Updated Section D of the

Akaroa Places and Spaces Plan

This update of Section D
is an addendum to the
Akaroa Places and Spaces Plan

Find out more

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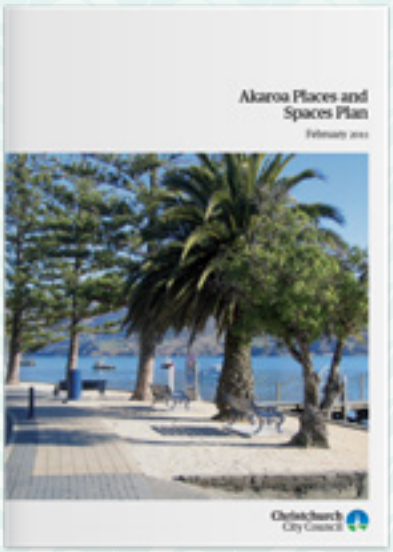


Christchurch City Council

Foreword

The Christchurch City Council completed the *Akaroa Places and Spaces Plan* in 2011, which included a section (Section D) on potential land development options for the BP Meats site at 67 and 67A Rue Lavaud.

This update of Section D is an addendum to the *Akaroa Places and Spaces Plan*. It has been updated to reflect subsequent changes in the Christchurch District Plan, the Akaroa market and the needs of the local community, to help inform community engagement on future land use(s) for the site.



Introduction/context

The BP Meats site is a 2968m^2 Council-owned block of land located at 67 and 67A Rue Lavaud in the Akaroa Town Centre (Figure 1).

Originally purchased by the former Banks Peninsula District Council in 2000, the site is strategically located within the heart of the northern commercial area of the township.

The relatively poor amenity of the site, growing community concern regarding its underutilisation and a recent surge of spontaneous proposals has meant that the Akaroa community is seeking some leadership to determine suitable future land use options for the site.

In March 2024, Te Pātaka o Rākaihautū Banks Peninsula Community Board approved a process to identify the best land use options for the site. As part of this process, staff have updated this section of the *Akaroa Places and Spaces Plan*, which was first completed in 2011 and considered various land development options for the site. Information within the 2011 version of 'Section D' is now out of date given that there have been changes to the Christchurch District Plan, the Akaroa market and the needs of the local community.

This updated version of 'Section D' sets out an updated site analysis and an assessment of a wide range of potential land use options for the site. It is anticipated that this information will serve as a starting point to inform and shape further community engagement regarding future land use(s) for the site.



Figure 1 – Location of the BP Meats site within Akaroa.

Site principles:

The best use(s) of the site will be achieved by ensuring that any development proposal for the site:

- provides for, but balances, economic (particularly tourism-related) growth and development and community development, identity and connection;
- balances today's needs with the future needs of the community;
- provides for sustainable growth in respect to impacts on critical infrastructure;
- minimises greenhouse gas emissions and protects our indigenous biodiversity, water bodies and tree canopy;
- enables the community to be prepared for, respond to, and recover from, the many hazards which are increasing in frequency and intensity;
- provides for activities that are difficult to locate elsewhere in the township;
- reflects the surrounding character of the northern commercial area;
- is compatible with adjoining land use activities now and in the future;
- reflects community feedback for its future use; and
- recognises the financial trade-offs that need to be considered by the Council in delivering quality core services to the whole community.

Background

The BP Meats site consists of two fee simple lots; the larger of the two being 2554m^2 in area and fronting onto Rue Lavaud near the intersection of Rue Lavaud and Rue Balguerie (refer to Figure 2). The other 414m^2 lot provides access to the rear of the site from Rue Balguerie.

Since 2002, the land has been the subject of discussion among the wider community regarding how it should be developed. From 2004–2012, the Banks Peninsula District Council engaged with Purple Peak Developments Ltd and considered various development proposals. Given that the Purple Peak proposals did not progress, it was decided that the site would remain in Council ownership until further assessments regarding the site were undertaken.

In 2007, work commenced on a study of the Akaroa Harbour Basin to identify long term challenges and opportunities and how best they can be managed. The 'Akaroa Harbour Basin Settlements Study' identified the need to produce a Places and Spaces Plan to provide guidance for the future direction and management of public sites and spaces in Akaroa.

The first iteration of the *Akaroa Places and Spaces Plan* was completed in 2010 and involved community engagement. It included a section dedicated to the BP Meats site, providing a framework for considering the long-term development of the site. Implementation of the Places and Spaces Plan was interrupted by the Canterbury Earthquakes in 2010–2011 and, as such, further analysis and engagement regarding the site never progressed.

In 2024, following the renewed interest and several spontaneous proposals for the site, Te Pātaka o Rākaihautū Banks Peninsula Community Board approved a process to identify the best land use options for the site. As part of this process staff have sought to update 'Section D' of the *Akaroa Places and Spaces Plan*.

Site opportunities and constraints

The BP Meats site is located on a flat site within the historic northern commercial area of the Akaroa township, surrounded by a range of key community and retail activities. In addition to its size, the location makes the site ideal for a range of potential land use activities.



Figure 2 – Current BP Meats site use and immediate surrounds.

BP Meats site

Current tenants:

A = Akaroa Butchery & Deli
B = L'Op Shop
C = Akaroa Community Arts Council (sub-leased from the Akaroa Toy Library)
D = Clothing/craft store
E = Akaroa Museum storage container
F = Local waste management contractor

Commercial Banks Peninsula Zone

Residential Banks Peninsula Zone

Residential Large Lot Zone

Open Space Community Parks Zone

Existing buildings

The site contains four buildings.

The main building on the site is described by the Council's Property team as being in poor condition and requiring frequent and ongoing maintenance. This building is not heritage-listed under the Christchurch District Plan or by Heritage New Zealand, although it does have some historical and social significance. The building is an example of a square villa and has been used continuously as a butcher's shop for most of the 20th Century (see Figures 3 and 4). It's currently leased via separate tenancies to:

- the Akaroa Butchery & Deli.
- L'Op shop (a pre-loved clothing shop).
- Akaroa Community Arts Council, which subleases their space from the Akaroa Toy Library.

A clothing store has a rolling lease on the small green building located at the front northern corner of the site. There are two derelict and unoccupied sheds to the rear of the site near its southern boundary.

A local waste management contractor leases a portion of the rear of the site and Akaroa Museum has a container used for storing display cases etc. (refer to Figure 2). There are several miscellaneous items on the rear of the site, including an old fire bell tower.



Figures 3 and 4 – Existing buildings on the site.

Heritage values

As outlined above, none of the buildings on the site meet the threshold for heritage protection under the Christchurch District Plan. However, the site does fall within the Akaroa Heritage Area scheduled in the Christchurch District Plan and the Akaroa Historic Area listed by Heritage New Zealand Pouhere Taonga. This area has been recognised nationally as having a high percentage of significant heritage buildings that reflect the history of Akaroa. Many buildings within this area are of aesthetic and architectural importance and form an inter-related group of historic places.

Notable buildings in proximity to the BP Meats site include the Langlois-Éteveneaux Cottage and the former courthouse (now part of the Akaroa Museum) directly to the south and the former presbyterian church directly to the north. The former town hall (now Pot Pourri), former pharmacy (now Waffle Haus and Arkwright's Emporium) and the former police station are all located directly opposite the site (refer to Figure 5).

Zoning

The bulk of the site is located within the Commercial Banks Peninsula Zone under the Christchurch District Plan (see Figure 2). The provisions for this zone allow for a range of business and community activities to meet community needs, while recognising the special character of Akaroa. The site adjoins a Residential Banks Peninsula Zone to the south and a property zoned Residential Large Lot to the east. Any development of the BP Meats site would therefore need to be designed in such a way that does not unduly impact on the amenity of the surrounding area through the generation of adverse effects such as visual dominance, traffic, noise and overshadowing. Depending on the nature and scale of the development, resource consent may be required.

Other planning matters

The site is of cultural significance to Ngāi Tahu. It falls within a Mahaanui Iwi Management Plan Silent File area as being a Wāhi Tapu/Wāhi Taonga location mapped by tribal experts to indicate a higher probability of an encounter with sensitive tangible and/or intangible Ngāi Tahu values. 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 Balguerie Stream runs near the eastern boundary of the site and a setback is applicable for structures and works within 7m of the stream bank.

There are no requirements to provide onsite carparking under the Christchurch District Plan. Notwithstanding this, depending on the range of land uses established on the site, provision needs to be made for disability and cycle parking where this is required.

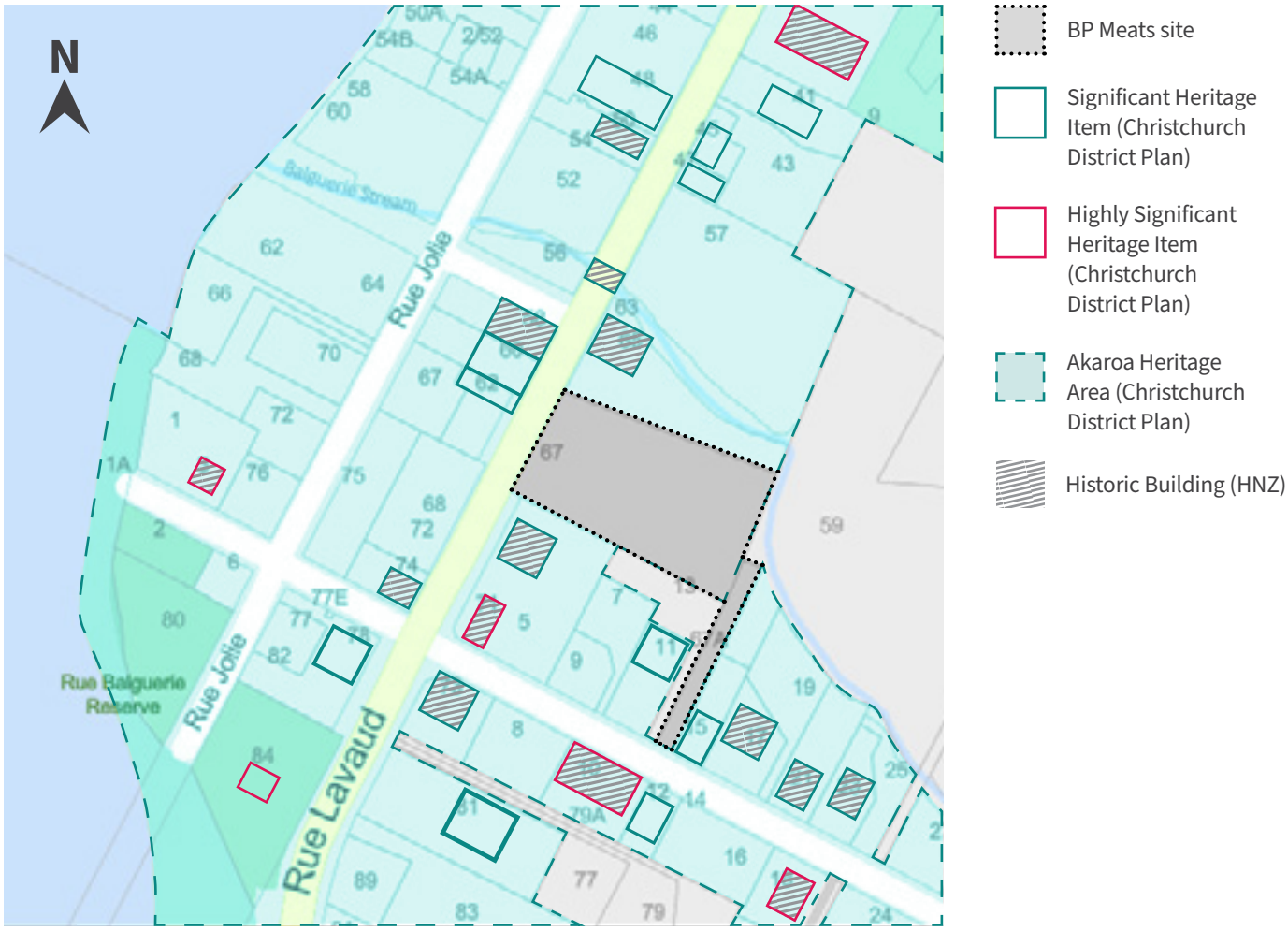


Figure 5 – Heritage-listed buildings in the BP Meats site surrounds.

Site access

Vehicle access to the site is currently provided to the rear of the property from Rue Balguerie (see Figure 6). The width of this accessway is approximately 6.2 metres and is zoned Residential Banks Peninsula. The access sits within Character Area 16 under the Christchurch District Plan, is unsealed, partly overgrown and may need resurveying to confirm boundaries relative to adjoining fence lines.

Three dwellings are in close proximity to this accessway. While this accessway is wide enough to handle two-way traffic movements (once properly formed and sealed), any increased used of this accessway may have negative effects on the amenity of the neighbouring residential properties. Whilst a second access point could be provided from Rue Lavaud (for example to provide a single lane entry to the site from Rue Lavaud, exiting on to Rue Balguerie), a vehicle crossing in this location may negatively impact and disrupt the character and amenity of Rue Lavaud; the frontage of the site would appear more dominated by vehicles and structures while elements which contribute to the street scene such as continuous building frontages, trees and landscaping may be disrupted.

Any future access design for the site would be dependent upon the site use. For example, if the site were to be developed as a retail grocer, through access will likely be needed and the access from Rue Balguerie would need to be sealed and wide enough for service/delivery trucks.

The balance between practical and functional delivery of land use options and sympathetic outcomes for the general area and its amenity needs to be considered.



Figure 6 – The existing site access via Rue Balguerie.

Summary

The opportunities and constraints for the development of the BP Meats site can be summarised as follows:

Opportunities

- The site is a large (2968m² total), flat site in Council ownership.
- The site is largely vacant and underutilised (notwithstanding the existing buildings along the street frontage).
- The site has a relatively uniform site shape (approximately 37m x 76m).
- The site has a central location within the northern commercial area and frontage to one of the main streets in Akaroa (Rue Lavaud).
- The Christchurch District Plan zoning provides for a wide range of land use activities including residential, retail and community activities.
- There are no heritage listed items/buildings on the site.
- Enhancement of the adjacent Balguerie Stream may be possible through site layout, access improvements and riparian planting.

Constraints

- The heritage values of the adjoining sites and the wider historic area.
- The proximity of residential dwellings and residential zoning.
- The need to protect and maintain the character and amenity of the street frontage given the site's notable location.
- The access arrangement: a narrow, unsealed accessway from Rue Balguerie adjoining residential properties.
- The adjacent stream, requiring attention to both setbacks and any historical flooding information.
- If retained, the buildings constrain alternative development opportunities.



Figure 7 – Rear of site looking west towards the Rue Lavaud frontage.



Analysis of land use options

The following is a summary and 'light touch' analysis of the potential land use activities that could occur on the site in the future. A wide range of land use activities have been considered and it is acknowledged that the site could accommodate a range of uses (e.g. housing, commercial, community use, etc).

The exact mix of activities will depend on the feasibility and funding/partnership interest, as well as the ability to work with the site constraints and land available to create a high-quality development.

A health facility and Council service centre were both analysed as potential land uses in the 2011 assessment. These uses have not been considered as part of this updated analysis for the following reasons:

- The Akaroa hospital was demolished and replaced with a new integrated family health centre following the Canterbury Earthquakes, meaning the need for a health facility in Akaroa has been met.
- The 2011 assessment outlined the need for a new Council service centre as there were overcrowding issues arising from the existing service centre sharing the former post office building with postal and visitor information services. The postal services and iSite Visitor Information Centre subsequently relocated to the southern town centre area near the wharf, but the postal services returned in August 2024 following closure of the iSite. However, the post office building is now better able to accommodate the postal services due to significant works and alterations undertaken since 2011 to strengthen the building and enable it to be more useable for service centre functions.

New land use options have been considered including food retailing/grocer, guest accommodation, a public space market square and relocation of a Council asset (i.e. Jeannie's/ Yew Cottage).

Retail and commercial services

Economic data indicates that current retail demand is being adequately met in Akaroa with approximately 7,630m^2 of retail floor space provided and low shop vacancy recorded.

There is anticipated to be future demands from tourism and the local market (dependent on the delivery of new housing supply across the township), which will necessitate additional retail floorspace, the timing of which will depend on visitor spend and the delivery of new housing. Tourism is on the rise, both internationally and nationally, meaning Akaroa could experience continued growth in visitor numbers and changing spending patterns, particularly if cruise ship passengers continue to travel to Akaroa from the newly completed cruise ship berth in Lyttelton Harbour.

Taking a longer-term perspective, additional retail space within the commercial zone would provide the opportunity to grow the local economy and employment base, enhance the retail hub's existing offerings and improve the main street experience for both locals and visitors.

There is a general lack of vacant commercial land available for long-term development in Akaroa, with the BP Meats site being one of the sites in the commercial zone considered to be underutilised. The ability of residential properties in the commercial zone to transform for commercial use is limited due to the high property values associated with residential activity and the restrictions placed upon them by their heritage value. Hence it is desirable to provide for business growth within the existing commercial zone, on sites such as the BP Meats site.

In keeping with the wider character of the northern commercial area of the township, it is most desirable that retail activities be located at ground-floor level and facing the street. Any retail or commercial development of the site would be well suited to mixed-use development, with the potential to provide retailing activity and commercial services at ground-floor level and professional services or offices above. This approach would leverage the high visibility of the frontage, maximising economic returns and contributing to the vitality of Akaroa's main street.

Given the core location of the BP Meats site, retail services that favour the local community may be ideal for this location. However, in an open market the type of businesses that operate on the site may change over time.

Summary: Business use

Ground-floor retail with a street frontage; offices may be provided above ground floor

⊕ Pros

- Would help meet long-term business land needs.
- Would provide for economic development.
- Makes efficient use of commercial zoning.
- Located within a retail hub, therefore very compatible with surrounding retail activities.

⊖ Cons

- May not be able to control the type of retailing or office operations.
- Commercial viability given the seasonal variation in visitor demand and low resident population.
- Loss of public ownership of the site.

Food retailing/grocer

Economic analysis of the Akaroa market has identified a potential 'gap' in terms of food retailing. The existing supermarket on the western side of Rue Lavaud is the sole food grocer in Akaroa. The supermarket is 350sqm and stocks a limited range of products. While the seasonal nature of tourism results in fluctuating levels of trading across the year, there is anticipated to be a need for additional floorspace in the township to provide for future growth in the market.

While this additional floorspace could be provided by a separate store elsewhere, relocation of a supermarket to the BP Meats site would enable the development of a larger grocer to accommodate future growth in the market and the growing needs of the community and tourists. Subsequent redevelopment of its current site, containing a building and carpark, would 'free up' and enhance the commercial potential of the existing supermarket site and enable the opportunity for a continual commercial frontage on both sides of Rue Lavaud.

A key issue with relocating and expanding the supermarket would be accommodating on-site car-parking which is often a necessity for a grocer. The existing access from Rue Balguerie is narrow and high trip generation would potentially have adverse effects on residential properties adjoining the access. Alternatively, an access from Rue Lavaud would disrupt the frontage of the site. Relocation would also be a costly exercise for the current supermarket owner/operator.

Should the grocery store wish to expand and update its operations and building, there may also be options available on adjoining and underutilised land.



Summary: Food retailing/grocer

⊕ Pros

- Highly desirable location for food retailing/grocer.
- Would enable a larger grocer to meet modern day shopper expectations in a quality shopping environment on the main street and accommodate the growing needs of the community and tourists.
- Would provide economic benefit to the Akaroa economy (visitor spend and the provision of more jobs).

⊖ Cons

- Parking and access issues. Site access difficult for large volumes of traffic.
- Leaves the existing supermarket building and carpark vacant and in need of a development solution.
- A larger footprint building would be harder to integrate into the residential and heritage surrounds.
- If small-scale activities are not integrated at the front of the site, a grocer would provide only a modest level of street engagement.
- Would require private funding for relocation to be available.
- Loss of public ownership of the site.

Public parking

A shortfall of on-street parking in the town centre is an issue which has been frequently raised by the community. However, this demand for parking is only high during the peak tourist season (December to March) and does not exceed supply, except on a few days within this period.

Even if demand warranted provision of a public car park, access to this site is not highly visible, would require signposting and may be difficult for large volumes of traffic. The physical works necessary to clear, level, seal and otherwise develop the site as a car park requires capital investment. If left unsealed, parking capacity would be lower than if sealed, as individual car parking spaces would be problematic to define.

In light of the above, developing all, or a significant portion of the BP Meats site solely to provide for peak parking demands, would not be an efficient use of the land and would not contribute to the vitality and historic character of the surrounding area.

Further to this, the Christchurch District Plan no longer requires the provision of on-site parking for new developments.



Summary: Parking

As the primary land use on the site

⊕ Pros

- Would help to meet seasonal parking needs.
- Would be (relatively) easy to redevelop in the future.
- Retention of site in public ownership.

⊖ Cons

- Unless located to the rear of the site, would be visually detrimental and would not contribute to the historic character of the northern commercial area.
- Would not provide opportunities to improve community vitality or promote economic growth.
- Site access could be difficult for large volumes of traffic.
- Potential difficulty securing the funding and resources to deliver.

Residential

Housing affordability, for both permanent residents and seasonal workers, is an issue in Akaroa due to the recent increases in land and house prices, slower rates of income growth, a lack of year-round employment and a high proportion of holiday homes.

The Akaroa catchment is estimated to require approximately 210 new dwellings by 2038 to accommodate the projected population growth under the Stats NZ medium growth projections. Given this, part of the site could potentially be developed for residential units to accommodate current and projected housing demand.

Any residential units may be best located towards the rear of the site, in order to provide for the efficient use of the site's commercial zoning by reserving the Rue Lavaud frontage for business or community activities.

Seasonal worker accommodation

Tourism-dependent seasonal employment in Akaroa exhibits distinct characteristics marked by its cyclical nature/temporary commitments. These jobs are often concentrated in hospitality, recreation, and tourism-related services and align with Akaroa's peak tourism season (i.e. October to April).

Anecdotal evidence suggests that obtaining and accommodating seasonal workers is a major issue for business owners, with a lack of rental housing and affordable housing seen as a contributing factor in this.

The 2018 Census arrivals data indicates that 89% of the Akaroa workforce do not commute to Akaroa and therefore have accommodation within the township. It is acknowledged that this arrival data is not necessarily a true reflection of seasonal worker demand; anecdotal evidence suggests that demand is not being met with many seasonal workers having to live in sub-par, makeshift accommodation. Given this, more information is required to gauge an accurate picture of the current demand for seasonal worker accommodation in Akaroa.

The provision of some seasonal worker accommodation units to the rear of the site could help to accommodate some of the demand which has been highlighted by business owners in the community. If development of the BP Meats site incorporates seasonal worker accommodation units, consideration must also be given to how these units are utilised during the off-season, and who would be responsible for managing them. Any such development should be sufficiently flexible to be able to accommodate seasonal workers when required but also other users, e.g. visiting or locum staff or guest accommodation.

Summary: Seasonal worker accommodation (1–2 bedroom units)

⊕ Pros

- Will meet seasonal worker accommodation needs and therefore support economic growth in the tourism industry.
- Units can be adapted for other short-term accommodation needs.
- Central location suited for worker accommodation.

⊖ Cons

- Potential low return from development and poor financial feasibility.
- Potentially not the most effective use of the site given the site's strategic location and the availability of residentially zoned land around the town centre that could accommodate this use.
- It is not certain who would manage the accommodation and how the accommodation would be utilised during the off-peak tourism season. A firm proposal and partnership arrangement would be required.
- Possible loss of public ownership of the site.

Affordable housing

Housing affordability for permanent residents is affected by a combination of high land and house prices, predominantly lower incomes in the service industries, a lack of year-round employment and a high proportion of holiday homes that are not available as long-term rental properties.

Although there is a general understanding of the current Akaroa market and its demographic profile, an up-to-date analysis of affordable housing needs in Banks Peninsula would be required to accurately identify what type of housing would best be provided on the site to meet affordable housing needs. For example, although one-to-two-bedroom units provided above ground floor may be suitable for seasonal workers, they may not appeal to longer-term residents and families who desire larger living spaces in more residential areas.

To ensure that any affordable housing potentially provided on the site remains affordable, the Council would need to play a role in either providing, managing, or enforcing this. This could be directly through access to finance, de-risking development by partnering with private developers, or less directly by ensuring that any private housing development is covenanted to ensure the housing remains affordable and is not used for holiday homes. At present, the Council plays a limited role in providing or supporting affordable housing, other than through the provision of community housing (managed by Ōtautahi Community Housing Trust, as noted under Social Housing on page 16).



Summary: Affordable housing for longer-term residents (needs unknown)

⊕ Pros

- Will help to meet existing and future demand for affordable housing in Akaroa.
- Site is within easy access of community amenities.

⊖ Cons

- No up-to-date analysis of affordable housing needs has been completed to date; there is a risk that any accommodation constructed prior to this may not meet actual need.
- Possible loss of public ownership of the site.

Social housing

One avenue for promoting affordability could be the development of social housing to create a more inclusive housing market and opportunities for a broader spectrum of residents. Ōtautahi Community Housing Trust (ŌCHT) currently manages two blocks of social housing in Akaroa: the Bruce Terrace Cottages (three one-bedroom units built in 1959) and the Rue Viard Cottages (five units re-built in 2019).

Whilst there is no current data regarding the demand for social housing in Akaroa, ŌCHT have indicated that they have no difficulties filling their eight social housing units and the turnover of these units is very low.

As Akaroa has a considerably older demographic, social housing designed specifically to address the needs of lower-income, elderly residents would emphasise affordability and community-centric solutions. Ageing residents would retain the ability to remain in Akaroa rather than relocating to age care villas and facilities in Christchurch. Currently, 44% of the Akaroa population is over the age of 60 which is more than double the average observed in Christchurch city (20%) and nationally (21%). If this development option is pursued, single storey units would be preferred, although double storey units may be acceptable if the access requirements for tenants are considered. The challenge would lie in securing funding and resources for such a project.



Summary: Social housing

⊕ Pros

- Will help to meet existing and future demand for social housing in Akaroa.
- Site is within easy access of community amenities.
- Social housing for the elderly would provide more housing choices for the elderly and the opportunity for ageing residents to stay in Akaroa instead of relocating to Christchurch.
- Potential retention of site in public ownership.

⊖ Cons

- Potentially not the most effective use of the site given the site's strategic location and the availability of residentially zoned land around the town centre that could accommodate this use.
- Securing the funding and resources to deliver.

Private housing (with no controls on affordability or retention)

The proximity to the commercial centre and the potential for harbour views for above-ground-floor dwellings, mean that the BP Meats site would be highly valuable for private residential development.

The provision of higher density terrace-style housing is relatively well suited to the site, due to the smaller household composition in Akaroa and the propensity of smaller households to live in terrace-style houses. Census data indicates that the existing household composition is primarily made up of couples (47%) and one person households (29%). With Akaroa being a holiday home market, there is also a high demand for smaller properties and holiday home 'lock 'n leave' units. High density terrace-style housing would also yield a higher number of units on the site, generating a higher economic benefit.



Summary: Private housing

With no controls on affordability or retention

⊕ Pros

- Highly desirable location for residential activity.
- Efficient use of site if higher density development occurs.

⊖ Cons

- Most likely to be developed as holiday homes, which will not provide for economic or community development nor improve housing availability and affordability.
- Loss of public ownership of the site.

Guest accommodation

The BP Meats site would be a desirable location for commercial guest accommodation given its proximity to the coastline and central location within the township. Existing visitor accommodation (excluding Air BnB's and holiday homes) is largely clustered near the Main Wharf and Daly's Wharf. In terms of commercial visitor accommodation, observations indicate that there may be a potential 'gap in the market' in terms of quality boutique accommodation in Akaroa.

Observations indicate that there is currently a relatively healthy supply of private guest accommodation offerings in Akaroa, with at least 110 Air BnB establishments and 60 holiday homes for rent.

Data relating to Christchurch indicates an upwards trend in guest nights and a high occupancy rate over the last three years (2020–2023). An up-to-date analysis of guest accommodation specific to Akaroa would be needed to accurately determine if this trend is currently, or likely, to be experienced in Akaroa and if there is indeed a 'gap' in terms of boutique accommodation.



Summary: Guest accommodation

⊕ Pros

- The BP Meats site is a desirable location for guest accommodation, being close to the coast and in a central, prominent location in the town centre; providing financial benefits to local businesses in terms of increased visitor spend.
- Guest accommodation to the rear of the site would complement and support commercial uses on the front of the site and would provide economic benefit to the Akaroa economy (attracting visitors, visitor spend and providing jobs).
- Boutique guest accommodation would broaden and enhance the array of accommodation options available to visitors and meet the potential growing demand for guest nights in Akaroa.

⊖ Cons

- There is already a relatively high number of Air BnB and holiday home offerings proportional to the size of Akaroa.
- Loss of public ownership of the site.

Community

Community uses of the BP Meats site could include a recreational facility, a public space or other type of community facility. At present, there is no funding set aside in the Long-Term Plan (LTP) to support the development of any such facility on the site, however if a clear need is identified this could be proposed in the next LTP (2027–2037).



Public space – hard-surface market square

Use of the site (or part of the site) as a hard-surface, market square would provide a designated space for the sale of local produce and provide an economic boost and unique local experience for visitors. However, a farmers' market is currently in operation at the St Patrick's Church grounds – a location that suits stall holders in terms of visibility, accessibility, flexibility and traffic management. The Akaroa Farmers' Market operates each Saturday from October to April and is an important asset to the community. The Akaroa Farmers' Market is currently enjoying their existing market location and is not seeking to relocate.

Due to the seasonal nature of the tourism sector, a dedicated hard-surface, market space would also need to be flexible to accommodate other uses. A public space would enable a central location for the public, including tourists, to rest, eat and play. However, there is currently ample open space in Akaroa, including the War Memorial Reserve and Rue Balguerie Playground (located approximately 100m from the BP Meats site) along with the Recreation Ground to the north, although these provide limited hard-surface area.

Another approach could be for part of the site to be a landscaped, public space which would serve to improve the visual amenity of the site whilst complementing other activities on the site, e.g. commercial activities.

Summary: Public space – market square

⊕ Pros

- Would retain community access to, use and a retained sense of ownership of the site by the community.
- Would provide a designated space for a range of community uses, i.e. children's activities, markets, events, and local gatherings.
- Would improve the visual amenity of the site and complement/support other activities on the site (if a mixed-use model is adopted).
- Retention of site in public ownership.

⊖ Cons

- Potential for market activity to disrupt the existing Akaroa Farmers' Market.
- Increased traffic and parking demands associated with a market activity.
- Potentially inefficient use of the site given the current supply of open space and the successful operation of the existing Akaroa Farmers' Market at its current site.
- Depending on the scale of the public space, potentially an opportunity cost of developing the site as a market square rather than utilising the commercial zoning of the land to provide for additional retail/commercial space to meet future requirements.

Recreation facility

The Akaroa community lacks a dedicated public aquatic sports and fitness facility. The swimming pool at Akaroa Area School is available to school families and the wider community during the summer by purchasing a key. There are also designated times for people to take part in lap swimming and coaching sessions.

A new recreational facility would provide for resident needs and an opportunity to create an off-season, winter experience for tourists. This aligns with the 2023–2030 Banks Peninsula Destination Management Plan which seeks to diversify tourism activities and embrace all four seasons. Options for a dedicated public aquatic sports and fitness facility might include construction of a new facility somewhere in the township (e.g. near the recreation grounds) or co-locating with existing facilities (e.g. the school pool). Options such as these have not been explored in any detail, nor is there a clear understanding as to what facilities might be sought or required.

Recreational facilities such as a swimming pool and gymnasium tend to take up a considerable amount of space and cannot be easily adapted to a change in use. As such, it would likely be more appropriate if such facilities were located elsewhere in the township and not on the BP Meats site.



Summary: Recreation facility (needs unknown)

⊕ Pros

- New recreational facility would support community growth and development.
- Opportunity for a recreation facility to provide an off-season experience for both the local community and visitors during colder months.
- Retention of site in public ownership.

⊖ Cons

- Potentially able to locate elsewhere in the township or to be provided in association with existing facilities.
- A recreational/aquatic facility would take up a considerable amount of space and could not be easily adapted in the future.
- Likely difficulty in securing the funding and resources to deliver.

Jeannie's/Yew cottage

Located at 40 Rue Jolie, Jeannie's/Yew Cottage is a heritage-listed colonial cottage which faces increased levels of damage due to localised flooding, projected rising sea levels and the broader impacts of climate change. The cottage is currently in a poor condition due to past flood damage.

Repairing the cottage on-site would require elevating the structure by approximately 2m, resulting in an appearance that would impact its heritage values. Consideration has therefore been given to relocating the cottage from its current site, subject to community support for both (a) relocation rather than repair or disestablishment; and (b) relocation to the BP Meats site (as opposed to another site).

The BP Meats site has many desirable traits in terms of being a potential site for relocation of the cottage – it is Council owned, largely vacant and is not located in a high-risk flood area. Relocation and restoration of the cottage would require resource consent and the involvement of a conservation architect. The Council's heritage team has confirmed that continuation of the residential use of the cottage would be desirable as it would retain the original use. However a different use which is viable, and does not result in significant loss of heritage fabric, would also be acceptable. This could include using the cottage as a heritage-related public display.

Although relocation of the cottage to the BP Meats site would provide a safe location for the cottage and contribute to the character of the street, such relocation could potentially impede or complicate development of the wider site in terms of built form and site layout. There would also be a potential loss of commercial development opportunity, particularly if the cottage were to be relocated to the front of the site, as recommended by heritage planners, to mimic the current context of the cottage. Despite the cottage's small size (56.5m^2), there are also high costs associated with relocating and repairing the cottage.

Jeannie's/Yew Cottage is not the only Council heritage asset in the Akaroa area which is at risk of rising sea levels and the broader impacts of climate change, e.g. the former Customs House at Daly's Wharf is also in this situation. The precedent created by any shift of Jeannie's/Yew Cottage to the BP Meats site must also be considered.

Summary: Jeannie's/Yew cottage

⊕ Pros

- Potential to contribute to the character of Rue Lavaud and enhance the town's architectural heritage and character.
- Provision of a safe location for Jeannie's/Yew Cottage, enabling it to be appreciated for decades to come.
- Retention of the portion of the site housing the cottage in public ownership.

⊖ Cons

- Potential restrictions and lost opportunities of built form for the balance of development options on the site.
- High costs associated with relocation (currently budgeted) and repair (currently unbudgeted); cost versus benefit considerations.
- Regulatory requirements: resource consent required to relocate and repair the cottage requiring the input of technical experts, including a conservation architect. Building Code and Healthy Home requirements will also need to be considered if the cottage is to be used for residential use.
- Potential precedent for approach to other heritage items at risk of effects of climate change.

Other facilities

There is a wide range of community meeting spaces and services available in Akaroa.

The L'Op Shop (a preloved clothing shop) and the Akaroa Community Arts Council currently operate from the BP Meats site. While it may be possible for these community uses to be retained on the site as part of a future development, they could also be located elsewhere in the township.

Community meeting spaces are widely available throughout the township, with the Council providing facilities at the Gaiety Hall and the Akaroa Sports Pavilion. Other facilities are also available through community organisations and churches.

Community services and office space is provided through Heartlands, which operates out of a building at 39 Rue Lavaud. Heartlands also provides a co-ordinated range of government and non-government services in the Akaroa community, including IRD, superannuation, counselling, Work and Income and other community information and advice.



Summary: Other community facility (needs unknown)

⊕ Pros

- Community facility development would retain a public/community-oriented 'ownership' of the site.

⊖ Cons

- Demand for a new facility is unclear. There is a wide range of community meeting spaces and services already available in the township.
- Potential difficulty of securing the funding and resources to deliver.



Design guidance

To achieve a good outcome for the site, a number of design guidelines are proposed in order to ensure that any development reflects the surrounding character and does not have any significant adverse effects on adjoining land use activities. Achieving a quality development on this site that successfully integrates with the existing area will require careful thought and clever design.

In addition to the guidance below, the *Design Guidelines for the Akaroa Commercial Banks Peninsula Zone* in Appendix 15.15.7 of the Christchurch District Plan are also relevant to the site.

Parking and access

Any increased use of the existing Rue Balguerie accessway may have adverse effects on the amenity of the neighbouring residential properties. Whilst a second access point could be provided from Rue Lavaud, a vehicle crossing in this location may adversely impact and disrupt the character and amenity of Rue Lavaud. A new vehicle crossing would enable vehicles and structures at the street frontage, disrupting more engaging site elements such as buildings, trees or landscaping and potentially making the frontage appear vehicle dominated. Any future access design for the site would need to be carefully considered and would be influenced by the site use(s).

Optimal:

- If a parking area is to be provided on the site, it should be designed in such a way that it is unobtrusive (i.e. should not dominate the site visually or physically).
- Safe and legible pedestrian access.

Satisfactory:

- Residential (or limited commercial) use of the Rue Balguerie access may be acceptable if managed appropriately.

Site layout

Optimal:

- The site should have a high level of urban amenity that reflects the local character of the northern commercial area and the historic character of Akaroa generally.
- Any new buildings on the frontage of Rue Lavaud should directly front and address the street and provide a highly interesting and engaging frontage.
- Provision should be made for landscape amenity through on-site planting and retention of significant existing trees. The retention or provision of trees is particularly desirable at the street frontage, internal boundaries and in any proposed parking or communal areas.
- On-site parking should be located to the rear of the site.

Satisfactory:

- Where possible, new buildings on the frontage of Rue Lavaud should be in line with the adjacent Court House to create space for streetscape enhancements and active uses.
- Small-scale public amenity spaces can provide areas for people to stop and rest. Such areas should be well designed, taking into account views, sheltering and landscaping. For mixed-use or residential layouts, provision should be made for a central amenity space.
- Provision should be made for onsite stormwater management to retain and treat hardstand run-off. Planting and stormwater management should contribute to ecological enhancement of Balguerie Stream.

Building design and appearance

Optimal:

- Building heights should not exceed two and a half storeys (subject to testing of effects on neighbouring properties from shading, visual bulk, and privacy). The potential bulk of buildings should be managed through variations of roof and building forms that are appropriate in the context of the Akaroa commercial area and surrounds.
- Architectural design should respect the history, character, scale, and urban grain of Rue Lavaud and the Akaroa township.
- A fine grain of detail in building facades should be provided through features such as porches and verandas, appropriate size and proportion of window openings (refer to the *Akaroa Design Guidelines for the Commercial Banks Peninsula Zone* for guidance).
- Building materials and colours should draw on the traditional palette in use throughout Akaroa. Obtrusive signage and brand colours should be avoided.

Satisfactory:

- Buildings should incorporate sustainable building design principles where possible, with features such as rainwater collection, eco-friendly or recycled building materials, waste minimisation measures and energy efficient building design.
- New buildings should be designed to be adaptable to future needs i.e. accessible and adaptable for changing uses.

Next steps

We're interested to hear from the community on the following matters:

- Of the potential land use options identified in this updated Section D of the *Akaroa Places and Spaces Plan*, which option/s do you prefer and why?
- Do you have any other land use ideas that you would like considered?
- Do you support relocation of the historical Jeannie's/Yew Cottage to the site?
- Do you have any other comments or information you would like us to know about the future use of the site?



Stage 1 – Future use brainstorming

Community provides feedback on potential use case ideas for the site.

Decision makers and council staff consider ideas.



Stage 2 – Development of options

Consult with the community a second time on a range of options gathered from the first phase, that are deemed suitable for further refinement.

Council decision makers and staff consider a final option.



Stage 3 – Refinement of final option (TBC)

If further refinement is required, we will consult with the community on the final design and refine details such as landscaping, community facilities, etc.

Council decision makers and staff refine plan based on community feedback.

Following this first phase of engagement (Stage 1 in the diagram above), we will be sharing the findings with Te Pātaka o Rākaihautū Banks Peninsula Community Board. The feedback and learnings from this first phase of engagement will be used to refine and inform viable land use options. The second phase of engagement will invite the community to consider the refined options and provide further feedback.

Additional information available online at

letstalk.ccc.govt.nz/BPMeats

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