Kōrero mai | Let's talk

Future use of BP Meats site

We want your feedback on five options for the BP Meats site at 67 and 67a Rue Lavaud.

Tell us what you think by Sunday 18 October 2026

letstalk.ccc.govt.nz/BPMeats



Christchurch City Council



Options for the future use of the BP Meats site

The Te Pātaka o Rākaihautū Banks Peninsula Community Board will determine the future use of Akaroa's BP Meats site at 67 and 67a Rue Lavaud.

To help them decide, we are seeking your feedback on five options that were identified following consultation with the community since late 2024.

These options are conceptual and are intended to help the community visualise and understand the opportunities and constraints attached to different land uses for the site. They do not represent funding decisions, development proposals, approved designs or construction programmes.

You can find out more about each of the options and tell us what you think until Sunday 18 October 2026.

Kōrero mai | Let's talk

Phone us on **03 941 5376**
or email **letstalk@ccc.govt.nz**

Learn more and tell us what you think by 18 October 2026.

letstalk.ccc.govt.nz/BPMeats

How we chose the options

The five options have evolved over time in response to feedback from the community and Te Pātaka o Rākaihautū Banks Peninsula Community Board.

The options are:

1. Do minimum
2. Managed retention, with a temporary outdoor community space on the middle third and temporary car parking on the rear third
3. Managed retention, with a temporary outdoor community space on the middle third and temporary housing on the rear third
4. Residential development, with small scale commercial development on the front third
5. Small scale commercial development



How the site is developed in future will also be subject to:

- Statutory and regulatory compliance
- Feasibility of delivery
- Site constraints
- Funding availability

Go online for more information, including the Site Development Principles

letstalk.ccc.govt.nz/BPMeats

What we will not consider

The following matters are out of scope for this project.
These include:

- Implementation/delivery of the approved option.
  There is no funding set aside in the Council's current Long Term Plan for development.
- Climate adaptation planning. This is being carried out via a different Council decision-making process.
- Updating existing traffic management and other plans and strategies for Akaroa.

Site opportunities

Positives of the site include its:

large size, at approximately 2,968m^2 in total;

no heritage listed items/buildings, increasing its potential uses;

flat, relatively rectangular site shape, gently sloped toward Rue Lavaud;

commercial Banks Peninsula zoning under the Christchurch District Plan allowing a wide range of activities, including commercial, residential and community activities; and

central location within the northern commercial area of Akaroa, as well as street frontage on Rue Lavaud – one of the main streets in the historic seaside town;

opportunity to enhance the adjacent Wai-iti Balguerie Stream through a site layout that makes the most of the stream amenity, access improvements and riparian planting.



Actions proposed for all shortlisted options

All five options being consulted on include:

- refurbishing the existing butchery building;
- the potential removal of part of the annex;
- constructing a small permanent stormwater device on the site in the northeast corner; and
- a tidy up of vacant areas and improved ongoing maintenance.

'The Little Sweet Shop' building at the front of the site, will be retained. However, the location of the building may change by mutual agreement.

Butchery building restoration and potential sale

One of the strongest and most consistent requests from community engagement to date has been to keep the butchery building and complete repairs so that it can continue as a butchery – a service the community have valued since around 1842. There was also some discussion about the Council ownership of a commercial building and whether it could be sold.

Refurbishment work has already started, with a full roof replacement – excluding the section over the toy library – and installation of a traditional guttering system on the front veranda carried out in August 2026. This work has been managed in accordance with Council's landlord obligations and existing approved budgets.

The annex has been excluded from this work as removal is an option for consideration.

Any future work will be subject to the outcome of an independent building assessment, discussions with tenants, funding availability and a decision around the ownership of the building.



Give us your feedback on the sale of the butchery land and building

letstalk.ccc.govt.nz/BPMeats

Potential partial removal of annex

All options can accommodate either the retention of, or removal of part of the annex *(see graphic)*, which was added to the main butchery building a significant period after it was first constructed. Removal of part of the annex would support the heritage value of the butchery building.

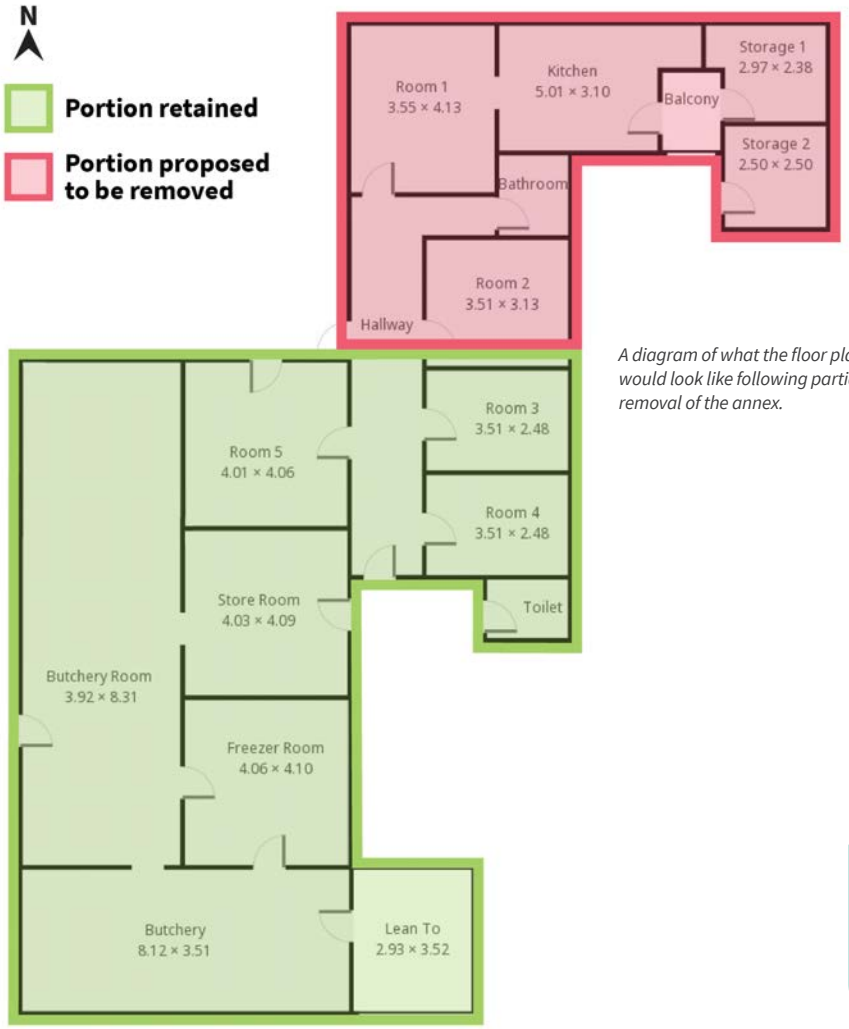
Removal of part of the annex would also improve visibility of and access to the rear of the site, potentially improving activation of the site.

The removal was supported by most of the attendees at community workshops held on 5 June 2025, who saw the annex as affecting the building's heritage fabric.

The annex is currently occupied by L'Op Shop, Akaroa Toy Library and Akaroa Community Arts Council. If part of the annex was removed, two rooms would still be available for the toy library and L'Op Shop to be retained – as well as the shared toilet. The Council will work with the Akaroa Community Arts Council to help find alternative accommodation if needed.

The tenants would have to relocate at least temporarily while work on the annex was completed.

Removal of part of the annex is estimated to cost the Council between $90,000-$110,000. This will be finalised following further investigation into the presence of asbestos. Funding would need to be approved through the 2027-2037 Long Term Plan.



A diagram of what the floor plan would look like following partial removal of the annex.

Go online for more information

letstalk.ccc.govt.nz/BPMeats



A visual of what the stormwater device could look like.

Stormwater device location

This site has been approved as the location of a new stormwater treatment device. The site was identified in the Te Pātaka o Rākaihautū Banks Peninsula Settlements Stormwater Management Plan 2025, adopted by the Council on 16 July 2025.

The concrete inground biofiltration device will be constructed on the eastern boundary of the site to treat stormwater from gutters on both sides of Rue Balguerie and, potentially, the stormwater from the site.

This will reduce pollutants, such as heavy metals and sediment from the road, entering Wai-iti Balguerie Stream. The device will provide an opportunity to restore a floodplain area, which could be planted with natives and trees, as well as streamside enhancement, and potentially make use of waterbody setbacks from the rear site boundary adjacent to the stream.

The device is subject to funding through the 2027-37 Long Term Plan and may require Resource Consent. The final scheme design also requires approval from the Te Pātaka o Rākaihautū Banks Peninsula Community Board.

The shortlisted options

Option 1: Do minimum

Key features

- **Front of the site *(Area 1)*:** Refurbish existing butchery building and improve pedestrian access to the rear of the site. Vehicle access will be from Rue Balguerie.
- **Middle and rear of the site *(Area 2)*:** Possible community use of outdoor space and improved ongoing maintenance.
- **Rear of the site *(Area 3)*:** Stormwater device.
- A tidy up of vacant areas and improved ongoing maintenance.

This is a temporary option that retains the site in Council ownership until a decision is made in the future about its permanent land use.

Overview

Previous engagement with the Akaroa community has been unable to build consensus about what to do with this site. This option provides future flexibility, while improving and maintaining the middle and rear thirds of the site for temporary community use.

Implementation considerations:

There will need to be community agreement on what the community space could be used for. This will need to be planned, managed and funded by the community.

This is a low-cost option and therefor funding and delivery maybe easier and quicker.




Rue Lavaud
Area 1
Area 2
Area 3
7m water body setback area (approx.)
Balguerie Stream
All options include a tidy up of vacant areas and improved ongoing maintenance.
Rue Balguerie
N

Option 2: Managed retention, with a temporary outdoor community space on the middle third and temporary carpark on the rear third



Key features

- **Front of the site *(Area 1)*:** Refurbish existing butchery building and improve pedestrian access to the rear of the site.
- **Middle of the site *(Area 2)*:** Temporary community hub area with outdoor community space and activation (i.e. markets, heritage interpretation panels, bookable space).
- **Rear of the site *(Area 3)*:** Temporary public parking area, with vehicle access from Rue Balguerie.
- **Rear of the site *(Area 4)*:** Stormwater device.
- A tidy up of vacant areas and improved ongoing maintenance.

This is a temporary option that retains the site in Council ownership until a decision is made in the future about its permanent land use.

Overview

This option provides time for more understanding of coastal hazard implications and development of an adaptation plan before the site's permanent future land use is decided, allowing the site's short-term use to be reviewed within a five-year timeframe and evolve in response to changing community needs.

The temporary carpark would provide an estimated 30 parking spaces for casual use in a central location. Parking capacity is lower at unsealed sites as individual spaces are not defined.

If part of the annex is removed, and the two remaining rooms are not sufficient for all current tenants, the community hub area could accommodate them, in prefabricated, relocatable spaces.

Implementation considerations

The Council would be responsible for preparing the site for temporary parking. There is no funding currently allocated. This use may require resource consent.

There will need to be community agreement on what the community space could be used for. This will need to be planned, managed and funded by the community.

Once the Coastal Hazards Adaptation Plan (CHAP) for Akaroa is completed and adopted around 2030, this option can be reviewed to consider any relevant requirements of the CHAP.


Rue Lavaud
Area 1
Area 2
Area 3
Area 4
7m water body setback area (approx.)
Balguerie Stream
All options include a tidy up of vacant areas and improved ongoing maintenance.
Rue Balguerie
N

Option 3: Managed retention, with a temporary outdoor community space on the middle third and temporary housing on the rear third

Key features

- **Front of the site *(Area 1)*:** Refurbish existing butchery building and improve pedestrian access to the rear of the site.
- **Middle of the site *(Area 2)*:** Temporary community hub area with outdoor community space and activation.
- **Rear of the site *(Area 3)*:** Temporary/relocatable housing that meets local needs, with vehicle access from Rue Balguerie.
- **Rear of the site *(Area 4)*:** Stormwater device.
- A tidy up of vacant areas and improved ongoing maintenance.

This is a temporary option that retains the site in Council ownership until a decision is made in the future about its permanent land use.

Overview

Statistical and anecdotal evidence indicates that families, the elderly, people in need of social housing and seasonal workers are most impacted by a demonstrated housing shortage. Temporary housing could help fill that need by diversifying the type of housing available.

If land is sold for this use, the Council could use a mechanism such as an encumbrance registered upon the property, to achieve certain outcomes such as temporary affordable housing or seasonal worker accommodation. Lease terms and conditions could also be used to achieve these outcomes if the land is leased. The council has a high degree of flexibility about what the restrictions are and how this is implemented. However, there will be a value trade off in any restrictions to the future rights and uses of the site.

If part of the annex is removed, the community hub area could accommodate the current tenants in prefabricated, relocatable spaces if necessary. Additionally, the removal of part of the annex will provide two rooms that may well be suitable for these ongoing uses. So there are a couple of options to be explored.

Go online for more information

letstalk.ccc.govt.nz/BPMeats

This option also provides flexibility and time for more understanding of coastal hazard implications and development of an adaptation plan before the site's permanent future land use is decided. The site's short-term use would be reviewed within a five-year timeframe and could evolve in response to changing community needs.

Implementation considerations

There will need to be community agreement on what the community space could be used for. This will need to be planned, managed and funded by the community.

Once the Coastal Hazards Adaptation Plan (CHAP) for Akaroa is completed and adopted around 2030, this option can be reviewed to consider any relevant requirements of the CHAP.

If an appropriate housing delivery partner is not secured, this option would revert to Option 1 - Do minimum.


Rue Lavaud
Area 1
Area 2
Area 3
Area 4
7m water body setback area (approx.)
Balguerie Stream
All options include a tidy up of vacant areas and improved ongoing maintenance.
Rue Balguerie
N

Option 4: Residential development, with small scale commercial development on front third

Key features

- **Front of the site *(Area 1)*:** Refurbish existing butchery building and improve pedestrian access to the rear of the site. New small scale commercial development on remaining space.
- **Middle and rear of the site *(Area 2)*:** Permanent residential development that meets local needs, with vehicle access from Rue Balguerie.
- **Rear of the site *(Area 3)*:** Stormwater device.
- A tidy up of vacant areas and improved ongoing maintenance.

Overview

This option could increase the amount and type of housing available in Akaroa.

Statistical and anecdotal evidence indicates that families, the elderly, people in need of social housing and seasonal workers are most impacted by a demonstrated housing shortage. Permanent residential housing could help fill that need by diversifying the type of housing stock available by providing medium-density housing and a mix of ownership types.

If land is sold for this use, the Council could use a mechanism such as an encumbrance registered upon the property, to achieve certain outcomes such as temporary affordable housing or seasonal worker accommodation. Lease terms and conditions could also be used to achieve these outcomes if the land is leased. The Council has a high degree of flexibility about what the restrictions are and how this is implemented. However, there will be a value trade off in any restrictions to the future rights and uses of the site.

Go online for more information

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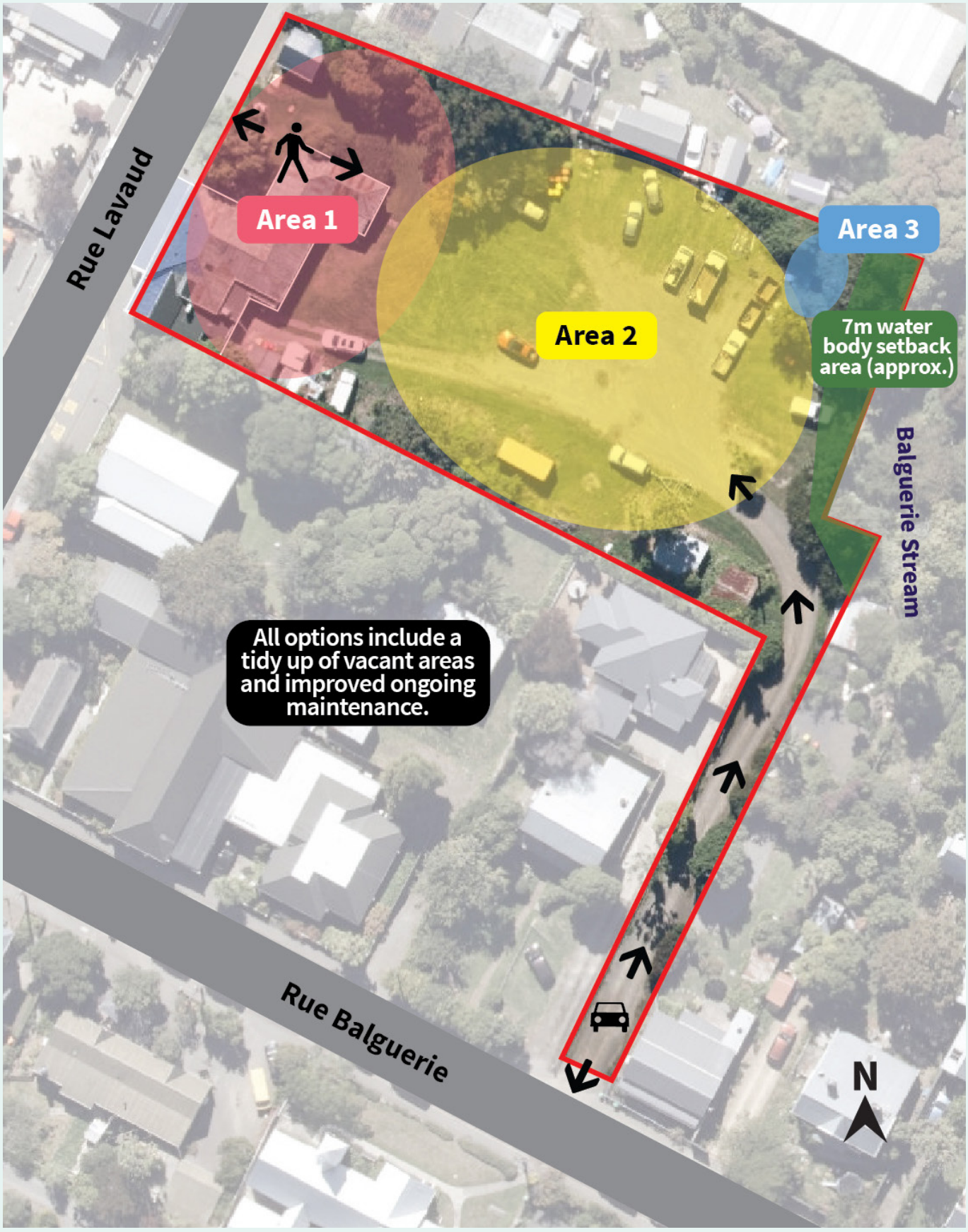
While any associated whole or partial sale of the site would generate Council revenue, this option would mean a loss of public ownership of at least part of the site and the loss of key land that may identified in coastal adaptation planning for alternative use. It also requires the interest of an external delivery partner.

Implementation considerations

Subdivision and covenanting of the site and/or butchery building will be required for the sale of all, or part of the site. The housing and/or commercial developments would require interest and resourcing from delivery partners.

If an appropriate housing and/or commercial delivery partner is not secured, this option would revert to Option 1 - Do minimum.

There would be minimal opportunity for community participation in implementation.


Rue Lavaud
Area 1
Area 2
Area 3
7m water body setback area (approx.)
Balguerie Stream
All options include a tidy up of vacant areas and improved ongoing maintenance.
Rue Balguerie
N

Option 5: Small-scale commercial development

Key features

Overall site *(Area 1)*:
Refurbish existing butchery building and improve pedestrian access to the rear of the site and develop permanent new commercial development (i.e. small-scale retail, offices and commercial services), with vehicle access from both Rue Lavaud and Rue Balguerie.

Rear of the site *(Area 2)*:
Stormwater device.
A tidy up of vacant areas and improved ongoing maintenance.

Overview

The current low vacancy rate for commercial premises in Akaroa indicates a healthy and vibrant centre with strong levels of demand.

However, this option would help meet future commercial demand and grow the local economy, employment base and existing retail offerings to meet the needs of both visitors and the local community. The main site's Commercial Banks Peninsula zoning allows for a range of small-scale retail, offices and commercial services.

Go online for more information
letstalk.ccc.govt.nz/BPMeats

While any associated whole or partial sale of the site would generate Council revenue, this option would mean a loss of public ownership of at least part of the site and the loss of key land that may identified in coastal hazards adaptation planning for alternative use. It also requires the interest of an external delivery partner.

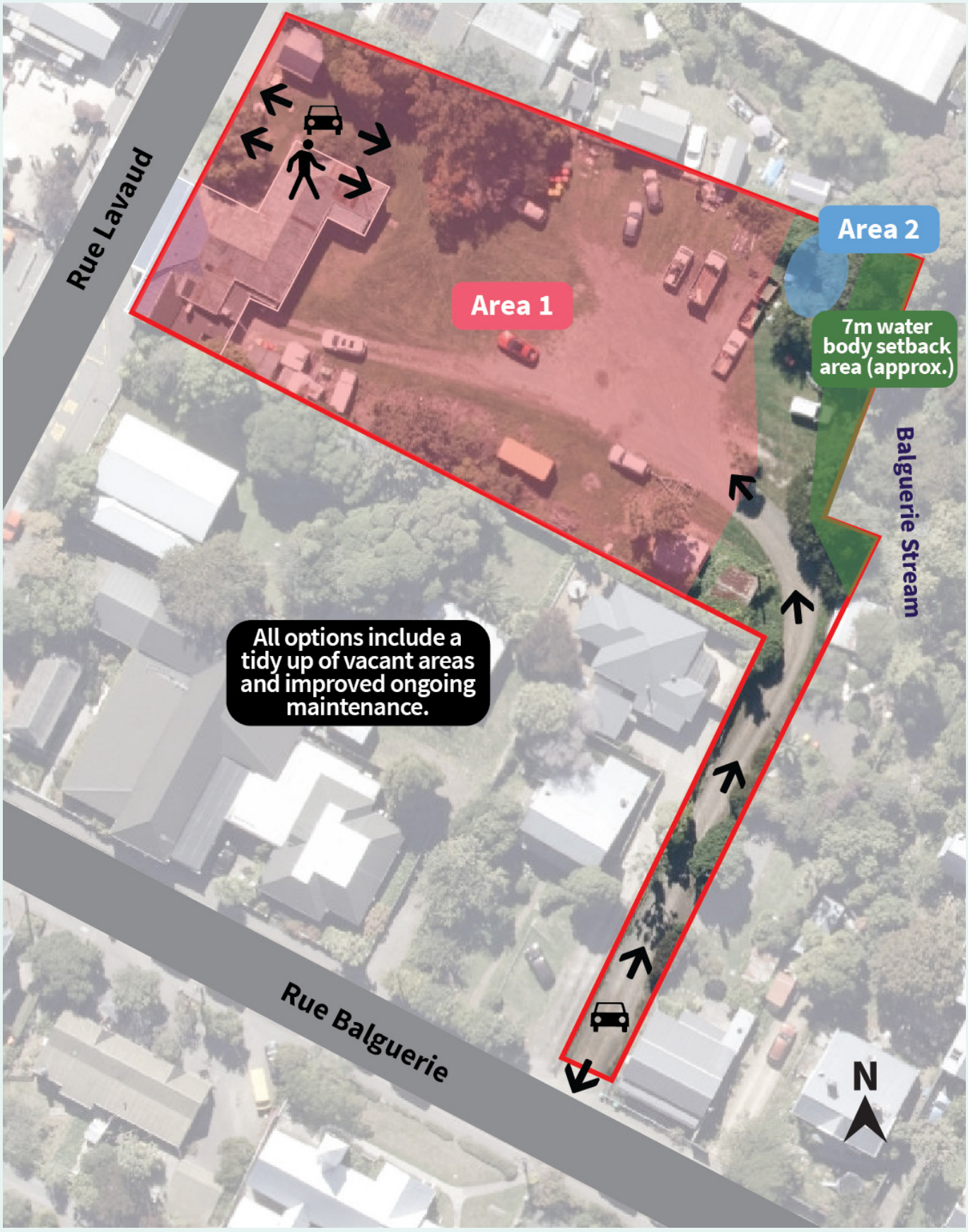
If land is sold for this use, the Council could use a mechanism such as an encumbrance registered upon the property, to achieve the commercial outcome. Lease terms and conditions could also be used to achieve this outcome if the land is leased. The Council has a high degree of flexibility about what the restrictions are and how this is implemented. However, there will be a value trade off in any restrictions to the future rights and uses of the site.

Implementation considerations

Subdivision and covenanting of the site and/or butchery building will be required for the sale of all, or part of the site. The commercial development would require interest and resourcing from a delivery partner(s).

If an appropriate commercial delivery partner is not secured, this option would revert to Option 1 - Do minimum.

There would be minimal opportunity for community participation in implementation.


Rue Lavaud
Area 1
Area 2
7m water body setback area (approx.)
Balguerie Stream
All options include a tidy up of vacant areas and improved ongoing maintenance.
Rue Balguerie
N



Funding for implementation of preferred option

There is no funding set aside for implementation of the preferred option.

If the option that is approved by the Te Pātaka o Rākaihautū Banks Peninsula Community Board requires public funding it will need to be allocated in the 2027-2037 Long Term Plan, which is currently under development.

Staff intend submitting a funding bid of $250,000-$500,000 as part of the 2027-2037 Long Term Plan process to cover the cost of implementing at least Option 1.

Next steps

Once consultation closes on 18 October 2026, staff will prepare a report for the Te Pātaka o Rākaihautū Banks Peninsula Community Board. The Community Board will decide the preferred land use of site at their meeting on 7 December 2026.

In 2027 further reporting will outline the options for and costs of implementation of the preferred land use.

Kōrero mai | Let's talk

Submission form

Tell us what you think, seal and send to arrive by Friday 16 October 2026.
Or visit our website to fill in the form online by 18 October 2026.

letstalk.ccc.govt.nz/BPMeats

Fold the completed form and post to us; or

Drop to Akaroa Customer Service Hub, 78 Rue Lavaud, Akaroa.

If you would like to discuss this project before making a submission, please contact:
Tessa Zant, Engagement Manager | 03 941 8935 | Letstalk@ccc.govt.nz

Please select your top **three** options:*	1st	2nd	3rd
1. Do minimum			
2. Managed retention with car parking			
3. Managed retention with housing			
4. Residential development			
5. Commercial development			

Do you support the removal of part of the Annex?*

☐ Yes ☐ No ☐ Don't know / Not sure

Do you support the sale of the butchery land and building?*

☐ Yes ☐ No ☐ Don't know / Not sure

Is there anything else you would like the Community Board to consider when making a decision?

Would you like to book a time to speak to the Community Board at the decision meeting?*

☐ Yes ☐ No

*If *yes*, please provide a phone number below.

*Required

Name* .....

Address* ..... Postcode* .....

Email .....

If you are responding on behalf of a recognised organisation, please provide:

Organisation's name .....

Your role .....

**Required*

Please note

Contact details are provided to elected members with your feedback to be considered when making their decision. We will also contact you with updates about the decision.

Submissions, including names, are published on our webpage, so please do not include any personal information you would prefer to keep private. While contact details will not be published, if requested through the Local Government Official Information and Meetings Act 1987, these must be supplied.

If there are good reasons why your personal details and/or feedback should be confidential, contact our Engagement Manager 941 8999 (0800 800 169).

Please fold with the reply paid portion on the outside, seal and send to arrive by Friday 16 October 2026.

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If you wish to attach extra paper, please ensure the folded posted item is no thicker than 6mm. Alternatively, you can send your feedback in an envelope of any size and address it using "Freepost Authority No. 178"

RES8891 September 2026

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FREEPOST Authority No.178

Christchurch City Council

Free

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Submission form | Future use of BP Meats site
Tessa Zant, Engagement Manager
Christchurch City Council
PO Box 73016
Christchurch 8154