September 2026

Future use of Akaroa's BP Meats site Frequently asked questions

1. What is out of scope for this project?

- Implementation/delivery of the approved option. There is no funding set aside in the Council's current Long Term Plan for development. Funding would need to be approved through the 2027-2037 Long Term Plan, which is currently in development.
- Coastal hazard 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.

2. What are the five future land use options?

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

More detailed information about each of the five options can be found at letstalk.ccc.govt.nz/BPMeats

3. How were the options chosen?

The five options have evolved over time in response to feedback from the community and Te Pātaka o Rākaihautū Banks Peninsula Community Board.
They also consider expert advice including an updated economic assessment of land use options, technical information, any trade-offs and the Site Development Principles*.
How the site is developed in future will also be subject to:

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

4. What are the Site Development Principles?

An explanation of the site's development principles, and the relative weighting applied to them, is available online at letstalk.ccc.govt.nz/BPMeats

5. What elements are consistent across all five options?

- 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.

- 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.

6. What is happening with the butchery building?

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 the Council's landlord obligations and existing approved budgets.
The annex has been excluded from this work as removal of part of it 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.

7. Will you be removing part of the annex?

Removal of part of the annex would improve visibility of and access to the rear of the site, potentially improving activation of the site.
The removal was also 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 removed, the shared toilet and two rooms would be retained, with the latter still available for the toy library and L’Op Shop. 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 is 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.

8. Why is a stormwater device being located on the site?

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 enhance the streamside, 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.

9. What does the Council make of residents' complaints about the consultation process?

The Council recognises that some residents have concerns about the process. However, the level of engagement undertaken to date has been extensive and exceeds what would normally occur for a project of this nature.
We have undertaken an initial round of engagement to identify opportunities for the site, held workshops and community meetings, and used that feedback to develop five options that will now be presented for final community consultation.
One of the key challenges with this site is that there is no clear community consensus on its future use. Throughout the engagement process, community members have expressed support for a range of different outcomes. Some favour community facilities, others support affordable housing, others want commercial activity, while others place a greater emphasis on heritage, open space, or a combination of these outcomes.
Our role is to understand the full range of community views and make a balanced recommendation to the elected decision-makers that considers the needs of the wider Akaroa community. We can't just listen to the loudest voices.
We encourage as many people as possible to participate in the upcoming consultation. That includes people who regularly attend meetings and speak publicly, as well as those who may not normally engage in Council processes but nevertheless have valid and important perspectives to share. Hearing from a broad cross-section of the community will help the Council make the most informed decision possible.
Ultimately, it may not be possible to achieve unanimous agreement on the future of the site. However, the Council is committed to ensuring everyone has a fair opportunity to be heard before any decisions are made.

10. Has the Council considered the site's historical significance?

Yes. Historical, cultural and archaeological considerations have been identified and communicated throughout the project.

The site is associated with recognised cultural values, including Kā Ara Tūpuna, and has archaeological sensitivity. The site is located within a Mahaanui Iwi Management Plan Silent File area as being a Wāhi Tapu/Wāhi Taonga location mapped by tribal expects to indicate a higher probability of an encounter with sensitive tangible or intangible Ngāi Tahu values.
The site is also located within both the Akaroa Heritage Area and the Akaroa Historic Area. Although the butchery building is not individually scheduled as a heritage item in the Christchurch District Plan, nor listed by Heritage New Zealand Pouhere Taonga, it nevertheless has 'historical and social', 'cultural' and 'contextual' value to the community through its ownership by the Narbey family and its continued use as a butcher's shop for most of the 20th century.

These matters have been considered during development of the options and would continue to be important considerations for any future development or land-use change on the site. For example:

- the erection of any new buildings on the site is a Discretionary Activity requiring consultation with Ōnuku Rūnanga and notification of them via the Resource Consent process under Rule 9.5.4.1.3 of the Christchurch District Plan.
- The embedding of historical and cultural narratives are possible and more appropriately considered and provided for (e.g. through building design) once the future land use is determined.

11. Is Council looking at potentially selling the site?

The Council is not currently proposing the sale of the site.
The Council is seeking community input on a range of options that respond to community feedback and identify potential future uses for the site.

However, there is a possibility the site could be sold to private developers. Two of those options (numbers 4 and 5, which relate to permanent land use) include the potential sale of all or part of the site for private development as one possible mechanism for achieving community outcomes, alongside three options for interim temporary land use that do not involve sale.
At this stage, no decisions regarding sale have been made – the Council is simply seeking community feedback to help determine the most appropriate future use of the site and these two options will be considered alongside the other three through the consultation process. The process is about listening to the community and understanding what people believe is needed in Akaroa, not implementing a predetermined outcome.

The Council is not aware of any policy that prevents the sale of historically significant sites other than the Council's Significance and Engagement Policy, which requires specific consultation before the sale of ***listed*** heritage buildings and structures. Even though the butchery building is not a listed heritage building, if the approved option involves sale, the Council would retain the ability to place appropriate conditions or covenants on future development where necessary.

12. If the Council sells the land in part, is the purpose to underwrite improvements to the site and the butchery building?

The normal process is that the proceeds from the sale of a property goes into the Council's general property sales account, which is applied to debt reduction. If the Council desired, it could set the proceeds aside for a specific purpose through Council consideration and resolution.

13. What will happen to the tenants currently using rooms on the site if that part of the annex is removed or the site is sold?

The annex is currently occupied by L'Op Shop, Akaroa Toy Library and Akaroa Community Arts Council. If part of the annex is removed, the shared toilet and two rooms would be retained, with the latter still available for the toy library and L'Op Shop. 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 is completed. If the site is sold, tenants will ultimately need to find alternative accommodation, by mutual agreement with the new owner as to when.

14. Does the butchery building have a current Code of Compliance and is the structure compliant in terms of all public health and safety standards and regulations?

The Council has continued to undertake maintenance necessary to satisfy landlord obligations and maintain safe occupation of the building**.** Some refurbishment work has already been undertaken, 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 the Council's landlord obligations and existing approved budgets.

The annex was excluded from this work as removal is an option for consideration in the consultation starting on Friday, 18 September 2026.
Any future work will be subject to the outcome of an independent building assessment, funding availability and a decision around the ownership of the building.

15. Why has it taken so long to decide on a future purpose for the site?

The Council has deliberately taken the time to understand the differing views the community has expressed about the future use of the site, identify the opportunities and constraints associated with the site, and develop options that respond to community feedback.

16. Is there funding set aside for implementation of the approved option following consultation?

There is no funding set aside in the Council's current Long Term Plan for implementation of the approved 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.

17. What happens after consultation ends?

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 future 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 approved land use.