Kōrero mai | Let's talk

Investigating future uses of Akaroa's BP Meats site

67–67A Rue Lavaud, Akaroa

Find out more

letstalk.ccc.govt.nz/BPMeats



Christchurch City Council



About this document

We're investigating potential future uses of Akaroa's BP Meats site at 67–67A Rue Lavaud, and want to hear your vision for this unique piece of land that presents an exciting opportunity for Akaroa.

Your feedback will help inform a draft plan for the site which is the only piece of vacant, commercially zoned land, owned by the Council within the Akaroa township, excluding the access lot that is zoned residential.

All ideas will be considered along with economic and other technical data and analysis, and the recently updated section D of the *Akaroa Places and Spaces Plan*, which identifies some potential land use options for the site.

This information will be used by staff to develop preferred land use options that will be presented to the Te Pātaka o Rākaihautū Banks Peninsula Community Board and then shared with the community for further feedback before the future use of the land is decided.

The council will consider delivery options once a desired use is determined through the above process.

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

Learn more and tell us what you think by 24 November 2024.

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Background

The BP Meats site presents an exciting opportunity for the Council, Ōnuku Rūnanga and the wider Akaroa community.

The (approximately) 2970m^2 Council-owned block of land, located in the northern commercial area of Akaroa's town centre, was originally purchased by the former Banks Peninsula District Council in 2000. Ownership transferred to the Christchurch City Council following amalgamation in 2006.



There has been discussion among the wider community over the last two decades about the potential of the site and how it should be developed. The *Akaroa Places and Spaces Plan*, first developed in 2010, contained a section about possible development options for the site, but implementation of the plan was interrupted by the earthquakes.

In 2019, Te Pātaka o Rākaihautū Banks Peninsula Community Board resolved to retain ownership of the site for strategic purposes and investigate future development options for the site.

In recent years there have been some spontaneous proposals presented by community members to the Council about the site. It's time to proactively determine suitable future land use options for the site in consultation with the Akaroa community.

As part of this process, section D of the *Akaroa Places and Spaces Plan* has been updated with possible development options and things that should be considered for the future use of the site.

To find out more about possible development options you can read the updated section D of the *Akaroa Places and Spaces Plan* at

letstalk.ccc.govt.nz/BPMeats

Working with Ōnuku Rūnanga

Christchurch City Council is working closely with Ōnuku Rūnanga, to ensure they have the opportunity to share their potential land use ideas for the site for consideration alongside others from the community. Ōnuku have provided the following cultural narrative to provide context for this consultation.

The Akaroa Butchery site at 67 Rue Lavaud, Akaroa lies within the takiwā of the Ngai Tahu hapū of Ngāti Irakēhu and Ngāi Tārewa who are represented by Ōnuku Rūnanga. The land is part of Te Pātaka o Rākaihautū or 'the great food store house of Rākaihautū' which was named as testament to the work of the tipuna, Rākaihautu, and in recognition of the abundance of food and resources found there. The māhinga kai values of the peninsula have always been highly valued by manawhenua and continue to form an important part of the identity of Ngāti Irakēhu and Ngāi Tārewa today.

The importance of the natural landscape of Te Pātaka o Rākaihautū to manawhenua is recorded in the whakapapa and history of the early Waitaha and Ngāti Māmoe settlers, the earliest of whom occupied the peninsula seven or eight hundred years ago. These tīpuna laid their whakapapa on the area, naming many features of the natural landscape and coastal environment after important events, tīpuna and atua. When Ngāi Tahu moved south from the North Island in the 18th century many intermarried with people of these earlier tribes, adopting many of their traditions. Some placenames of Te Pātaka o Rākaihautū also originate from the period of Ngāi Tahu ascendancy.

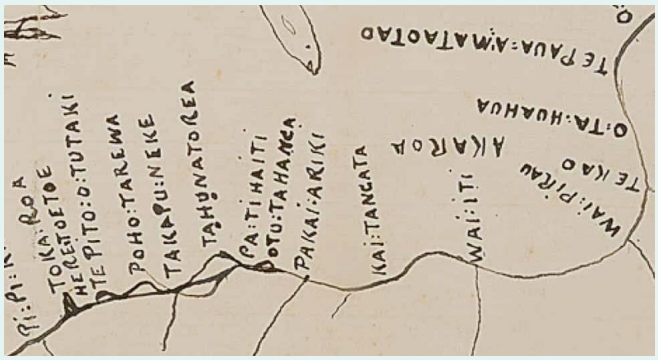
The Akaroa Butchery site is bounded to the northeast by the Wai-iti (Balguerie) Stream, which is one of several waterways including Te Kao, Ōinako, Pākai-ariki, and Waipirau that flow through the present-day Akaroa township into the harbour. In 1908 well-known Ngāi Tahu leader, scholar, and authority on Ngāi Tahu place names, Teone Taare Tikao recorded Wai-iti on a map he drew of the harbour. Wai-iti was also recorded in the nineteenth and early twentieth centuries by several Pākehā ethnographers who learned it directly from Ngāi Tahu informants.

Traditional oral evidence suggests that the area now known as French Bay was an important place of Māori occupation in earlier times. This is substantiated by early Pakehā reports of extensive areas of fern and scrub, an indication of Māori gardens in the bay. The extent of Ngāi Tahu use of the Akaroa Butchery site itself is unknown however the entire harbour area was utilised for mahinga kai and signs of Māori occupation and activity are evident in the archaeological record with several shell middens recorded nearby (N36/254 and N36/196). By the mid-1830s, and Pākehā arrival, the main Māori settlement in Akaroa harbour was Ōnuku, however 'French Bay' became an important place of cross-cultural interaction between Ngāi Tahu and the new arrivals when the French settlement was established there.

The Akaroa Butchery site was a key part of the French town centre established in 1840. Buildings including the Nanto Bordelaise Company store, the residences of Belligny, Lavaud, and Langlois, and the French naval gardens were also in the immediate area. Important discussions between Ngāi Tahu chiefs and French and British officials would almost certainly have taken place on the Akaroa Butchery site or in proximity (further research is required) – for example, in 1845 Belligny seeking to complete the Nanto Bordelaise Company's purchase met with 400 Ngāi Tahu who reportedly trod on his garden when he offered goods rather than cash for their land; and in December 1849 the final payment for Kemp's Deed (the Canterbury purchase) was made to Ngāi Tahu chiefs in the garden of Resident Magistrate John Watson whose land was to the immediate east of the Akaroa Butchery site.

French settlement of the Akaroa area and the later claiming of the land by the English had devastating consequences for Ngāi Tahu. Most of the land in Akaroa harbour was taken up by French and British settlers before it had even been sold by its Ngāi Tahu owners. The Akaroa Deed was signed at Akaroa on 10 December 1856. Initially, Ngāi Tahu rangātira had rejected the Crown's offer to purchase Akaroa however, in 1856 they were persuaded to sign a document that surrendered a vast area to the Crown for a miserly sum. The Akaroa Deed used vague language, did not describe the extent of the land being sold, did not include a deed plan, and gave a very broad description of the vendors. As the historian Harry Evison has said, the Akaroa Deed was virtually incoherent. Under the Akaroa Deed, three reserves were granted to Ngāi Tahu at Ōnuku, Ōpukutahi and Wairewa. In addition to the reserves, the rangātira were paid £150 in silver coin.

The effective confiscation of their lands removed the ability of our tipuna to cultivate food and thus to trade. Ngāi Tahu had no option but to take jobs working for the newly arrived Pākehā settlers who were establishing farms on what had been Māori land. As such, any opportunity, should be embraced to acknowledge Ngāi Tahu history, values, and aspirations on whenua that was unjustly 'purchased' in the nineteenth century – this includes the Akaroa Butchery site.



Detail from Teone Taare Tikao map of Akaroa (1908) showing the Ngāi Tahu placenames recorded within 'French Bay' including Wai-iti which was later named Balguerie Stream. MS-7, Johannes Andersen Collection, Auckland War Memorial Museum Tāmaki Paenga Hira.

Guiding principles for development of the site

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

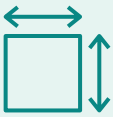
- provides for, but balances, economic (particularly tourism-related) growth and development and community development, identity and connection;
- balances today's needs with the future needs of the community;
- provides for sustainable growth in respect to impacts on critical infrastructure;
- minimises 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.



Opportunities and constraints

There are various potential land uses for the site, which is big enough to accommodate multiple uses that can exist harmoniously and benefit the community.

Positives of the site include its:



large size, at approximately 2,970m^2 in total;



lack of heritage listed items/buildings, increasing its potential uses;



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



zoning under the Christchurch District Plan, allowing a wide range of land use activities including residential, retail 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 Balguerie Stream through a site layout that makes the most of the stream amenity, access improvements and riparian planting.

However, for suggested future land uses to be considered there are certain criteria that must be met. **These include:**

Statutory and regulatory compliance

Any development must comply with relevant regulation such as the Christchurch District Plan, noting that any non-compliance could be addressed through the resource consent process, and The Building Code.

Meeting design guidelines

Design guidelines exist in Appendix 15.15.7 of the Christchurch District Plan to ensure that any development reflects the surrounding character and does not have any significant effects on adjoining land use activities.

Commercial feasibility

Any future use ideas should be practical and commercially feasible to ensure they are capable of delivery and success.

Site size and constraints

Any development must work with the constraints of the site and the land available. It must consider things such as the heritage values of adjoining sites and the wider historic area it is located in, the access to the site and the adjacent Balguerie Stream, requiring attention to both stream setbacks and any historical flooding information.

What is currently on the site

There are four buildings currently on the site. The two on the street frontage are leased to various businesses/ groups by the Council, including a butcher, clothing shops and the Akaroa Community Arts Council. Some land at the rear of the site is leased by a local waste management contractor and Akaroa Museum has a storage container onsite. There are several miscellaneous items on the site, including an old fire bell tower and two sheds that are no longer in use.



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



Existing buildings on the site.



Rear of site looking west towards the Rue Lavaud frontage.

The Council is working closely with leaseholders, keeping them informed about potential development of the site and inviting them to share any ideas for future land uses.

Some potential options

The potential for how the land could be used is varied, and there are no preferred options at this early stage. However, updated section D of the *Akaroa Places and Spaces Plan* does outline some potential land uses for the site.

These include:



- Residential development, including seasonal worker accommodation, affordable housing, social housing, private housing and guest accommodation;



- Community uses, such as the expansion of the Akaroa Museum activities onto the site, a public space, a recreational facility or some other type of community facility; and



- Accommodate multiple uses including a potential location for the historical Jeannie's/Yew Cottage.

Some land use options for the site could require the sale of land, either partially or wholly, and a Council decision would be needed for this.

To find out more about these options you can read the updated section D of the *Akaroa Places and Spaces Plan* at

letstalk.ccc.govt.nz/BPMeats

Funding

There is no funding set aside in the current Long Term Plan to support Council development of the BP Meats site. If the preferred land use requires public funding it would need to be allocated in the 2027–2037 Long Term Plan.

Timeline

Community input

31 October 2024–24 November 2024

The community submits ideas for future uses for the BP Meats site. Staff consider all feedback to develop draft future land use options for the site.

letstalk.ccc.govt.nz/BPMeats

Community Board consideration

10 February 2025 (TBC)

All submitters have the opportunity to speak to decision makers. Te Pātaka o Rākaihautū Community Board will consider all feedback and the staff recommendation when making a decision on what to proceed with for the second phase of engagement.

Community consultation on draft proposal(s)

March 2025 (TBC)

The community can make submissions on options for the site. This feedback will help inform the staff recommendation on the future use of the land.

Community Board (and possible Council) decision

Mid 2025 (TBC)

All submitters have the opportunity to speak to decision makers. Te Pātaka o Rākaihautū Community Board will consider all feedback and the staff recommendation when making a decision. If the decision involves the sale of land (either partially or wholly), this will require a Council decision.

Development of site can start

Tell us what you think

Potential land use options identified in the *Akaroa Places and Spaces Plan* include retail and commercial services, food retailing/grocer, parking, residential development, and community uses (see its updated section D for more detail).

Online (preferred): **letstalk.ccc.govt.nz**

Email: **letstalk@ccc.govt.nz**

Deliver to:
Attention: Samantha Smith, Engagement Advisor
Te Hononga Civic Offices
at 53 Hereford Street

by 24 November 2024

Post to: Freepost 178 (no stamp required)
Investigating future uses of Akaroa's BP Meats site
Attn: Samantha Smith, Engagement Advisor
Christchurch City Council
PO Box 73016
Christchurch 8154

Please note
We require your contact details. Your feedback, name and address are provided to decision-makers. Your feedback, with your name only, will be available on our website. However, if requested, we will make your feedback, including contact details, publicly available. If you feel there are reasons why your contact details and/or feedback should be kept confidential, please contact the Engagement Manager by phoning 03 941 8999 or 0800 800 169.

Talk to the team

If you would like to discuss this project with the team, please join us.

Saturday 2 November
Akaroa Market, 48 Rue Lavaud, Akaroa
between 9am and midday

Saturday 16 November
Akaroa Market, 48 Rue Lavaud, Akaroa
between 9am and midday

Samantha Smith
Engagement Advisor
letstalk.ccc.govt.nz
03 941 5376

For more information, including the *Akaroa Places and Spaces Plan* – updated section D

letstalk.ccc.govt.nz/BPMeats

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Tell us what you think by **11:59pm, Sunday 24 November 2024**.

Fold the completed form and post to us; or

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

letstalk.ccc.govt.nz/BPMeats

All feedback will be considered when developing a draft plan for the site.

Potential land use options identified in the *Akaroa Places and Spaces Plan* include retail and commercial services, food retailing/grocer, parking, residential development, and community uses (see its updated section D for more detail).

Which of these options do you prefer and why?

Do you have any other land use ideas that you would like to be considered?
Please specify any additional ideas in detail.

Do you support relocation of the historical Jeannie's/Yew Cottage to the site?

☐ Yes ☐ No

Do you have any other comments or information you would like us to know about the future use of the site?

Name* .....

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

Email .....

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

Organisation's name .....

Your role .....

*required

We require your contact details as part of your feedback – it also means we can keep you updated throughout the project.

Your feedback, name and address are given to councillors to help them make a decision.

Your responses, with names only, go online when the decision meeting agenda is available on our website.

If requested, responses, names and contact details are made available to the public, as required by the Local Government Official Information and Meetings Act 1987.

If there are good reasons why your details and/or feedback should be kept confidential, please contact our Engagement Manager on (03) 941 8999 or 0800 800 169 (Banks Peninsula).

Please fold with the reply paid portion on the outside, seal and return by 11:59pm Sunday 24 November 2024.

fold staple or tape here fold

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"

INF7482 October 2024

fold fold

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Christchurch City Council

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Investigating future uses of Akaroa's BP Meats site
Samantha Smith, Engagement Advisor
Christchurch City Council
PO Box 73016
Christchurch 8154