valuable even if it is mainly used for occasional events.
- * Provides infrastructure that helps the community remain viable.
- * Helps the community cope with isolation and distance.
- * Local economy
- * Community events can bring visitors into Okains Bay.
- * Visitors can spend money at local businesses.
- * Markets can support local producers.
- * Events can support local businesses.
- * A venue can attract community organisations and activities.
- * Good community facilities can help attract new residents.
- * Strong community infrastructure can contribute to the area's desirability.
- * Events can support local tourism.
- * Provides a venue for activities that can generate fundraising income.
- * Heritage & community identity
- * Okains Bay has a strong historical identity.
- * The hall is part of the community's history.
- * Community buildings can represent generations of local involvement.
- * Removing the hall removes an important piece of community infrastructure.
- * The hall provides a physical meeting point for the community.
- * A replacement hall would preserve the tradition of having a central gathering place.

- * Maintaining community infrastructure helps preserve the identity of Okains Bay.
- * Fairness & Council responsibility
- * Okains Bay residents pay rates too.
- * A small population shouldn't mean residents receive fewer basic community facilities.
- * Council decisions shouldn't be based solely on population numbers.
- * Social value should be considered alongside financial cost.
- * Rural communities deserve access to community infrastructure.
- * Removing a major community facility has consequences beyond the building itself.
- * Council should investigate alternatives before simply removing the facility.
- * The community should have meaningful input into what replaces the hall.
- * If the existing building genuinely cannot be retained, the community should be provided with a suitable alternative.
- * Council should explain what will happen to any money already allocated or set aside for a hall.
- * If funding exists for a hall or community facility, the community should be able to understand why it isn't being used for a replacement.
- * A smaller community can actually have greater reliance on a single shared facility because there are fewer alternatives.
- * Most important overall argument
- * The question shouldn't simply be "Is there enough population to justify a hall?"
- * It should be "What does Okains Bay need to remain a functioning, connected and resilient community?"
- * If the existing hall is genuinely unsafe or unfit for purpose, the solution should be replacement rather than simply removal.

Q11 Is there anything else the Te Pātaka o Rākaihautu Banks Peninsula Community Board needs to consider?

Long Text

Q1 Are you responding:

Multi Choice As an individual

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text Lydia Woods

Q8 Overall, do you support the plan to demolish Okains bay Hall?

Multi Choice Don't know / Not sure

Q9 Why/why not?

Long Text What reason is given for this? It was deemed safe for the local school to operate out of in 2019. There was money invested into it at that point? How has it declined so much since then? Having a central community hub is important. A sense of community is important.

Q10 What activities are not currently able to take place, or a difficult to organise, because of a lack of community facilities?

Long Text As a community there needs to be a place we can meet and be a community together. There are often people looking for a venue here to host yoga, women's groups, meetings or even a space for people co-work. Having a venue available for that would be so beneficial.

Q11 Is there anything else the Te Pātaka o Rākaihautu Banks Peninsula Community Board needs to consider?

Long Text Of course there's no funding for Okains Bay. There never is. Our roads are shoddy, no clean drinking water, the hall needs maintenance. We are a small place but Okains Bay for it's size does some HEAVY lifting as far as bringing in income from the campground.
We used to have facilities to host events such as the hall or the pavilion. Both venues are now not able to be publicly used and its such a shame that our meeting places have been taken away.

Response No:
5

Contribution ID: 46024

Q1 Are you responding:

Multi Choice As an individual

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text Luke Ruddenklau

Q8 Overall, do you support the plan to demolish Okains bay Hall?

Multi Choice Yes

Q9 Why/why not?

Long Text Yes, it should not have been left to get to the condition it is in. Absolute waste. If it cannot be used it needs to be removed.

Q10 What activities are not currently able to take place, or a difficult to organise, because of a lack of community facilities?

Long Text Community meetings, Emergency meeting place, workshops, markets, exercise groups, baby groups,

Q11 Is there anything else the Te Pātaka o Rākaihautu Banks Peninsula Community Board needs to consider?

Long Text If there is a replacement hall or if the old school is moved- either way it needs to be maintained better

Q1 Are you responding:

Multi Choice As an individual

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text Peter Sven Thelning

Q8 Overall, do you support the plan to demolish Okains bay Hall?

Multi Choice Yes

Q9 Why/why not?

Long Text The facility is to old and not meeting the expectation of the community

Q10 What activities are not currently able to take place, or a difficult to organise, because of a lack of community facilities?

Long Text Funeral functions, local functions ie morning and afternoon teas linked to local activities, civil defence base , wedding functions, general meetings, fundraising functions.

Q11 Is there anything else the Te Pātaka o Rākaihautu Banks Peninsula Community Board needs to consider?

Long Text The local reserve board has substantial funds saved in their hall replacement fund over the last twenty plus years to replace the hall.

Response No:
7

Contribution ID: 46022

Q1 Are you responding:

Multi Choice As an individual

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text Cynthia Maree Thelning

Q8 Overall, do you support the plan to demolish Okains bay Hall?

Multi Choice Yes

Q9 Why/why not?

Long Text It is old and facilities in the hall are not up to standard

Q10 What activities are not currently able to take place, or a difficult to organise, because of a lack of community facilities?

Long Text Farewells, community get together , community dinners, housie nights,concerts, place for people in the event of a natural disaster, weddings, funerals.

Q11 Is there anything else the Te Pātaka o Rākaihautu Banks Peninsula Community Board needs to consider?

Long Text A community hall is essential to a community as it is the get together place for many events in the community.

Response No:
8

Contribution ID: 46019

Q1 Are you responding:

Multi Choice As an individual

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text Amour-Jane Rupene-Ryan

Q8 Overall, do you support the plan to demolish Okains bay Hall?

Multi Choice No

Q9 Why/why not?

Long Text

The Okains Bay hall is in the center of the village. In the 15 years that I have lived in Okains Bay the community has used this hall on numerous occasions from birthday celebrations, celebrations of life, weddings, community gatherings ie every 6 months community dinners, every 6 months community quiz nights, Okains Bay school 150th anniversary, Film production headquarters. The community it self has held working bees to keep this building open. CCC has not done any work on this building in all of this time or spent 1 cent on this building even after being sent numerous reports on snap send solve. MOE spent \$50000.00 to improve heating, painting, lighting, carpet and cladding on the front of the building when Okains Bay School used the hall for a ten month period a few years ago when the school was being refurbished, if CCC had of continued with improvements at this time we would not be looking at the hall being demolished now. The hall should be refurbished and available to use for the community and other CCC stake holders.

Q10 What activities are not currently able to take place, or a difficult to organise, because of a lack of community facilities?

Long Text

Okains Bay School assemblies, Okains Bay Reserve Board Meetings, FENZ training events. There is no building available for any emergency events ie Civil defense headquarters, Okains Bay play center for under 5yr Olds to attend, Okains Bay museum annual Waitangi day VIP luncheon. Private functions, New Brighton Sea kayaking annual awards,

Q11 Is there anything else the Te Pātaka o Rākaihautu Banks Peninsula Community Board needs to consider?

Long Text

Q1 Are you responding:

Multi Choice As an individual

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text Patricia Mary Coffin

Q8 Overall, do you support the plan to demolish Okains bay Hall?

Multi Choice Somewhat

Q9 Why/why not?

Long Text

I understand the hall has been left with no maintenance done for the past years.
it was always part of the community years ago and I do understand communities change but i think there should still be a place in the Bay for people to come together when they can

Q10 What activities are not currently able to take place, or a difficult to organise, because of a lack of community facilities?

Long Text

I grew up in the Bay and lots of activities happened in the hall.
I do not know what activities now happen that could utilise the facilities; but if the hall was operational, I'm sure the community would make use of it

Q11 Is there anything else the Te Pātaka o Rākaihautu Banks Peninsula Community Board needs to consider?

Long Text

On a different matter, I strongly feel the water situation needs to be sorted; maybe Fast Track submission?

Q1 Are you responding:

Multi Choice As an individual

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text Mikayla Connolly

Q8 Overall, do you support the plan to demolish Okains bay Hall?

Multi Choice Yes

Q9 Why/why not?

Long Text

The current facility was outdated, too large, cold, difficult to keep in a clean condition, vermin infested and not fit for modern community use. It would be a waste of funds to bring the building to compliant use as it still would be unsuitable by modern recreational standards for purpose and continue to have similar issues around heating, pest control and cleanliness.

To encourage more regular active use both by Okains Bay residents and those outside the area Okains Bay needs a modern, multi use facility similar to what was built at Birdlings Flat.

I do wish to add as someone who grew up in the bay my understanding was the previous Reserve Board had spent many years fundraising and saving profits from the camping ground operations which had been earmarked for a new hall/community space some 30 years ago. When the CCC took over the BPDC and gradually diluted the involvement of reserve boards and took over the camping ground operations what happened to this money and how was a change in prioritisation of those funds communicated to interested community members.

Q10 What activities are not currently able to take place, or a difficult to organise, because of a lack of community facilities?

Long Text

I live in Robinson's Bay but would actively hire and use a facility such as this in Okains Bay for birthday parties, funeral or remembrance services and potentially outings by our local Akaroa Playcentre families if the space was built with a good safe area for young children to play. It would be lovely to have a small playground and perhaps a younger child's scooter/bike track attached (the ones that look like a small road) which is something we don't have purpose built on the Peninsula and would encourage visitors to stop.

Q11 Is there anything else the Te Pātaka o Rākaihautu Banks Peninsula Community Board needs to consider?

Long Text

As above you say there is no funding available but I think the community needs transparency on the previous Reserve Board funds which were earmarked towards such a project. Although it may not be enough by today's construction standards it was a significant amount and could have been worked with as a starting point alongside grant's and fundraising.

Q1 Are you responding:

Multi Choice

As an individual

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Kowhai Thompson

Q8 Overall, do you support the plan to demolish Okains bay Hall?

Multi Choice

Somewhat

Q9 Why/why not?

Long Text

I live one Bay over and we have used this hall for 50th birthdays, weddings of locals, 21sts and we need some kind of community structure here. Some members of the community including me, feel that using the old historic school building as a community hall would be ideal, or moving it to this site and using the current toilets and kitchen

Q10 What activities are not currently able to take place, or a difficult to organise, because of a lack of community facilities?

Long Text

Currently we have not been able to use this local spot for community events such as birthday parties and craft groups. Although admittedly, the okains bay school is a useful place to hold community events too such as quiz nights and other fundraisers

Q11 Is there anything else the Te Pātaka o Rākaihautu Banks Peninsula Community Board needs to consider?

Long Text

We do need a community hall or space of some kind in okains bay to keep our community vibrant. But also, we don't want to be saddled with crazy rates that are stressful for families on tight budgets, so there is a balance. \$850,000 is too much to spend for our rating base, but if a \$200,000 solution or less can be found i would support that.

Q1 Are you responding:

Multi Choice As an individual

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text Felicity Oberlin-Brown

Q8 Overall, do you support the plan to demolish Okains bay Hall?

Multi Choice Yes

Q9 Why/why not?

Long Text Currently, the hall is an eyesore and not fit for purpose.

Q10 What activities are not currently able to take place, or a difficult to organise, because of a lack of community facilities?

Long Text Community functions can no longer be held without the attendees being in 2 rooms.

Q11 Is there anything else the Te Pātaka o Rākaihautu Banks Peninsula Community Board needs to consider?

Long Text Okains Bay has always had a strong community spirit. The lack of an appropriate space for events challenges this spirit. Along with the water scheme, which is always being delayed, the Bay appears to receive little support or thought from the council. The Bay deserves to be recognised and given a much higher priority by both the council and the community board. The hall has been in a poor state for many years, and yet it has been left to deteriorate further.

Q1 Are you responding:

Multi Choice As an individual

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text William Knapp

Q8 Overall, do you support the plan to demolish Okains bay Hall?

Multi Choice Somewhat

Q9 Why/why not?

Long Text

The hall in its current state reflects poorly on the community. We understand that demolition will improve the aesthetics of the Bay, especially with the hall's current state being boarded up and locked. However, we feel that \$100,000 fee for demolition is extravagant and suggest: a) removal of asbestos and removal/repurposing of the existing heat pump systems that were installed only a few years ago; b) use of the building as a fire practice for the local fire brigade. This should save a significant amount of money, which could also be used in part towards a new/different community facility.

Q10 What activities are not currently able to take place, or a difficult to organise, because of a lack of community facilities?

Long Text

We have canvassed the community and have received over 25 responses in support of a community facility. Being the last of the eastern bays with a primary school, let alone a local store, museum, and a campground, we are a vibrant and thriving community that feels very strongly about having a community space to gather in – not just a collection of holiday baches – but a real community.

A summary of proposed activities that would be undertaken in a community facility includes a lengthy list and I have attached a spreadsheet with our collective inputs. To summarise, we would greatly benefit from a gathering space for birthdays, funerals and weddings, weekly meeting spaces for a variety of groups - crafting for both young and adults, art meeting space, mum and Bub gatherings / playgroups, exercise classes with fitness and wellness / equipment available and classes run regularly, rural support meetings, seed sowing workshops, yoga/meditation/Pilates groups, book clubs, women's group / women's circle space, second hand clothing swaps, discos, dinners, quizzes, church camps and gatherings. Other less frequent but very important still would be fundraising events, summer markets on weekends, emergency meeting hub, ANZAC services, Christmas BBQ. We have had an overwhelming response for those that have many memories of holding space in the historic hall but is not available now - a neutral space for current residents, activities for children and adults alike, a Men's Club, movie nights, fundraisers, mid-winters potluck, monthly social gathering, school concerts, welcoming parties / leaving parties for those coming into and leaving the Bay. The list goes on to include a bimonthly meeting space for community mental health and wellbeing, a meeting place for CCC/BP community councillors to discuss bay issues and plans, a place for service providers to meet with locals (fire brigade/police etc), an annual kayaking group meet up space where they used to rent out the closed hall, a reading group for children, a funding venue.

Most importantly, is that we will have a neutral space for the Community to meet and gather for whatever occasion. It is with great appreciation that the local school has helped in the absence of a community hall since it has been closed, but is not an appropriate meeting place for the majority of these events. The letter written by the current Principal of Okains Bay School speaks to this very well.

Q11 Is there anything else the Te Pātaka o Rākaihautu Banks Peninsula Community Board needs to consider?

Long Text

We would like the board to consider the sheer volume of years of volunteer time and amount of residents' energy focused on a community facility. Meetings, deputations, submissions and more submissions, several hundred thousand dollars of funds saved by the Reserve Management Committee. Please acknowledge our need for a community facility. We are clearly a motivated community trying exceptionally hard to realise the potential benefits that a community facility would provide. We are not asking for an expensive building, just one that would serve the community in the many different activities and events we could hold there.

Q1 Are you responding:

Multi Choice As an individual

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text Reagan Knapp

Q8 Overall, do you support the plan to demolish Okains bay Hall?

Multi Choice Somewhat

Q9 Why/why not?

Long Text

The hall in its current state reflects poorly on the community. We understand that demolition will improve the aesthetics of the Bay, especially with the hall's current state being boarded up and locked. However, we feel that \$100,000 fee for demolition is extravagant and suggest: a) removal of asbestos and removal/repurposing of the existing heat pump systems that were installed only a few years ago; b) use of the building as a fire practice for the local fire brigade. This should save a significant amount of money, which could also be used in part towards a new/different community facility.

Q10 What activities are not currently able to take place, or a difficult to organise, because of a lack of community facilities?

Long Text

We have canvassed the community and have received over 25 responses in support of a community facility. Being the last of the eastern bays with a primary school, let alone a local store, museum, and a campground, we are a vibrant and thriving community that feels very strongly about having a community space to gather in – not just a collection of holiday baches – but a real community.

A summary of proposed activities that would be undertaken in a community facility includes a lengthy list and I have attached a spreadsheet with our collective inputs. To summarise, we would greatly benefit from a gathering space for birthdays, funerals and weddings, weekly meeting spaces for a variety of groups - crafting for both young and adults, art meeting space, mum and Bub gatherings / playgroups, exercise classes with fitness and wellness / equipment available and classes run regularly, rural support meetings, seed sowing workshops, yoga/meditation/Pilates groups, book clubs, women's group / women's circle space, second hand clothing swaps, discos, dinners, quizzes, church camps and gatherings. Other less frequent but very important still would be fundraising events, summer markets on weekends, emergency meeting hub, ANZAC services, Christmas BBQ. We have had an overwhelming response for those that have many memories of holding space in the historic hall but is not available now - a neutral space for current residents, activities for children and adults alike, a Men's Club, movie nights, fundraisers, mid-winters potluck, monthly social gathering, school concerts, welcoming parties / leaving parties for those coming into and leaving the Bay. The list goes on to include a bimonthly meeting space for community mental health and wellbeing, a meeting place for CCC/BP community councillors to discuss bay issues and plans, a place for service providers to meet with locals (fire brigade/police etc), an annual kayaking group meet up space where they used to rent out the closed hall, a reading group for children, a funding venue.

Most importantly, is that we will have a neutral space for the Community to meet and gather for whatever occasion. It is with great appreciation that the local school has helped in the absence of a community hall since it has been closed, but is not an appropriate meeting place for the majority of these events. The letter written by the current Principal of Okains Bay School speaks to this very well.

I attach a spreadsheet of collated responses from the community, and hope that this is considered in the overall greater vision for a community space in Okains Bay.

Q11 Is there anything else the Te Pātaka o Rākaihautu Banks Peninsula Community Board needs to consider?

Long Text

We would like the board to consider the sheer volume of years of volunteer time and amount of residents' energy focused on a community facility. Meetings, deputations, submissions and more submissions, several hundred

thousand dollars of funds saved by the Reserve Management Committee. Please acknowledge our need for a community facility. We are clearly a motivated community trying exceptionally hard to realise the potential benefits that a community facility would provide. We are not asking for an expensive building, just one that would serve the community in the many different activities and events we could hold there.

Please see attachment on the following pages.

Okains Bay Community Hall - potential usage summary

Usage I'm interested in starting a weekly Adults only craft group. Modeled on the one I've attended in Christchurch, where we can share, teach and learn from each other's talents. Timed to coincide with school drop-off or pick-up Just a suggestion... Back in the day we used to use the hall for a mum's and pre-school play group once a week. Maybe the young mum's in the community would enjoy starting their own little get-together. Floral workshops/ any creative workshops Birthday parties - a space for 21's etc Funeral services Local community group meetings Weddings Rural support meeting? Once a year Playgroup space- once a week Fundraising events Summer- markets on Sundays Emergency meeting hub Old car drives- base for smoko or lunch Anzac services? Christmas BBQ I think we need a community fitness and wellness hub I think it would be great to have gym equipment available and also we could have classes or boot camp held there which I would happily provide it would add to our community fit all ages I do think the Bay needs a dedicated community space; my sister and I were discussing this over the weekend. All the events that used to happen in the Hall when we were growing up there; of course the community then was different to the present residents, so their needs will be different. However, it is good to have somewhere where you can have activities for children, perhaps a Men's Club or a meeting place for the crafty people in the Bay: movie nights as fundraisers over Christmas holidays for everyone, including the campers. I'm sure if a dedicated space were available, it would be used. Best of luck and please do keep everyone informed of the outcome. See letter of support from Okains Bay School Principal - very comprehensive I would attend a craft group once a month if this was happening. We would also use it when our church has a weekend camp at the camping grounds x1 per year. We would use it for large birthday party's and attend community pot luck dinners when held. Thanks for your work. I'll answer on the assumption that we may one day soon spend more time in the bay, as we did for a few months back in 2019. At that time I taught a weekly yoga class, so we could suggest I'm taking twice weekly yoga and or Pilates classes.
--

my some suggestions for a community facility:

Mid winter gathering potluck
 Potentially monthly social get together
 Waitangi Day for meals, meet and greet officials
 Weddings and funeral functions former frequently, latter very infrequently hopefully
 School concerts mid and end of year
 fitness gym set up for frequent use
 gatherings for crafts monthly or bi monthly
 welcoming and leaving families to and from the bay
 gathering place for shelter in times of need from natural disasters excluding tsunamis obviously
 bi monthly meetings for community mental health and wellbeing
 A meeting place for the community councillors to meet the locals as well as the ChCh city councillors to discuss Bay issues and plans
 A place for service providers to meet with the locals ie fire brigade, police etc

Most importantly is that the Community have a neutral place to gather for whatever the occasion. Great that the school has helped out, however not ideal for the school

I would like to point out that we do need a location/community hall in order to function as a cohesive community.
 We do need a facility to use for all sorts of events. Ie get togethers, information meetings, parties, craft get togethers etc

I know short notice, but if there was a community venue I would use it next year (Matariki weekend) for [a] 21st.

Hi I haven't lived in Okains for a long time, but get over as often as I can and I love the bay.
 One thing that may not have been considered is the need to have a safe and large enough facility for people to gather together for support and encouragement after a civil defence emergency.
 As a Civil defence volunteer in the [extracted name] district we use and train in community halls all over the district.
 This is both for Welfare centres but lately for community hubs.
 Community hubs are set up by the civil defence for community and run by the community
 The council
 Civil provides a knit box and basic training for local people to run.
 Therefore in times of isolation this aid a place of safety, encouraging and support for people.
 This can only happen in a community building large enough and safe enough for this to occur
 So yes Okains Bay needs a building big enough for this purpose and of course for everything else that has already been pointed out by others.

I have a house in the Bay, and visit only intermittently unfortunately.
 However, I fully support the need for a community hall for the residents of Okains Bay.
 The previously stated need for it, & the activities that would take place, is spot on. I am not aware of any building nearby that could be used as an alternative.

in regards to the community hall usage:

- community radio station. already up & running but needs a public space to home it so everyone can use it. anyone would be able to do a show & this often leads to regular shows as witnessed in Lyttelton with the set up of their community radio station.
- a youth group venue. somewhere for the local youth to get together weekly or fortnightly to play pool or table tennis, board games and have a safe space to gather.
- fitness classes. people have wanted to set up different versions of this from gyms to yoga etc. would be weekly
- all the usual celebrations: birthdays weddings funerals etc
- regular community events like quiz nights, dinner & dance, halloween, matariki, waitangi day etc
- fortnightly craft groups
- a space for community groups like kowhais women in business to meet regularly instead of having to go to akaroa
- community meetings like pest free, water management. there's no space big enough for all of us
- car clubs etc ie the land rover club that were at the museum a couple of weeks ago. i had spoken to the organiser as he was out scouting locations and suggested the museum due to no community hall. these events are really important to the small businesses here and we lose a lot of business due to no hall. the store the museum the campground and the accommodation providers all miss out on business when people can't book a venue for their event

I think that it could be well served by musicians young and older (note sent via FB messenger). A permanent PA system so kids and adults alike can hold music bands, he was offering to teach classes to students/adults, hold performances in the new facility, and to bring outside groups in, generally under the band of music

Beside all the uses already mentioned. We think it is an important site for wedding receptions and as a get together venue after a funeral . Also school concerts .

I understand that the old community hall is to be demolished and a future community facility is being discussed.

The Canterbury Sea Kayak Network holds an annual training weekend at Okains Bay each February and has done so for the last 36 years. I have been involved with the Network now for 18 years and in that time we have had between 30 & 80 people attend the training and camp at the campground.

For the last 5 years (2021 – 2025) we have hired the community hall for a Saturday evening get together. Prior to using the hall we gathered under a makeshift shelter, not so comfortable on wet/windy nights.

We might only use a hall for one night a year, but we are potential users of a new community hall and support requests to the Council for a facility.

Although only 18 years visiting with the kayak network, I've been camping and now caravanning with family at the Bay for nearly 50 years. Best wishes for your approaches to the Community Board & City Council.

- * reading with children group, like they have in Akaroa Library
- * space to hold a children's playgroup and/or homeschooling meet up group
- * rent it out for evening meditation and yoga group
- * hold seed sowing workshops and native seed propagation workshops
- * wedding reception area possibly
- * 50th, 21st 70th birthday party hire
- * book club meeting space
- * women's group, women's circle space
- * space to hold a second hand clothing swap

A funding venue; Hall hire would generate income directly for the buildings own upkeep in addition to fundraising opportunities

I think all the uses we have for the hall have likely all been mentioned. Weddings, school use, emergency accommodation, discos, dinners, quizzes, Waitangi days; With mental health being such a large driver of deaths in the Peninsula, a community coming together every. Now and then is a great thing.

Q1 Are you responding:

Multi Choice

As an individual

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Rata & Peter Durham

Q8 Overall, do you support the plan to demolish Okains bay Hall?

Multi Choice

Somewhat

Q9 Why/why not?

Long Text

We support the removal by way of the most cost effective option i.e. preparing the building for a controlled burn, by firstly removing all hazardous materials and disconnecting utility services. Overseen by FENZ.

Q10 What activities are not currently able to take place, or a difficult to organise, because of a lack of community facilities?

Long Text

All the activities that the Okains Bay Enhancement Trust have outlined, collated from the Community in July 2026. Spreadsheet provided in their submission.

Q11 Is there anything else the Te Pātaka o Rākaihautu Banks Peninsula Community Board needs to consider?

Long Text

We understand that the Council do not Plan to repair, rebuild, or replace the hall, as noted in the news paper article advising us of the demolition in the Akaroa Mail, June 12th 2026 edition. CCC Community consultation in 2020 advised the same.

This is why the community have been united in their request that the Former Okains Bay Primary School building, extensively restored in 2008 (owned by the CCC) be utilized as a community facility, as it already exists with minimal use, revenue or preservation.

We ask that this cost effective option be seriously considered, for the good of this heritage building and our communities wellbeing . Allowing "access to a place where people can gather and take part in community activities" as noted above.

Q1 Are you responding:

Multi Choice As an individual

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text Judy Thacker

Q8 Overall, do you support the plan to demolish Okains bay Hall?

Multi Choice Yes

Q9 Why/why not?

Long Text The present building has been neglected for so long that it is now condemned and has become a blot on the landscape.

Q10 What activities are not currently able to take place, or a difficult to organise, because of a lack of community facilities?

Long Text I support letters written by the Okains Bay School Principal Colin Hammond, I am a committee member of the O B Enhancement Society

Q11 Is there anything else the Te Pātaka o Rākaihautu Banks Peninsula Community Board needs to consider?

Long Text

Q1 Are you responding:

Multi Choice

As an individual

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Bob Boughton

Q8 Overall, do you support the plan to demolish Okains bay Hall?

Multi Choice

No

Q9 Why/why not?

Long Text

As a retired builder and resident of Okains Bay I am not convinced that the main body of the hall is structurally in very poor condition or indeed unsafe. The front lean to section of the hall was built at a later date from the original main hall (built with totora) using untreated pine timber and I agree that this section needs replacing but it would far lesser cost than replacing the whole structure. Before the Christchurch City Council took over the administration of the hall and camping ground from our local Reserve committee we had accumulated almost \$400,000.00 specifically for the restoration of the hall . This money disappeared into the CCC coffers never to be seen again! How about using this sum for the existing hall?

Q10 What activities are not currently able to take place, or a difficult to organise, because of a lack of community facilities?

Long Text

Community Meetings
Wedding and or Social Parties
Waitangi Day Formal Meals for dignitaries and guests
School Concerts
Gymnasium type activities
Craft Groups
etc

Q11 Is there anything else the Te Pātaka o Rākaihautu Banks Peninsula Community Board needs to consider?

Long Text

If we lose our Historic Hall from its present location then it will be just another example of our colonial heritage being pushed aside. It would be a shame to lose it. Small communities are important too.

Q1 Are you responding:

Multi Choice

As an individual

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

luis thacker

Q8 Overall, do you support the plan to demolish Okains bay Hall?

Multi Choice

No

Q9 Why/why not?

Long Text

central in okains bay for community advents & socialising, used by school for arts & until recently was the school whilst reno at school completed. Has been centre of all community events since it's inception & would be dis-incentive to remove use-fullness to our vibrant community.

Q10 What activities are not currently able to take place, or a difficult to organise, because of a lack of community facilities?

Long Text

everything from school events, weedings, 21sts, community meetings,once a month shared dinners,annual waitangi catering, movies end of term plays , funerals , live music-it has a stage & community hub.

Q11 Is there anything else the Te Pātaka o Rākaihautu Banks Peninsula Community Board needs to consider?

Long Text

If this building is going to be demolished then an appropriate ediface needs to be available for the locals ect to access as it happens.I take umbrage for the way, once again that this notification has been pushed thru without a local meeting with council in okains bay to get a honest view instead of this back-handed way you operate.

Q1 Are you responding:

Multi Choice

As an individual

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Julian Brophy

Q8 Overall, do you support the plan to demolish Okains bay Hall?

Multi Choice

No

Q9 Why/why not?

Long Text

Halls are important social connectors and Council should have better managed resource planning to ensure the halls was properly maintained or a sustainable plan for its replacement developed. Demolition and no replacement is a net loss for the community.

Q10 What activities are not currently able to take place, or a difficult to organise, because of a lack of community facilities?

Long Text

Q11 Is there anything else the Te Pātaka o Rākaihautu Banks Peninsula Community Board needs to consider?

Long Text

Q1 Are you responding:

Multi Choice

As an individual

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Q8 Overall, do you support the plan to demolish Okains bay Hall?

Multi Choice

Q9 Why/why not?

Long Text

Q10 What activities are not currently able to take place, or a difficult to organise, because of a lack of community facilities?

Long Text

Q11 Is there anything else the Te Pātaka o Rākaihautu Banks Peninsula Community Board needs to consider?

Long Text

Q1 Are you responding:

Multi Choice As an individual

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text Viv van Dam

Q8 Overall, do you support the plan to demolish Okains bay Hall?

Multi Choice Somewhat

Q9 Why/why not?

Long Text Only if it is replaced

Q10 What activities are not currently able to take place, or a difficult to organise, because of a lack of community facilities?

Long Text Community meeting, parties, emergency meeting point, emergency shelter (for campsite during storms), a safe place for evacuations

Q11 Is there anything else the Te Pātaka o Rākaihautu Banks Peninsula Community Board needs to consider?

Long Text The Okains Bay community isn't just made up of the full time residents. It is also made up of part time residents and campers. Please provide a place for everyone!

Q1 Are you responding:

Multi Choice

As an individual

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Klaus Rexer

Q8 Overall, do you support the plan to demolish Okains bay Hall?

Multi Choice

No

Q9 Why/why not?

Long Text

Hi Paris
Thank you for the opportunity to have a say in the proposed demolition of our community hall.
I read in your proposal that council has got no plans nor funds set aside to repair or build a new building.
My opinion is that once the building is gone then it'll be that much harder to find funds to get a replacement.
A community hall is the centre/heart of our community. This is where we meet to discuss our future, have weddings, birthday parties, PFBP meetings, Civil Defence training and emergency shelter, meet our new residents etc
To tear out "our heart " without a definitive replacement is inexcusable.
So in that context I do not support the plan to demolish.
To Q2 see above plus many more activities ie we can't have a in person meeting with you on site here.
Q3 there used to be a hall fund via our beach camp income. What happend to that?

Q10 What activities are not currently able to take place, or a difficult to organise, because of a lack of community facilities?

Long Text

This is where we meet to discuss our future, have weddings, birthday parties, PFBP meetings, Civil Defence training and emergency shelter, meet our new residents etc

Q11 Is there anything else the Te Pātaka o Rākaihautu Banks Peninsula Community Board needs to consider?

Long Text

Q1 Are you responding:

Multi Choice As an individual

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text Ron Brooks

Q8 Overall, do you support the plan to demolish Okains bay Hall?

Multi Choice No

Q9 Why/why not?

Long Text There's no need to demolish it, its probably perfect as it is and it's a bunch of farce you're creating.
It shouldn't be demolished, we should practically save it.
I don't believe the \$800k estimate to restore it. I think that's a farce. It's ruining everybodys livelihood.

Q10 What activities are not currently able to take place, or a difficult to organise, because of a lack of community facilities?

Long Text Don't go ahead and build another thing with our taxpayers money. You can have the functions down on the beach.
Its hard enough as it is with rates.

Q11 Is there anything else the Te Pātaka o Rākaihautu Banks Peninsula Community Board needs to consider?

Long Text Give back Banks Peninsula and Akaroa to its own separate company instead of being amalgamated with Christchurch.

Q1 Are you responding:

Multi Choice As an individual

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text Thomas Boleyn

Q8 Overall, do you support the plan to demolish Okains bay Hall?

Multi Choice Yes

Q9 Why/why not?

Long Text eye-sore & not useable

Q10 What activities are not currently able to take place, or a difficult to organise, because of a lack of community facilities?

Long Text community meetings, gatherings, parties, etc.

Q11 Is there anything else the Te Pātaka o Rākaihautu Banks Peninsula Community Board needs to consider?

Long Text In the old hall, there is some beautiful old totara trusses. Can these be salvaged? Happy to complete this salvage myself & take off-site. Would be incredibly wasteful for these timbers to end up in landfill.

Q1 Are you responding:

Multi Choice As an individual

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text Kaitlyn Leeds

Q8 Overall, do you support the plan to demolish Okains bay Hall?

Multi Choice Yes

Q9 Why/why not?

Long Text Yes, it's an eye-sore & currently not able to be used

Q10 What activities are not currently able to take place, or a difficult to organise, because of a lack of community facilities?

Long Text Community meetings, events, parties, gatherings etc. More community events would likely take place if a facility were available.

Q11 Is there anything else the Te Pātaka o Rākaihautu Banks Peninsula Community Board needs to consider?

Long Text