

Feedback received on Future use of BP Meats site - 67 and 67a Rue Lavaud, October – November 2024

Organisations / Business

ID	Feedback	Name / Organisation
28600	*See attachment	Julia Atkinson-Dunn Akaroa Butchery And Deli
29895	Which of these options do you prefer and why? All of the above can be achieved on this site successfully if planned well with an experienced consultant team. Ground level at the street should be the congregation / conversation / seating / play space as a relief to the linear type of pedestrian movement along Rue Lavaud. One vehicle lane inwards from the main road, and outward traffic from the rear. Do you have any other land use ideas that you would like to be considered? Outdoor inter-ractive history info-boards, mixed landscape design of historic cottage type gardens,pergolas,boxed gardens,brick paths, wild flowers, etc - colliding with Maori type flora and fauna/natural organic shapes and forms. at The road edge, with only a one way in vehicle lane to the rear shops/cafe- to encourage pedestrian congregation/and pausing/reflecting/playing/learning. The Chch day visitors would ultimately spend more time in Akaroa with the pause in the traffic instead of just walking from one end to the other and then leaving. if this mixed play/learning space was there, then people would leave with more knowledge about the history of the area in a fun/playful and fun way rather than visiting the museum which doesnt attract a lot of visitors. Pulling people in from the street will provide a town square effect, for gathering/play/learning/eating/reflecting. I envisage the deep (10m at least) street front area of landscape design that tells a story of Akaroa's past cultures colliding and thriving. see below more ideas here.. vertically in design too, boat mast and timber clad bow of a boat rising up from the ground (for kids climbing), Maori Pouwhenua pole, cabbage trees, a flag mast atop a 2m high mounds being the symbol of the English claiming the land etc etc... Beyond this is the business end : Traditional english cottage type verandahs lining east and west boundaries, with boutique womens fashion shops, up-market gift and art stores, a hairdresser, a quality 2nd hand clothes shop, a cafe. Upper level accommodation to complete the development. Carparking is discreet within, boarded in native planting to lower the intensity of the intrusion of cars to such an environment. Do you support relocation of the historical Jeannie’s/Yew Cottage to the site? Yes Do you have any other comments or information you would like us to know about the future use of the site? This is a special and rare opportunity for the locals, Christchurch, and the visitors to Akaroa. This opportunity that should not be overlooked without a thorough review and consultant study and design of the area. Its fantastic that there is public consultation doing done now, to gather ideas to move forwards. My name is Kelly Pluck. My husband Cameron and I spend a lot of time at our family bach in Takamatua and we absolutely adore Akaroa and the harbour. We own and operate Inline Architecture and Outline Spaces. We would be most proud to participate in any upcoming group discussions and have any opportunity to be part of the planning and design team for this unique site. Thank you for reading my quick submission for my vision of the area. Kelly Pluck	Kelly Pluck Inline Architecture Ltd
30033	Which of these options do you prefer and why? Keep the well needed Butchery on site. An absolute must for our community. Develop the front of the grass area into a picnic site with paving, tables and umbrellas. Food and retail spaces out the back of the site. Do you support relocation of the historical Jeannie’s/Yew Cottage to the site? Yes	Georgie Rhodes Pot Pourri

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30036	Which of these options do you prefer and why? Public space - market square Community meeting space Affordable housing for seasonal workers or long term residents Do you have any other land use ideas that you would like to be considered? I would like to see this site being used by the community, along with small stores and affordable temporary rental units. An open space that will allow people to walk out and about. I envision a similar hub as the Phillipstown community hub, where markets, events, workshops are run. A market garden and native vegetation, small retail opportunities (pop up stores), arts and crafts. At the back, houses for rent month by month to local families and/or local businesses seasonal workers, as the shortage of affordable rentals in Akaroa is worrying. An educational information centre is also needed in Akaroa, so tourists can find out what is so special about our area, and how to protect it: wildlife conservation, organic agriculture, environmental education... The butcher shop should remain either by renovating the existing building or providing a new building for them to move into while the old one gets demolished to open up the space. The small green building should vacate the site to open up the space, or move it further to the back. I do NOT support the project of a carpark, as it is a "problem" only during a short time of the year and if that was to happen it would be better suited on the outskirts of town. Anyway people should walk more! Do you support relocation of the historical Jeannie's/Yew Cottage to the site? No Do you have any other comments or information you would like us to know about the future use of the site? I would like to support the submission of Friends of Banks Peninsula and Regenerate Banks Peninsula, which have a similar vision as mine. I am also supporting the Art Council vision, however I do not support the relocation of Jeannie's Cottage, as I believe the cost to relocate and restore the building would be too high. The building has been too damaged by succeeding floodings and the money could be better used to make BP Meat a wonderful community driven site.	Marine Mathieu Nomad Wholefoods
30150	Which of these options do you prefer and why? Community uses. See letter attached Do you have any other land use ideas that you would like to be considered? Yes. See letter attached for more details. 1. Community hub: A central gathering space for locals and visitors, hosting events, workshops, and meetings. 2. Food forest and gardens: native plant species and edible gardens, showcasing sustainable practices and providing a peaceful oasis. 3. Historic information panels: Interpretive displays highlighting Akaroa's: - Unique geology - Native vegetation and flowers - Human history, including Māori settlement and European arrival. 4. Performance Area: A small, outdoor stage for: - Live music and theatre performances - Cultural events and festivals - Community gatherings and meetings 5. Market Space: An area for local artisans, crafters, and producers to showcase and sell their Do you support relocation of the historical Jeannie's/Yew Cottage to the site? No	Geraldine Guillemot-Peacock Helps Pohatu Conservation Trust

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	Do you have any other comments or information you would like us to know about the future use of the site? See letter attached. *See attachment	
30154	Which of these options do you prefer and why? Kia ora Koutou “Regenerate Banks Peninsula”, subgroup of “Friends of Banks Peninsula” would like to support an inclusive and wider approach of the use of the BP meat site which would emphasise on a “by the community, for the community” view. We are envisioning a strong relationship between community driven projects, small retail activities and affordable social houses. Imagine a hub, where families, locals and tourists alike would walk amongst a community run organic food forest and market garden with a few tunnel houses while enjoying some freshly made food from one of the many local food stores located around the garden before sitting at one of the locally made tables provided outside or under pergolas Some local garden tenders are enjoying a break and cooking a pizza on the locally made clay oven while school kids are on a history and heritage hunt using the many QR codes placed around from the stream to the garden area. The stream is protected by native vegetation and different fruit trees and vines providing food for humans and birds. A group of people are attending a workshop on how to weave flax leaves grown along the creek. A series of small, environmentally friendly buildings located on the north and east sides of the area are hosting retail opportunities with a strong sustainability and local economic focus: organic products from local producers, bulk and waste free food shop, arts and crafts. The upstairs of the shops can be used as social houses for local families and/or local businesses staff or a much-needed hostel for seasonal workers Right on the other side, by “the common” café, sits a community run educational/cultural/information centre. This centre’s purpose is to teach and promote our very unique environment: From geological value to wildlife conservation, based on the work of many local trusts and organizations involved, thoughtful agriculture, environmental education and research happening right here all year round, cultural history, values and relationships. Our unique environment is fragile and under growing pressure. We must share far and wide the important work to get a better care. The butcher shop and art council building shall remain on the south side, renovated and placed in a way that allow people to freely walk out of it and get into the centre of the hub, which is the food forest/market garden with a stage for cultural and artistic event. A small car park could be placed on the northeastern side of the area. This Hub is about bringing the community together on different projects. Having a long term, Christchurch city council owned and community operated place that will be used by and for schools, businesses, markets, council events, locals and tourists. A sense of place and community for many years to come with a strong sustainability, cultural and charity focus. This should be run and operated by a trust which will look for grants and fundings through different channels and charity events. The trust should have at least one paid full-time worker to manage or oversee the whole operation along with volunteers. Do you have any other land use ideas that you would like to be considered? A permanent food and craft market with rooms for an upcycle and repair shop and a commercial kitchen that can be hired by the community for fund raising events, community gatherings, etc.. Run by a trust and volunteers through sales of various upcycled items and fruits and vegetables grown on the land. Do you support relocation of the historical Jeannie’s/Yew Cottage to the site? No Do you have any other comments or information you would like us to know about the future use of the site? Please contact us on [REDACTED] *See attachment	Renan Cataliotti "Regenerate Banks Peninsula" Subgroup Of "Friends Of Banks Peninsula"

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30186	Which of these options do you prefer and why? None, they all lack creativity Do you have any other land use ideas that you would like to be considered? See attached letter Do you support relocation of the historical Jeannie’s/Yew Cottage to the site? No Do you have any other comments or information you would like us to know about the future use of the site? See attached letter *See attachment	Harry Stronach Akaroa Ratepayers & Residents Assn Inc
30193	Which of these options do you prefer and why? Retain the site for community uses, including L'Op Shoppe, ACAC gallery and Hospital fundraising group. Also we support the Butchery business continuing to operate on the site as it is a valuable asset to our community. Do you have any other land use ideas that you would like to be considered? Provide some parking spaces for existing tenants and adjacent facilities ie: the Museum and the Common hub. Do you support relocation of the historical Jeannie’s/Yew Cottage to the site? Yes Do you have any other comments or information you would like us to know about the future use of the site? Enhancement of the grounds, ie: landscaping, would visually improve this central historic site, as would the addition of Yew cottage.	Patsy Turner L'Op Shoppe
30212	Which of these options do you prefer and why? Our preference for the BP Meats site is that it be multi faceted. The space is large enough to house worker accomodation, car parking for worker accomodation, the butcher and a significant level of community use. Akaroa has a shortage of available beds for seasonal workers. Central short term accomodation would be an advantage and generate income for stakeholders. I do not feel the site is suitable for social housing. A small number of carparks would be required for the accomodation solution. The size of the site means that a range of attractions, points of interest and activities can be incorporated for community use. These could include Yew Cottage, a town Square and Market, historic features, the butcher and an arts space. Do you have any other land use ideas that you would like to be considered? The site is the centre of what was the original French settlement in the early 1840’s. I believe at one stage it was the home of Pierre Joseph Sainte-Croix de Belligny, the French botanist who accompanied immigrants in 1840. As a French descendant (de Malmanche line) I feel the space should also be used for a range of community uses but incorporate as much of Akaroa’s history as possible. This would include moving Yew Cottage, The Customs House, the early fire brigade tower and bell, and potentially an early Akaroa fire appliance. Access to the site should be improved to the museum allowing a flow of visitors between the park and museum. The relocated could could house the Akaroa Community Arts Council, the second hand clothing store and any other community organisations requiring rental space. We feel the more recently added rooms attached to the butcher should be demolished. As a large and central space in what was the historic French Quarter of early Akaroa I would like to see the space incorporate historic features and become a community space incorporating relocation of Yew Cottage, the Customs House and old fire tower. I feel the back of the mueseum should open onto the space incorporating some of Akaroa’s historic buildings and structures into the museum experience. As an early Akaroa building I feel the butcher should be retained in its current location and renovated back to its original weatherboard cladding but the more recently added L’Op Shop, Toy	Amanda Sharpe The Common

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	Library and Community Arts component of the building should be demolished to allow better access to the park setting. The addition Do you support relocation of the historical Jeannie’s/Yew Cottage to the site? Yes Do you have any other comments or information you would like us to know about the future use of the site? As the owner of a neighbouring property (The Common) we would be open to discussing allowing additional access to the rear of the site and Balguerie Stream for arts related use.	

Individuals

ID	Feedback	Name
28593	Which of these options do you prefer and why? Food, particularly meats and veges, so that people can buy food to cook themselves. Do you support relocation of the historical Jeannie’s/Yew Cottage to the site? Yes	Emma Richardson
28596	Which of these options do you prefer and why? Sale for private use. Do you support relocation of the historical Jeannie’s/Yew Cottage to the site? No	Jonathan Mathias
28598	Which of these options do you prefer and why? Community housing !! Do you support relocation of the historical Jeannie’s/Yew Cottage to the site? No Do you have any other comments or information you would like us to know about the future use of the site? Our community has a very clear need for housing with many family’s having to move away from their lives in Akaroa because of this issue. It is a no brainer that this land be used to combat this ever growing issue	Alyana Bamber
28601	Which of these options do you prefer and why? What we are severely lacking: Accomodation for short term / seasonal workers. 2 bedroom units able to be rented by 1 child families and solo parents. Spillover visitor, contractor and CCC parking. Permanent and visitor boat parking (recreational and commercial)	Ben Campbell

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	Do you have any other land use ideas that you would like to be considered? Use this space for long and short term boat parking. Relocate the current boat park on the water front on the reclaimed land at Children’s Bay. Pro’s: Create a further income for ratepayers with minimal impact and investment while keeping the land available for future investment and town growth. Create more boat parking for residents that can not get a space at the current boat park due to years’ long waiting lists. Clear the streets of boat trailers being parked over busy peak seasons. Easy access to Dalys wharf for launching at our best all tides ramp. Massive benefit: The opportunity to clear and repurpose the valuable waterfront land overlooking children’s bay to extend our open waterfront spaces, gentrifying the waterfront entrance to Akaroa by removing 6 foot metal fences that currently separate the ocean from the land. Allocate further freedom camping spaces and facilities. Creating further tourism spend for Akaroa and general access to Children’s Bay waterfront. Do you support relocation of the historical Jeannie’s/Yew Cottage to the site? No Do you have any other comments or information you would like us to know about the future use of the site? The property loses its historic integrity by relocating from its original site, keep it where it is ..	
28607	Which of these options do you prefer and why? Keep the butchers! Building housing behind Do you have any other land use ideas that you would like to be considered? Housing - not for Airbnb!!! Do you support relocation of the historical Jeannie’s/Yew Cottage to the site? No Do you have any other comments or information you would like us to know about the future use of the site? Housing for locals who live and work in Akaroa - would the cottage be rented out if moved?	Amy Harrison
28609	Which of these options do you prefer and why? Food retailing/grocer. Please keep the butcher on this site. It provides an essential service to Akaroa and it would be a shame if it was no longer in its current location, especially given the history of the site. Do you support relocation of the historical Jeannie’s/Yew Cottage to the site? Yes	Jen Paterson

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28610	Which of these options do you prefer and why? A mix of retail and residential would serve the community well in the future. I support the retention and upgrade of the butchers shop which provides a vital service to Akaroa. Do you support relocation of the historical Jeannie's/Yew Cottage to the site? Yes	Chris Muirhead
28613	Which of these options do you prefer and why? Retain as a butcher's site. This is a focal point and draw card for people visiting Akaroa. So much effort has been put into making this store special it would be a shame to see it go	Raewyn Guise
28615	Which of these options do you prefer and why? Keep the butcher and deli as it is. The butcher provides an excellent service to the community and provides access for local businesses to sell their products. Do you have any other land use ideas that you would like to be considered? Improve the parking at the back and improve signage so people know it is there. Do you support relocation of the historical Jeannie's/Yew Cottage to the site? No	Aaron Goldsbury
28617	Which of these options do you prefer and why? Preserving the heritage businesses and developing a area anchored by the heritage Do you support relocation of the historical Jeannie's/Yew Cottage to the site? Yes	Murray Boyes
28620	Which of these options do you prefer and why? Some Low cost housing for local residents. Not for holiday lets! No more tourist shops we have enough cafes , merino and souvenir shops. A supermarket would kill the existing 4square store and the butcher. The butchers shop has been there 100 yr. Do we need more commercial property? There's always commercial businesses up for sale and empty lets. Cafes, motels changing hands on a regular basis because the trade is so seasonal Do you have any other land use ideas that you would like to be considered? Expand the museum Do you support relocation of the historical Jeannie's/Yew Cottage to the site? Yes Do you have any other comments or information you would like us to know about the future use of the site? Not for holiday homes or holiday rental please, as most of the houses in akaroa are empty already and local people still can't find anywhere to live, especially in the summertime	Sarah Smith
28623	Which of these options do you prefer and why? Residential development for rental accommodation , there is a huge demand for local workers to secure long term accommodation . The lack of this is driving skilled individuals out of town. Short term rental accommodation would also benefit the town , having somewhere for ChCh tradespeople/builders/road workers etc to stay whilst working here. Do you support relocation of the historical Jeannie's/Yew Cottage to the site? Yes Do you have any other comments or information you would like us to know about the future use of the site? Akaroa doesn't need any more retail space, local businesses struggle during the off season. Adding more retail would only add to the struggle of established businesses.	Katey Thew-Thin
28624	Which of these options do you prefer and why? Leave as is the site is tidy and the butcher is a key oart of the community . Do you have any other land use ideas that you would like to be considered? Currently there is more Important items that the Banks peninsula community needs than worrying about this.	Wayne Mckenzie

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	Do you support relocation of the historical Jeannie’s/Yew Cottage to the site? No	
28627	Which of these options do you prefer and why? Retail , food retailing grocer & community uses. Commercial services. I would not like to see any social housing in such a prime & prominent position. Particularly if they look like some of those in Ch Ch! Whatever the sight is used for it should be to enhance & beautify the town of Akaroa. Do you have any other land use ideas that you would like to be considered? An all year round swimming facility, like the hot pools at New Brighton. It would be great to make Akaroa an all year round town for visitors & local businesses. Do you support relocation of the historical Jeannie’s/Yew Cottage to the site? Yes	Anne Little
28629	Which of these options do you prefer and why? I prefer that the butcher business remains and that the council do what is necessary to secure the current building, enhancing and maximising the appearance of it with sympathetic colours etc. The back of the site could be developed to provide much needed parking or a low key outdoor event space which can accommodate markets etc but I think it is wrong to end a long standing lease, add to landfill and spend additional money CCC doesn't have, particularly as the current business provides an important amenity to the local people. Do you have any other land use ideas that you would like to be considered? Only the back of the site should be considered for development of any kind. Spaces and businesses that are found via walkways (laneways) between shop fronts are always more exciting for locals and visitors alike. Do you support relocation of the historical Jeannie’s/Yew Cottage to the site? No Do you have any other comments or information you would like us to know about the future use of the site? Please consider if CCC really has money for such projects. As rate payers, we can not keep absorbing costs. Your role is to provide services to the community such as water, rubbish collection and libraries. If there is money left over, we can consider other options but residents in Christchurch are struggling to pay rates so spending urgently needs to be curtailed.	Karen Silvers
28633	Which of these options do you prefer and why? Leave the butcher there Also used by wasteline to store trucks there Do you have any other land use ideas that you would like to be considered? Carpark Do you support relocation of the historical Jeannie’s/Yew Cottage to the site? No	Keith Hammond
28636	Which of these options do you prefer and why? Retain the butchery shop and business. Provide increased short term parking. Consider a coach park space. Enable light retail spaces such as pop up stores and food trucks. Do you support relocation of the historical Jeannie’s/Yew Cottage to the site? Yes Do you have any other comments or information you would like us to know about the future use of the site? Due to the flooding concerns at the current cottage site this is a good alternative and adjacent to the museum.	Garth Haylock
28638	Which of these options do you prefer and why? Residents and community. We are seriously lacking extra long and short term rental that aren’t air bnb etc Do you have any other land use ideas that you would like to be considered? Keep the butcher shop an amazing asset that is a big part of the community and has been for many, many years. It’s part of our heritage	Dave Dunlay

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	Do you support relocation of the historical Jeannie's/Yew Cottage to the site? No	
28641	Which of these options do you prefer and why? Residential house (no holiday homes) Extra parking site Do you have any other land use ideas that you would like to be considered? Beach volleyball court Do you support relocation of the historical Jeannie's/Yew Cottage to the site? No	Doreen Machnick
28662	Which of these options do you prefer and why? Community use and parking Do you support relocation of the historical Jeannie's/Yew Cottage to the site? Yes Do you have any other comments or information you would like us to know about the future use of the site? Relocate cottage to street frontage to maintain old town look and use remainder for parking until other community use is required. Definitely keep it all in CCC's hands.	Gill Bedford
28802	Which of these options do you prefer and why? Perhaps a combination of food retailing and community spaces ideas. None of the options are sensitive to nor reflective enough of the kai tahu narrative, options should consider reparation and cultural sensitivity to the history and actions of the past, to be able to move forward with success. Do you have any other land use ideas that you would like to be considered? consider using this land to both offer reparation to ngai tahu and support a local food economy. we must consider the access to kai every day but also in times of emergency and disaster.. akaroa needs to build some food resilience. this site should be used to support the local food economy via - keeping the butchery (small local business over giant profiteering biz), adding option for additional local food suppliers (F&V, local co-op, food hub space etc). the space out the back could be offered up for community garden or vege grower space - educational learning space for the high school students on growing kai - onuku may want this option as a partner too. please do not tip concrete over this land - once that happens you can never get the whenua back to health. Do you support relocation of the historical Jeannie's/Yew Cottage to the site? Yes Do you have any other comments or information you would like us to know about the future use of the site? please do not make this profit over people. this is an opportunity to think visionary, future focused, community focused and whenua focused. move the Jeannie cottage if onuku runaka agree too.	Rebekah Parry
28835	Which of these options do you prefer and why? Food retailing as in keeping the butchery in the same place. There has been a butchery in Akaroa for a long time, certain members of the community rely on it (those on a limited budget or income, those living alone and only wanting to buy small amounts etc). The butchery that is present fits into the vibe and atmosphere of Akaroa and is an important part of the community. The building is a heritage building and should be kept. Do you have any other comments or information you would like us to know about the future use of the site? Could Jeannies cottage be located behind the butchery. Would also like to see the wee community shop stay where it is also	Erica Abelen-Freeman

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28846	Which of these options do you prefer and why? Food Retail - retain the butchery - most important to the local population and a novelty for visitors. Parking - take parking off Rue Lavaud which becomes restricted during the summer season. Residential development - there is a dire shortage of workers accommodation. Do you have any other land use ideas that you would like to be considered? Self-contained (only) motorhome park with dump station and fresh water supply. This would be an income business for the Council. Do you support relocation of the historical Jeannie's/Yew Cottage to the site? Yes Do you have any other comments or information you would like us to know about the future use of the site? Relocate Jeannie's cottage over in the corner by the stream, so it can become someone's home and won't interfere with what-ever else is developed on the land.	Margaret Morris
28853	Which of these options do you prefer and why? Community Use Do you have any other land use ideas that you would like to be considered? The development of a hotpool complex incorporating and hero'ing the stream and native bush throughout the site. Do you support relocation of the historical Jeannie's/Yew Cottage to the site? No	Nichola Ross
29262	Which of these options do you prefer and why? As a Banks Peninsula resident I think the space would be valuable used in these ways: 1) keep the butchery, it's great. 2) we need a greengrocer on the peninsula or a weekend market selling fresh fruit and veg. Most of us drive to chch to get fruit and veg which is a 4hr return trip. Very inconvenient 3) akaroa lacks tourism 'product' for couples or families, particularly on rainy days. So a sauna and hot tub place, or kids indoor heated pool, or dare I say it, indoor mini golf or climbing wall would help fill that activity gap. 4) boring but....the peninsula needs a dentist. Do you have any other land use ideas that you would like to be considered? See above. Do you support relocation of the historical Jeannie's/Yew Cottage to the site? Yes	Kowhai Thompson
29611	Which of these options do you prefer and why? I support any option that can accommodate the Akaroa Butchery. This is a great little business. There has been a butchery here for almost 100 years which shows it is a very viable business. The briefing document claims that it is expensive to maintain, but any existing building is cheaper to fix up than build from scratch. Refurbishment of an existing building is also significantly better from an embodied carbon point of view than rebuilding. Do you have any other land use ideas that you would like to be considered? Na Do you support relocation of the historical Jeannie's/Yew Cottage to the site? Yes Do you have any other comments or information you would like us to know about the future use of the site? It would be a sad state of affairs if the CCC put the butchery out of business in favour or a larger format supermarket.	Nic Hobbs
29623	Which of these options do you prefer and why? Retain the butcher shop - it is a community icon. Enhance Balguerrie Stream to allow for better native biodiversity while also creating an opportunity for a walking track adjacent to the stream that connects Rue Lavaud and Rue Balguerrie, and allows for picnicking for families. Remainder of land use for low cost, but well designed housing for singles or couples.	Jenny Williams

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	Do you support relocation of the historical Jeannie's/Yew Cottage to the site? Yes Do you have any other comments or information you would like us to know about the future use of the site? Only support relocation of cottage if the cost of moving it is not excessive.	
29626	Which of these options do you prefer and why? I would like to see the existing butcher shop remain where it is as it's a great asset to the Akaroa community and visitors, has recently been upgraded and supplies excellent food alternatives to the other grocery/meat supply businesses in town. I would be happy for the other buildings on site to be removed and would like to see the property used for recreational/community use. It would be great to have an attraction that would bring more visitors to Akaroa and provide more for tourists to see or learn about the area while visiting. Some parking at the rear of the property would be helpful. Do you have any other land use ideas that you would like to be considered? * An adventure playground. * Walk through outdoor museum pieces that give visitors a visual and educational insight into the area. I had heard that a replica of Shackleton's boat was being considered for the space. That idea appeals to me since Frank Worsley was originally from Akaroa. * Competition for someone to design an extraordinary art piece and convert the area into a garden/area for people to relax and have picnics Do you support relocation of the historical Jeannie's/Yew Cottage to the site? Yes	Lucy Sinclair
29639	Which of these options do you prefer and why? Akaroa's greatest need is affordable housing for permanent/long term residents. The BP meats site us the perfect location for a Community Housing Trust with rent controlled units that can not be for short term lets. A studio/gym could be part of the complex for Community use. The street frontage could be a small amount or independent retailers including the butchers which is a vital asset. Do you have any other land use ideas that you would like to be considered? The area needs to serve the greatest need of the Community which is permanent housing - there is enough retail and food/bar options. I would vehemently be opposed to 4Square moving there - they've a big enough space to expand and car parking is a total waste. Do you have any other comments or information you would like us to know about the future use of the site? Moving Jeannie's cottage would depend on it's use once there so can't commit to an answer to that.	Brigid Rennell
29717	Which of these options do you prefer and why? Whatever option is selected, the retention of the current butchery is essential. The building was purpose built as a butchery and has been associated with a butchery since its establishment (over 100 years) - if this doesn't qualify the building for historic protection I feel that the criteria for allocating such a status is flawed. The butchery is a valued part of the community, and provides a draw point for locals and visitors alike. The current owners of the butchery have expanded the business and promote the area widely, visiting the butchery is like taking a step back into the past both with the visual appeal of the building, its historic past, and as a place where as a customer you feel special. Other rooms are used by the community for things like art exhibitions and the Friends of the Hospital shop. As noted, it is not currently classified as a historic (protected) building, but I strongly believe that protection is warranted. If a small cottage near the waterfront qualifies for protection, why wouldn't the butchery which is over 100 years old has housed one of the longest continuous businesses/trade (apart from the hotels/pubs) in the area. The building does require some significant remedial work - however, why the council did not undertake ongoing routine maintenance over the past 20 years when it has owned the property? As the 'owner' of the site it seems to me that the council should have taken responsibility for ensuring the ongoing maintenance of the building, rather than letting it deteriorate to the current state (and cost implication). Whatever is suggested for the site, it needs to be complimentary to the existing businesses and organisations that use the building. Seasonal/holiday accommodation or a residential development seems the most practical. I would not support the demolishing of the butchery building to build a character-less supermarket that erases the charm and link to the past of the	Susan Fleming

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	current collection of buildings. The relocation of Jeannie's/Yew cottage to the site could be an option, however the cottage will also require a considerable sum to relocate and repair. If a private option for funding this cannot be found, I feel that this money would be better spent on upgrading the butchery building. Do you have any other comments or information you would like us to know about the future use of the site? Retention of the current butchery building and associated businesses is a priority.	
29735	Which of these options do you prefer and why? My preference is to keep the butcher in its current building. The butcher is a real asset to Akaroa, and is used by many residents and bach owners. It has a great community feel. Do you have any other land use ideas that you would like to be considered? Community tennis courts Do you support relocation of the historical Jeannie's/Yew Cottage to the site? No Do you have any other comments or information you would like us to know about the future use of the site? Relocation of the historical cottage seems like an unnecessary expense and although it's important, I'm not sure it needs to be a such a prime site of land. It would be better to have something that is used by residents more.	Jenny Mclachlan
29775	Which of these options do you prefer and why? Creating a space for retail and commercial services along side food retail provides an accessible way for locals to gain an income with an interesting and creative business. This would not only allow an opportunity for young families to remain in Akaroa with purposeful income but it also generates an interesting and creative space for locals and travellers to explore. I imagine small plots available for small portable spaces. People care about making their business look good and creating an inviting space. It would be a beautiful and fresh addition to Akaroa.	Alex Albright
29790	Which of these options do you prefer and why? Commercial boutique because it would make the most of the limited commercial land in Akaroa and allow for future growth in this area. A square or marketplace with a community garden to promote foot traffic through the area to retail shops. Do you support relocation of the historical Jeannie's/Yew Cottage to the site? No Do you have any other comments or information you would like us to know about the future use of the site? Not keen on residential, affordable or social housing options here as it seems a waste of potential for this land area. Other areas not zoned commercial could accommodate these needs.	Melanie Angland
29929	Do you have any other comments or information you would like us to know about the future use of the site? Whatever is decided regarding this site it is important that the leaseholders of the Akaroa Butcher Shop are carefully considered. This iconic butchery has played an essential role in serving our community since the 1920's. With the rise in large supermarket chains so many communities have lost their local butcher shops, but the Akaroa Butchery needs to be retained in some form, and factored into any future plans to ensure our community is able to keep this important local service.	Sue Church
30011	Which of these options do you prefer and why? Residential development. Akaroa is in a constant state of needing more accommodation for low and middle range wage earners. As a local employer I am constantly struggling to find accommodation for potential staff who intend to move to Akaroa to be close to work. With the current housing market in Akaroa leaning heavily towards holiday homes use and expensive retirement sections the average worker has very little choice in moving into the area, albeit with plenty of work available. Do you have any other land use ideas that you would like to be considered? Accomidation	Ollie Rutland-Sims

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	Do you support relocation of the historical Jeannie’s/Yew Cottage to the site? Yes	
30012	Do you have any other land use ideas that you would like to be considered? In the next 50-100 years many of Akaroa’s ‘heritage’ buildings and objects will need to be relocated to land a little higher than sea level. What better site than the BPM site, adjacent to the Museum, which could also in due course expand in that direction? A key heritage item to be considered is the War Memorial – which will need a relatively flat and spacious site near the centre of the town. In the 50-year timescale this might eventually be at the centre of a courtyard, with currently low-lying buildings such as the Coronation Library, the Weighbridge, the Old Shipping Office, the Customs House, Yew Tree Cottage etc around the perimeter. That would group them with the Courthouse, and nearby Langlois-Etevenaux House – which is probably high enough for 100 years on its present site, but may eventually need lifting a few metres. Other items and memorials (eg whale pots, Worsley bust, etc) might be grouped near the Museum’s back entrance or dispersed around the site. If Akaroa’s heritage continues to be of importance to the New Zealand story (which I think it will) the Museum will eventually also need bigger premises – and something like a four-storey 25mx25m building behind the Courthouse would enable a north-facing entrance onto the courtyard area (with café perhaps) – and give space for storage and in particular display of the Museum’s spectacular costume collection. Before the War Memorial is moved, the centre area of the courtyard might be used for community events, such as Market days and events of the sort currently held at the Childrens Playground. Do you support relocation of the historical Jeannie’s/Yew Cottage to the site? Yes	Michael De Hamel
30014	Which of these options do you prefer and why? I like all the options apart from private housing and guest accommodation. Do you support relocation of the historical Jeannie’s/Yew Cottage to the site? No Do you have any other comments or information you would like us to know about the future use of the site? Tidy up the area and make the current buildings look better for the current tenants. Don't wait another 20 years to do something.	Julia Waghorn
30021	Do you have any other land use ideas that you would like to be considered? Paid car parking Paid Storage Community uses Commercial uses Do you support relocation of the historical Jeannie’s/Yew Cottage to the site? Yes Do you have any other comments or information you would like us to know about the future use of the site? Hi, I have leased part of this site firstly from the BP Meats owners then Banks Peninsula District Council and finally CCC for over 33 years. I own a Refuse and Recycling company that now services the entire Banks Peninsula region. We operate 10 trucks and manage the Kerbside Collection of around seven thousand households. The remaining properties ie The Eastern bays are serviced by skip bins and trailers and a permanent truck and driver is required to do this. Although I am lucky enough to own a decent sized life style block in the inner Harbour where I can store containers, wheelie bins and trucks etc I am coming to the end of my tenure. I believe as Akaroa has little to non commercial land area that a portion of the BP Meats site should be allocated to a CCC Solid Waste contractor. It would only require a quarter of the rear of this site, but big enough to fit a couple of trucks, a container or 2 and skips/ wheelie bins etc. Fenced nicely it would almost be invisible to any other options that may occur on the site. I have always kept paying the lease as it is important to always have the option for my use but also for any incoming future contractor to be able to continue these waste collection activities.	Julian Calcutt
30023	Which of these options do you prefer and why? I prefer to keep the Akaroa Butchery in situ and not to include any of the options as suggested. The Butchery has been their for 100 years - it is historic. Its very much like a Community Centre - the comradery, the wonderful service - I always feel so much better having been there. Butcheries such as this are very rare and they are a great drawcard not only for the locals but by all our visitors. It would be a huge loss. This is a prime site and should be kept as part of our heritage. Behind the Butchery I would suggest accommodation for workers, many from overseas who contribute to our businesses particularly in high season. This is sadly lacking in Akaroa at present. Do you have any other land use ideas that you would like to be considered?	Wendy Murray

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	No Do you support relocation of the historical Jeannie’s/Yew Cottage to the site? No Do you have any other comments or information you would like us to know about the future use of the site? No.	
30042	Which of these options do you prefer and why? Retain the butcher, very important. Other food orientated retail..... green grocer, bakery, specialty foods..... not cafes as already lots there. Artists studios, gallery. Open courtyard with seating, trees etc, a casual space bounded by retail mentioned above. Do you support relocation of the historical Jeannie’s/Yew Cottage to the site? Yes Do you have any other comments or information you would like us to know about the future use of the site? Whatever is developed needs to be in keeping with the historic flavour of the town, architecture of it is very important. The central courtyard could be the venue for existing Saturday farmers market.	John Macdonald
30043	Which of these options do you prefer and why? The butcher and deli needs to find a home within this space. I would favour a commercial space at the front of the site that combined the supermarket with the butcher under one roof but separate tenancies. Then I would like to see some affordable housing for seasonal workers at the rear. Parking could be kept opposite the site where it is currently for abled bodied people and then only disability parking would be required on site. Access for trucks would need to be carefully considered with a driveway from the main road rather than the rear lane. Do you support relocation of the historical Jeannie’s/Yew Cottage to the site? Yes Do you have any other comments or information you would like us to know about the future use of the site? Needs wide consultation and careful planning	Kim Matthews
30044	Which of these options do you prefer and why? Love having the Butcher Shop there. We couldn’t do without it and a so grateful to have it. Do you have any other land use ideas that you would like to be considered? Parking is always going to be needed in the future. Do you support relocation of the historical Jeannie’s/Yew Cottage to the site? No Do you have any other comments or information you would like us to know about the future use of the site? Am concerned about how much money it would cost to restore this property.	Sarah Ford
30047	Which of these options do you prefer and why? No to parking - this is far too valuable to concrete and have cars sitting in. Unsure about residential, unless it will help bring people to LIVE in Akaroa - we don't need more empty holiday homes. With no clear need, does it need to be decided now? Do you have any other land use ideas that you would like to be considered? Waiting for a need. A celebration of kaitiakitanga - learnings from the past, and from Hugh Wilson today.	Amy Douglas

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	Do you support relocation of the historical Jeannie’s/Yew Cottage to the site? No Do you have any other comments or information you would like us to know about the future use of the site? Jeannie's/Yew Cottage should not be moved here. It is not important enough to do so, and will dictate/block the use of the land.	
30049	Do you support relocation of the historical Jeannie’s/Yew Cottage to the site? Yes Do you have any other comments or information you would like us to know about the future use of the site? The site is a community resource and should not be sold off for commercial gain. We need the butchery to stay as it is a vital community resource. Arguments put forward by Victoria Andrews in her submission (attached) have our full support. Accordingly, we endorse Victoria's submission entirely. We wish to speak in support of this submission. *See attachment	David Miller
30050	Which of these options do you prefer and why? I prefer residential development specifically for young families or seasonal workers. Therefore it would need to be affordable accommodation and easy to maintain. I strongly support the Akaroa Butchery to be retained on the site as this business is important for Akaroa town and provides a unique and quality retail outlet. The current tenants have decorated the interior nicely and they run a wonderful business. I would prefer council money be used to maintain and improve this building rather than be spent on shifting Yew Cottage. I do not have a strong view on the retention of the Op Shop or the adjoining Toy Library building but if others believe it provides for a worthwhile community cause then I respect their view. Do you support relocation of the historical Jeannie’s/Yew Cottage to the site? No Do you have any other comments or information you would like us to know about the future use of the site? Yew Cottage may be old/historical but I believe it has come to the end of its life. I do not consider it is worthy of the expense to shift and repair it. The design is not unique to the town as there are many other similar cottages of this era in good or better condition. Many years ago when Jeannie lived there it would often get flooded and maybe this has damaged the foundations.	Kathleen Reid
30052	Which of these options do you prefer and why? None. The options given are vague, not thought through and have no funding. So I'm really unsure why this is requested. Keep the site available for future development that is properly considered. There is no reason to develop this site for now. Do you have any other land use ideas that you would like to be considered? Yes, many. The main use I'd like to see the site used for is a site yard and staging area for a civil works company to use when the whole main street is ripped up and turned into a cobble pedestrian street, with no kerbs and made 30km p/h max and one way for vehicles. On this street there can be some 10min parking on one side and only in a few locations, and also a few drop off areas for vehicles. Then after the works complete this site can be a car park for the middle part of the site, the street front sites sold as private commercial properties. The back of the site can be kept for a potential community facility, but this is not a requirement for now. One potential future community use for the back end of this site is short term, cheap, flatting style accommodation for staff of the hospitality businesses. Housing for hospo staff is already an issue and will become worse over time. As more houses become less used batches and the percentage of permanent resident vs holiday goers reduces then Akaroa will suffer the fate of Queenstown. Like Queenstown is suffering the fate of Aspen. This is easy to deal with with foresight as its a story that's been told many times. We need to keep Akaroa functioning as a town, as it become more of a holiday destination. Proper long term town planning needs to be considered including looking at the aging demographic and what happens when they move on. Do you support relocation of the historical Jeannie’s/Yew Cottage to the site? No Do you have any other comments or information you would like us to know about the future use of the site? What is wrong with jeannie's cottage staying where it is? The current site if the historical site for this house and should remain there. We don't want to inhibit development of the main street site.	Mitchell Coll

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30054	Which of these options do you prefer and why? commercial building on the bottom level with accommodation above. with more multistory accommodation being at the rear of the site so it is not effecting other buildings as it is below the hill Do you support relocation of the historical Jeannie's/Yew Cottage to the site? No Do you have any other comments or information you would like us to know about the future use of the site? Definitely no to relocation of yew cottage as a complete waste of our money that could be used to benefit the community in going towards more housing. What is the point of shifting this building as i think when it is jacked up it will collapse. it is passed its use by date and if people want to Preserve it they should put their money forward and buy it and take it way themselves	Mark Smith
30059	Which of these options do you prefer and why? We need to keep the butcher shop, some retail, perhaps space for a community hub that has a gym for all ages with some classes as well. Parking is a real problem, and gets hideous over the summer months if you live in lower Rue Balguerie, almost impossible to get out of your driveway. Do you support relocation of the historical Jeannie's/Yew Cottage to the site? No	Lynette Parkinson
30060	Which of these options do you prefer and why? I prefer a permitted use that best maximises it's economic potential for a potential purchaser and I am sure the zoning etc will cater for that. CCC have owned this site for nearly twenty years and have done nothing but let the buildings deteriorate It is not CCC role to own non strategic assets Do you have any other land use ideas that you would like to be considered? It's not Councils or the rate payer role on this site to dictate to a potential purchaser land use It should be sold to the highest bidder unless Nga Tahu wish to purchase at a market value Do you support relocation of the historical Jeannie's/Yew Cottage to the site? No Do you have any other comments or information you would like us to know about the future use of the site? Yew cottage is past restoring due to CCC mismanagement and neglect It should be sold for removal or offered to the purchaser of the site	Paula Comerford
30066	Which of these options do you prefer and why? None of the options listed are particularly interesting. This is an opportunity to do something strategic. That is new, different and enhances the town for residents and visitors. Do you have any other land use ideas that you would like to be considered? I would suggest a semi covered market / trading/ artisanal outlet . The owners of the Common have shown how a site can be developed with multiple occupants each providing something different for the visitors, the bach owners and the residents. There are a number of businesses already operating in Akaroa (Nomad whole foods for example) that might prefer to be part of something that attracts footfall. The butchery could stay , an anchor. The Saturday market might be accommodated. Do you support relocation of the historical Jeannie's/Yew Cottage to the site? No	Jack Gibbs
30071	Which of these options do you prefer and why? I like the option to consider social housing at the back of the area with the front area facing Rue Lauvaud the road through the center of the town a development to include a butcher shop and maybe other spaces . The small gallery that is within the present building is proving to be very popular. The A frame as I understand is being removed within five years , was not a consented building. A butcher shop facing Rue Balguerie is a vital service , we need to see it being included in the development of the site . Akaroa is well known for its butcher its skilful use of local foods and creating a vibrant business for locals and visitors . It is attraction in its own right . Perhaps a building replicating what is already onsite with service vehicle access through the Rue Balguerie road entrance. A butcher shop is busy during business hours and no activity over night. Maybe a public private partnership.	Pam Richardson

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	The Social Housing option the opportunity for a public private partnership with Ōtautahi Housing. Social housing if we look at the complex opposite the Akaroa Area School . Residents are quiet and respectful maybe have vehicles - once into their residences can walk to all the amenities in the area. Low vehicle use . Do you support relocation of the historical Jeannie’s/Yew Cottage to the site? No Do you have any other comments or information you would like us to know about the future use of the site? The site was investigated as part of the replacement of the old Akaroa Hospital and we learnt of a number of issues and challenges with the site . Flooding - the Balguerie Stream forms a Z bend around the site . In extreme flood events it has flooded onto the site . It would require extensive work to fully mitigate the flooding issues - bund / wall for flood protection . Any access off Rue Lauvaud to provide maybe a one in and exit to Rue Balguerie will create congestion issues . Even using Rue Balguerie as entrance and exit will create extreme congestion . The area needs a low use option in accessing the site . The Right of way meets Rue Balguerie at a cross road intersection . The ROW appears to be shared access with neighbouring residential housing . The site is located in the center of town with a high occupancy of kerbside parking so any developement will require some onsite parking . This will create conflict with pedestrians on the footpath which is well used particularly at holiday time.	
30088	Do you support relocation of the historical Jeannie’s/Yew Cottage to the site? No Do you have any other comments or information you would like us to know about the future use of the site? Retain Akaroa Butchery and Deli on the site, this is really important. Future use should include provision for Op Shop and Little Shop type activities (good for community) Accommodation for low paid workers is important because Akaroa is unafordable and needs them. Other commercial activities could also be considered. Problem: vehicle access needs to be very carefully considered.	Elizabeth Mars
30097	Do you support relocation of the historical Jeannie’s/Yew Cottage to the site? No Do you have any other comments or information you would like us to know about the future use of the site? The butcher must remain on that site but the landlord should spend some money tidying up the building .	Mark Herring
30108	Which of these options do you prefer and why? i prefer parking on the site, Akaroa is so short of parking for day trippers, the site could have trees around the boundary and grass areas with picnic tables also, then car parking. Do you have any other land use ideas that you would like to be considered? the Akaroa butchery site must be maintained for the locals and visitors to use, the butchery is a big asset to the area. it is important for the council to support businesses in the area.	Laurice Bradford
30109	Which of these options do you prefer and why? We need to keep the butchery - while not historic it is iconic and it’s a key attraction for the town. The other buildings don’t matter. My preference would be a shopping centre (supermarket) with parking etc. (although it should have been used for the new hospital) I totally oppose any plan that would result in new housing and am very wary about accommodation use. In particular the suggestion of housing for transient workers, which I acknowledge is an issue for some businesses, should not be considered as this should be a cost (and obligation) on the business owners. It is not the right place for entertainment Do you support relocation of the historical Jeannie’s/Yew Cottage to the site? No Do you have any other comments or information you would like us to know about the future use of the site? I believe the site should stay publicly owned. At the time it was acquired by the then BPCC the clear understanding of the Peninsula Meats Shareholders (including my family) was that this was done to ensure the site would remain accessible and useful for locals and visitors and not developed for private housing even though that would probably have been more profitable for the shareholders Whatever is done there must be a height restriction. Ideally single storey but given neighbouring buildings 2 stories would be acceptable	Kevin Mcsweeney

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	If public hearings occur I would like an opportunity to present Whatever is done needs to take congestion on the busiest days into consideration. Many Akaroa decisions seem based on the permanent resident numbers which is not sensible for a tourist town. Ideally any solution will not increase demands on our already overstretched infrastructure	
30118	Which of these options do you prefer and why? Retail space with an allocation for a new butchery site and more food outlets. Akaroa needs more businesses to attract more young family's. It's turning into a retirement village. Do you have any other land use ideas that you would like to be considered? The butchery needs a new spot. The site should accomodate some car parking. I would suggest entry only from Rue Jolie and exit at Rue Balguerie. Rue Balguerie needs to be yellow lined anyway as it's currently a poor car parking street that causes congestion. Something similar to the Tannery in Woolston would be ideal. A selection of retail and food outlets with a few car parks. Do you support relocation of the historical Jeannie's/Yew Cottage to the site? No Do you have any other comments or information you would like us to know about the future use of the site? Please don't make this site social housing, using the last big commercially zoned area left in a thriving tourist town as social housing would be a huge mistake.	Meg Patkinson
30135	Which of these options do you prefer and why? It is great to have the local butchery and I'd like to see the building remain and be restored - along with it's use as a community art, and craft centre, little op shop or other community facilities. Do you have any other land use ideas that you would like to be considered? The village is in desperate need of accommodation - what about a five bedroom one living, dining - like student flat - Everton Hall Wellington. this would assist with accommodation for locals and the seasonal workers . Definitely some accommodation - a community village - terraced housing with a village green? Think there is enough retail and restaurants already in the village. so COMMUNITY USE. The relocation and restoration of Jeanies cottage from near the green makes sense as it's currently in a flood zone and have been left to rot over the years I've been in Akaroa Do you support relocation of the historical Jeannie's/Yew Cottage to the site? Yes	Alison Ruddenklau
30136	Which of these options do you prefer and why? The butchers has to stay. It's a vital provider of meat and good quality food items complimenting the Four Square. While it may not be a heritage building I frequently see visitors photograph the frontage. DO NOT DESTROY OUR BUTCHERY. Do you have any other land use ideas that you would like to be considered? The council has huge debts at the moment, which will increase due to the hideous sewage system that they decided to implement. So I suggest they save their pennies at the moment and do a tidy up behind the butchers to allow for some desperate parking spaces. Charge if you have to? Do you support relocation of the historical Jeannie's/Yew Cottage to the site? Yes Do you have any other comments or information you would like us to know about the future use of the site? Not expecting much from the council, you don't listen. I'm sure you have your own agenda and have already made up your minds.	Jane Hayward
30141	Which of these options do you prefer and why? None alone. This should be multi use Do you have any other land use ideas that you would like to be considered? Warning The successful use and integration of this site depends on its ability to attract foot traffic into the site. This means there is a clash between the desire to ensure a heritage street frontage and to open up cognisance of the site from Rue Lavaud. (Currently buildings and topography block any view of the site) o My key comment IS Building a new footpath curving 20 metres or so into the site would open it up more. This would require the re-siting of building D (Labelled clothing/craft store) further into the site. If the fence between the site and The Common establishment were removed this would further open up the site. Once building D is removed this will free up space for urban	Keith Harris

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	activities such as street performers and artists on the area where the advertising ACAC lighthouse is located. If commercial activity or points of interest such as showcase windows for online businesses are envisaged, this opening up for foot traffic is essential. I generally support the John Harding plan Do you support relocation of the historical Jeannie’s/Yew Cottage to the site? Yes Do you have any other comments or information you would like us to know about the future use of the site? Yes I give many comments in the full report detailed below Duplicate uploaded Submission to the Christchurch City Council Re: Proposed Development of the Former BP Site, Akaroa Introduction We welcome the call for proposals for the development of the former BP site in Akaroa. This long-anticipated opportunity presents an exciting chance to create a multi-use space that reflects the unique character and needs of our village. The report takes a very urban suburban approach when a village solution is required This is particularly so in a village dependent on tourism. Any suburban same as, same as, single use approach offers nothing new or interesting. Key Considerations Warning The successful use and integration of this site depends on its ability to attract foot traffic into the site. This means there is a clash between the desire to ensure a heritage street frontage and to open up cognisance of the site from Rue Lavaud. (Currently buildings and topography block any view of the site) 1. Street Frontage and Urban Integration o Lowering the land level along Rue Lavaud to match the level of the current footpath would enhance the integration of the site with the street. o A wider spatial character, with accessible pathways to exhibitions, parking, and recreational spaces, is essential. Jennys cottage would be better placed as an enticement into the area. There should not be a fixation on Jennys cottage as critical to the successful development of the site. o My key comment IS Building a new footpath curving 20 metres or so into the site would open it up more. This would require the re-siting of building D (Labelled clothing/craft store) further into the site. If the fence between the site and The Common establishment were removed this would further open up the site. Once building D is removed this will free up space for urban activities such as street performers and artists on the area where the advertising ACAC lighthouse is located. If commercial activity or points of interest such as showcase windows for online businesses are envisaged, this opening up for foot traffic is essential. 2. Access and Connectivity o The access way from Rue Balguerie to the site is key for vehicular traffic o While properties neighbouring this road access should be considered, these were purchased with full knowledge that the adjacent road would likely be developed. Hence a lower protection from adverse effects (mentioned in the design guidance on parking and access as in the CCC report)should be given to these properties o Pedestrian-only access from Rue Lavaud is essential to maintain the village appearance while making the site welcoming and accessible for visitors and locals alike. The pathway should feel “natural” and intuitive, drawing people into the site without relying on signage. o Foot traffic is essential if specialist retail activity is envisaged on parts of the site. 3. Site Layout and Building Design o The adaptability of buildings is critical. Spaces should be versatile enough to host pop-up shops, exhibitions, and pop offices for those running events such as the House and Garden Tour or the Women’s Cross-Harbour Swim in Akaroa o Mixed-use zoning is ideal, combining community, commercial, and residential needs. Ground floors should prioritize public uses like exhibitions or retail, with residential use located above. o Akaroa’s design guidelines should be strictly adhered to, ensuring any development complements the village’s heritage and aesthetic. o At least one multi-functional community building is required. This could operate as a civil defence point and rooms as well as showcase the Māori heritage of Akaroa housing a permanent exhibition similar to the Takapuneke recently shown at the Akaroa Museum. It has to bring maximum bang for your infrastructure buck. {A dual-purpose civil defence shelter and exhibition/performance hall would align with the council’s Principle 5: ensuring community preparedness and resilience.} 4. Integration with Surrounding Features o The proximity to the museum is an advantage that could be leveraged. A rear vista or even a secondary museum entrance/ building could enhance the connection between the site and this cultural asset.(Although this might require the removal of the existing buildings) o The area near the stream should be developed as a passive recreational zone with seating, offering a peaceful retreat for residents and visitors. 5. Community Engagement and Functionality o Please incorporate a large posterboard or digital display for community event announcements and council updates etc. This is vital in a tourism-reliant town where clear communication is key. o Jenny’s Cottage must be strategically placed to ensure its use and visibility but that it is not so sited that it blocks views and access to the remainder of the site.	

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	6. Market Square Potential o To create a vibrant market square, parts, or all , of the existing buildings may need to be removed or reoriented. For instance, the "toy library" extension and other small structures on-site could be relocated to open up the space. Options forwarded in the report Shopping needs One option of the CCC report suggest that a full range supermarket be developed on the site. Currently we have a well-stocked supermarket. Many of what might be called its product gaps are taken up in nearby heritage buildings: for example The Common houses a specialist cake shop and boutique book shop. Other outlets nearby include a french bakery, health food, and delicatessen with emphasis on local produce. Please leave this option from suburbia in the report. Housing and Community use options This is the opportunity to provide housing whether it be private, social or guest accommodation the development will increase the pool of housing of all types throughout the village. So some housing development is favoured. Market Square option Commented on above Recreation Facilities Should be considered but again design will be crucial and would be best incorporated in a multifunctional rather than sole use building. Summary on Options no single use is appropriate to the whole site. It needs a CRDA (Comprehensive Redevelopment Area) multi or mixed use approach. Conclusion The BP site presents an unparalleled opportunity to enrich Akaroa’s community and tourism offerings and to meet gaps within its current village fabric. By prioritizing adaptability, connectivity, and thoughtful integration with the village’s heritage, this development can serve as a welcoming space for both locals and visitors, supporting Akaroa’s continued vibrancy and resilience. The plan developed by John Harding captures the essence of what this site could become. It successfully balances community, commercial, and cultural needs while respecting Akaroa’s unique character. I support this plan as a foundation for detailed design development and further input. This comes with the proviso that the siting of Jennys Cottage and current buildings near the existing Rue Lavaud footpath do not block easy viewing and access to the space and the uses it will house I thank the Christchurch City Council for their newfound commitment to this project and urge them to consider these recommendations as they move forward with planning and design. Sincerely, Keith Harris MA. DIP TP (Hons)	
30151	Which of these options do you prefer and why? Butchery / historical precinct , food retailing , community uses. Do you have any other land use ideas that you would like to be considered? The relocation of Jeannie's/Yew Cottage to an area behind the butcher close to the museum and courthouse, bank building etc. to potentially establish an historical precinct. Do you support relocation of the historical Jeannie’s/Yew Cottage to the site? Yes Do you have any other comments or information you would like us to know about the future use of the site? The proposals for the future development of the Akaroa BP Meats site fails to mention the historical significance of the Akaroa Butchery and its service to the community since the 1920’s. The Butchery building itself was specifically designed for this purpose. Butcheries were first established in Akaroa in the 1870’s and are a testament to Akaroa’s unique history. The Akaroa Butcheries potential closure would leave a significant gap in the community and in Akaroa’s history.	Frank & Anya Walkington
30152	Which of these options do you prefer and why? Provides for, but balances, economic growth and development and community development, identity and connection. Retaining the existing uses of the butchery building is very desirable, it however requires renovation for these existing uses. Do you have any other land use ideas that you would like to be considered? Exploring the idea of a larger supermarket with parking would be good with access via Rue Jolie and exit to Rue Lavaud with only left hand turning out of it	Frances De Latour

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ID	Feedback	Name
	Do you support relocation of the historical Jeannie’s/Yew Cottage to the site? No	
30153	Which of these options do you prefer and why? Provides for, but balances, economic (particularly RETAINING EXISTING AND FUTURE COMMERCIAL BUSINESS FOR BANKS PENINSULA RESIDENTS and tourism-related) growth and community development, identity and connection. Do you have any other land use ideas that you would like to be considered? Limited vehicle parking Do you support relocation of the historical Jeannie’s/Yew Cottage to the site? No	Paul De Latour
30155	Which of these options do you prefer and why? Kia ora Koutou I, Renan Cataliotti would like to support an inclusive and wider approach of the use of the BP meat site which would emphasise on a “by the community, for the community “view. We are envisioning a strong relationship between community driven projects, small retail activities and affordable social houses. Imagine a hub, where families, locals and tourists alike would walk amongst a community run organic food forest and market garden with a few tunnel houses while enjoying some freshly made food from one of the many local food stores located around the garden before sitting at one of the locally made tables provided outside or under pergolas Some local garden tenders are enjoying a break and cooking a pizza on the locally made clay oven while school kids are on a history and heritage hunt using the many QR codes placed around from the stream to the garden area. The stream is protected by native vegetation and different fruit trees and vines providing food for humans and birds. A group of people are attending a workshop on how to weave flax leaves grown along the creek. A series of small, environmentally friendly buildings located on the north and east sides of the area are hosting retail opportunities with a strong sustainability and local economic focus: organic products from local producers, bulk and waste free food shop, arts and crafts. The upstairs of the shops can be used as social houses for local families and/or local businesses staff or a much-needed hostel for seasonal workers Right on the other side, by “the common” café, sits a community run educational/cultural/information centre. This centre’s purpose is to teach and promote our very unique environment: From geological value to wildlife conservation, based on the work of many local trusts and organizations involved, thoughtful agriculture, environmental education and research happening right here all year round, cultural history, values and relationships. Our unique environment is fragile and under growing pressure. We must share far and wide the important work to get a better care. The butcher shop and art council building shall remain on the south side, renovated and placed in a way that allow people to freely walk out of it and get into the centre of the hub, which is the food forest/market garden with a stage for cultural and artistic event. A small car park could be placed on the northeastern side of the area. This Hub is about bringing the community together on different projects. Having a long term, Christchurch city council owned and community operated place that will be used by and for schools, businesses, markets, council events, locals and tourists. A sense of place and community for many years to come with a strong sustainability, cultural and charity focus. This should be run and operated by a trust which will look for grants and fundings through different channels and charity events. The trust should have at least one paid full-time worker to manage or oversee the whole operation along with volunteers. Do you have any other land use ideas that you would like to be considered? A permanent food and craft market with rooms for an upcycle and repair shop and a commercial kitchen that can be hired by the community for fund raising events, community gatherings, etc.. Run by a trust and volunteers through sales of various upcycled items and fruits and vegetables grown on the land. A cultural centre.	Renan Cataliotti

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ID	Feedback	Name
	Do you support relocation of the historical Jeannie's/Yew Cottage to the site? No Do you have any other comments or information you would like us to know about the future use of the site? I would like to oppose the options having the site becoming private and not going to serve the community as a whole A supermarket is not needed and we do not need more "air b&bs" Thank you very much	
30168	Which of these options do you prefer and why? Retail & community space. I would like to see the existing butchers shop building upgraded and maintained. The butchery is an iconic building and very much at the heart of the village. Do you have any other land use ideas that you would like to be considered? Community space for community art gallery, craft spaces Do you support relocation of the historical Jeannie's/Yew Cottage to the site? Yes	Sarah Ott
30173	Which of these options do you prefer and why? Retail space. The existing butchery is crucial to our small town. An amazing well supported resource. Do you have any other comments or information you would like us to know about the future use of the site? Only support the relocation of Jeannie's cottage if it can be accomodated on the site while retain the existing buildings and businesses.	Julie Whitmore
30178	Which of these options do you prefer and why? In my opinion the first priority is to maintain the Butcher in its current position. This retail outlet is a key part of shopping in Akaroa and the current tenants are excellent. You lose them and Akaroa has lost something valuable. Given the Council has no money I suggest any option that requires money from the Council should be dismissed. I am not in favour of any housing of any type here. It is too valuable a site in the centre of town for this use. I would like to see it used for activities for public use in the longer term. Such as extensions to the Museum or a other public faced activities. If it is left vacant for future development that is ok with me. Parking in the meantime. You should also recognise that the site has been flood prone in the past. There is records of the stream breaking its banks on the corner behind the site. This is important to understand. Do you have any other land use ideas that you would like to be considered? I have listed them above. Do you support relocation of the historical Jeannie's/Yew Cottage to the site? No Do you have any other comments or information you would like us to know about the future use of the site? No	Bruce Mclean
30179	Which of these options do you prefer and why? This site is at the heart of the village and the street frontage is important space for shops -most importantly the Butcher/Deli. We already have a long established Four Square supermarket with parking for its customers. The Akaroa Butchery and Deli is also a long established business that is very valued by the community. These two core businesses have attracted other food business to the area and we now have an artisan baker and a wholefoods business operating in adjacent sites. I prefer these businesses are to be encouraged Do you have any other land use ideas that you would like to be considered? There is no hurry to develop this site especially as the council is has no money given the costs of sewage treatment proposals etc. The site is next to the museum and use associated with the museum would be in keeping. This is not a site that would be suitable for housing as the stream at the rear has a history of flooding. The local waste management contractor using this space is good as this business is essential to the town and it is best to have this type of business out of sight. The other tenants already on the site are also part of the fabric of the community and also good. Do you support relocation of the historical Jeannie's/Yew Cottage to the site?	Jane Mclean

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ID	Feedback	Name
	No Do you have any other comments or information you would like us to know about the future use of the site? No	
30180	Which of these options do you prefer and why? Commercial and community use (Butcher and current community uses) and residential for long term residents Do you have any other land use ideas that you would like to be considered? Any housing options need to be suitable for more permanent use for families or shared accommodation not just seasonal. Do you support relocation of the historical Jeannie’s/Yew Cottage to the site? No Do you have any other comments or information you would like us to know about the future use of the site? The buildings currently situated here are well utilised by the community and businesses. It would be a shame to lose space for these activities to operate. The butchery in particular is an asset the community simply can't afford to be without. It is these independent businesses that will keep our town alive, providing character and exceptional service for permanent residents, and is also of interest to visitors. The community is also in need of long term housing for non seasonal workers as Akaroa has the potential to grow it's permanent population with young families moving to our community. In order to sustain this, we need family friendly accommodation available so people can see a stable pathway to raising their families here. Currently, it is hard to find houses for families or shared accommodation and people are having to move regularly with a lack of long term appropriate options. For a family considering a move to the peninsula for job opportunities or other reasons, the struggle to find appropriate housing can be off putting which then puts local businesses at risk of not having suitable staff. Akaroa deserves to be a strong, thriving, sustainable community which is well resourced and able to supply the needs of locals in a sustainable manner without wasting resources driving into Christchurch. The current butchery building while in need of some repair is part of the historic landscape in the town and losing an older streetscape would be aesthetically detrimental.	Nina Wright
30181	Which of these options do you prefer and why? Community use/Retail, The butcher shop has to stay, it is a big part of Akaroa, Do you have any other land use ideas that you would like to be considered? something like hot pools to attract tourists over the winter months, Do you support relocation of the historical Jeannie’s/Yew Cottage to the site? No	Suz Wyborn
30185	Which of these options do you prefer and why? We are excited about the planned redevelopment of the site but would very much like to see the butcher's shop remain there. It's been there for as long as we can remember, and we are regular customers. Feels like it should be there. Do you have any other land use ideas that you would like to be considered? Other recent developments have provided opportunities for local arts and crafts to be promoted. Doing more of this would be good. Other retail that compliments the local flavour seems appropriate Do you support relocation of the historical Jeannie’s/Yew Cottage to the site? Yes Do you have any other comments or information you would like us to know about the future use of the site? We are very happy with all the recent Akaroa developments / enhancements and we imagine this will be no different. Just putting in our plug for the butcher shop to stay again! Because it's awesome. And historic. And useful. Also delicious and high quality.	Simon Walmisley

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30189	Which of these options do you prefer and why? My preference is for the site to be used for community benefit eg farmers markets, landscaped open space incorporating the stream for locals and tourists to gather and relax in I think it's important to retain the butchery as a quality alternative to the supermarket for meats and deli items. Do you have any other land use ideas that you would like to be considered? To complement the site it would be a great idea to have a point of interest, like the earlier proposed idea of Shackleton's boat being displayed somehow. Do you support relocation of the historical Jeannie’s/Yew Cottage to the site? Yes Do you have any other comments or information you would like us to know about the future use of the site? I am a shareholder in an adjoining property so although I don't live in the Christchurch City Council area, I have a strong interest in how this site is developed. Opportunity to subdivide off a back portion of our property to enlarge the stream frontage of the land in question to enhance the aesthetic.	Cameron Blain
30197	Which of these options do you prefer and why? I passionately believe this area should become the centre of community learning, understanding and interaction of our bicultural history. On this site many important events have taken place - the settlement of mana whenua, the residences of the French hierachy of society - Belligny, Langlois and Lavaud while trying to establish a French settlement (the only attempt at a French settlement in Aotearoa/New Zealand), bicultural trading, discussions, korero and the settling of legal agreements, even religious differences which saw the French priests evicted from their home by the new English magistrate. I believe this land holds within itself the stories of our local, national and international history and there is nowhere better to tell these stories than on the actual spot of whenua. It is space for the Akaroa Museum to extend and incorporate more of our history telling while working alongside Ngai Tahu and Onuku Runanga. To do anything else on this land would be to obliterate the importance of the events and life of the land itself. Opportunities include: - the Museum may feel they have limited storage at present as I see there is a container already on this site - this is an opportunity to expand storage capability. It would be totally wrong and extremely disappointing if the Museum's collection of important acquisitions was limited due to lack of space. If money is not available at present it can be planned for - no worries as nothing needs to happen immediately. - we lost the opportunity to keep the replica of the "Cressy" here in Akaroa. This is an amazing story of courage and perseverance including Ernest Shackleton and Frank Worsley - a crying shame that this treasure slipped through our fingers - this site could have accommodated the "Cressy" and given more bones to the story of Frank Worsley- a local hero of the seas. - an opportunity to expand displays, themes etc. - Maybe Ngai Tahu could curate a village of life before European settlers. How would Ngai Tahu like to tell their stories on this site? Maori settlement sites around Banks Peninsula - how they travelled and interacted, how they lived on and off the land. - Maybe more stories of the sea, the aqautic life, penguins, hectors dolphins, whales, fishing history both Maori and European - Maybe more on our unique natural landscapes - volcanoes, , how to interpret the land you are seeing. It is uncannily significant that this land opportunity lies directly beside the Museum - it is as if the land itself is saying: "Use Me to tell my Stories, My Life". Nowhere else in Aotearoa/New Zealand can this be done. I believe it would be a tragedy if the land was not kept in perpetuity for the telling of our stories - this is a distinct and obvious message coming from the site as it stands - beside the Museum, a site full of Maori, French, bicultural and legal NZ history. Do you have any other land use ideas that you would like to be considered? Absolutely No. My only land use for this site would be the extension of the Akaroa Museum to incorporate more of our stories told 'in place'. Do you support relocation of the historical Jeannie’s/Yew Cottage to the site?	Linda Sunderland

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	Yes Do you have any other comments or information you would like us to know about the future use of the site? I have heard that the Museum staff are not interested in expanding however my answer to this is: - the Museum staff are temporary Council staff. I believe these people should not have an influence on this decision. The question is far more wide-ranging. - this site is so historically significant that it has local community, local governance and even national and international considerations and responsibilities. - any plans should consider a longer term respect for these responsibilities. - this land should remain in public hands. if it is ever turned over to private ownership a major opportunity of unifying understanding for all NZ'ers would be lost. It is as if the land is saying "Don't ignore me - I have gifts to offer all. As a country we need to learn and understand together in harmony and I can help".	
30199	Which of these options do you prefer and why? Food retail/ grocer. Retaining the Butchery service. We need a more comprehensive grocery service so that we don't have to go into Christchurch. Do you support relocation of the historical Jeannie's/Yew Cottage to the site? No	Peter And Lynne Lambert
30205	Which of these options do you prefer and why? I would like to see a mix of commercial/business included along the Rue Lavaud boundary. This could be room for ACAC, space for the tiny Shop (fundraiser for the elderly hospital residents) l'op shop, or any other community use. I would like to see a walkway through these buildings to the buildings behind. These buildings, along The Common boundary, would be accommodation/housing for residents, like those available on Bruce Terrace, and at Pompellier Village, Rue Viard. These units would be for singles, couples with or without children, then for long or short term accommodation for workers if available. Access would be from Rue Balguerie, but with a walkway through to Rue Lavaud. Do you have any other land use ideas that you would like to be considered? Repair or replace the butchers house, currently housing ACAC. It seems in pretty bad shape. These units would not be available for guest accommodation, holiday accommodation, AirBNB, BNB,,for sale to people to use as holiday homes or for sale at all. They are for permanent/ semi permanent rentals. Do you support relocation of the historical Jeannie's/Yew Cottage to the site? No Do you have any other comments or information you would like us to know about the future use of the site? Let us not loose the butcher shop. The site at the moment is very ugly, and some clever designers/ architect could make this Rue Lavaud site very attractive.	Carolyn Turnbull
30206	Which of these options do you prefer and why? Community use. Retaining and maintaining the building which currently houses our butcher shop and local charitable groups. Relocating Jeannie's cottage to the site for use as a meeting space / pop up shops and / or civil defense hub. Do you support relocation of the historical Jeannie's/Yew Cottage to the site? Yes Do you have any other comments or information you would like us to know about the future use of the site? Re Jeannies cottage - I just want a final decision and no more delays or it will have fallen down before a decision is reached. Re future use of the site: It has potential to be an attractive community space, especially with the stream at the rear.	Mary Pauwels
30208	Which of these options do you prefer and why? I would rather see the land used as a community hub. A place that could include multiple uses. See below for details. it should be useful for the community, and NOT for a tourist orientated business or housing as we already have plenty of that.	Geraldine Guillemot-Peacock

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	Do you have any other land use ideas that you would like to be considered? - Community vege garden, food forest, - Nature play area, - An information and education center that would value our marine and land environment and all the on-going conservation work made by Trusts, schools, etc. Among the unique features of our environment that could be presented are the volcanic geology, the regenerated reserves like Hinewai reserve and Hammond Point, the remnant ancient native bush, the re-introduction of the Tui, the work of BP Pest-Free, etc. - Small buildings built within the style of the Historic cottages could be used for the info/education center (explained above) and for sustainable shops : a repair shop, a bulk food/fresh organic veges , the Op shop, a space for the wool garments made by local ladies to fundraise for the hospital, a new space for the toy library... - Affordable housing for seasonal workers in summer, and also all year the possiblity for locals who have to leave their long-term rental to have a temporary accommodation while looking for an appropriate house to leave in. - A communal stone bread/pizza oven would be amazing just like the ones you find in small villages in Europe - A small scene for buskers/concerts Do you support relocation of the historical Jeannie’s/Yew Cottage to the site? No Do you have any other comments or information you would like us to know about the future use of the site? All ideas should be considered in light of what our town is going to look like in the next decades with climate change, and realised in a sustainable manner with eco-friendly material This site should NOT be developed for tourists but for the community, the local permanent residents of the town. It could become a vibrant hub that would benefit the community but also participate to a welcoming atmosphere for the visitors. It should NOT be used just for car parking or housing. There is potential to make this place a real asset for the town I answered NO to the relocation of Jeannie's cottage even if it would be great to have it relocated and fixed. However without a proper assessment of the costs involved, it is hard to say if this is worth it.	
30210	Which of these options do you prefer and why? Continue operating butcher and delicatessen retail store. As it stocks and provides local product's helping other small businesses in the Banks Peninsula. Do you have any other land use ideas that you would like to be considered? Residential accomodation to help with housing people of Akaroa and surrounding areas of Banks Peninsula. Especially as there is a real shortage of affordable housing for those working in various hospitality and retail businesses. Do you support relocation of the historical Jeannie’s/Yew Cottage to the site? No Do you have any other comments or information you would like us to know about the future use of the site? Consider the options put forward by many of the Banks Peninsula ratepayers. As this will impact the ongoing future and feasibility of operating various businesses who help attract and welcome visitors to this unique and historic town and surrounding bays.	Marilyn Smith
30211	Which of these options do you prefer and why? retail and commercial services museum extension activities keep as an open space It is important to have a butcher shop and somewhere central and accessible for other services for the community.	Mark Armstrong

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	Do you support relocation of the historical Jeannie's/Yew Cottage to the site? No Do you have any other comments or information you would like us to know about the future use of the site? One must not forget all the things that this site has been used for over the years. It has already been invaluable for those in need of a base at short notice and those unable to find a permanent place in Akaroa where there are very few flat spaces available. Also with compromised access it would not be suitable for drawing a lot of people in as a communal space. Preferable to look after the building already there so that the butcher shop can continue.	
30214	Which of these options do you prefer and why? I believe the street frontage should remain retail space, ideally small enough to remain accessible to small creative businesses trying something unique, and bringing life and soul to the village. Behind this would be an great for a village green which could host, for example, night markets, craft fairs and mothers-group meetings on the grass under the trees. Further back would be ideal for affordable but well-designed accommodation, which is in severe shortage and very much needed to keep the town running. Do you have any other land use ideas that you would like to be considered? I would like to suggest a series of small creative cabins inspired by the existing tiny shop, which while not a heritage building has become iconic in it's own right. See attached submission document. Do you support relocation of the historical Jeannie's/Yew Cottage to the site? Yes Do you have any other comments or information you would like us to know about the future use of the site? Thank you for such a thorough and professional public consultation. I'm looking forward to hearing more about all the opportunities and seeing what becomes of this amazing piece of land. *See attachment	Annabel Jenkins
30664	Which of these options do you prefer and why? A MIXED MODEL OF SOCIAL HOUSING / AFFORDABLE RENTALS FOR TRANSIENT WORKER - BUT TO INCLUDE THE CURRENT RETAIL OF AKAROA BUTCHERS - (in existing or new building - the tiny shop (or space for similar local fundraisers including te op shop - Do you have any other land use ideas that you would like to be considered? I would also love Jeannies Cottage to be included to the site perhaps housing - opp shop - tiny shop - office space etc (as the gallery / bookshop / cake room house does currently) - Do you support relocation of the historical Jeannie's/Yew Cottage to the site? Yes Do you have any other comments or information you would like us to know about the future use of the site? I think retaining the large trees + some garden / grass is essential to keeping low density - country town feel of space - - Think CHCH laneways - but rural settlement version.	Carol Osgood
30665	Which of these options do you prefer and why? Accommodation for workers in Akaroa as there is a huge shortage & makes it difficult for local businesses to get quality staff. Also there is a need for long term rentals for families to stay at local school & keep the jobs here. Do you have any other land use ideas that you would like to be considered? Must keep the butchery & deli onsite. It's iconic to Akaroa & a big draw card for tourists who love it. They also hugely support local peninsula food artisans. Do you support relocation of the historical Jeannie's/Yew Cottage to the site? No	Christine Bray
30669	Which of these options do you prefer and why? I would love to see it utilized to enhance the "quaint French village" feel. Incorporate "Jennys Cottage" + "The Butcher Shop" (even if the butcher shop extensions are removed - keep the facade) I can imagine designing a 'courtyard / village' with 2 storey buildings strategically placed + designed - retail at lower ground level & apartment living on top. Great Art + sculptures + garden - landscaping.	Jan Bowers

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	Entertainment / art exhibitions - could have entrance fee, especially at busy times of year to help pay for it. Do you have any other land use ideas that you would like to be considered? A great example of community "get together" (\$\$) is in Piahia Beach. Northlands. A mystery donation \$100,000 & 30+ volunteers have made the most beautiful improvements on beach frontage etc + wc + changerooms, landscaping, waterfall, seating, sculptures, playground etc. The pride & beauty created is wonderful. There are plenty of holiday makers & tourists here in Akaroa who I'm sure would donate & feel proud & a spectacular village. PS - google this development - it's wonderful. (I commute between Akaroa & Far North nowadays) Do you support relocation of the historical Jeannie's/Yew Cottage to the site? Yes Do you have any other comments or information you would like us to know about the future use of the site? I certainly want to follow progress. A great community spirit can be developed for the future generation. I have owned a small house here for many years & absolutely adore Akaroa, & have been connected to the Banks Peninsula since being a small child.	
30670	Which of these options do you prefer and why? butchery - we need this service in Akaroa. Parking - may not be practical with access. Accommodation for workers Community use. Do you have any other land use ideas that you would like to be considered? Ideally preserve the old butchery building + house as is now with with rooms used by the community - at present. I share the Toy library + run a knitting store to raise funds for the Health Centre. This has a band of other women who enjoy using the skill + helping out! Do you support relocation of the historical Jeannie's/Yew Cottage to the site? Yes Do you have any other comments or information you would like us to know about the future use of the site? The Guardians of Akaroa Health has raised over \$87.000 through the knitting centre to support our Health Centre. The butchery building is an important part of the streetscape retaining the village atmosphere.	Marie Rhodes
30671	Which of these options do you prefer and why? Retain retail Akaroa Butchery + Deli that is number ONE Even as a non meat eater I use this shop many times a week B and C tenants could be up for rebuild. Use of the rest of land go to affordable housing. Do you have any other land use ideas that you would like to be considered? Car parking - Parking for workers in retail to free up on road parking. Do you support relocation of the historical Jeannie's/Yew Cottage to the site? No	W Barnett
30672	Which of these options do you prefer and why? NONE Do you have any other land use ideas that you would like to be considered? No - Keep land for when the community has a specific need	Richard & Janis Harley

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ID	Feedback	Name
	Do you support relocation of the historical Jeannie’s/Yew Cottage to the site? No Do you have any other comments or information you would like us to know about the future use of the site? Allow staff parking for that area with no formalising of a car park.	
30673	Which of these options do you prefer and why? - Butchers Shop & other retail off Rue Lavaud and inside around a courtyard. - Pedestrian access from Rue Lavaud, service vehicles, and parking to serve shops (only) off Rue Balguerie. Do you have any other land use ideas that you would like to be considered? Not suitable to relocate historic buildings They loose significance when shifted to new site. Do you have any other comments or information you would like us to know about the future use of the site? Site may not be able to be developed at one time, so a layout should be developed with commercial, and ratepayer input. Development needs to be commercially viable not just a pritty plan approved by the Community Board.	Ken & Fiona Paulin
30674	Do you have any other land use ideas that you would like to be considered? Hot Pools with landscaped garden areas. A series of craft workshops, with picnic areas. Craft instruction - day classes. Do you support relocation of the historical Jeannie’s/Yew Cottage to the site? Yes Do you have any other comments or information you would like us to know about the future use of the site? Hot pools would increase winter patronage	F Grant Robinson
40002	*See attachment	Victoria Andrews

**Feedback on BP MEATS site from Akaroa Butchery + Deli owners and leaseholders of the prime building, Julia Atkinson-Dunn and Tena Dunn.
23 November 2024**

‘Which of these options do you prefer and why?’

I'd like to note that nowhere in the options provided in the council material does it specifically reference the future of the butchery building, despite it being featured on the cover of the booklet and promotional signs.

This has been raised to us by our customers and is confusing, potentially causing the omission of any ideas around the butchery's future from the community in their feedback due to no direct questioning beyond our own encouragement in-store.

As the prime leaseholders of the building, I would add that until the booklet was released, we didn't appreciate that our building was also at risk. All discussions with the council team were regarding the use of the site behind us, however, the promotional material told another visual story despite making little mention of the building in the options offered. This has us assuming that the building is indeed in a vulnerable situation which is reflected by the ongoing lack of maintenance given to it by its council owners.

Despite the gutters being full of holes and broken with masses of leaks (I would invite the community board to walk around all sides of the building), workers are sent to clean them. Broken windows around the back are sprayed and cleaned with little regard to potential damage. Countless requests for repair of the potholes in the access road off Rue Balguerie go ignored despite multiple users contacting the council about them. The lack of regard to the ongoing care of the old building already suggests that the council has made up its mind about its future which is alarming if it was true. It's safe to say if this building was owned privately they would be considered severely lacking as landlords.

Our personal preference is for the wider site development to be focused on 'community development, identity and connection as well as reflecting community feedback for its future use.' This should take into consideration the value of this flat site for future generations' use in response to climate change and the possible need to move key services away from the existing shoreline.

I believe this also takes into account the cultural significance of the butchery, its building dating to the 1920s and the service provided by the existing butchery to this small community for 100 years or thereabouts. The building has only ever served as a butchery and is part of the fabric of this small society.

Unlike a supermarket, those on a budget can purchase a single lamb chop, 3 sausages, 2 slices of ham etc. Until we purchased the business, we didn't realise the distinct need for a service like this and how keenly it was used. Losing the butchery would mean those on a budget, the elderly and vulnerable would need to travel to purchase food within their needs, and many do not have the means or the money to do so.

This butchery is also a valued convenience for residents. In a community that has already lost its banking services, more recently its information centre and more services that are considered the norm in large towns (and used to be a norm in small), losing the butchery would be another blow to

life here. I believe the council and its advisors who do not live here, need to understand that small communities still deserve the right to existing services that also support more jobs and money that circulates locally.

The butchery also stands as a type of novelty and character-filled attraction to visitors. Due to its long history it attracts repeat visits from domestic tourists and is a magnet for travellers. A butchery in a small town is now a rare thing, and as has been seen in regional NZ over the years, once a butchery closes down it isn't replaced.

In August we undertook a cosmetic renovation of the interior and exterior of our butchery space. This has garnered a hugely positive response from the community who feel buoyed by the attention the building has been given and the increased options we have been able to offer in our investment of more refrigeration. Our material improvements have been received as honouring the legacy of the butchery and increasing the charm of this part of town.

Do you have any other land use ideas that you would like to be considered?

Balanced use of the site that benefits the community. There is a lot of land there that could solve many community issues including lack of affordable housing. I feel the suggestion of more commercial space should be balanced by the fact that existing businesses struggle to make ends meet during the winter months already. Providing more shopping/hospo space may lead to the worst situation of vacant buildings with business people unable to see the potential based on the highly seasonal nature of trade here. There are already vacant commercial spaces in the other end of town and adding more into the mix will not help support the small economy.

However, more business space also calls for more employment needs which is a large issue due to the drastic lack of accommodation for workers in the area.

I have heard and like the suggestion of attractive prefab buildings that could serve as affordable, short term and long-term space for visiting workers and families in need of space for the foreseeable future.

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

Yes, this has potential to house community groups and projects like the Tiny Store and the Arts Society. I suggest this with the thought that perhaps the addition to the butchery building, which is in the worst state of repair, is potentially removed to allow flow into the back of the site where the cottage could sit.

In saying this, I do not support the removal of the small, privately owned building at the street front of the site. The new owner is already undertaking an attractive renovation to beautify it in the reflection of the surrounding character buildings and a small space of this size provides a unique opportunity for another local business owner to utilise for retail. Meaning another plus to the health of the local economy and potential for income.

This set-up would allow for a triangle of space between all buildings and Rue Lavaud that could be a natural gathering area for visitors and locals to make use of. I am sure there are plenty of ideas coming in for something like that. All of this would vastly improve the historical charm and character that also attracts people to Akaroa.

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

In regard to the butchery building.

We realise that argument against the butchery being kept will be down to the high level of restoration it requires. This will cost be extra high due to the lack of ongoing maintenance over the last 20 years of council ownership.

But we feel we need to make clear, that if the building was removed we are not in a position to set up shop elsewhere in Akaroa. The replacing the large built-in chiller and specific requirements of a food operation like this is too costly for us to shoulder in the set up of another space.

Lastly, we ask that this process of decision-making and consultation continues in line with the timeline issued by the council. The high level of uncertainty around the future of the site means our business has little worth if we choose to sell it.

We purchased the business with the understanding of the 12-month cancellation clause in the lease that the previous owners had also agreed to – that is of course our risk but we weren't aware of plans of an upcoming consultation. The last consultation was abandoned and the common feeling in the community is that yet again 'there will be no outcome'. We just ask that there IS an outcome this time to give some security to the ongoing success of our business and any future owners of the butchery (of which there is a large legacy).

Thank you – we would like the chance to be heard during the deputations stage.

Julia and T Dunn

Trustees of the Helps Pōhatu Conservation Trust

[REDACTED]
[REDACTED]
[REDACTED]

21/11/2024

Submission for the BP Meats site.

To Whom It may concern:

The Helps Pōhatu Conservation Trust's office is located around the corner from the BP Meats site and many of our trustees live around Akaroa and the bays.

We propose transforming the BP Meats site into a vibrant community hub, celebrating Akaroa's unique natural and cultural heritage. Our vision combines a shared space, food forest, gardens, historic information panels, performance area, market space, retail shops, community housing, and natural play areas, fostering community connection, education, and tourism.

Key Components:

1. **Community hub:** A central gathering space for locals and visitors, hosting events, workshops, and meetings.
2. **Food forest and gardens:** native plant species and edible gardens, showcasing sustainable practices and providing a peaceful oasis.
3. **Historic information panels:** Interpretive displays highlighting Akaroa's:
 - Unique geology
 - Native vegetation and flowers
 - Human history, including Māori settlement and European arrival.
4. **Performance Area:** A small, outdoor stage for:
 - Live music and theatre performances
 - Cultural events and festivals
 - Community gatherings and meetings
5. **Market Space:** An area for local artisans, crafters, and producers to showcase and sell their wares.

6. Retail Shops: Small stores showcasing local products and services, eg. a repair shop, tool library, trap library etc. Built in the style of historic Akaroa buildings.

7. Community Housing: Accommodation for summer workers above the retail shops, promoting affordable, central living.

8. Natural play areas: Interactive, nature-based play spaces for children, incorporating native plants and materials, rocks and logs and a sensory garden.

9. Interactive designs: Engaging, technology-integrated displays, encouraging exploration and discovery.

Design Principles:

1. Heritage-inspired architecture, reflecting Akaroa's historic character.
2. Sustainable building materials and practices.
3. Integration with existing landscape and natural features.
4. Pedestrian-friendly design, prioritizing accessibility and safety.

Benefits:

1. Community engagement and social connection.
2. Environmental education and sustainability.
3. Cultural preservation and celebration.
4. Enhanced tourism experience and local economic benefits.
5. Unique attraction showcasing Akaroa's distinct character.
6. Affordable housing for summer workers.
7. Vibrant marketplace and retail sector.

Conclusion:

Our proposal transforms the BP Meats site into a thriving community hub, honoring Akaroa's rich history, culture, and natural environment. We believe this project will become a beloved destination, fostering community spirit and showcasing Akaroa's unique charm to visitors.

“which of these options do you support and why”

Kia ora Koutou

“Regenerate Banks Peninsula”, sub group of “Friends of Banks Peninsula” would like to support an inclusive and wider approach of the use of the BP meat site which would emphasise on a “ by the community, for the community “ view.

We are envisioning a strong relationship between community driven projects, small retail activities and affordable social houses.

Imagine a hub, where families, locals and tourists alike would walk amongst a community run organic food forest and market garden with a few tunnel houses while enjoying some freshly made food from one of the many local food stores located around the garden before sitting at one of the locally made tables provided outside or under pergolas

Some local garden tenders are enjoying a break and cooking a pizza on the locally made clay oven while school kids are on a history and heritage hunt using the many QR codes placed around from the stream to the garden area.

The stream is protected by native vegetation and different fruit trees and vines providing food for humans and birds. A group of people are attending a workshop on how to weave flax leaves grown along the creek.

A series of small, environmentally friendly buildings located on the north and east sides of the area are hosting retail opportunities with a strong sustainability and local economic focus: organic products from local producers, bulk and waste free food shop, arts and crafts.

The upstairs of the shops can be used as social houses for local families and/or local businesses staff or a much needed hostel for seasonal workers

Right on the other side, by “the common” café, sits a community run educational/cultural/information centre.

This centre’s purpose is to teach and promote our very unique environment: From geological value to wildlife conservation, based on the work of many local trusts and organizations involved, thoughtful agriculture, environmental education and researches happening right here all year round, cultural history, values and relationships.

Our unique environment is fragile and under growing pressure. We must share far and wide the important work to get a better care.

The butcher shop and art council building shall remain on the south side, renovated and placed in a way that allow people to freely walk out of it and get into the centre of the hub, which is the food forest/market garden with a stage for cultural and artistic event.

A small car park could be placed on the north eastern side of the area.

This Hub is about bringing the community together on different projects. Having a long term, Christchurch city council owned and community operated place that will be used by and for schools, businesses, markets, council events, locals and tourists. A sense of place and community for many years to come with a strong sustainability, cultural and charity focus.

This should be run and operated by a trust which will look for grants and fundings through different channels and charity events.

The trust should have at least one paid full time worker to manage or oversee the whole operation along with volunteers.

“Do you have any other land use”

A permanent food and craft market with rooms for an upcycle and repair shop and a commercial kitchen that can be hired by the community for fund raising events, community gatherings, etc..

Run by a trust and volunteers through sales of various upcycled items and fruits and vegetables grown on the land.

“ Do you support relocation of the historical Jeannie’s/yew cottage to the site”

We support the relocation of the cottage as long as funds that have been allocated for it and does not take away any support for a greater project.

We support the historical cottage for being renovated and used as a conservation centre/community repair shop for the community hub.

In summary:

Community market garden/food forest/tunnel houses

Community composting area

Community gathering area with pizza oven, tables, gazebos, stage

Shops or hard stalls for market, food and art/craft with accommodations upstairs used as local social housing, staff accommodation or hostel

Butcher and art council building remain

Repair shop and commercial kitchen area

Conservation/educational/cultural centre.

Akaroa Ratepayers and Residents Association Inc

To: Christchurch City Council
PO Box 73016
Christchurch 8154

Date: 24 November 2024

Attn: Engagement Advisor

SUBMISSION REGARDING: BP MEATS SITE, AKAROA

The Akaroa Ratepayers and Residents Association is an Incorporated Society that has been established to promote the interest and wellbeing of the community in the Akaroa area. This submission is made on behalf of the members of this organisation, and we believe this also represents the general interests of the wider community.

This submission has been prepared by Harry Stronach, the President of the Society.

We wish to be heard in support of this submission.

The site was purchased from Banks Peninsula Meats Ltd in 2000, by the Banks Peninsula District Council, as a strategic asset in community ownership for the future development of the township. Ownership transferred to CCC when the councils amalgamated in 2006.

Over the last 20+ years, various schemes have come and gone but nothing practical has happened. Nobody has come up with a plan that can muster widespread support, and there has been no leadership on the subject.

This is symptomatic of the situation for the wider region. There is no coherent or current plan for how the township of Akaroa should develop in future years. There was an Akaroa Places and Spaces Plan prepared in 2011 which included 16 pages of discussion about this site, but it all came to nothing and has been parked on the shelf gathering dust.

So what does the town really need? Depends on who you ask. Housing. Carpark. Swimming pool. Tourist activity. Retail activity. Office space. Heritage attraction. Village green. Maybe a bit of everything. The current consultation session is yet another asking event, but we do not have any expectation that it will produce any high quality output or a more coherent conclusion than past events.

What the town really needs is inspiration and enthusiasm, and leadership.

Unfortunately we have a long track record that shows that those qualities are unlikely to be much in evidence in any council led event. That is not a reflection on any individuals, it is simply the nature of the local government beast.

So, time for a fresh approach.

We propose that there should be a DESIGN COMPETITION.

This is a well proven way to draw out ideas, foster creativity, and start people thinking about the future. The Sydney opera house was the outcome of a design completion that had 233 entries. Just think about that for a moment.

With the right talent, inspiration and creativity, Akaroa could end up an outcome that would be both iconic, and an enduring asset for the town. But I think that we need to cast the net wider than the local talent pool, in order to find the truly great solution.

The design competition would be open to all-comers. Planners, architects and designers, at all levels. Individuals and organisations.

This needs to be community led, in order to create a positive atmosphere, and properly funded and managed. We stand ready to assist in getting this competition under way.

This is not difficult idea to grasp. Put a competition into action, and wait and see what creative genius can produce. It will end up being faster, cheaper, better, and more inspiring, than the process that is currently underway.

Submission by:

A solid black rectangular box used to redact the signature of the submitter.

Harry Stronach (for, Akaroa Ratepayers and Residents Association Inc)

23 November 2024 **DRAFT**

Investigating future use of Akaroa's BP Meats site

Attn: Samantha Smith, Engagement Advisor, email: letstalk@ccc.govt.nz

Submitter

Name: Victoria Andrews Address: [REDACTED]

Email: [REDACTED]

*I wish to be heard in support of my submission.

Submission

- Akaroa faces the harsh reality of increased extreme weather, climate adaptation and unrelenting climate change.
- As sea levels increase the BP Meats site is positioned to remain accessible for the foreseeable future.



Tonkin and Taylor Report, Christchurch City Council 2013

BP Meats, Rue Lavaud

Background

My involvement with the BP Meats site dates back to discussions with John Corboy, a BP Meats Trustee, around 1999/2000. At the time the Trustees were considering selling the land. I suggested to John that he take the matter to the Akaroa Community Board which was administered by the Banks Peninsula District Council. He said that he had a conflict of interest so I explained that all he needed to do was declare the conflict at the start of his deputation which he did. The outcome was BPDC purchased the land to meet the future needs of the community.

Community meetings were held to discuss the potential use of the site (refer to attachment A; Minutes of Meeting 26 March 2001). [Drop into email on line.](#)

- The outcome was the land was to be held **in community ownership for the foreseeable future and that there be community development in the interest of community needs – commercial/recreational.**

Community discussion in 2000/2001 focused on the fact that BP Meats was the last piece of undeveloped, flat land in Akaroa. Unlike Christchurch which can expand outwards, Akaroa is hemmed in because the town is positioned between steep hills and the harbour.

There is no available land for the town to expand. It was felt that BP Meats should be held for the next generation to determine its use as means of providing for the town's future needs and wellbeing.

However, Mayor Bob Parker granted first right of refusal to develop the site to Purple Peak Development which proposed to build an upmarket boutique/tourist market complete with a French bell tower. Architectural plans were presented to the Akaroa Design and Appearance Advisory Committee. A revised design was suggested and it was noted the proposal lacked community amenity. In addition, the needs of community had not been considered. Eventually Purple Peaks withdrew its first right of refusal. The council then made several attempts to move the Akaroa Service Centre to BP Meats. However, both proposals were strongly rejected by residents and ratepayers.

Points to consider with regard to economic and community wellbeing: Akaroa is a remote and isolated community of interest 80 kilometres away from the city. The town is sometimes cut off due to bad weather and several times a year the emergency helicopter cannot land.



Highway 75 driving up to the Hill Top from Little River, May 20 2014

Parts of Beach Road, where tourist and commercial activities are located, may eventually become inaccessible. The economic structure of Akaroa may dramatically alter due to the impact of climate change.

In this regard, BP Meats is a back-up safety net for the community provided the land is retained in public ownership.

- BP Meats allows options for businesses to move to higher ground if required.
 - Affordable accommodation and prefab housing can be built and leased through a charitable community trust to oversee activities to avoid units being turned into Air B&Bs or sold.
 - The current fire station located on Beach Road may become inaccessible due to sea level rise. Emergency services are critical to the wellbeing of the community.
1. **There is a pressing need for affordable housing for individuals and families many of whom work in the hospitality sector.** Prefab units could be moved onto BP Meats to provide warm and secure housing in the short term (25-50 years) and the units could be removed should other needs be identified. Prefab structures can be found that comply with Akaroa's design guidelines.
 - Management and funding for a social housing complex could be provided through a community trust to ensure fair and equitable treatment of leaseholders.
 - The area could also accommodate limited commercial use on the ground floor provided the land is leased and not sold outright.
 - In the short term, a market square could operate on the site minus the hard surface remembering this is Akaroa, not Christchurch. The area could later accommodate a museum extension should it be warranted and fully funded inclusive of additional staff.

2. The relocation of Yew/Jeannie's Cottage onto BP Meats facing Rue Lavaud



Yew Cottage 2022, Rue Jolie

Once restored, the cottage would greatly enhance the historic streetscape of Akaroa. The building and land underneath the structure should be retained in public ownership.

Yew Cottage should be used primarily by non-profit community groups including

1. Le Op Shop
2. The Akaroa Area Arts Council
3. The Akaroa Health Hub knitting group which raises funds to support the Guardians of the Akaroa Hospital
4. A volunteer Visitor Information Office

- Contrary to comments made in the updated Section D of the Akaroa Places and Spaces Plan, see page 22, non-profit community groups cannot afford to pay commercial rent because they were not created to be profit making.
- In addition, very little retail space is available to rent in the township.



- If the additions to the Butchery building are removed volunteer community groups will require new venues in order to function as highly valued non-profit volunteer organisations. The refurbished Yew Cottage, if relocated to BP Meats, should be used by active non-profit community groups. However, in order to relocate the cottage the small structure to the left needs to be removed to allow adequate space for the listed cottage. The turquoise painted structure is privately owned. However, the council can have it removed. The kiosk is a “folly”. It is a small building of no architectural merit. The kiosk also diminishes the historic character of the Rue Lavuad streetscape.
- Volunteer groups and their work are important to community wellbeing as promoted by Christchurch City Council and they should be allocated space in a council owned building.

3. Additional commercial activity

Akaroa already has numerous hotels, motels, Air B&Bs, B&Bs, cafes, restaurants, tourist activities as well as shops that cater to the needs and values of visitors.

However, accommodation for hospitality staff and young families working for minimum wage is currently impossible. If Akaroa is going to remain a viable community then it needs to attract, accommodate and retain young workers and families.

It is all very well that elite individuals and families occupy their holiday homes intermittently during the year. However, they do not generally contribute to the community wellbeing other than occasionally purchasing items and frequenting cafes.

If BP Meats were to be used for a new supermarket and/or for additional shopping ‘experiences’ the subsequent traffic congestion would make Rue Lavaud at Rue Balguerrie impossible. Long weekends and the peak holiday/tourist period would turn the intersection into a permanent traffic jam because it is the only route through the town. The Fire Station is located further down Beach Road and increased traffic congestion would inhibit emergency services from fulfilling its duty.

*****Commercial activity should include retaining the Butchery in its current location.**

Although not a listed building, the structure has been a butchers for well over 100 years. The council owned building could be better maintained. The community values the butchers and sees it as being an essential service. It should remain in place, operating on site in its current building.

4. Museum Expansion

The Akaroa Museum operates with minimal council funding and it is overseen and operated by a highly professional staff that provides an excellent level of service to the community as well as to domestic and international tourists. The Akaroa Museum is open all year to members of the public 7 days a week with the exception of Christmas day.

Provided adequate funding is made available to increase staff numbers and to construct a secondary building, in consultation with the Museum Director and wider community, a museum expansion may be warranted in the years to come.

General comments

When we arrived in 1986 there were two shops where locals could purchase reasonable clothing including items such as sturdy shoes, Swandries, Levis, socks and underwear. Those days are over. Instead I can purchase a \$400 blouse and high heels. Replacing your gum boots requires a long drive into Christchurch or shopping on line provided you access to a computer, the internet and a credit card. Akaroa no longer caters for locals in this regard because land prices and rent are too high should you be fortunate to find a shopfront to occupy. Around 1986 there was a bank, petrol station, 4 Square, several tearooms, a restaurant/takeaway, a fish and chip shop and a pub. Accommodation was limited. The big news was when a bakery opened. However, prices are so high now that we rarely go out. At least there is a locally operated movie theater. The town lost its dentist several years ago so residents must now drive to Christchurch to receive dental care. People living in Christchurch take these things for granted. However, residents in Akaroa and The Bays do not have that luxury nor is public transport available. Residents are grateful to have the Akaroa Health Hub which the community fought for following the demolition of the Akaroa Hospital due to earthquake damage.

Summary comments The council must maintain an equitable balance between economic, tourist activity and the everyday lives of those living in the township and surrounding area.

Community wellbeing is a very high priority.

- Some residents are not aware that the BP Meats consultation is taking place.
- There have been too many rounds of consultation and many ratepayers no longer bother to comment.
- The 12 page consultation document lacks substantive information and some information is somewhat misleading.
- The important document, Update Section D of the Akaroa Places and Spaces Plan, is only available on line.
- The Akaroa Service Centre did not have consultation information available on November 14. Staff had to ring the council to ask that it be sent to Akaroa.
- Consultation Information appears to have been written by individuals who live in Christchurch, many of whom appear to have little, if any contact, with Akaroa on a daily basis. Consultation focuses on commercial activity and tourism instead of providing for the community wellbeing and the actual needs of the residents of Akaroa and the Bays.
- There is also a lack of understanding on the part of the council about how crowded Akaroa becomes over weekends and during the summer season. You cannot put any more eggs into the Akaroa basket because the town, unlike Christchurch City, cannot expand outwards. In this respect the BP Meats site is highly valuable and developers want to get their hands on the site to make a profit without regard for the needs of the community.
- The towns streets are narrow and parking is limited.
- Tour buses congest and disrupt the town's narrow historic streets.
- Some of the newer holiday home owners occupy multimillion-dollar luxury homes for a month or two during the year. They contribute little to community wellbeing and they can, at times, be elitist when dealing with locals because of their wealth and social standing in the city.
- Ōnuku Rūnanga should be actively engaged in the discussion and the matter proceeds.

Submission to the Christchurch City Council

Re: Proposed Development of the Former BP Site, Akaroa

Introduction

We welcome the call for proposals for the development of the former BP site in Akaroa. This long-anticipated opportunity presents an exciting chance to create a multi-use space that reflects the unique character and needs of our village. The report takes a very urban suburban approach when a village solution is required. This is particularly so in a village dependent on tourism. Any suburban same as, same as, single use approach offers nothing new or interesting.

Key Considerations

Warning The successful use and integration of this site depends on its ability to attract foot traffic into the site. This means there is a clash between the desire to ensure a heritage street frontage and to open up cognisance of the site from Rue Lavaud. (Currently buildings and topography block any view of the site)

1. Street Frontage and Urban Integration

- Lowering the land level along Rue Lavaud to match the level of the current footpath would enhance the integration of the site with the street.
- A wider spatial character, with accessible pathways to exhibitions, parking, and recreational spaces, is essential. Jennys cottage would be better placed as an enticement into the area. There should not be a fixation on Jennys cottage as critical to the successful development of the site.
- **My key comment IS** Building a new footpath curving 20 metres or so into the site would open it up more. This would require the re-siting of building D (Labelled clothing/craft store) further into the site. If the fence between the site and The Common establishment were removed this would further open up the site. Once building D is removed this will free up space for urban activities such as street performers and artists on the area where the advertising ACAC lighthouse is located. If commercial activity or points of interest such as showcase

windows for online businesses are envisaged, this opening up for foot traffic is essential.

2. Access and Connectivity

- The access way from Rue Balguerie to the site is key for vehicular traffic
- While properties neighbouring this road access should be considered, these were purchased with full knowledge that the adjacent road would likely be developed. Hence a lower protection from adverse effects (mentioned in the design guidance on parking and access as in the CCC report) should be given to these properties
- Pedestrian-only access from Rue Lavaud is essential to maintain the village appearance while making the site welcoming and accessible for visitors and locals alike. The pathway should feel “natural” and intuitive, drawing people into the site without relying on signage.
- Foot traffic is essential if specialist retail activity is envisaged on parts of the site.

3. Site Layout and Building Design

- The adaptability of buildings is critical. Spaces should be versatile enough to host pop-up shops, exhibitions, and pop offices for those running events such as the House and Garden Tour or the Women’s Cross-Harbour Swim in Akaroa
- Mixed-use zoning is ideal, combining community, commercial, and residential needs. Ground floors should prioritize public uses like exhibitions or retail, with residential use located above.
- Akaroa’s design guidelines should be strictly adhered to, ensuring any development complements the village’s heritage and aesthetic.
- At least one multi-functional community building is required. This could operate as a civil defence point and rooms as well as showcase the Māori heritage of Akaroa housing a

permanent exhibition similar to the Takapuneke recently shown at the Akaroa Museum. It has to bring maximum bang for your infrastructure buck. {A dual-purpose civil defence shelter and exhibition/performance hall would align with the council's Principle 5: ensuring community preparedness and resilience.}

4. Integration with Surrounding Features

- The proximity to the museum is an advantage that could be leveraged. A rear vista or even a secondary museum entrance/building could enhance the connection between the site and this cultural asset.(Although this might require the removal of the existing buildings)
- The area near the stream should be developed as a passive recreational zone with seating, offering a peaceful retreat for residents and visitors.

5. Community Engagement and Functionality

- Please incorporate a large posterboard or digital display for community event announcements and council updates etc. This is vital in a tourism-reliant town where clear communication is key.
- Jenny's Cottage must be strategically placed to ensure its use and visibility but that it is not so sited that it blocks views and access to the remainder of the site.

6. Market Square Potential

- To create a vibrant market square, parts, or all , of the existing buildings may need to be removed or reoriented. For instance, the "toy library" extension and other small structures on-site could be relocated to open up the space.

Options forwarded in the report

Shopping needs

One option of the CCC report suggest that a full range supermarket be developed on the site. Currently we have a well-stocked supermarket. Many of what might be called its product gaps are taken up in nearby heritage buildings: for example The Common

houses a specialist cake shop and boutique book shop. Other outlets nearby include a french bakery, health food, and delicatessen with emphasis on local produce. Please leave this option from suburbia in the report.

Housing and Community use options

This is the opportunity to provide housing whether it be private, social or guest accommodation the development will increase the pool of housing of all types throughout the village. So some housing development is favoured.

Market Square option

Commented on above

Recreation Facilities

Should be considered but again design will be crucial and would be best incorporated in a multifunctional rather than sole use building.

Summary on Options no single use is appropriate to the whole site. It needs a CRDA (Comprehensive Redevelopment Area) multi or mixed use approach.

Conclusion

The BP site presents an unparalleled opportunity to enrich Akaroa's community and tourism offerings and to meet gaps within its current village fabric. By prioritizing adaptability, connectivity, and thoughtful integration with the village's heritage, this development can serve as a welcoming space for both locals and visitors, supporting Akaroa's continued vibrancy and resilience.

The plan developed by John Harding captures the essence of what this site could become. It successfully balances community, commercial, and cultural needs while respecting Akaroa's unique character. I support this plan as a foundation for detailed design development and further input. This comes with the proviso that the siting of Jennys Cottage and current buildings near the existing Rue Lavaud footpath do not block easy viewing and access to the space and the uses it will house

I thank the Christchurch City Council for their newfound commitment to this project and urge them to consider these recommendations as they move forward with planning and design.

Sincerely,

Keith Harris MA. DIP TP (Hons)

SUBMISSION

67a Rue



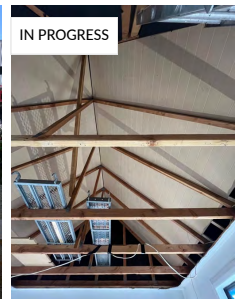
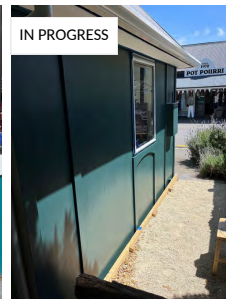
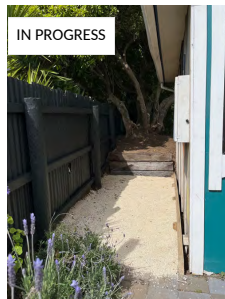
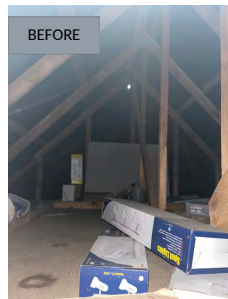
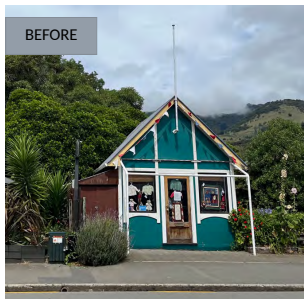
Lavaud

THE OPPORTUNITY

Retaining it's heritage charm and community heart, let's lean into the creativity of the people this area attracts. There's something magical about the energy of the volcanic soil around here. What if Akaroa could be known the most inspiring small town in the world? A place where people come for the views but leave with a vision.

The iconic tiny shop

The shop at 67A is currently in the process of being renovated into a bright, airy retail space. While it hasn't yet been advertised for rent, I have found it interesting how many creative and entrepreneurial people have shared their dreams for setting up shop in it. They are attracted to a small and affordable space which provides a realistic way to try their hand at a unique retail concept or flagship.

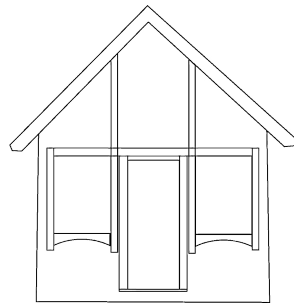


Creative cabins

Creativity is the heart of a thriving town. I would love to see the Tiny Shop remain. It could even be the blueprint for a set of creative cabins; a compact row of tiny spaces for artists, designers and unique retail concepts which bring energy and soul to the main street. Let's leave locals and visitors alike feeling inspired by their trip down Rue Lavaud.

A compact set of retail spaces would still allow ample space for a communal space, village green and/or accommodation to the right and behind the tiny shop/s.





THANK YOU

22 November 2024

Investigating future use of Akaroa's BP Meats site

Attn: Samantha Smith, Engagement Advisor, email: letstalk@ccc.govt.nz

Submitter

Name: Victoria Andrews

*I wish to be heard in support of my submission.

Submission

- Akaroa faces the harsh reality of increased extreme weather, climate adaptation and unrelenting climate change.
- As sea levels increase the BP Meats site is positioned to remain accessible for the foreseeable future.



Tonkin and Taylor Report, Christchurch City Council 2013

BP Meats, Rue Lavaud

Background

My involvement with the BP Meats site dates back to discussions with John Corboy, a BP Meats Trustee, around 1999/2000. At the time the Trustees were considering selling the land. I suggested to John that he take the matter to the Akaroa Community Board which was administered by the Banks Peninsula District Council. He said that he had a conflict of interest so I explained that all he needed to do was declare the conflict at the start of his deputation which he did. The outcome was BPDC purchased the land to meet the future needs of the community.

Community meetings were held to discuss the potential use of the site (refer to attachment A; Minutes of Meeting 26 March 2001).

- The outcome was the land was to be held **in community ownership for the foreseeable future and that there be community development in the interest of community needs – commercial/recreational.**

Community discussion in 2000/2001 focused on the fact that BP Meats was the last piece of undeveloped, flat land in Akaroa. Unlike Christchurch which can expand outwards, Akaroa is hemmed in because the town is positioned between steep hills and the harbour.

There is no available land for the town to expand. It was felt that BP Meats should be held for the next generation to determine its use as means of providing for the town's future needs and wellbeing.

However, Mayor Bob Parker granted first right of refusal to develop the site to Purple Peak Development which proposed to build an upmarket boutique/tourist facility complete with a French bell tower. Architectural plans were presented to the Akaroa Design and Appearance Advisory Committee. A revised design was suggested and it was noted the proposal lacked community amenity. In addition, the needs of community had not been fully considered. Eventually Purple Peaks withdrew its first right of refusal. The council then made several attempts to move the Akaroa Service Centre to BP Meats. However, both proposals were strongly rejected by residents and ratepayers.

Points to consider with regard to economic and community wellbeing: Akaroa is a remote and isolated community of interest 80 kilometres away from the city. The town is sometimes cut off due to bad weather and several times a year the emergency helicopter cannot land.



Highway 75 driving up to the Hill Top from Little River, May 20 2014

Parts of Beach Road, where tourist and commercial activities are located, may eventually become inaccessible. The economic structure of Akaroa may dramatically alter due to the impact of climate change.

In this regard, BP Meats is a back-up safety net for the community provided the land is retained in public ownership.

- BP Meats allows options for businesses to move to relocate if required.
 - Affordable accommodation and prefab housing can be built and leased through a charitable community trust to oversee activities to avoid units being turned into Air B&Bs or sold.
 - The current fire station located on Beach Road may become inaccessible due to sea level rise. Emergency services are critical to the wellbeing of the community.
1. **There is a pressing need for affordable housing for individuals and families many of whom work in the hospitality sector.** Prefab units could be moved onto BP Meats to provide warm and secure housing in the short term (25-50 years) and the units could be removed should other needs be identified. Prefab structures can be found that comply with Akaroa's design guidelines.
 - Management and funding for a social housing complex could be provided through a community trust to ensure fair and equitable treatment of leaseholders.
 - The area could also accommodate limited commercial use on the ground floor provided the land is leased and not sold outright.
 - In the short term, a market square could operate on the site minus the hard surface remembering this is Akaroa, not Christchurch. The area could later accommodate a museum extension should it be warranted and fully funded inclusive of additional staff.

2. The relocation of Yew/Jeannie's Cottage onto BP Meats facing Rue Lavaud



Yew Cottage 2022, Rue Jolie

Once restored, the cottage would greatly enhance the historic streetscape of Akaroa. The building and land underneath the structure should be retained in public ownership.

Yew Cottage should be used primarily by non-profit community groups including

1. Le Op Shop
2. The Akaroa Area Arts Council
3. The Akaroa Health Hub knitting group which raises funds to support the Guardians of the Akaroa Hospital
4. A volunteer Visitor Information Office

- Contrary to comments made in the updated Section D of the Akaroa Places and Spaces Plan, see page 22, non-profit community groups cannot afford to pay commercial rent because they were not created to be profit making.
- In addition, very little retail space is available to rent in the township.



- If the additions to the Butchery building are removed volunteer community groups will require new venues in order to function as highly valued non-profit volunteer organisations. The refurbished Yew Cottage, if relocated to BP Meats, should be used by active non-profit community groups. However, in order to relocate the cottage the small structure to the left needs to be removed to allow adequate space for the listed cottage. The turquoise painted structure is privately owned. However, the council can have it removed. The kiosk is a “folly”. It is a small building of no architectural merit. The kiosk also diminishes the historic character of the Rue Lavuad streetscape.
- Volunteer groups and their work are important to community wellbeing as promoted by Christchurch City Council and they should be allocated space in a council owned building.

3. Additional commercial activity

Akaroa already has numerous hotels, motels, Air B&Bs, B&Bs, cafes, restaurants, tourist activities as well as shops that cater to the needs and values of visitors.

However, accommodation for hospitality staff and young families working for minimum wage is currently impossible. If Akaroa is going to remain a viable community then it needs to attract, accommodate and retain young workers and families.

It is all very well that elite individuals and families occupy their holiday homes intermittently during the year. However, they do not generally contribute to the community wellbeing other than occasionally purchasing items and frequenting cafes.

If BP Meats were to be used for a new supermarket and/or for additional shopping ‘experiences’ the subsequent traffic congestion would make Rue Lavaud at Rue Balguerrie impossible. Long weekends and the peak holiday/tourist period would turn the intersection into a permanent traffic jam because it is the only route through the town. The Fire Station is located further down Beach Road and increased traffic congestion would inhibit emergency services from fulfilling its duty.

*****Commercial activity should include retaining the Butchery in its current location.**

Although not a listed building, the structure has been a butchers for well over 100 years. The council owned building could be better maintained. The community values the butchers and sees it as being an essential service. It should remain in place, operating on site in its current building.

4. Museum Expansion

The Akaroa Museum operates with minimal council funding and it is overseen and operated by a highly professional staff that provides an excellent level of service to the community as well as to domestic and international tourists. The Akaroa Museum is open all year to members of the public 7 days a week with the exception of Christmas day.

Provided adequate funding is made available to increase staff numbers and to construct a secondary building, in consultation with the Museum Director and wider community, a museum expansion may be warranted in the years to come.

General comments

When we arrived in 1986 there were two shops where locals could purchase reasonable clothing including items such as sturdy shoes, Swandries, Levis, socks and underwear. Those days are over. Instead I can purchase a \$400 blouse and high heels. Replacing your gum boots requires a long drive into Christchurch or shopping on line provided you have access to a computer, the internet and a credit card. Akaroa no longer caters for locals in this regard because land prices and rents are too high should you be fortunate to find a shopfront to occupy. Around 1986 there was a bank, petrol station, 4 Square, several tearooms, a restaurant/takeaway, a fish and chip shop and a pub.

Accommodation was limited. The big news was when a bakery opened. However, prices are so high now that we rarely go out. At least there is a locally operated movie theater. The town lost its dentist several years ago so residents must now drive to Christchurch to receive dental care. People living in Christchurch take these things for granted. However, residents in Akaroa and The Bays do not have that luxury nor is public transport available. Residents are grateful to have the Akaroa Health Hub which the community fought for following the demolition of the Akaroa Hospital due to earthquake damage.

Summary comments The council must maintain an equitable balance between economic, tourist activity and providing for the everyday lives of those living in the township and surrounding area. Community wellbeing is a very high priority.

- Some residents are not aware that the BP Meats consultation is taking place.
- There have been too many rounds of consultation and many ratepayers no longer bother to comment.
- The 12 page consultation document lacks substantive information and some information is somewhat misleading.
- The important document, Update Section D of the Akaroa Places and Spaces Plan, is only available on line.
- The Akaroa Service Centre did not have consultation information available on November 14. Staff had to ring the council to ask that it be sent to Akaroa.
- Consultation Information appears to have been written by individuals who live in Christchurch, many of whom appear to have little, if any contact, with Akaroa on a daily basis. Consultation focuses on commercial activity and tourism instead of providing for community wellbeing and the actual needs of the residents of Akaroa and the Bays.
- There is also a lack of understanding on the part of the council about how crowded Akaroa becomes over weekends and during the summer season. You cannot put any more eggs into the Akaroa basket because the town, unlike Christchurch City, cannot expand outwards. In this respect the BP Meats site is highly valuable and developers want to get their hands on the land to make a profit without regard for the needs of the community.
- The towns streets are narrow and parking is limited.
- Tour buses congest and disrupt the town's narrow historic streets.
- Some of the newer holiday home owners occupy multimillion-dollar luxury homes for a month or two during the year. They contribute little to community wellbeing and they can, at times, be elitist when dealing with locals because of their wealth and social standing in the city.
- Ōnuku Rūnanga should be actively engaged in the discussion and the matter proceeds.

Akaroa Civic Trust Submission to CCC Consultation on BP Meats Site

Akaroa Civic Trust supports:

1. The retention of publicly owned land in public ownership,
2. CCC to complete Climate Change Adaptation Strategy for Akaroa prior to consultation and planning of this last remaining undeveloped flat land in central Akaroa that is *above* sea level inundation and flood event predictions of CCC and Tonkin and Taylor,
3. Community aspirations for future generations,
4. Temporary use of the BP Meats site for public amenity, such as parking, temporary art galleries, community space, civil defence etc, UNTIL climate change and road and parking planning have been undertaken by CCC.

ACT wishes to acknowledge the work CCC has done on climate change and community planning in Akaroa. However, due to the Christchurch earthquakes much of the earlier planning work undertaken has not come through to on the ground results.

ACT also wishes to acknowledge the retention and improvement of community services after the risk of losing the Service Centre and NZ Post. However, Akaroa's community services are nowhere near the level of service enjoyed by Christchurch and Lyttelton residents.

It is important that all CCC staff are aware that Akaroa can be totally cut off from Christchurch services by road for considerable periods of time, that Akaroa and Bays must have the ability to respond to Civil Defence (CD) emergencies and build resilient cohesive social structures to work together. As was seen after the 2021 ex-tropical cyclone Ruby event where outer bays roads were cut off and no access was possible, for in some cases many weeks, with no CCC CD response as no one in Christchurch City was aware of the level of impact. For further information see the 2022 CCC report

https://christchurch.infocouncil.biz/Open/2022/02/BKCB_20220214_MAT_7653.PDF



Photo: Goughs Road drop out, 2021.

The BP Meats site is the last remaining undeveloped parcel of land in the flat central area of Akaroa. It is 2970m² council owned community land and is an extremely important strategic asset. Strategically located within the heart of the northern commercial area of the township on Rue Lavaud in the Akaroa Town Centre. Originally purchased by the former Banks Peninsula District Council in 2000, for use by future generations (see submission by Victoria Andrews).

Christchurch City Council's (CCC) principles to achieve best development include balancing economic growth with community aspirations, for the future needs of the community, to enable the community to be prepared for and respond to hazards. While providing for activities that are difficult to locate elsewhere now and in the future.

Before the CCC undertakes consultation on the BP Meats site development it needs to first complete its climate change strategy for Akaroa. Sea level rise predictions forecast the inundation of the Recreation Ground and other council assets such as the sports pavilion, sports facilities, Playcentre and playground. The Akaroa Spaces and Places 2024 document advises that Yew Cottage needs to be lifted 2m to avoid flooding issues. This should alert the community as to the situation Akaroa faces.

It is extremely shortsighted and irresponsible to future generations to propose development of the last remaining strategic community owned site without long term strategic planning. The CCC has acknowledged this planning as critical due to its own announcement of a climate emergency. Source:
<https://www.newsline.ccc.govt.nz/news/story/christchurch-city-council-declares-climate-emergency>.

Council does not own the library, does not have a swimming pool; Akaroa does not have office space, or casual meeting rooms for small groups. The only CCC rooms available to book online is the Gaiety which is expensive and hard to book. Akaroa has no information centre, multicultural centre, youth development facilities or community hub.

The Akaroa Civic Trust acknowledges that the consultation plan clearly states that the CCC has no allocated funding for the BP Meats site.

ACT supports the CCC in tidying up the site by the demolition of the building/s established without consent or found to be without historic value, namely the small shop fronting Rue Lavaud, and the old vet buildings. These ad hoc buildings are of no historical significance and are out of character with the Historic Area.

ACT wishes to raise the issue of the CCC Spaces and Places 2024 plan not explicitly giving any options to either retaining or removing the butcher's shop - this has caused considerable stress for the new owners of the Butchery business. Did the Council communicate with the Butchery owners? There has been a butchery located on this site for at least a century, so the building has considerable significance from a cultural, social and historical perspective. It is an important

element of the built heritage of this very historic part of Akaroa. CCC's Background Information for Listed Heritage Place 67 Rue Lavaud states:

The building has cultural significance due to its historic association with the Narbey family which was a prominent family in the history of early Akaroa. It is particularly associated with Charles Cecil Narbey. The building also has significance due to its historic use as a butcher's store and therefore it has contributed to the commercial history of Akaroa.

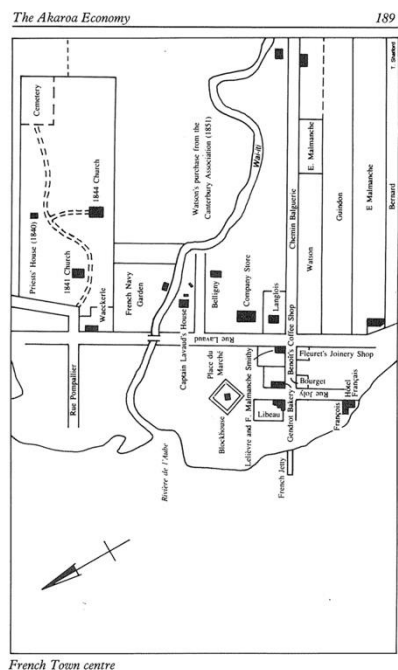
(Source: Simon Daisley, 2013, Background Information Listed Heritage Place 67 Rue Lavaud, Heritage Christchurch)

ACT agrees with this statement and for these reasons supports a historic assessment of the butchery building and attached house with the retention and repairs to the Butchery building.

The BP Meats site is an important French site, of spiritual significance to French descendants, as the centre of the administrative hub, where Captain Lavaud and agent for the Nanto-Bordelaise Company Bellingy had their buildings and was the site of the gardens for the French settlement.

The legally recognised French purchase was:

Bounded on the N. by the northern extremities of Hippolite Gendrot's, Pierre Benoit's, and Joseph Dulac's land, and from thence in a direct line to the north-eastern extremity of Pierre Gendrot's land; on the S. by the southern extremity of C.B. Robinson's paddock fence, and also by the southern extremities of Malcolm McKinnon's and James Reid's present cultivations; on the E. by an almost direct line from the NE point of Pierre Gendrot's land, taking in Mr Watson's garden and Francois Lelievre and Francois Malmanche's land; and from thence in a direct line to the SE extremity of James Reid's cultivation; and on the W by the harbour and the German Bay Road. Peter Tremewan, French Akaroa, (Christchurch: University of Canterbury Press, 1990), pg 302-303. (Map below: Tremewan pg 189).



CCC Places and Spaces Plan 2011

ACT alerts CCC to the ongoing issue of parking particularly of large buses in the Akaroa downtown area. This was identified in the CCC Places and Spaces Plan 2011 (source: <https://ccc.govt.nz/assets/Documents/Culture-Community/Christchurch/Akaroa-Places-and-Spaces-Plan-Feb-2011.pdf>), where comments were made of the BP Meats site:

The geography of the Town and the historic character of the built environment are not conducive to accommodating high volumes of people and traffic.

Consultation on the PPD proposal was undertaken in 2004 and resulted in a petition with 279 signatures being presented to the Community Board, requesting that the land remain in community ownership until a professional assessment and a comprehensive parking and traffic plan had been completed. The former BPDC deferred making a decision on these plans until the 'Traffic and Parking Strategy' had been completed (the 2006 Opus 'Urban Traffic and Parking Study'). Since the amalgamation, little progress has been made on a development proposal for the site.

Within the Northern Town Centre node in the vicinity of the BP Meats site, there is a large number of significant heritage buildings, structures and open spaces that reflect the history of Akaroa. The site and surrounding land are also located within the Akaroa Historic Area as defined by the NZ Historic Places Trust (Figure 8, page 31).

In addition to the butchery building, a number of other notable buildings are located in close proximity to the site, including the old Courthouse building

and Langlois- Eteveneaux house, Bank of New Zealand building, the former Post Office (now the Service Centre), the War Memorial Garden and the former Criterion Hotel (now the Turenne Dairy).

An Akaroa Heritage Conservation report (2009) identifies the Rue Lavaud/Rue Balguerie precinct, including the land defined as the 'BP Meats site', as a potential Heritage Conservation Area characterised by "a large number of significant heritage buildings, structures and open spaces that embody many aspects of the history of Akaroa as a self-sufficient coastal community". The report recommends that the mixed use of Rue Lavaud and Rue Balguerie should be promoted in order to retain the historic pattern of residential, commercial, religious and civic usage.

CCC Places and Spaces document 2024

ACT draws CCC attention to the following points in the 2024 document, and makes comments upon the document below:

Christchurch City Council (CCC) principles to achieve best development include:

Provides for community development, identity and connection.

Balances today's needs with the future needs of the community.

Enables the community to be as 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 node.

Is compatible with adjoining land use activities now and in the future.

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.

The bulk of the site is zoned Commercial, this allows for future development, that as a Discretionary Activity will need resource consents.

There are no requirements for onsite parking which is extremely concerning for French Akaroa (North Akaroa as CCC refers to it). Rue Balguerie is single lane passing in weekends and summer, with parking on both sides of the street, with ever wider boat trailers and larger SUV vehicles from domestic tourism. This street is currently **extremely unsafe** and needs to be reviewed and managed by CCC for peak traffic.

Akaroa Heritage Area (Christchurch District Plan) does not list climate change and planning for future community needs and services, while most of the Akaroa Heritage Area will be affected by climate change inundation predictions by Tonkin and Taylor and CCC, particularly traffic, parking, recreation and Council services.

Akaroa has no i-site. Council assessment of the service centre does not recognise that there is no space to locate the i-site in this building.

The Akaroa catchment projections is for *“210 new dwellings by 2038.”* Has CCC planned for the services required for population growth, such as community facilities? If the school expands the library may need to relocate. Akaroa is currently experiencing demographic changes, with more migrant families moving to the town, with no facilities as are found in Christchurch for a wider demographic.

The report states anecdotal evidence of seasonal worker shortages - while new facilities for seasonal workers have opened post-Covid - ACT questions this evidence. The report goes on to say that in 2018 *“89% of the Akaroa workforce do not commute to Akaroa and therefore have accommodation within the township.”* This was prior to Covid when international tourism to Akaroa higher and therefore seasonal accommodation demand was higher.

ACT supports retention of publicly owned land in public ownership. Akaroa already has a supply of holiday homes, visitor accommodation, and a new Health Centre and Pompallier Village providing aged care and independent unit accommodation.

ACT supports the aspirations of Akaroa community and community groups. We have listened to a range of worthwhile ideas for the BP Meats site, including temporary gallery space, public parks, parking, historic area. ACT supports retention of the BP Meats site to reach community aspirations, after climate change adaptation planning has been completed for the Akaroa area. ACT supports any use of the BP Meats site to be temporary until the site is needed for community development in generations to come. ACT supports Yew Cottage being shifted, ACT wishes for it to be only temporary and would prefer it to go to another CCC owned site as relocation could impede future use of this large and strategic parcel of land.

Climate Change

ACT acknowledges CCC has undertaken some work on climate change on Banks Peninsula and Akaroa. ACT wishes to see this completed, with considerable community engagement right from the start of the project.

The following are from the Climate Change Risk Screening 2022 (source: <https://ccc.govt.nz/assets/Documents/Environment/Climate-Change/Risk-Screening.pdf>).

5.8 Priority risks for Akaroa

Priority risks facing Akaroa are:

- Drought and high temperatures leading to water supply issues when there is high demand at times of low water availability. Land weathering, heavy rainfall and land stability may also increase sedimentation in waterways making it more difficult to treat for drinking.
- The low-lying commercial area becoming more prone to coastal flooding as the sea level rises.
- In areas where buildings are surrounded by trees, wildfire may become a greater risk.



Table 10 describes significant climate risks requiring more detailed assessment.

Table 10: Significant climate risks identified for Akaroa

Hazard	Impacts
Natural Environment Domain: Akaroa	
Coastal flooding, tidal shifts, storm surge.	Adverse impacts on native coastal and marine biodiversity.
Drought, higher air temperatures, seasonal changes in rainfall and temperature patterns, fire, high winds.	Adverse impacts on native terrestrial biodiversity.
Higher water temperatures and marine heatwaves, drought/lower average rainfall and seasonal temperature changes.	Adverse impacts on native coastal and marine biodiversity, native freshwater biodiversity, surface water quantity and quality (rivers, streams, and lakes), marine, estuarine, and harbour water quality and health.
Increased sediment load with increased erosion.	Adverse impacts on surface water quantity and quality (rivers, streams, and lakes).
Drought.	Adverse impacts on dunes, intertidal zone (including rocky shores), coastal wetlands and groundwater. Risk to groundwater - quantity and quality.
Warmer air and water temperatures, fewer frosts, changes to seasonal patterns in temperature and rainfall, more frequent and intense drought.	Pest species may flourish, dislodging native species on stressed ecosystems. Increases in or changes to toxic algal bloom in freshwater ecosystems.
Lower average rainfall, more frequent drought.	Change of geophysical conditions of the land and the fertility of soils.
Increased tsunami risk.	Adverse impacts on all elements of the natural environment.

Built Environment Domain: Akaroa	
Drought/lower average rainfall, higher temperatures, and increased erosion/sedimentation.	Adverse impacts on water supply as Akaroa has surface water supply. Increased demand with high temperatures, likely to coincide with drought/low supply availability. Groundwater bores at major risk from higher temperatures, drought. The exact timing of this is uncertain, but it is likely that this will be an issue experienced by 2045 at latest and worsening from then.
Wildfire hazard.	Adverse impacts on buildings, and communities, cemeteries, parks and reserves, and infrastructure such as three waters, telecoms, gas and power transmission: cascade to water security. Especially high risk during dry/drought conditions with high winds and high temperatures.
Coastal flooding due to sea level rise, more frequent storm surges reaching further inland.	Adverse impacts on buildings, especially the commercial area and some public and residential properties, petroleum infrastructure, parks and reserves and possibly closed landfills. Also roads/access, coastal barriers and sea walls, stormwater and flood management infrastructure (including increased sediment in stormwater systems reducing capacity). Parts of Akaroa that lie close to sea level will become subject to flooding in every spring tide, then, with time twice daily, and eventually will be constantly underwater. Higher parts of coastal suburbs will be subject to more frequent flooding when storm surge pushes sea water ashore.
Sea level rise and coastal hazards.	Adverse impacts on Akaroa port and other marine facilities.
High winds.	Adverse impacts on Akaroa port and other marine facilities. Adverse impacts on buildings, parks and reserves, electricity transmission and telecoms.
Increased landslide and erosion (including tunnel gully erosion).	Adverse impacts on buildings, three waters infrastructure, roads, power and telecoms infrastructure, parks, reserves and cemeteries due to extreme rainfall events and high winds. Extra erosion also increases sediment in water supply, increasing turbidity and inhibiting treatment of potable water.
Hail.	Adverse impacts on buildings and vehicles.
Extreme rainfall events, pluvial (surface/flash) flooding.	Adverse impacts on buildings and communities, parks and reserves, cemeteries, roads and bridges, stormwater infrastructure, power transmission.
Rising groundwater.	Adverse impacts on buildings, roads and bridges, parks, reserves and cemeteries, wastewater, stormwater, closed landfills.
Coastal erosion and/or sedimentation.	Adverse impacts on coastal barriers seawalls, roads and bridges, access, stormwater infrastructure.
Saltwater intrusion.	Adverse impacts on parks and reserves, in-ground infrastructure, stormwater management.
Higher temperatures and seasonal changes in temperature and rainfall patterns.	Adverse impacts on parks and reserves.
Increased tsunami risk.	All elements of the built environment.

Akaroa Township Short Term Hazard

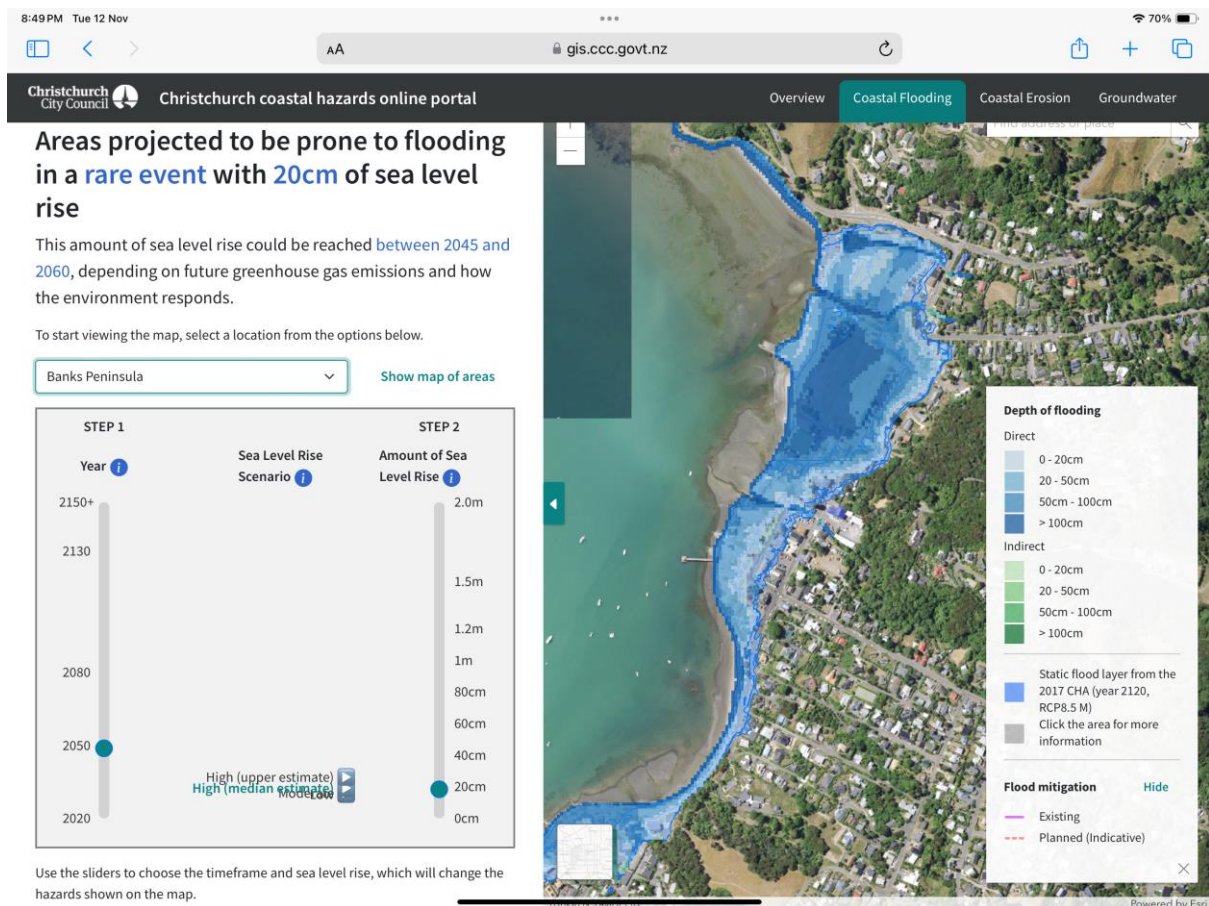
Low-lying land within 80m of the shore near the main wharf and 50 - 200m of shore near the sports field is prone to coastal flooding from the sea in an occasional event ('10-year'). Groundwater could sometimes rise close to the surface.

Long Term Hazard

Late feedback received - 2/04/25

Flooding could affect a slightly larger area (by about 20 - 50m), become deeper and happen more often, eventually becoming a frequent ('1-year') event. Groundwater could sometimes rise close or up to the surface. About 5 - 10m width of shoreline could be prone to erosion if coastal protection structures were to fail (or more if the damaged structure was not promptly repaired). <https://gis.ccc.govt.nz/hazard-viewer/>

The following map is from the Council 2050 prediction (source: <https://gis.ccc.govt.nz/hazard-viewer/coastal-flooding>).



The following map is from Report: Effects of Sea Level Rise for Christchurch City by Tonkin and Taylor 2013 (Source: <https://static.stuff.co.nz/files/tonkin-taylor.pdf>).

