
Christchurch City Council AGENDA

Notice of Meeting:

An ordinary meeting of the Christchurch City Council will be held on:

Date: Wednesday 19 February 2025
Time: 9.30 am
Venue: Council Chambers, Civic Offices,
53 Hereford Street, Christchurch

Membership

| | |
|--------------------|-------------------------------|
| Chairperson | Mayor Phil Mauer |
| Deputy Chairperson | Deputy Mayor Pauline Cotter |
| Members | Councillor Kelly Barber |
| | Councillor Melanie Coker |
| | Councillor Celeste Donovan |
| | Councillor Tyrone Fields |
| | Councillor James Gough |
| | Councillor Tyla Harrison-Hunt |
| | Councillor Victoria Henstock |
| | Councillor Yani Johanson |
| | Councillor Aaron Keown |
| | Councillor Sam MacDonald |
| | Councillor Jake McLellan |
| | Councillor Andrei Moore |
| | Councillor Mark Peters |
| | Councillor Tim Scandrett |
| | Councillor Sara Templeton |

13 February 2025

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Note: The reports contained within this agenda are for consideration and should not be construed as Council policy unless and until adopted. If you require further information relating to any reports, please contact the person named on the report.

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What is important to us?

Our Strategic Framework is a big picture view of what the Council is aiming to achieve for our community

Our focus this Council term 2022–2025

Strategic Priorities



Be an inclusive and equitable city which puts people at the centre of developing our city and district, prioritising wellbeing, accessibility and connection.



Champion Ōtautahi-Christchurch and collaborate to build our role as a leading New Zealand city.



Build trust and confidence in the Council through meaningful partnerships and communication, listening to and working with residents.

Adopted by the Council on 5 April 2023



Reduce emissions as a Council and as a city, and invest in adaptation and resilience, leading a city-wide response to climate change while protecting our indigenous biodiversity, water bodies and tree canopy.



Manage ratepayers' money wisely, delivering quality core services to the whole community and addressing the issues that are important to our residents.



Actively balance the needs of today's residents with the needs of future generations, with the aim of leaving no one behind.

Our goals for this Long Term Plan 2024–2034

Draft Community Outcomes



Collaborative and confident

Our residents have the opportunity to actively participate in community and city life, have a strong sense of belonging and identity, and feel safe.



Green and liveable

Our neighbourhoods and communities are accessible and well connected, supporting our goals to reduce emissions, build climate resilience and protect and regenerate the environment, especially our biodiversity, water bodies and tree canopy.

To be adopted by the Council as part of the Long Term Plan 2024–2034



A cultural powerhouse

Our diverse communities are supported to understand and protect their heritage, pursue their arts, cultural and sporting interests, and contribute to making our city a creative, cultural and events 'powerhouse'.



Thriving and prosperous

Our city is a great place for people, business and investment where we can all grow our potential, where enterprises are innovative and smart, and where together we raise productivity and reduce emissions.

Our intergenerational vision

A place of opportunity for all.

Open to new ideas, new people,
new investment and new ways
of doing things – a place where
anything is possible.



Ngāi Tahu has rangatiratanga over its takiwā – the Council is committed to partnering with Ngāi Tahu to achieve meaningful outcomes that benefit the whole community

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Karakia Whakamutunga

Karakia Tīmatanga

Whakataka te hau ki te uru

Whakataka te hau ki te tonga

Kia mākinakina ki uta

Kia mātaratara ki tai

E hī ake ana te atakura

He tio, he huka, he hau hū

Tihei mauri ora

1. Apologies Ngā Whakapāha

Apologies will be recorded at the meeting.

2. Declarations of Interest Ngā Whakapuaki Aronga

Members are reminded of the need to be vigilant and to stand aside from decision-making when a conflict arises between their role as an elected representative and any private or other external interest they might have.

3. Public Participation Te Huinga Tūmatanui

3.1 Public Forum Te Huinga Whānui

A period of up to 30 minutes is available for people to speak for up to five minutes on any issue that is not the subject of a separate hearings process.

3.1.1 Leadership Lab

Dr. Chris Jansen, Jenn Chowanec, and Te Ao Marama Apiata will speak on behalf of the Leadership Lab regarding the LinC (Leadership in Community Project), its support of community resilience, impacts and collaboration with the Council.

3.2 Deputations by Appointment Ngā Huinga Whakaritenga

Deputations may be heard on a matter, or matters, covered by a report on this agenda and approved by the Chairperson.

Deputations will be recorded in the meeting minutes.

4. Presentation of Petitions Ngā Pākikitanga

There were no Presentations of Petitions at the time the agenda was prepared.

5. Local Water Done Well: Service Delivery Models for Consultation

Reference Te Tohutoro: 24/2320587

Responsible Officer(s) Te Brent Smith, GM Infrastructure; Luke Adams, Principal Advisor
Pou Matua: Strategic Policy

Accountable ELT Mary Richardson, Chief Executive
Member Pouwhakarae:

1. Purpose and Origin of the Report Te Pūtake Pūrongo

- 1.1 The purpose of this report is to support the Council in progressing Christchurch's compliance with the Local Water Done Well ("LWDW") framework. Specifically, this report outlines the steps required to determine a proposed delivery model for water services as part of developing and adopting its Water Services Delivery Plan ("WSDP").
- 1.2 The report provides:
 - A summary of the legislative context, including the requirements of the Local Government (Water Services Preliminary Arrangements) Act 2024 ("Preliminary Arrangements Act") and the Local Government (Water Services) Bill ("Water Services Bill").
 - An evaluation of three water service delivery models: In-House Delivery, Water Services Council-Controlled Organisation (WSCCO), and Two-Waters WSCCO.
 - Recommendations on:
 - Adopting a streamlined consultation process under the Preliminary Arrangements Act compared to standard consultation requirements.
 - Including three models in the public consultation.
 - Selecting the In-House Delivery Model as the Council's preferred option to present as the proposal during consultation.
- 1.3 This report is structured to summarise key findings and recommendations. The analytical basis for these conclusions is provided in the attached *Indicative Business Case*, which contains detailed financial modelling, evaluation and methodology. The Indicative Business Case (Attachment A) should be read in conjunction with this report.

2. Officer Recommendations Ngā Tūtohu

That the Council:

1. Receives the information in the Local Water Done Well: Service Delivery Models for Consultation Report.
2. Notes that the decision in this report is assessed as high significance under the Christchurch City Council's Significance and Engagement Policy.
3. Agrees to rely on the alternative consultation procedure provided under the Local Government (Water Services Preliminary Arrangements) Act 2024 for its decision-making, including for the purpose of consultation.
4. Agrees to include the following three delivery models in the public consultation process:
 - a. In-House Delivery Model

- b. Water Services Council-Controlled Organisation (WSCCO) Model
- c. Two-Waters WSCCO Model
- 5. Agrees to identify the In-House Delivery Model as its “proposal” for public consultation.
- 6. Notes that staff will provide a report to Council in June 2025 outlining the outcomes of the consultation process, including analysis of community feedback and final advice on the proposed water services delivery model to be included in the Water Services Delivery Plan.

3. Executive Summary Te Whakarāpopoto Matua

- 3.1 The LWDW reforms require the Council to develop a Water Services Delivery Plan (WSDP). This must detail the current state of water infrastructure, identify future investment needs, and outline the financial and operational strategies required to comply with current and anticipated regulatory standards set out under the LWDW reforms.
- 3.2 The WSDP must also include detail on the Council’s proposed or anticipated model for delivering water services. This is a statutory requirement under the Preliminary Arrangements Act, with the Council required to submit its WSDP to the Department of Internal Affairs (DIA) by September 2025.

Purpose of the Report

- 3.3 This report seeks the Council’s approval to:
 - 3.3.1 Consult the public on three viable water service delivery models. An In-House Model, a Water Services Council Controlled Organisation (WSCCO), and a Two-Waters WSCCO.
 - 3.3.2 Use an alternative consultation procedure prescribed under the Preliminary Arrangements Act, ensuring a targeted and streamlined process.
 - 3.3.3 Identify the In-House Delivery Model as the Council’s proposal for consultation.

Legislative Context

- 3.4 Under the Preliminary Arrangements Act, councils are required to assess and consult on at least two water service delivery models, which are: remaining with the existing approach and one of a WSCCO or joint local government arrangement before deciding on its proposed model to include in its WSDP.
- 3.5 The Water Services Bill also establishes specific criteria and financial oversight mechanisms that delivery models must comply with, including information disclosure and economic regulation under the Commerce Commission and water quality regulation under Taumata Arowai.
- 3.6 Councils may undertake consultation under either the Local Government Act 2002 process or the alternative consultation procedure set out in the Preliminary Arrangements Act. This report recommends using the alternative consultation procedure, which is tailored specifically for water services decision-making, ensuring a focused and efficient engagement process.

Water Service Delivery Model Options

- 3.7 Three models have been evaluated in detail:

In-House Delivery Model

- 3.8 The In-House Model keeps water service governance and management directly with the Council. The Council oversees all aspects of water supply, wastewater, and stormwater services, ensuring alignment and coordinated service delivery with other Council functions like parks, transport, and urban planning.

3.9 Key Characteristics:

- Governance and operational control remain with the Council.
- Funding comes from existing revenue streams, such as water rates and borrowing, with financial ring-fencing for transparency.
- The Council determines how services are charged, with flexibility to use general rates, targeted rates, or volumetric pricing.
- Compliance responsibilities lie entirely with the Council, ensuring accountability under Taumata Arowai and Commerce Commission current and anticipated regulations.

Water Services Council Controlled Organisation Model

3.10 A WSCCO is an independent entity established to govern and manage water services, with the Council retaining ownership of the entity and strategic oversight. This model focuses exclusively on water services and operates under its own governance and financial framework.

3.11 Key Characteristics:

- Independent governance structure, with professional boards managing day-to-day operations. The board cannot contain elected members or Council staff.
- Assets may either remain under Council ownership or transfer to the WSCCO.
- Funding is separated from general Council operations, with borrowing capacity up to 500% of revenue.
- Charges must shift from rates to fixed fees or volumetric pricing within five years.
- Responsibility for complying with current and anticipated regulations under Taumata Arowai and Commerce Commission.

Two-Waters WSCCO Model

3.12 This model transfers water supply and wastewater services to a WSCCO while retaining stormwater management within the Council.

3.13 Key Characteristics:

- Water supply and wastewater managed independently by the WSCCO, while stormwater remains under Council control.
- Assets may either remain under Council ownership or transfer to the WSCCO for water supply and wastewater.
- Separate financial frameworks for WSCCO and stormwater services, with borrowing capacity of up to 500% for WSCCO-managed services.

3.14 Other models, such as a regional water entity and a consumer trust model, were initially considered but were not progressed for detailed assessment due to governance complexities, financial constraints, or misalignment with Christchurch's specific needs and strategic priorities.

3.15 While a formal joint entity is not being considered, Christchurch and Dunedin City Councils are exploring opportunities for collaboration through new ways of working. This partnership focuses on leveraging expertise, improving efficiencies, and reducing costs to enhance water service delivery for both communities.

- 3.16 A detailed evaluation of the three assessed models, including financial and strategic analysis, is provided in the *Indicative Business Case* (Attachment A), which outlines the methodology, key findings, and rationale for the recommended approach.

Evaluation Framework

- 3.17 The evaluation process comprised two key components:
- **Strategic Assessment** – Evaluated governance, service delivery efficiency, regulatory compliance, and alignment with community priorities.
 - **Financial Assessment** – Assessed affordability, borrowing capacity, and long-term financial sustainability of each model.
- 3.18 This dual assessment framework ensured a balanced evaluation, providing a clear comparison of the advantages, disadvantages and trade-offs and benefits of each model.

Evaluation Summary

- 3.19 Each model has the potential to achieve financial sustainability and regulatory compliance, though they differ in cost implications, governance structures, and service delivery approaches.
- 3.20 The In-House Delivery Model emerged as the highest-scoring option, reflecting its alignment with Christchurch's existing priorities and infrastructure. It leverages established systems and governance structures, offering stability, predictability, and low short-term transition costs.
- 3.21 The WSCCO Model and Two-Waters WSCCO Model demonstrated similar viability, particularly in terms of financial scalability and operational specialisation. However, they involve higher setup costs, increased complexity, and potential risks during the transition. Their viability depends on achieving projected efficiencies and balancing governance and operational trade-offs.

Next Steps (if the recommendations in this report are approved)

- Public consultation (March–April 2025).
- Hearings and deliberations (May 2025).
- Decision on the proposed delivery model for the WSDP (June 2025).

4. Background/Context Te Horopaki

Delivering water services in Christchurch

- 4.1 Water services delivery involves managing three essential areas: water supply, wastewater, and stormwater. The Council is responsible for planning, funding, building and maintaining the infrastructure and processes that supports providing these services. This includes ensuring they meet community needs, comply with environmental and quality standards, and address challenges such as population growth and climate change.

Water supply

- 4.2 Council is responsible for ensuring the supply of water is safe to drink. The Council supplies water through approximately 160,000 residential and business connections, through seven urban water supply schemes and six rural water supply schemes. In a typical year, this equates to 50-55 billion litres of water, which is the equivalent of around 22,000 full Olympic size swimming pools.

- 4.3 Our drinking water infrastructure includes approximately 1,700km each of mains and sub-mains, 108 reservoirs and tanks, 127 pump stations, 172 wells, seven stream intakes and water treatment plants.

Wastewater

- 4.4 Council collects wastewater from approximately 170,000 customers in Christchurch, Lyttelton, Diamond Harbour, Governors Bay, Akaroa, Duvauchelle, Tikao Bay and Wainui.
- 4.5 This is achieved through approximately 945km of laterals, nearly 2,000km of wastewater mains, 150 pump stations, 84 lift stations, and 34 odour control sites. We provide treatment at eight wastewater treatment plants and disposal through one outfall pump station, six ocean/harbour outfalls, and two land integration schemes. 98% of wastewater generated within Christchurch is serviced by the Christchurch wastewater network for treatment at the Christchurch wastewater treatment plant.

Stormwater

- 4.6 The stormwater network collects, conveys, attenuates, and treats the stormwater during wet weather and is designed to work with secondary flow paths, such as roads. This activity is intrinsically linked to and interdependent with the land drainage, Flood Protection and Control Works activity undertaken by Council.
- 4.7 Key physical assets include underground conveyance networks (approximately 915km of pipes, manholes, sumps, inlets and outlets), open channels and overland flow path (natural waterways such as rivers, streams, creeks, constructed drainage channels, in-channel structures, lining and retaining walls), 45 pump stations and water flow control devices and structures such as valve stations, 12km of stop banks, tide gates and basins, water quality treatment devices such as basins (710), wetlands, tree pits, raingardens, filtration devices, and hydrometric monitoring devices, measuring rainfall long with surface water, sea and groundwater levels.

Overview of the Local Water Done Well Reform

- 4.8 New Zealand's water services have been the focus of significant reform since the Government's Three Waters Review in 2017, which was prompted by the 2016 Havelock North contamination incident. This review highlighted critical issues in water safety, management, and infrastructure. Initially addressed through the previous Government's Three Waters Reform Programme, the approach was revised in 2023 with the introduction of the Local Water Done Well (LWDW) framework.
- 4.9 LWDW replaces the Three Waters Reform Programme and aims to ensure safe, reliable, and financially sustainable water services nationwide, while retaining local asset ownership and decision-making.
- 4.10 LWDW responds to several systemic issues identified in water service delivery across the country, including aging infrastructure, underinvestment, inconsistent service levels, and gaps in regulatory oversight. The framework establishes a pathway for councils to assess and adopt delivery models that meet stricter quality, financial, and environmental standards.

Key Objectives of LWDW

Fit-for-Purpose Service Delivery Models

- 4.11 Councils are required to select delivery models that ensure sustainable and efficient management of water services.

- 4.12 These models must be tailored to meet the specific needs of local communities, considering factors such as population growth, environmental challenges, and existing infrastructure conditions.

Financial Sustainability

- 4.13 LWDW prioritises the financial sustainability and economic viability of water services, requiring councils to ringfence water finances and implement robust revenue, investment, and cost-recovery mechanisms.
- 4.14 Clear financial management standards are mandated to ensure long-term infrastructure maintenance and upgrades.

Enhanced Oversight and Regulation

- 4.15 The framework strengthens the role of central regulators, including Taumata Arowai (water quality) and brings in the Commerce Commission (responsible for the new economic regulation).
- 4.16 Councils must comply with stringent water quality, environmental, and pricing standards to protect public health and environmental integrity.
- 4.17 The framework also includes financial ringfencing, ensuring water service funds are transparently managed and not used for other council activities.

Why LWDW is Being Implemented

- 4.18 LWDW is designed to address regional inconsistencies in water service quality and systemic weaknesses across New Zealand, including:
- **Aging Infrastructure:** Decades of underinvestment have left many councils with deteriorating water assets in need of urgent upgrades.
 - **Health Risks:** Events like the Havelock North water contamination highlighted the risks posed by poorly managed drinking water systems.
 - **Environmental Concerns:** Inadequate wastewater and stormwater management have led to significant environmental degradation, including polluted waterways and ecosystems.
 - **Inconsistent Service Levels:** Smaller councils often lack the resources to deliver safe and reliable water services, leading to inequities across regions.
- 4.19 LWDW aims to ensure that water services are sustainable, equitable, and aligned with modern regulatory and environmental expectations, while maintaining councils' ability to make decisions tailored to their local communities.

5. Legislative Framework

- 5.1 The Government is implementing the LWDW framework in three legislative stages, each outlining specific requirements and providing councils with the tools to transition to the new water services environment.

Water Services Acts Repeal Act 2024

- 5.2 Enacted in February 2024, this Act repealed previous water services legislation, including the *Water Services Entities Act 2022*. It restored council ownership and responsibility for water services delivery, allowing councils to continue managing water services locally.

Local Government (Water Services Preliminary Arrangements) Act 2024 (“Preliminary Arrangements Act”)

- 5.3 Enacted in September 2024, this Act provides the establishment framework for LWDW. It requires councils to develop and submit a Water Services Delivery Plan (WSDP) to the Department of Internal Affairs (DIA) by September 2025 (unless an exemption is granted). The WSDP must set out the Council’s proposed service delivery model, and include baseline infrastructure and financial data, and strategies for meeting financial, operational, and regulatory obligations.

Local Government (Water Services) Bill (“Water Services Bill”)

- 5.4 Introduced in December 2024, this Bill sets enduring legislative framework for water services delivery. It sets out the options available for service delivery models, establishes a new economic regulation and consumer protection regime regulated by the Commerce Commission, and implements changes to water quality regulations, including enhanced standards for wastewater and stormwater.

Water Services Delivery Plan

- 5.5 The WSDP is a core requirement of the LWDW reforms. Mandated under the Preliminary Arrangements Act, the WSDP ensures that water service providers can meet enhanced regulatory standards while demonstrating financial sustainability in the delivery of water services.
- 5.6 The Council is actively developing its WSDP. This plan will detail the current state of Christchurch’s water infrastructure, identify future investment needs, and outline the financial and operational strategies required to comply with current and anticipated regulatory standards set out under the LWDW reforms. The WSDP must be finalised and submitted to the DIA by September 2025.
- 5.7 Central to the WSDP is the selection of the anticipated or proposed service delivery model for water services. This model will shape how the Council meets its obligations under the LWDW framework, ensuring water services are efficient, financially sustainable and meets regulatory requirements.

Selection of a Water Services Delivery Model

- 5.8 The Water Services Bill establishes a framework requiring councils to select a compliant delivery model to ensure water services are provided effectively, sustainably, and complies with legislative requirements. While the Bill offers flexibility in choosing the most appropriate model, councils are limited to selecting from a defined set of delivery options outlined in the Bill.
- 5.9 Councils must choose one of the below models:
- Deliver services directly.
 - Transfer responsibility to a water organisation (Water Services Council-Controlled Organisation) through a transfer agreement.
 - Contract with third parties for service delivery on behalf of the Council (the Council retaining governance and pricing control).
 - Enter into joint arrangements with other councils.
 - Become shareholders in water organisations established by other councils.
 - Explore other compliant arrangements.
- 5.10 If a water organisation is used, it must (or subject to certain exemptions):

- Be a company under the *Companies Act 1993*.
- Be owned by councils, consumer trusts, or a combination of both.
- Operate exclusively in water services or related activities.
- Have independent, competency-based boards, excluding elected members or council employees.

Evaluation Requirements for Selecting a Service Delivery Model

- 5.11 In determining which of these models to adopt, the Council must comply with the requirements of the Preliminary Arrangements Act. This includes undertaking a comparative assessment of the proposed delivery model alongside any alternative options to be included in the consultation process.
- 5.12 The assessment must include:
- A clear explanation and reasoning for selecting the proposed model as its proposal and presenting alternative options.
 - An evaluation of the advantages, disadvantages, and trade-offs associated with each model identified.
 - A detailed assessment of how proceeding with each model would likely affect key factors, including:
 - rates;
 - Council debt;
 - service levels; and
 - any charges for water services.
 - For any proposal involving the transfer of control of strategic assets, a description of the mechanisms that will ensure effective monitoring or accountability to assess performance regarding the asset.

Consultation Requirements

- 5.13 The Council is required to undertake a consultation process as part of making a decision on the anticipated or proposed model or arrangement for delivering water services that will be included in its WSDP. This process ensures that the community has an opportunity to provide feedback on the proposed model and any alternative options under consideration.
- 5.14 The Council can choose to follow the standard consultation principles and requirements under the *Local Government Act 2002* (LGA). Alternatively, the Preliminary Arrangements Act provides a tailored consultation process, designed to streamline procedural requirements and focus consultation on the statutory requirements of the Act.
- 5.15 If the consultation process follows the requirements of the Preliminary Arrangements Act, the Council:
- **Must Evaluate at Least Two Models:** As required by the Preliminary Arrangements Act, the Council must assess and present a minimum of two delivery models for consultation. These must include:
 - The current approach to delivering water services (In-House Model), and
 - Either a Water Services Council-Controlled Organisation (WSCCO) Model or a joint local government arrangement.

- **Can Consider Additional Models:** The Council may include other delivery models in the consultation if these align with the options outlined in the Water Services Bill and support Christchurch's unique priorities or conditions.
- **Must Identify a Proposal:** The Council must clearly specify its preferred water services delivery model as the "proposal" for consultation.

6. Water Service Delivery Model Options

- 6.1 Three water service delivery models have been evaluated in detail to assess their alignment with Christchurch's priorities and compliance with the requirements of the LWDW framework.
- 6.2 The three models assessed are:
 - **In-House Delivery Model:** Retains direct Council control over water services.
 - **WSCCO Model:** Involves creating and transferring governance and operations to an independent legal entity solely focused on water services, with the Council as its shareholder.
 - **Two-Waters WSCCO Model:** A hybrid model where water supply and wastewater services are transferred to a WSCCO, while stormwater remains under Council management.
- 6.3 Other models, such as a regional water entity and a consumer trust model, were initially considered but were not progressed for detailed assessment due to governance complexities, financial constraints, or misalignment with Christchurch's specific needs and strategic priorities.
- 6.4 While a formal joint entity is not being considered, Christchurch and Dunedin City Councils are exploring opportunities for collaboration through new ways of working. This partnership focuses on leveraging expertise, improving efficiencies, and reducing costs to enhance water service delivery for both communities.
- 6.5 The three models evaluated in detail represent realistic and practical pathways to achieving compliance with government reforms while meeting Christchurch's long-term water service delivery goals. The in-house Model also offers a solid base line for comparison, representing the current approach and allowing the community to assess the value of retaining direct Council control and the WSCCO models provides a contrasting option that would enable more independent governance and operational focus for water services transferred. Further details on the evaluation process are provided in the attached Indicative Business Case.

In-House Delivery Model

- 6.6 The In-House Model keeps water service governance and management directly with the Council. The Council oversees all aspects of water supply, wastewater, and stormwater services, ensuring alignment and coordinated service delivery with other Council functions like parks, transport, and urban planning.
- 6.7 Key Characteristics:
 - Governance and operational control remain with the Council.
 - Funding comes from existing revenue streams, such as water rates and borrowing, with financial ring-fencing for transparency.
 - Council determines how services are charged, with flexibility to use general rates, targeted rates, or volumetric pricing.
 - Compliance responsibilities lie entirely with the Council, ensuring accountability under Taumata Arowai and Commerce Commission current and anticipated regulations.

WSSCO Model

- 6.8 A WSSCO is an independent entity established to govern and manage water services, with the Council retaining ownership of the entity and strategic oversight. This model focuses exclusively on water services and operates under its own governance and financial framework.
- 6.9 Key Characteristics:
- Independent governance structure, with professional boards managing day-to-day operations. The board cannot contain elected members or Council staff.
 - Assets may either remain under Council ownership or transfer to the WSSCO.
 - Funding is separated from general Council operations, with borrowing capacity up to 500% of revenue.
 - Charges must shift from rates to fixed fees or volumetric pricing within five years.
 - Responsibility for complying with current and anticipated regulations under Taumata Arowai and Commerce Commission.

Two-Waters WSSCO Model

- 6.10 This model transfers water supply and wastewater services to a WSSCO while retaining stormwater management within the Council.
- 6.11 Key Characteristics:
- Water supply and wastewater managed independently by the WSSCO, while stormwater remains under Council control.
 - Assets may either remain under Council ownership or transfer to the WSSCO for water supply and wastewater.
 - Separate financial frameworks for WSSCO and stormwater services, with borrowing capacity of up to 500% for WSSCO-managed services.
 - Compliance with current and future regulatory responsibilities split between the WSSCO and the Council.

Other Models Considered But Not Recommended For Further Assessment

Regional Water Entity

- 6.12 A shared regional entity managing water services across councils was considered but deemed unsuitable for Christchurch due to complexities in aligning priorities across diverse councils, the risk of losing local control, and the Council's strong financial position deeming it unnecessary.

Shared Services Model

- 6.13 Collaborative arrangements with neighbouring councils are an ongoing consideration. Christchurch and Dunedin City Councils are exploring opportunities for collaboration through new ways of working. This partnership focuses on leveraging expertise, improving efficiencies, and reducing costs to enhance water service delivery for both communities.

Consumer Trust Model

- 6.14 This approach, emphasising community governance through a trust, was excluded due to governance complexity, limited financial capacity, and misalignment with Christchurch's needs.

7. Water Service Delivery Model Options Analysis

- 7.1 An evaluation of the three delivery models is comprehensively detailed in the attached Indicative Business Case. This document outlines the methodology, criteria, and analysis used to assess how each model aligns with Christchurch's strategic priorities, regulatory requirements, and financial sustainability. It also includes comprehensive financial modelling to forecast the financial implications of each model, including impact on rates, borrowing, affordability and levels of service.
- 7.2 The following section provides an overview of the assessment framework and key findings. It outlines the associated advantages, disadvantages, and trade-offs, offering a concise reference to support decision-making.

Assessment Framework

- 7.3 The evaluation process comprised two key components:
- **Strategic Assessment:** This analysis focused on the broader alignment of each model with Christchurch's long-term objectives and community needs.
 - **Financial Assessment:** The financial analysis assessed the affordability and long-term sustainability of each model.
- 7.4 This dual assessment framework ensured a balanced evaluation of each model, providing a clear basis for comparing their suitability for Christchurch's water service delivery needs.

Strategic Assessment Criteria

- **Value to Ratepayers:** The ability to balance affordability, service quality, and long-term infrastructure investment while delivering value for money.
- **Regulatory Compliance:** The capacity to meet current and future water quality, environmental, and economic regulations.
- **Financial Agility:** The flexibility to manage funding, borrowing, and unforeseen financial pressures sustainably.
- **Service Delivery and Operations:** The effectiveness and efficiency of day-to-day operations, including resource allocation and infrastructure management.
- **Governance and Control:** The degree of Council oversight and the ability to maintain accountability, transparency, and alignment with strategic goals.
- **Community Expectations:** The ability to meet public expectations for engagement, transparency, and local accountability.
- **Implementation Feasibility:** The practicality, cost, and risk of transitioning to the model, ensuring minimal disruption to services.

Financial Assessment Considerations

- **Rates and Water Services Charges Impact:** Analysing the implications of each model on short-term and long-term rates and charges, including cumulative rate increases and the transition to volumetric charging under WSCCO models.
- **Revenue Sufficiency:** Ensuring each model generates sufficient revenue to cover operational costs and to fund necessary infrastructure investments.
- **Investment Sufficiency:** Reviewing capital expenditure versus depreciation to confirm the long-term viability of infrastructure investments.

- **Borrowing and Debt Management:** Validating that each model's debt levels remain within prudent limits and borrowing capacity supports future needs.
- **Operational and Transition Costs:** Analysing the financial implications of establishing and maintaining new governance or operational structures.

Summary of the Assessment

- 7.5 The In-House Delivery Model emerged as the highest-scoring option, reflecting its alignment with Christchurch's existing priorities and infrastructure. It leverages established systems and governance structures, offering stability, predictability, and low short-term transition costs.
- 7.6 The WSCCO Model and Two-Waters WSCCO Model demonstrated similar viability, particularly in terms of financial scalability and operational specialisation. However, they involve higher setup costs, increased complexity, and potential risks during the transition. Their viability depends on achieving projected efficiencies and balancing governance and operational trade-offs.

Strategic Assessment Summary

Value to Ratepayers

- 7.7 The In-House Delivery Model provides immediate value by leveraging existing Council systems, avoiding the high transition costs associated with the WSCCO models. It ensures stable service delivery at a lower cost to ratepayers in the short term, particularly given Christchurch's current financial health.
- 7.8 By contrast, while the WSCCO Model offers the potential for long-term cost efficiencies through specialisation, its high setup costs dilute its short-term value. The Two-Waters WSCCO sits in between, offering some efficiencies but offset by the administrative and governance complexities that reduce its overall cost-effectiveness.

Regulatory Compliance

- 7.9 All three models are capable of meeting current and future regulatory standards. The In-House Model benefits from established Council processes that provide clear pathways for adapting to future regulatory changes. The WSCCO Model and Two-Waters WSCCO can also achieve compliance but would require new systems and processes, increasing the complexity of regulatory oversight, particularly during the transition phase.

Financial Agility

- 7.10 The WSCCO Model stands out in terms of borrowing capacity, with its ability to leverage up to 500% of revenue for infrastructure investment. This makes it well-suited for large-scale, long-term projects. However, the accompanying debt-servicing obligations and reliance on achieving operational efficiencies pose significant risks.
- 7.11 The In-House Model, while constrained by the Council's debt-to-revenue cap of 280%, has sufficient financial headroom to meet Christchurch's anticipated investment needs without incurring additional financial risk. The Two-Waters WSCCO offers a hybrid approach, but the divided financial frameworks may create inefficiencies.

Service Delivery and Operations

- 7.12 The In-House Model supports operational synergies by integrating water services with other Council functions, such as flood management, land drainage, parks and urban planning. This integration ensures streamlined service delivery and coordinated decision-making.

- 7.13 The WSCCO Model and Two-Waters WSCCO introduce governance separation, which could enhance service focus but risks fragmented operations, particularly in managing interdependencies between water services and other Council activities.

Governance and Control

- 7.14 The In-House Model provides the highest degree of transparency and accountability, with direct Council oversight ensuring decisions consider community priorities. The WSCCO Model, while allowing for specialised governance, risks perceived detachment from the Council and the community, potentially eroding trust although the Bill provides the Council as shareholder with the ability to influence the operations of the WSCCO through governance arrangements and strategy documents. The Two-Waters WSCCO retains more direct community input by keeping stormwater under Council oversight, but the divided governance structure could complicate decision-making and accountability.
- 7.15 Council will also retain full control over how it charges under an In-House Model, whereas a WSCCO will be required to shift to more targeted water charges.

Community Expectations and Engagement

- 7.16 Community trust and engagement are strongest under the In-House Model, as it maintains input through LGA democratic decision-making processes and leverages established Council engagement mechanisms.
- 7.17 The WSCCO Model risks public concern over reduced transparency and accountability, particularly if decision-making feels distanced from community input. The Two-Waters WSCCO partially addresses these concerns by keeping stormwater within the Council's control, but the hybrid structure may still complicate effective engagement.

Implementation Feasibility

- 7.18 The In-House Model is the least disruptive and most straightforward to implement, as it is unlikely to require major structural changes. By contrast, the WSCCO Model and Two-Waters WSCCO involve significant establishment costs, transition risks, and operational restructuring, increasing short-term disruption and complexity.

Financial Assessment Summary

- 7.19 The In-House Delivery Model offers the most predictable and stable financial approach. It avoids the high setup and transition costs associated with the WSCCO models, resulting in the lowest short-term impact on rates. Its borrowing capacity, capped at 280% of revenue, is sufficient for Christchurch's anticipated investment needs.
- 7.20 The WSCCO provides significant borrowing capacity, up to 500% of revenue, theoretically allowing for debt-funded infrastructure investment beyond the In-House Model's scope. However, this comes with substantial setup and transition costs, creating a high short-term rate impact. The financial sustainability of the WSCCO Model depends on achieving projected operational efficiencies, which introduces uncertainty and potential risks to ratepayers.
- 7.21 The Two-Waters WSCCO strikes a balance, offering enhanced borrowing capacity for water supply and wastewater while keeping stormwater under the Council's financial framework. This marginally reduces transition costs compared to a full Three Waters WSCCO, however may introduce governance and financial inefficiencies. These complexities could lead to higher operational costs over time, limiting the model's financial effectiveness.
- 7.22 Refer to the Indicative Business Case for detailed financial modelling for each service delivery model.

8. Decisions Required

- 8.1 Three decisions are before the Council to progress Christchurch's water service delivery planning under the LWDW framework:
- 8.1.1 **Approval of Consultation Procedure:** Council must decide whether to adopt the tailored consultation procedure provided under the Preliminary Arrangements Act, or undertake consultation as required under the LGA.
- 8.1.2 **Approval of Options for Consultation:** Council must determine which delivery models will be included in the public consultation process.
- 8.1.3 **Approval of a Delivery Model as the Proposal:** Council is required to identify a preferred delivery model to be presented as the proposal during consultation.

Approval of Consultation Procedure

Decision Required

- 8.2 Council must decide whether to adopt the alternative consultation procedure provided under the Preliminary Arrangements Act.

Implications of the Decision

- 8.3 Adopting the streamlined procedure would focus public consultation on the key statutory elements, meeting legislative requirements efficiently while maintaining robust community engagement.
- 8.4 Options:
- Adopt the Alternative Consultation Procedure (recommended)
 - Retain the Standard LGA Consultation Process

Recommended Option: Use the alternative consultation procedure under the Preliminary Arrangements Act.

- 8.5 This tailored approach streamlines the consultation process by focusing on the specific statutory requirements outlined in the Preliminary Arrangements Act.
- 8.6 Under section 64(1)-(4), prescribed information requirements are set out for the purpose of consultation, and there is no requirement (as under the Local Government Act 2002) to identify and assess all reasonably practicable options. It strikes a balance between efficiency and meaningful community engagement.
- 8.7 Option Benefits:
- Ensures consultation is targeted to the unique requirements of water service delivery, making the process more focused and effective.
 - Complies with the Preliminary Arrangements Act
 - Reduces the administrative and procedural requirements of standard LGA consultation processes, saving time and resources while maintaining transparency. This supports Council's ability to meet the September 2025 WSDP submission deadline.
- 8.8 Option Disadvantages:
- The narrower focus of the alternative consultation procedure may not capture broader community perspectives or concerns beyond the statutory requirements.
 - Some stakeholders may perceive the streamlined approach as less comprehensive than the broader LGA process, potentially leading to concerns about transparency or exclusion.

Alternative Option: Proceed with the full consultation process under the LGA.

- 8.9 This option involves undertaking a more comprehensive consultation process in line with the requirements of the LGA, encompassing broader procedural obligations and community engagement principles.
- 8.10 Option Benefits:
- Allows for more expansive public input, capturing diverse community views beyond the statutory elements of the Preliminary Arrangements Act.
 - Utilises an established process familiar to both the Council and the public.
- 8.11 Option Disadvantages:
- Requires additional time, resources, and procedural steps compared to the alternative consultation procedure. This would likely lead to missing the WSDP September 2025 deadline.
 - Broader scope may dilute focus on key statutory requirements, potentially complicating decision-making.

Rationale for Recommendation

- 8.12 The alternative consultation procedure under the Preliminary Arrangements Act is recommended as it offers a focused, streamlined approach tailored to the statutory requirements of water service delivery planning. This process ensures the consultation is specifically aligned with the requirements of the WSDP, targeting the key areas that need community input while maintaining compliance with legislative obligations.
- 8.13 LGA consultation process mandates broader engagement responsibilities, it introduces additional complexity, time, and resource demands that are not warranted for this targeted consultation.

Approval of Options for Consultation

Decision Required

- 8.14 The Council must determine which water service delivery models are included in the public consultation process.

Implications of the Decision

- 8.15 Presenting a range of options supports a robust consultation process, allowing the community to provide feedback on all viable delivery models. This decision also demonstrates the Council's commitment to exploring and comparing reasonably practicable alternatives before deciding on its proposed model.

Options

- Include All Three Models (recommended).
- Consult on the In-House Model; and, either the WSCCO or the Two Waters WSCCO.

Recommended Option: Include all three delivery models in public consultation.

- 8.16 This ensures a transparent and comprehensive consultation process, providing the public with an opportunity to review and comment on all viable water service delivery options.
- 8.17 Option Benefits:
- Demonstrates a commitment to transparency and inclusiveness by presenting multiple viable alternatives.

- Enables the public to compare the advantages, disadvantages, and trade-offs of each model, supporting robust community input.
- Satisfies the Preliminary Arrangements Act requirement to consult on a WSCCO model or a joint local government arrangement, in addition to the Council's existing approach (In-House Delivery Model).

8.18 Option Disadvantages:

- Managing a consultation process for three models may require more resources and coordination compared to a narrower scope.
- Including three options might spread community feedback thinly across the models, making it harder to discern strong preferences or consensus.

Alternative Option: Consult on the In-House Model; and, either the WSCCO or the Two Waters WSCCO.

8.19 This approach could streamline the consultation process by presenting fewer options while still meeting the Preliminary Arrangement Act's requirements.

8.20 Option Benefits:

- Reduces the complexity of consultation by focusing on fewer alternatives.
- Meets the minimum statutory requirement to consult on a WSCCO model or a joint local government arrangement, in addition to the Council's existing approach (In-House Delivery Model).

8.21 Option Disadvantages:

- Restricts the ability of the public to provide input on the full range of viable options.
- Could be viewed as less inclusive by not presenting all viable models for consideration.

Rationale for Recommendation

8.22 While limiting consultation to the In-House Model and one WSCCO model might simplify the process, it risks narrowing the scope of community input and could compromise the inclusiveness of feedback. Presenting all three models ensures a comprehensive consultation process that provides the public with a clear understanding of all viable options.

8.23 All three models scored well in the business case evaluation, demonstrating their viability and capacity to deliver sustainable water services. While the In-House Model scored the highest, both the WSCCO and Two-Waters WSCCO models also showed strong potential. This balanced performance underscores the importance of consulting on all three options.

8.24 Additionally, including all three models in the consultation ensures the Council has the flexibility to select any of the options following community feedback without requiring further consultation.

Approval of a Delivery Model as the Proposal

Decision Required

8.25 The Council must select a delivery model to present as its proposal during the public consultation process.

Implications of the Decision

8.26 Identifying a delivery model as its proposal for consultation is a requirement of Preliminary Arrangements Act. It also provides clarity to the community on the Council's preferred position.

Options

- The In-House Delivery Model as the proposal (recommended)
- The WSCCO Model as the proposal
- The Two-Waters CCO Model as the proposal

Recommended Option: In-House Delivery Model

8.27 Under this model, the Council retains full governance and operational responsibility for water supply, wastewater, and stormwater services.

8.28 Option Benefits:

- Decisions remain directly with elected representatives, ensuring consideration of community expectations and local priorities.
- Builds on existing systems and processes, avoiding disruptions associated with transitioning to a new governance structure.
- Avoids the significant setup and transition costs associated with creating new governance and operational structures under CCO models.
- Retains Council authority over funding mechanisms, such as general rates, targeted rates, or volumetric pricing.

8.29 Option Disadvantages:

- The Council is limited to borrowing up to 280% of revenue under the Local Government Funding Agency (LGFA) cap. While sufficient for current and planned investment needs, it may restrict flexibility for large-scale or unforeseen infrastructure investments in the future.
- Efficiency improvements may take longer to implement compared to models with a dedicated operational focus.

Alternative Option One: WSCCO

8.30 The WSCCO model involves establishing an independent legal entity to manage water services, with the Christchurch City Council as its shareholder, with the Council having strategic oversight. The CCO operates autonomously, focusing exclusively on water service delivery.

8.31 Option Benefits:

- The CCO can borrow up to 500% of revenue, significantly increasing the potential capacity to fund large-scale infrastructure investments.
- Independent governance allows for focused attention on water service delivery, potentially improving efficiency.
- Well-suited to scale and accommodating future growth.

8.32 Option Disadvantages:

- Establishing a new governance structure and transitioning operations to the CCO involves substantial costs, including IT, legal, administrative, and staffing expenses.
- Transferring operational control to an independent entity reduces the Council's direct oversight of water services, potentially reducing consideration of local priorities and community expectations.
- Strategic decisions made by the CCO may not fully reflect Christchurch's broader priorities.

Alternative Option Two: Two-Waters WSCCO

8.33 This hybrid model establishes a WSCCO to manage water supply and wastewater services while stormwater services remain under the Council's control.

8.34 Option Benefits:

- Retaining stormwater within the Council ensures alignment with other critical functions, such as flood management, land drainage, parks, and urban planning.
- The WSCCO's increased borrowing flexibility applies to water supply and wastewater, enabling significant investments in these areas.

8.35 Option Disadvantages:

- Divided responsibilities between the Council and the WSCCO could introduce administrative and operational challenges, requiring robust coordination mechanisms.
- Although less costly than a full WSCCO, establishing a partial WSCCO still incurs significant setup and transition expenses.
- Separate governance structures for water supply, wastewater, and stormwater may create silos, complicating efforts to address integrated service challenges.

Rationale for Recommendation

8.36 The In-House Model aligns closely with Christchurch's priorities, financial sustainability, and regulatory requirements. It scored the highest in the business case evaluation and, while all three models are viable and deliverable, the In-House Model offers lower risks and greater continuity. By building on existing systems and processes, it minimises disruption while providing a clear pathway to meet future water service delivery needs.

8.37 Additionally, the In-House Model is recommended as the baseline proposal as it provides a familiar and practical foundation for public feedback. This allows the community to evaluate alternative options against a stable and well-understood framework, ensuring clarity in the consultation process.

9. Financial Implications Ngā Hīraunga Rauemi

9.1 The decisions outlined in this report do not have additional capital expenditure or operational expenditure implications beyond the cost of facilitating the consultation process. Financial considerations that relate to Council's decision regarding the delivery model to be included in the WSDP will be addressed following consultation, when final advice is provided, based on financial modelling and analysis of the options presented.

9.2 The cost of facilitating the consultation is estimated at approximately \$20,000. This cost is primarily for consultation marketing and collateral and is consistent across all scenarios, regardless of the decisions made at this stage.

10. Considerations Ngā Whai Whakaaro

Risks and Mitigations Ngā Mōrearea me ngā Whakamātautau

10.1 Risks and mitigations that relate to the recommendations in this report:

| Risk | Description | Mitigation Measures |
|--|---|---|
| Community Engagement and Feedback | The consultation process may not effectively engage all stakeholders, | Ensure the consultation process is inclusive, widely publicised, and provides accessible materials that explain the |

| Risk | Description | Mitigation Measures |
|---|---|--|
| | leading to incomplete or unbalanced feedback. | proposal, options, analysis and implications clearly. |
| Clarity of Consultation Materials | Consultation materials may not adequately convey the differences, benefits, and trade-offs of the proposed models. | Develop clear, concise, and balanced materials that highlight key details of all options, including the proposed model. |
| Legal or Procedural Non-Compliance | Failure to follow the statutory consultation requirements under the Preliminary Arrangements Act could undermine the process. | Adhere strictly to statutory consultation requirements, including evaluation of at least, the legally required models, and identification of its proposal. |
| Stakeholder Mistrust | Perceived bias toward the proposal could erode public trust in the consultation process. | Present the advantages and disadvantages of all three models, noting that at the time of consulting, a proposal needs to be identified, emphasising that no final decision has been made and community feedback is critical. |
| Consultation Timeline Pressures | Tight timeframes for consultation could limit the depth or reach of engagement efforts. | Ensure robust planning and resource allocation to meet consultation deadlines without compromising quality or reach. |

10.2 Future risks to consider and plan for:

| Risk | Description | Planning Considerations |
|--|--|---|
| Policy and Plan Alignment | The selected delivery model included as the proposed approach in its WSDP post-consultation alongside anticipated legislative requirements will require updates to plans such as the LTP, Infrastructure Strategy, and Activity Plans. | Incorporate a policy and plan review process into the WSDP implementation plan to ensure alignment and compliance. |
| Governance and Operational Transition | If a non-In-House model is selected as the model included as the proposed approach in its WSDP, establishing and transitioning operational control to a new governance structure could create operational disruptions. | Develop a transition plan outlining timelines, transfer arrangements, governance changes, and resource needs to minimise disruption. |
| Financial Sustainability | The selected delivery model included as the proposed approach in its WSDP could have long-term financial implications, particularly around rates, debt, and borrowing capacity. | Include detailed financial modelling as a key component of the WSDP implementation plan to ensure financial impacts are understood, and risks are mitigated through proactive planning and scenario analysis. |

Legal Considerations Ngā Hīraunga ā-Ture

10.3 Statutory and/or delegated authority to undertake proposals in the report:

10.3.1 The Council has the authority to make the decisions in the report.

10.4 Other Legal Implications:

10.4.1 Making use of the “alternative requirements” in the Preliminary Arrangements Act:

- For the Council’s options analysis when deciding service the delivery model in the WSDP, using section 61(2)(a)-(c) displaces section 77(1)(a) and (b) of the Local Government Act. Benefit of the Preliminary Arrangements Act is that only two options need to be identified and analysed.
- Council’s consultation before deciding service delivery model in the WSDP, *if required*, using section 62(1),(2) and (3) displaces section 56(1) of the Local Government Act. Benefit of the Preliminary Arrangements Act is that the Council only need to consult once, there is no requirement to use the special consultative procedure when establishing a WSCCO.
- For consultation on amendment to the LTP (proposal), *if required*, to give effect to the service delivery model in the WSDP, using section 63(1) and (2) displaces sections 93(5) and 97(2)(b) of the Local Government Act. Benefit of the Preliminary Arrangements Act is that there is no requirement to consult on LTP amendment if it has already been consulted via WSDP and other requirements regarding community views are met.
- For the information requirements for consultation on the service delivery model in the WSDP, using section 64(1)-(4) displaces section 82A(2) of the Local Government Act. Benefit of the Preliminary Arrangements Act are simplified information requirements with the consultation document assessing all reasonably practicable options is not required.

10.4.2 Timing of the Water Services Bill (Select Committee stage, submissions due 23 February)

10.4.3 Two of the proposed options for consultation is a WSCCO. The Bill’s governance and accountability requirements relating to a WSCCO, may still change.

10.4.4 The Bill includes provisions relating to change proposals (cl 25-30) which may require further decision-making in relation to WSCCO delivery model. Clarity is needed through the Bill’s submission process regarding the scope of its application.

Strategy and Policy Considerations Te Whai Kaupapa here

10.5 The required decisions:

10.5.1 Align with the [Christchurch City Council’s Strategic Framework](#). In particular, the following Strategic Priorities and Community Outcomes are relevant:

- Build trust and confidence in the Council through meaningful communication, listening to and working with residents.
- Our residents have the opportunity to actively participate in community and city life, have a strong sense of belonging and identity, and feel safe.
- Manage ratepayers’ money wisely, delivering quality core services to the whole community and addressing the issues that are important to our residents.
- Actively balance the needs of today’s residents with the needs of future generations, with the aim of leaving no one behind.

10.5.2 Are of high significance in relation to the Christchurch City Council’s Significance and Engagement Policy 2019. The level of significance was determined by the potential number of residents affected across the district, potential number of businesses

affected, current level of community interest and potential impact of the outcome on health, social and economic wellbeing.

10.5.3 Are consistent with Council's Plans and Policies. The decisions outlined in this report do not directly impact existing plans and policies. However, the eventual inclusion of the Council's proposed delivery model in the WSDP – following public consultation – will necessitate a comprehensive review and update of relevant Council plans, policies and strategies.

10.6 This report supports the Council's Long Term Plan (2024 - 2034).

10.6.1 Strategic Planning and Policy.

- Activity: Strategic Policy and Resilience
- Level of Service: 17.0.1.1 Advice meets emerging needs and statutory requirements, and is aligned with governance expectations in the Strategic Framework.

Community Impacts and Views Ngā Mariu ā-Hāpori

10.7 The future of how Christchurch's water services are delivered are of high interest to the people of Christchurch. It is likely that there will be strong views on the delivery models, which will be received and considered through the consultation process.

Impact on Mana Whenua Ngā Whai Take Mana Whenua

10.8 The decisions in this report involve a matter of interest to Mana Whenua and could impact on our agreed partnership priorities with Ngā Papatipu Rūnanga. Water services are closely tied to cultural values, environmental stewardship and the principles of kaitiakitanga. The service delivery model will not, however, impact on levels of service. Prioritising the health and wellbeing of water will remain central to our decision-making processes.

10.9 Te Rūnanga o Ngāi Tahu has advised staff to engage with Te Kura Taka Pini. Staff will engage with both Te Kura Taka Pini and Ngā Papatipu Rūnanga prior to Council making its decision on its proposed service delivery model in June. Mana whenua feedback will be incorporated in the decision report. When the Council decision is made, there will be ongoing opportunities for mana whenua to be further involved.

Climate Change Impact Considerations Ngā Whai Whakaaro mā te Āhuarangi



10.10 The decisions in this report do not have any climate change implications. Climate change considerations that relate to Council's decision regarding the delivery model to be included in the WSDP will be addressed following consultation, when final advice is provided.

11. Next Steps Ngā Mahinga ā-muri

11.1 If Council supports the officer recommendations, the following next steps will be taken.

| Date (all 2025) | Activity/event |
|------------------------|--|
| Mid-March Mid-April | <ul style="list-style-type: none"> Public consultation on its proposal and the two other Water Services Delivery Models, using the alternative consultation mechanism within the Preliminary Arrangements Act. |
| May | <ul style="list-style-type: none"> Hearings and deliberations |
| June | <ul style="list-style-type: none"> Staff advice to Council, including consideration of submissions and hearings feedback. Council Meeting to decide Water Services Delivery Model to include in the WSDP |

Attachments Ngā Tāpirihanga

| No. | Title | Reference | Page |
|---|---|------------|------|
| A  | Water service delivery models: Indicative business case (<i>Under Separate Cover</i>) | 24/2029041 | |
| B  | Water service delivery models: Appendix to the Indicative Business Case: model financial statements (<i>Under Separate Cover</i>) | 25/164068 | |
| C | Local Water Done Well - Draft Consultation Document (<i>Additional Documents - Circulated Separately</i>) | | |

In addition to the attached documents, the following background information is available:

| Document Name – Location / File Link |
|--------------------------------------|
| Not applicable |

Signatories Ngā Kaiwaitohu

| | |
|--------------------|--|
| Authors | Luke Adams - Principal Advisor Policy Naomi Soper - Senior Legal Counsel Mitchell Shaw - Reporting Accountant |
| Approved By | David Griffiths - Head of Strategic Policy & Resilience Brent Smith - Acting General Manager City Infrastructure Mary Richardson - Chief Executive |

6. Draft Development Contributions Policy

Reference Te Tohutoro: 25/229100

Responsible Officer(s) Te
Pou Matua: Ellen Cavanagh, Senior Policy Analyst

Accountable ELT John Higgins, General Manager Strategy, Planning & Regulatory
Member Pouwhakarae: Services

Secretarial Note: This report was initially tabled at the Finance and Performance Committee meeting of 18 December 2024. At that time, the Committee resolved to defer the report to hold a further Workshop. This report is now being re-tabled for consideration after the Workshop of 4 February 2025, noting that the draft Development Contributions Policy has also had a minor update to correct a drafting omission.

1. Purpose and Origin of the Report Te Pūtake Pūrongo

- 1.1 The purpose of this report for the Council to resolve to consult on the draft Development Contributions Policy.
- 1.2 The Local Government Act 2002 (LGA) requires all local authorities to have a policy on development contributions and financial contributions and to review it every three years. As the Council's policy was last adopted in 2021, it is due for review this year.

2. Officer Recommendations Ngā Tūtohu

That the Council:

1. Receives the information in the Draft Development Contributions Policy Report.
2. Approves the draft Development Contributions Policy (**Attachment A**) for consultation in accordance with section 82 of the Local Government Act 2002.
3. Agrees that prior to consultation commencing staff may make changes to the draft Development Contributions Policy to correct minor drafting errors.
4. Notes that the decision in this report is assessed as medium significance based on the Christchurch City Council's Significance and Engagement Policy.

3. Executive Summary Te Whakarāpopoto Matua

- 3.1 The LGA requires all local authorities to have a policy on development contributions and financial contributions. The Development Contributions Policy (policy) must comply with the requirements of section 106 and sections 197AA to 211 of the LGA. This includes the policy being reviewed at least once every three years using a consultation process that gives effect to section 82 of the LGA.
- 3.2 The Council's policy was last reviewed in 2021 and is now due for review.
- 3.3 The draft policy contains an updated schedule of capital projects (Schedule of Assets) and schedule of charges alongside a number of proposed changes to the policy detail. These policy changes are outlined in **Attachment B** to this report. The new development contributions charges are outlined in **Attachment C**.
- 3.4 Subject to the Council's approval, consultation on the draft policy will run through March 2025 with hearings to follow.

4. Background/Context Te Horopaki

- 4.1 Development contributions enable the Council to recover a fair share of the cost of providing infrastructure to service growth development from those who benefit from the provision of that investment. The Council has had a development contributions policy since 2004 with this being the tenth review of the policy over that time.
- 4.2 The policy details the methodology used to establish development contribution charges per household unit equivalent (HUE), the resulting cost of those charges, the methodology used to assess a development for the level of development contributions required and various process requirements associated with operating a fair and consistent development contributions process.
- 4.3 Development contribution charges are derived directly from the cost the Council incurs to provide infrastructure to service growth development. The revenue is used to pay down debt taken out to initially fund the investment in growth infrastructure.
- 4.4 Development contribution charges are calculated per HUE on a per project basis, by dividing cost to deliver the growth component of an asset by the number of new or additional households. Overall, development contribution charges have increased for most parts of the city compared to the 2021 policy. This has been caused by an increase in the cost to deliver infrastructure to service growth and revised growth projections that indicate a slower rate of growth compared to 2021.
- 4.5 The charges by activity and catchment are outlined in **Attachment C**. This attachment also provides an overview of how development contribution charges have changed between the 2016, 2021 and 2024 (draft) policy.
- 4.6 The policy has many discrete inputs, all of which must be reviewed as part of any policy review process. These include residential growth model, business growth model, transport growth model, capital expenditure programmes related to growth, interest and inflation rate forecasts and reviews of the numerous methodologies used as the basis for the calculation and assessment of development contributions.
- 4.7 In addition, this review process has included reviewing the use of catchments to calculate and assess development contributions.
- 4.8 This review has also been an opportunity to review the content and structure of the policy to improve clarity and legibility. The specific policy changes are outlined in section 5 of this report.
- 4.9 The review has been overseen by a Steering Group and undertaken by a Working Group comprised of relevant staff from across the Council.
- 4.10 The following related information session/workshops have taken place for the members of the meeting:

| Date | Subject |
|------------------|---|
| 18 July 2023 | Development Contributions Policy Review |
| 28 November 2023 | Development Contributions Policy Workshop |
| 30 April 2024 | Development Contributions Policy Workshop |
| 13 August 2024 | Council's Growth Model: Ōtautahi Christchurch Planning Programme, Parks Network Planning, and Development Contributions |
| 29 October 2024 | Development Contributions Policy |
| 26 November 2024 | Draft Development Contributions Policy – Draft Charges |

Options Considered Ngā Kōwhiringa Whaiwhakaaro

- 4.11 Legislation requires the policy to be reviewed every three years. On this basis, the following reasonably practicable options were considered:
- 4.11.1 update the policy and undertake consultation in accordance with section 82 of the LGA
- 4.11.2 only update the Schedule of Assets and development contributions charges and undertake consultation in accordance with section 82 of the LGA
- 4.12 The preferred option is to update and improve the policy. Staff consider that a full review to update the policy and undertake consultation more closely complies with our legislative requirement and ensures development contributions charges accurately reflects current capital costs. Updating only the schedule of assets would be a missed opportunity to update the policy detail.

Options Descriptions Ngā Kōwhiringa

- 4.13 **Preferred Option:** update the policy and undertake consultation
- 4.13.1 **Option Description:** This option involves an update to the schedule of capital projects and charges as well as changes to the policy framework. These changes are outlined in section 5 of this report.
- 4.13.2 **Option Advantages**
- Complies with legislative requirements and ensures development contributions charges accurately reflects current capital costs required to service growth development. It also provides an opportunity to make updates to the policy provisions.
- 4.13.3 **Option Disadvantages**
- None. Legislation requires the review and requires consultation, whether any changes are proposed or not.
- 4.14 Retain the policy with no changes to policy framework, but update schedule of assets and development contributions charges and consult.
- 4.14.1 **Option Description:** This option would involve only updating the schedules of development contribution charges and capital programme information (Schedule of Assets).
- 4.14.2 **Option Advantages**
- Fulfil minimum requirement that the policy be reviewed every three years.
- 4.14.3 **Option Disadvantages**
- Legislation requires a review, and updates are required to the policy. Not proposing any changes to the policy would be a missed opportunity to make improvements to the policy.

5. Policy Detail

- 5.1 The key proposed changes have been arrived at following assessment of options on each issue. Attachment B provides an analysis of options considered and reasons why those being proposed are the preferred options.

Life of existing use credits

- 5.2 Issue: The Council position has been to limit the life of existing use credits to ten years from when the site last exerted demand on Council infrastructure. Many credits have expired in the last three years on buildings and sites of former buildings damaged in the 2010/11 earthquakes – particularly in the Christchurch CBD where over 1000 buildings were demolished or too damaged to use. This issue was considered as part of the 2021 policy review and staff have reconsidered as part of this review.
- 5.3 Recommendation: Retain the current policy setting, where existing demand credits expire after 10 years. This strikes a balance between managing infrastructure capacity wisely, being fair to ratepayers in that a liability to provide infrastructure to service these lots is not in place forever and being fair to developer in recognising that development has occurred on a site previously.
- 5.4 There is also significant financial impact to the Council if this policy were to change. The value of expired credits in the central city, based on new household unit equivalent (HUE) charges is around \$24 million (GST exclusive).

Small residential unit adjustment

- 5.5 Issue: The Council currently reduces development contributions charges for residential development for dwellings with a gross floor area (GFA) less than 100m² including garaging and potentially habitable accessory buildings. The reduction is in line with the floor area, for example a unit with 80m² gross floor area is assessed at 0.8 HUE or 80% of the full development contributions charge
- 5.6 In the last 10 years houses have got significantly smaller. In 2023, 45% of building consents in Christchurch were for homes less than 100m², 24% were for less than 80m² and 6% were for less than 60m². This means the Council is providing a discount for close to half of all new homes. However, the policy is based on assumptions and averages and the Council is only looking to adjust for situations that are significantly different to assumed demand. Using GFA is no longer an accurate reflection of the demand a residential unit places on Council infrastructure.
- 5.7 Recommendation: Staff recommend moving to a residential unit adjustment based on bedrooms and keeping a small unit adjustment for one-bedroom homes. This will ensure that the Council is only making adjustments for developments that fall outside the assumptions built into the policy.
- 5.8 Data from Statistics New Zealand confirms that 66% of one-bedroom residential units have one person living in them and 87% of have two or fewer. The average household is 2.6 people, so it is reasonable to assume these homes have half the assumed demand of what is built into the policy.

Large residential unit adjustment

- 5.9 Issue: The policy does not currently have a provision relating to large residential units. Many councils' policies have a large residential unit adjustment on the basis that the greater the number of bedrooms in a residential unit the more usual residents it likely has.
- 5.10 The Council is noticing an increasing number of multiple tenancy housing developments with lock-up rooms with an ensuite and shared kitchen lounge. Under current policy provisions, there are currently assessed as a single household unit.
- 5.11 Recommendation: Staff recommend providing a large residential unit adjustment. Developments with seven or more bedrooms assessed at 1.4 HUE. This means the development contribution charge better reflects the usually higher demand on infrastructure from larger homes.

- 5.12 While many councils that have large residential unit adjustments start their adjustment at a lower threshold, the Council recognises that the way bedrooms are defined could potentially include rooms that are not intended to be used as bedrooms but could be. Therefore, a buffer has been built into the policy to ensure the adjustment is appropriately targeted.

Remission provision

- 5.13 Issue: The policy currently includes a clause that provides for the Council to remit some or all development contribution charges for a development in “unique and compelling circumstance”. The original intent of this clause was to allow for the Council to address a matter directly associated with the development contributions charge. The clause is being used more widely with developers appealing to the Council to remit development contributions charges for a range of reasons including that the organisation applying provides services to the community.
- 5.14 Recommendation: The remission provision has been removed from the policy and replaced with a statement that the policy does not provide for remissions. The Council could still opt to make decisions in certain circumstances that are inconsistent with the Council’s policy, under section 80 of the LGA. Staff propose to include a specific question on this in the consultation.
- 5.15 An alternative remission provision has also been drafted and is included in Attachment B. The alternative clause clarifies that it is the development itself (not the developer or future occupier of the site) that must be unique and that the development must be sufficiently distinct from other developments that remitting a development contribution requirement does not create a new precedent. Staff will include this as part of community consultation.

Catchments for road network and neighbourhood parks activities

- 5.16 Issue: The concentric approach the Council currently takes for neighbourhood parks and road network has resulted in a greenfield catchment primarily spanning the outer (south, south-west and north-west) suburbs of the district. These catchments were first developed when the Council had a lot of greenfield land but as Christchurch reverts to pre-earthquake patterns, development is increasingly occurring in infill areas there is less rationale for a greenfield catchment.
- 5.17 Concentric catchments means that it is possible developments are currently contributing to the provision of parks and roads that are not necessarily local to the neighbourhood where the development is occurring. The catchments could be better configured to ensure a development contributions for neighbourhood parks and roads are paid for by developments that most often use and benefit from them.
- 5.18 Recommendation: Staff propose to move to more localised catchments for neighbourhood parks and road network. This will better reflect who benefits from the provision of these assets.
- 5.19 With respect to neighbourhood parks, these are primarily used by local residents. This is also reflected in several levels of services within the Council’s (Long Term Plan) LTP, where the provision of neighbourhood parks is based on a property’s proximity to a park.
- 5.20 The Council proposes to use localised catchments for road network based on data which shows that residents travel predominantly within their local neighbourhoods or otherwise to large employment areas like the central city, rather than across town. By focusing on these catchment areas, urban planning and transport strategies can be tailored to align more effectively with actual travel behaviours. This ensures the Council continues to address local needs efficiently and support sustainable, community-focused development.

Catchments for three waters activities

- 5.21 Issue: Proposed Plan Change 14 and National Policy Statement on Urban Development (NPS-UD) will enable growth to occur virtually anywhere in the district and makes it difficult for the Council to plan the provision of growth infrastructure. The Council requires a flexible whole of city response to three waters infrastructure requirements to service growth which the current catchments do not support. The number of catchments that we currently have is also administratively complex.
- 5.22 Recommendation: Staff propose return to larger, fewer catchments for water wastewater and stormwater, which will also better reflect the integrated nature of the Council's approach to the delivery of these assets. This is administratively simpler and reflects the Council's integrated delivery of three waters services. Furthermore, because infrastructure plans are not fully aligned with the LTP funding period, there may be misalignment between LTP provision and the development triggering the required upgrades. This approach will allow the Council to be more flexible in responding to growth – particularly where there is uncertainty with where that growth will occur.

Stormwater reductions for developer provided infrastructure

- 5.23 Issue: The Council's policy provides for discounts for development contributions in situations where the demand on Council infrastructure is significantly less for a particular development than for the average development. The Christchurch District Plan requires most developments to include on-site stormwater management capacity as a condition of resource consent.
- 5.24 The Council's approach since around 2006 has been to discount development contributions for stormwater where a development provides mitigation that reduces demand on Council's stormwater network. However, this is inconsistent with the rest of the policy, which is to only provide adjustments when actual demand is double or half of assumed demand.
- 5.25 Recommendation: Stormwater discounts for on-site mitigation are only provided when the demand on Council infrastructure is less than half of the average assumed demand as detailed in the policy. This would see relatively minor adjustments (such as for the installation of a rainwater tank) cease.

Multi-unit stormwater adjustments

- 5.26 Issue: The current policy provides discounts in instances where two or more residential units are attached to each other. Stormwater demand is determined by impervious surface area and there is no rationale to provide a discount just because two units are attached.
- 5.27 The average impervious surfaced area has been amended in this policy following the completion of a new survey of impervious surface area per parcel across Christchurch. The new averaging takes into account changes to residential development types, including the trend of smaller residential units and development increasingly occurring in infill areas.
- 5.28 Recommendation: Stormwater discount for developments with attached multi-units will cease on this basis that the averages built into the policy already take into account smaller residential units and because impervious surface area determines demand for stormwater activity,

Fee for development contributions assessments

- 5.29 Issue: Ratepayers currently fund the development contribution assessment function via the general rate.
- 5.30 Recommendation: Provision for the Council to charge fee for development contributions assessment. It is fair that the cost of preparing a development contributions assessment is funded by the developer because they both benefit from the assessment of their development

and cause the assessment to be required through submitting their development for consent. The exact charge will be consulted on separately.

6. Financial Implications Ngā Hiraunga Rauemi

Capex/Opex Ngā Utu Whakahaere

- 6.1 Cost to Implement – The cost of preparing the draft policy and community engagement is funded through existing operational budgets. This work has been undertaken over more than one year and is funded as a general cost of business rather than a discrete cost attributed to the project.
- 6.2 Maintenance/Ongoing costs - Annual policy and administration costs vary depending on the policy work required and the level of development needing to be assessed.
- 6.3 Funding Source – The cost of preparing and administering the policy comes from the general rate. The draft policy proposes to charge an administration fee at invoicing stage to cover some of the costs associated with administering this policy.

7. Considerations Ngā Whai Whakaar

Risks and Mitigations Ngā Mōrearea me ngā Whakamātautau

- 7.1 Development contributions can be a litigious area of local government activity often with significant financial implications for developers and councils. Because of this there is a significant body of case law regarding what can and cannot be done under the provisions of a development contributions policy.
- 7.2 As with any decision made by the Council, there is a risk of judicial review. The Development Contributions Policy (or parts of it) could be quashed by the High Court if the policy is challenged and the Court finds the decisions made relating to the policy are unlawful or procedurally unfair. This is a risk of any decision made by Council, but one that can be minimised as much as possible by ensuring that the policy has been through a stringent review process and that the Council adheres to an appropriate and fair consultation process.
- 7.3 The Council's legal services team has provided advice throughout the policy development process including full review of the proposed policy to ensure the review and draft policy reflects legislative requirements.

Legal Considerations Ngā Hiraunga ā-Ture

- 7.4 Statutory and/or delegated authority to undertake proposals in the report:
 - 7.4.1 Development contributions policies are governed by section 106 and sections 197AA to 211 of the LGA.
 - 7.4.2 Section 106(6) of the LGA requires the Council to review its development contributions policy at least once every three years using a consultation process that gives effect to the requirements of s82 of the LGA. The review of the development contributions policy has been undertaken within the three-year review cycle.
 - 7.4.3 In addition, the Council is under an obligation, when making a decision, to give consideration to the views and preferences of persons likely to be affected by, or have an interest in, the matter pursuant to s78 of the LGA.
- 7.5 Other Legal Implications:
 - 7.5.1 Section 102 of the LGA requires all local authorities to have a policy on development contributions and financial contributions.

- 7.5.2 The policy must comply with the requirements of section 106 and sections 197AA to 211 of the LGA. The implications of these provisions on the policy detail have been set out where relevant in Section 5 above.
- 7.5.3 This report and the draft Development Contributions Policy have been reviewed and approved by the Council's Legal Services Team.

Strategy and Policy Considerations Te Whai Kaupapa here

7.6 The required decisions:

- 7.6.1 Do with the [Christchurch City Council's Strategic Framework](#). <enter text>.
- 7.6.2 Are assessed as medium significance based on the Christchurch City Council's Significance and Engagement Policy. The level of significance was determined by importance of the policy to the wider community who are largely unaffected (low significance) and to property developers of Christchurch district (medium significance) who are directly affected through the requirement to pay development contributions.
- 7.6.3 Are consistent with Council's Plans and Policies. In particular it supports the Council's approach to funding the provision of infrastructure to service growth development outlined in the Council's Revenue and Financing Policy.

7.7 This report supports the [Council's Long Term Plan \(2024 - 2034\)](#):

7.8 Strategic Planning and Policy

7.8.1 Activity: Strategic Policy and Resilience

- Level of Service: 17.0.1.2 Advice meets emerging needs and statutory requirements, and is aligned with governance expectations in the Strategic Framework - Carry out policy reviews in accordance with Unit work programme and provide advice to meet emerging needs and statutory requirements

Community Impacts and Views Ngā Mariu ā-Hāpori

- 7.9 The decision affects all wards/Community Board areas. Staff provided a briefing at a Combined Community Board meeting in March 2024.
- 7.10 The Council has had a development contributions policy in place since 2004 with this being the tenth review of the policy over that time. Each review has included a comprehensive community engagement process which have generated interest from the development community in particular. Staff have accumulated knowledge of issues raised by the development community over the years and have worked positively with them to ensure we have a fair, equitable and transparent policy.
- 7.11 The LGA requires that consultation on a development contributions policy is undertaken in accordance with sections 82 and 82A of the Act, which means a special consultative procedure is not required. However, the Council must make available the proposal and the reasons for it, an analysis of the reasonably practicable options including the proposal, assessed in terms of their advantages and disadvantages, and a draft of any proposed policy.
- 7.12 Consultation will be targeted to the development community including consultants active in servicing the development community. The wider community will be engaged with through the Have Your Say website. Some pre-engagement has already commenced with some stakeholder membership organisations.

Impact on Mana Whenua Ngā Whai Take Mana Whenua

- 7.13 The decisions in this report do not involve a significant decision in relation to ancestral land or a body of water or other elements of intrinsic value, therefore this decision does not specifically impact Mana Whenua, their culture, and traditions.
- 7.14 The decision does not a matter of interest to Mana Whenua and will not impact on our agreed partnership priorities with Ngā Papatipu Rūnanga.
- 7.15 This is a funding policy. The Council had a development contributions rebate scheme for Papakāinga/Kāinga Nohoanga developments, but the rebate scheme sits outside the scope of this policy.




Climate Change Impact Considerations Ngā Whai Whakaaro mā te Āhuarangi

- 7.16 The proposals in this report are unlikely to contribute significantly to adaptation to the impacts of climate change or emissions reductions.
- 7.17 The policy details how the Council will fund infrastructure to service growth development. Climate change considerations are dealt with outside the scope of this policy

8. Next Steps Ngā Mahinga ā-muri

- 8.1 If the Council agrees staff will commence consultation on the draft policy.

Attachments Ngā Tāpirihanga

| No. | Title | Reference | Page |
|---|--|------------|------|
| A  | Draft Development Contributions Policy (<i>Under Separate Cover</i>) | 24/2186073 | |
| B  | Policy Issues and Options | 24/2152664 | 36 |
| C  | Development contributions charges by activity and catchment | 24/1939207 | 43 |

In addition to the attached documents, the following background information is available:

| Document Name – Location / File Link |
|--------------------------------------|
| Not applicable |

Signatories Ngā Kaiwaitohu

| | |
|--------------------|--|
| Author | Ellen Cavanagh - Senior Policy Analyst |
| Approved By | David Griffiths - Head of Strategic Policy & Resilience John Higgins - General Manager Strategy, Planning & Regulatory Services |

Development Contributions Policy Review

Policy Issues and Options Analysis

| Title and Description | Issue | Options | Recommended Policy Position | Impact |
|--|---|--|--|---|
| <p>1. Existing demand credits</p> <p>Existing demand credits recognise that a development may replace previous development on the same site and therefore not place additional demand on infrastructure and facilities. If a development is replacing like with like it will not be required to pay development contributions.</p> <p>The current policy is that existing demand credits expire after 10 years.</p> | <p>A significant number of existing demand credits have expired in the last three to four years on sites of former buildings damaged in the 2010/11 earthquakes, particularly in the Christchurch CBD where over 1,000 buildings were demolished or too damaged to use.</p> <p>Several developers have asked for credits to be extended or at least provided on their own developments.</p> | <p>A. Retain the current policy setting – existing demand credits expire after 10 years. This has been the Council’s policy since 2007 and strikes a balance between being fair to both ratepayers and developers.</p> <p>B. Extend the life of existing demand credits. Credits could be extended to 15 or 20 years. This would result in some loss of revenue for the Council but not as much an indefinite life of credits, depending on where the life of credits was extended to.</p> <p>C. Provide an indefinite life of existing demand credits. If credits have an indefinite life, it would mean the Council may never get development contributions in some parts of the city (particularly the central city) despite the clear need to fund infrastructure to service development.</p> <p>D. Do not provide existing demand credits. This would not recognise the recent demand on infrastructure. It would especially penalise developers demolishing to rebuild on a like for like basis.</p> | <p>Retain the current policy setting – existing demand credits expire after 10 years (Option A) This strikes a balance between managing infrastructure capacity wisely and being fair to developers in recognising that development had occurred on a site previously.</p> <p>Existing use credits essentially require the Council to reserve capacity in its infrastructure. Increasing the time for which the Council reserves infrastructure capacity would not be prudent stewardship of community resources. The Council needs to ensure it managers network infrastructure efficiently.</p> <p>If development contributions aren’t required because credits last indefinitely (or for a longer period than 10 years) then the revenue forgone would be picked up by ratepayers instead.</p> <p>Development contribution policies of other councils provide for a range of existing use credits – from no credits at all, all the way up to indefinite life of credits. The policy provides one of the longer credit-lifespans of those that set a time frame on the life of existing use credits.</p> <p>There is also significant financial impact to the Council if this policy were to change. For example, the value of expired credits in the central city, based on new HUE charges is around \$24 million (GST exclusive).</p> | <p>Existing use credits will continue to expire 10 years after a site last exerts demand on Council infrastructure. After this point, sites will revert to 1 HUE (household unit equivalent) existing use credit.</p> |
| <p>2. Small residential unit adjustment</p> <p>The policy currently provides an adjustment for residential developments with gross floor area (GFA) less than 100m². This is because less demand on services is assumed for smaller units.</p> <p>The adjustment reduces the proportion of a full development contributions charge that has to be paid in line with the GFA. For example, a residential unit with a GFA of 80m² would pay 80% of the full relevant development contributions charge or 0.8 HUE.</p> | <p>The size of new residential units has reduced in recent years with the proliferation of townhouses. This is likely to mean a higher occupancy per m² in new houses.</p> <p>The policy is based on assumptions about the average demand of a single household, and so the Council is only looking to adjust for situations that are significantly different to assumed demand.</p> <p>As a result, the Council has re-considered the current approach to providing small residential unit adjustments.</p> | <p>A. Retain the current approach. The current approach of a GFA-based adjustment does not take account of the trend of houses with smaller footprints. This means the Council is often providing a discount for homes that will have more than the average 2.6 residents.</p> <p>B. Provide a set adjustment for one-bedroom (habitable room) residential units only. Offering the adjustment based on bedrooms rather than GFA ensures the right developments (that will more than likely have less than the average 2.5 residents) receive an adjustment. One-bedroom homes would be assessed at 0.6 HUE (that is, receive a 40% reduction in the charge)</p> <p>C. Do not provide any adjustment and charge all residential units 1 HUE. There are some councils that do not discount development contributions for smaller residential units. However, most of our peer councils do provide an adjustment of some kind. This option would also not reflect that 1-bedroom units generally place less demand on Council infrastructure due to containing fewer usual residents.</p> | <p>Provide a set adjustment for one bedroom (habitable room) residential units only (Option B) One-bedroom residential units will be assessed at 0.6 HUE for all activities. A reduction of 0.4 is provided on the basis that this is the approximate proportion of a HUE for one person.</p> <p>This means the development contributions charge will better reflect the usually lower demand on infrastructure from this housing type.</p> <p>Stats NZ data confirmed that 2/3 of all one-bedroom residential units have one usual resident. 87% of all one-bedroom units have two or fewer usual residents.</p> | <p>The impact of this change will depend on the size of the residential unit.</p> <p>Two- and three-bedroom residential units with gross floor area of less than 100m² may be worse off under the policy because they will no longer be eligible for a small residential unit adjustment and will instead be charged 1 HUE per unit.</p> <p>One-bedroom units may be better or worse off depending on the total GFA of the unit.</p> |

| Title and Description | Issue | Options | Recommended Policy Position | Impact |
|--|---|---|--|---|
| <p>3. Large residential unit adjustment</p> <p>The policy does not currently make any adjustment for large residential units. All units over 100m2 are assessed at 1 HUE.</p> | <p>Demand on services from large residential units is likely to be higher than standard units.</p> <p>Of particular interest is large (six bedrooms and more) units with individual lock-up rooms with ensuites and living space. They are essentially a building housing multiple small flats but are currently assessed for development contributions as a single residential unit.</p> <p>A large residential unit adjustment would require developers of significantly larger than normal residential units to pay a development contributions higher than normal.</p> <p>The Council has not applied a large unit adjustment in the past, but many councils do this.</p> | <p>A. Retain the current approach. We currently do not have a large residential unit adjustment with all residential units over 100m2 are assessed at 1 HUE for all activities.</p> <p>B. Apply a development contributions adjustment to larger houses. This approach reflects the likelihood of larger houses exerting much higher-than-average demand on council infrastructure – at least some of the time. We are proposing to apply the larger residential unit to houses with 6 or more bedrooms, as Statistics NZ data shows us that normal occupancy numbers jump up at that point.</p> | <p>Apply a development contributions adjustment to larger houses (Option B) Houses with seven or more bedrooms are charged an additional 0.4 HUE for all activities except for stormwater. 0.4 HUE is the approximate proportion of a HUE for one person.</p> <p>Basing the assessment on number of bedrooms means we will be able to assess larger homes used to house multiple people/ households more effectively. There is a chance some small households who build very large houses may be captured under this approach however those properties are likely from time to time to be fully utilised with peak demand on council infrastructure looking more like that from a large household.</p> <p>This means the development contributions charge better reflects the usually higher demand on infrastructure from larger homes.</p> <p>What is proposed is in line with what other councils are doing. While many councils that have large residential unit adjustments start that adjustment at a lower threshold, the Council recognises that the way bedrooms are defined could potentially include rooms that are not intended to be used as bedrooms but could be. Therefore, a buffer has been built into the policy to ensure the adjustment is appropriately targeted.</p> | <p>Bedrooms with seven or more habitable rooms will be worse off under this policy as they will be required to pay an additional 0.4 HUE.</p> <p>Note the definition of habitable room also includes rooms that are capable of being used as a bedroom. Therefore, it is expected six-bedroom units will also be captured by this adjustment.</p> <p>It is expected this will only impact a small number of developments each year.</p> |
| <p>4. Remission provision</p> <p>The policy currently includes a clause that provides for the Council to remit some or all development contribution charges for a development in “unique and compelling circumstances”.</p> | <p>This clause was intended to enable the Council to address an issue with a development contributions assessment.</p> <p>This clause has led to developers appealing to the Council to remit development contributions charges for a range of reasons not originally intended by the policy, including that the organisation applying provides services to the community. This results in what is effectively a grant which only organisations undertaking development can access.</p> | <p>A. Retain the current approach. This would give the Council a mechanism through the policy to remit development contributions in extenuating cases.</p> <p>B. Remove the remission provision from the development contributions policy. Clause in policy is currently being used to provide what is essentially a Council grant to organisations which undertake developments. The Council has a number of grant schemes that are more appropriate avenues for funding in these cases.</p> <p>C. Amend the remission provision to clarify threshold The initial intention of this provision was to address a specific issue with a development contribution assessment. An alternative option would be to clarify in the policy that there needs to be an aspect of the development (not the developer) that is truly unique and not anticipated by the policy so much so that the Council wishes to use its discretion to remit development contributions. The clause could be amended to better reflect this.</p> <p><i>Alternative remission provision: Remission of development contributions</i></p> | <p>Remove the remission provision (Option B) The policy will be amended to state no remissions are provided for in the policy. The Council could still make a decision inconsistent with its policy, under section 80 of the Local Government Act 2002 (LGA) should it wish to remit or waive a development contributions requirement in the future</p> | <p>Developers would no longer be able to seek a remission of a development contribution requirement from the Council.</p> |



| Title and Description | Issue | Options | Recommended Policy Position | Impact |
|---|--|---|--|---|
| | | <p><i>The Council considers that there may be a development that is so unique it has not been anticipated by the policy, so much so that the Council considers the full development contribution assessment to be unfair and unable to be remedied under the provision of a special assessment.</i></p> <p><i>The development, itself, must be sufficiently distinct from other developments that remitting a development contribution requirement would not create a new precedent in terms of the Council's current interpretation and application of the policy.</i></p> <p><i>In these cases, the Council may, at its sole discretion, consider and grant a full or partial remission of development contributions in cases where it is satisfied this threshold has been met.</i></p> <p><i>The developer must write to the Chief Executive seeking a remission and explaining how the development has met this threshold and why the Council should grant a full or partial remission in the interest of fairness. The explanation must be specific to the development (not the developer or intended future occupier) and the features of the development that make it unique.</i></p> | | |
| <p>5. Catchments for Neighbourhood Parks and Road Network activities</p> <p>The current approach for neighbourhood parks and road network activities is based on development patterns.</p> <p>Road network currently has six catchments while neighbourhood parks currently has five catchments.</p> | <p>Catchments are configured to reflect the characteristics of each activity and in a way that balances practically with fairness and equity.</p> <p>This enables the Council to better allocate the cost of providing infrastructure to service growth development to those who benefit most, that is, developers who utilise that infrastructure.</p> <p>The concentric approach to neighbourhood parks and road network has resulted in a greenfield catchment primarily spanning the outer (south, south-west and north-west) suburbs of the district, which may not best reflect where and how benefit is derived from these assets. A more localised catchment approach for these activities would better reflect a beneficiary-pays approach.</p> | <p>A. Move to localised catchments There is currently limited undeveloped land/ODP areas left in the district. The current catchments for neighbourhood parks and road network were first developed when the Council had a lot of greenfield land but this district is reverting to pre-earthquake patterns and development is increasingly occurring in infill areas.</p> <p>B. Retain the current approach. This option would retain current catchment configuration. Staff would need time to re-allocate growth if this were to proceed.</p> | <p>Move to localised catchments (Option A) The Council is proposing a localised approach, with a central, east, west, north, south and Banks Peninsula catchment. This will better reflect who benefits from the provision of these assets.</p> <p>With respect to neighbourhood parks, these are primarily used by local residents. This is also reflected in several levels of services within the Council's LTP, where the provision of neighbourhood parks is based on a property's proximity to a park.</p> <p>The Council proposes to use localised catchments for road network based on data which shows that residents travel predominantly within their local neighbourhoods or otherwise to large employment areas like the central city, rather than across town. By focusing on these catchment areas, the Council can tailor its urban planning and transport strategies to more effectively align with actual travel behaviours. This ensures local needs are efficiently addressed and sustainable, community-focused development supported.</p> | <p>The new catchments will result in new development contributions charges, however changes to charges have primarily been driven by increases in capital costs and revised growth projections. These charges will vary based on where the development is proposed to occur.</p> <p>The proposed changes to catchments and charges are set out on page [x].</p> |
| <p>6. Catchments for Three Waters activities</p> <p>The current approach is for water supply catchments to be based</p> | <p>Proposed Plan Change 14 and will enable growth to occur virtually anywhere in the district and makes it difficult for the Council to plan the provision of growth infrastructure.</p> | <p>A. Move to larger and fewer catchments. There are currently limited undeveloped land/ Outline Development Plan (ODP) areas left in the district. The National Policy Statement for Urban Development (NPS-UD) and proposed Medium Density Residential Standard</p> | <p>Move to larger and fewer catchments. We are proposing to move to larger catchments for the three waters activities. This provides the Council with more flexibility to respond to infill growth demands on</p> | <p>The new catchments will result in new development contributions charges, however changes to charges have primarily been driven by increases in capital costs and revised growth</p> |

| Title and Description | Issue | Options | Recommended Policy Position | Impact |
|---|---|--|--|---|
| <p>on pressure zones in the Christchurch supply and at supply level for smaller community suppliers</p> <p>Wastewater is currently based on pump station ones and at scheme level for smaller communities</p> <p>Stormwater is currently based on water shed.</p> | <p>The current catchments are too small, administratively difficult and may not reflect changes to development patterns.</p> | <p>(MDRS) areas make it more difficult to accurately predict where growth will occur throughout the district.</p> <p>Moving to larger catchments could enable a more flexible whole of city response to infrastructure requirements to service growth.</p> <p>A return to larger, fewer catchments for water supply, wastewater and stormwater, will also better reflect the integrated nature of the Council's approach to the delivery of these assets.</p> <p>B. Retain the current approach. This option would retain current catchment configuration. Staff would need time to re-allocate growth if this were to proceed.</p> | <p>infrastructure – particularly if a project becomes more urgent as a result of growth development.</p> <p>Furthermore, because infrastructure plans are not fully aligned with the LTP funding period, there may be misalignment between LTP provision and the development triggering the required upgrades. This approach will allow us to be more flexible in responding to growth – particularly where there is uncertainty with where that growth will occur.</p> <p>This is administratively simpler and reflects the Council's integrated delivery of three waters services under the Integrated Water Strategy.</p> | <p>projections. These charges will vary based on where the development is proposed to occur.</p> <p>The proposed changes to catchments and charges are set out on page [x].</p> |
| <p>7. Stormwater reductions for developer provided infrastructure</p> <p>The policy provides for discounts for development contributions in situations where the demand on Council infrastructure is significantly less for a particular development than for the average development.</p> | <p>The Christchurch District Plan requires most developments to include on-site stormwater management capacity as a condition of resource consent. The Council's approach since around 2006 has been to discount development contributions for stormwater where a development provides mitigation that reduces demand on Council's stormwater network, no matter the scale of the mitigation.</p> <p>The current treatment of stormwater is inconsistent with the rest of the policy, which is only looking to adjust when actual demand is double or half of assumed demand.</p> | <p>A. Only provide reductions for significant on-site mitigation The Council's policy provides for a developer to request a special assessment to be done where the demand on Council infrastructure is less than 50% of the average assumed demand as detailed in the policy.</p> <p>This approach would meet the requirements of LGA section 200 (limitations of development contributions) and would be fair for both developers and the Council. It would also put the assessment of stormwater development contributions on the same footing as for other activities.</p> <p>B. Cease stormwater reductions entirely This option would be to provide no discounts for stormwater development contributions where the developer is required to provide infrastructure as a condition of consent. This would mean even if a developer provided on-site infrastructure that fully managed stormwater (with no discharge to Council infrastructure) and vested that infrastructure with the Council the developer would still be required to pay full development contributions.</p> <p>This approach may be unfair, particularly for developers who provide full on-site stormwater management. These developments do not put demand on Council stormwater infrastructure and do not cost the Council anything other than the foregoing of the development contribution revenue.</p> <p>C. Retain status quo This would see the continued provision of discounts for on-site management/ mitigation of stormwater requirements, no matter the scale of the mitigation. Staff do not see this option as viable as the Council will</p> | <p>Only provide reductions for significant on-site mitigation (Option A) This option brings the approach used for discounting stormwater development contributions into alignment with the broader policy provisions for adjusting development contributions charges to better reflect actual demand on infrastructure relative to the assumed demand from a similar development. This will contribute to delivering a more consistent approach to adjusting development contributions charges where appropriate.</p> <p>Stormwater discounts for on-site mitigation are only provided when the demand on Council infrastructure is less than half of the average assumed demand as detailed in the policy.</p> | <p>The policy would continue to provide discounts for development contributions in situations where the demand on Council infrastructure is significantly less for a particular development than for the average development. Developers who do not meet the 50% threshold would be required to pay full stormwater development contributions.</p> <p>This will primarily impact infill developments.</p> |

| Title and Description | Issue | Options | Recommended Policy Position | Impact |
|---|---|---|---|--|
| | | forego significant development contributions revenue and developments connecting to the Council's stormwater infrastructure would not pay a fair share of the cost of that infrastructure. | | |
| <p>8. Removal of multiunit adjustment for stormwater</p> <p>The current policy provides discounts in instances where two or more residential units are attached to each other.</p> | <p>Stormwater demand is determined by impervious surface area (ISA) and there is no rationale to provide a discount just because two units are attached.</p> <p>The average impervious surfaced area has been amended in this policy following the completion of a new survey of impervious surface area per parcel across Christchurch.</p> <p>The new averaging takes into account changes to residential development types, including the trend of smaller residential units and development increasingly occurring in infill areas.</p> | <p>A. Remove multi-unit adjustment for stormwater The provision that provides for an ISA adjustment when two or more residential units are attached to be removed on the basis that the averages built into the policy already takes into account the average ISA per parcel</p> <p>B. Retain multiunit adjustment for stormwater Developments with two or more attached residential units will continue to receive an adjustment based on ISA.</p> | <p>Remove multi-unit adjustment for stormwater (Option A) The average ISA per residential unit has been updated based on new modelling commissioned by the Council. This new average ISA figure takes changes in development types into account, including intensification in infill areas.</p> <p>These averages are built into the policy.</p> <p>There is no rationale to provide a reduction in development contributions for the stormwater activity just because the residential units are attached.</p> | <p>Stormwater discount for developments with attached multi-units will cease and developers of attached multi-unit developments will pay 1 HUE per unit.</p> <p>The exception for this is in cases where the unit is 1 habitable room. In these instances, the small residential unit adjustment will apply.</p> |
| <p>9. Fee for development contributions assessments</p> <p>There is currently no specific fee required for development contributions assessments.</p> | <p>The purpose of development contributions is to enable the Council to recover from developers a fair, equitable and proportionate portion of the costs of capital expenditure necessary to service any developments.</p> <p>As an operating expense, the administration of the development contributions is not and cannot be covered by development contributions charges.</p> <p>All costs associated with administering the Development Contribution Policy are funded through the planning and consents activity which is funded from the general rate.</p> | <p>A. Charge fee for development contributions assessments The policy would contain a provision for the Council to charge fee for development contributions assessments. This would be included as a line item in an invoices for a development contribution requirement. The Council can impose a development contribution assessment fee under s12 of the LGA.</p> <p>B. Retain status quo Developers do not pay assessment fee and 100% of costs to administer the Development Contributions Policy is paid for through general rate</p> | <p>Charge fee for development contributions assessments (Option A) There are several reasons Council is considering charging an assessment fee:</p> <ul style="list-style-type: none">• Beneficiary pays – the beneficiary of the preparation of a development contributions assessment for a specific development is the owner of that development who, on payment of development contribution charges, is able to utilise capacity in Council infrastructure that services growth development.• Exacerbator pays – the cost of preparing a development contributions assessment is caused by the developer paying the development contribution charges. <p>It is considered fair and equitable that developers pay for the preparation of a development contributions assessment for their development.</p> | <p>Developers will pay a small fee for a development contributions assessment, at the time of invoicing.</p> <p>The fee has not yet been confirmed but will likely reflect a portion of the cost to administer assessments.</p> <p>The fee would be consulted on as part of schedule of fees and charges in as part of an Annual Plan or LTP consultation.</p> |

| Title and Description | Issue | Options | Recommended Policy Position | Impact |
|---|---|---|--|--|
| 10. Land in lieu of cash development contributions In limited circumstances, the Council has previously taken land in lieu of cash payment of development contributions for reserves. | Land in lieu of cash transactions are a complex transaction for Council staff and developers. As these types of transactions have become increasingly rare, it may be best to remove this provision from the policy and require agreements related to land and/or infrastructure to be dealt with solely through a separate agreement. | A. Remove land in lieu provision and require land transactions to be dealt with separately Transactions would be dealt with via a sale and purchase agreement or private development agreement. B. Retain status quo Land in lieu transactions would remain available should the developer wish, and should Council agree. | Remove land in lieu provision and require land transactions to be dealt with separately (Option A) When a reserve development contributions off-set option is utilised by the developer, it creates extra work for staff and is complex to administer. Developers have been ambivalent about wanting to do a reserve development contributions off-set, and in some cases have specifically requested staff to not do progress this. Many councils' policies do not include a provision for land in lieu of cash transactions. | Developers will need to pay full development contribution requirement and then any land accepted by the Council will be purchased and paid for under a sale and purchase agreement or private development agreement. |
| 11. Household unit equivalent (HUE) multipliers For transportation activities, the current policy uses a zone-based approach to assess development contributions, this means current non-residential transport development contributions are determined only by their location within the different zones in the District Plan. | It may be that the more equitable approach is to determine the non-residential transport development contribution requirement using industry class (another name for this is land use) – this approach is called an activity-based assessment. | A. Return to land use or activity-based assessment for transport This methodology assesses the demand on the transport network of any new building by its planned land use. This is because different industries tend to attract varying levels of vehicle trips. Previous policies have used this approach. B. Retain zone-based methodology for transport Non-residential transport development contributions would continue be assessed based on District Plan zone. | Return to land use or activity-based assessment for transport (Option A) The activity-based assessment is now a standardised approach taken by most of the local authorities in New Zealand. | Transport multipliers have changed slightly depending on the district plan zone and land use activity. |

Minor changes to the Development Contributions Policy

| Issue | Policy change | Rationale |
|--|---|--|
| Definition of kitchen | Definition of kitchen has been amended to provide clarity for developers and assessors. Definition now includes components of a kitchen, not just a “sink capable of being used as a cooking area”. | Changes made for clarity |
| Definition of gross floor area | Definition of gross floor area has been amended to clarify that ‘exterior faces of the exterior walls’ includes exterior cladding. | Changes made for clarity |
| Definition of business unit | Definition of business unit has been added as not defined in 2021 policy. Definition aligns with a SUIP in Rating Policy. | Changes made for clarity |
| Land use definitions | Definitions have been added for all land uses/activity types | Definitions have been added for clarity |
| Definition of habitable room | Definition of habitable room has been added | Definition added to support change to small/large residential unit adjustment |
| Assumed residential demand on infrastructure per HUE | Assumed residential demand per HUE updates for water supply, wastewater, transport and stormwater. | Updated to reflect current demand information |
| Special assessment dispute resolution | Provision for a third-party opinion to be sought in instances where Council and developer cannot agree on technical information for a special assessment | In limited circumstances, the Council and a developer have been unable to agree on certain aspects of a special assessment. This change is intended to provide a resolution as part of the assessment process. |
| Existing use credits for sites not connected to network. | Policy now clarifies that if a lot has not previously been connected to Council infrastructure for one or more of water supply, wastewater collection, or stormwater no existing use credits will be given for that activity. | Amendment made for clarity in assessments |

| | | |
|-------------------------------|---|-----------------------|
| Private development agreement | Reference to private development agreement (PDA) amended to clarify that Council may also enter into a PDA in instances where developer is providing money in lieu of development contributions | Consistency with LGA. |
|-------------------------------|---|-----------------------|

Draft Development Contributions charges by activity and catchment

| Group of Activities | Activity | Catchment | DC Charge (excl GST) | DC Charge (incl GST) |
|-------------------------------|-----------------------------------|-----------------|-------------------------|-------------------------|
| Network Infrastructure | Active Travel | Christchurch | \$ 1,588.65 | \$ 1,826.95 |
| | Community Infrastructure | District Wide | \$ 3,028.85 | \$ 3,483.18 |
| | Public Transport | Christchurch | \$ 897.12 | \$ 1,031.68 |
| | Road Network | Banks Peninsula | \$ 1,047.83 | \$ 1,205.01 |
| | | Central | \$ 2,162.36 | \$ 2,486.72 |
| | | East | \$ 1,905.74 | \$ 2,191.60 |
| | | North | \$ 3,607.87 | \$ 4,149.05 |
| | | South | \$ 4,204.02 | \$ 4,834.62 |
| | | West | \$ 4,288.11 | \$ 4,931.33 |
| | Stormwater and Flood Protection | Banks Peninsula | \$ 695.86 | \$ 800.24 |
| | | Urban | \$ 5,840.90 | \$ 6,717.03 |
| | Wastewater Collection | Akaroa Harbour | \$ 176.52 | \$ 203.00 |
| | | Banks Peninsula | \$ - | \$ - |
| | | Urban | \$ 4,536.81 | \$ 5,217.33 |
| | Wastewater Treatment and Disposal | Akaroa Harbour | \$ 17,604.26 | \$ 20,244.90 |
| | | Banks Peninsula | \$ - | \$ - |
| | | Urban | \$ 2,014.56 | \$ 2,316.74 |
| | Water Supply | Banks Peninsula | \$ 13,883.96 | \$ 15,966.55 |
| | | Urban | \$ 3,760.13 | \$ 4,324.15 |
| Reserves | Garden and Heritage Parks | District Wide | \$ 275.92 | \$ 317.31 |
| | Neighbourhood Parks | Banks Peninsula | \$ 570.80 | \$ 656.42 |
| | | Central | \$ 551.88 | \$ 634.66 |
| | | East | \$ 556.81 | \$ 640.33 |
| | | North | \$ 5,718.56 | \$ 6,576.35 |
| | | South | \$ 656.67 | \$ 755.17 |
| | | West | \$ 5,067.73 | \$ 5,827.89 |
| | Regional Parks | District Wide | \$ 121.50 | \$ 139.73 |
| | Sports Parks | District Wide | \$ 928.02 | \$ 1,067.22 |

Development contributions charges by catchment area

Central

| Activity | Draft DC charge (GST exclusive) | Draft DC charge (GST inclusive) |
|---------------------------------|------------------------------------|------------------------------------|
| Community infrastructure | \$3,028.85 | \$3,483.18 |
| Regional parks | \$121.50 | \$139.73 |
| Garden & heritage parks | \$275.92 | \$317.31 |
| Sports parks | \$928.02 | \$1,067.22 |
| Neighbourhood parks | \$551.88 | \$634.66 |
| Water supply | \$3,760.13 | \$4,324.15 |
| Wastewater collection | \$4,536.81 | \$5,217.33 |
| Wastewater treatment & disposal | \$2,014.56 | \$2,316.74 |
| Stormwater & flood protection | \$5,840.90 | \$6,717.03 |
| Road network | \$2,162.36 | \$2,486.72 |
| Active travel | \$1,588.65 | \$1,826.95 |
| Public transport | \$897.12 | \$1,031.68 |
| Total per HUE charge | \$25,706.70 | \$29,562.70 |

East

| Activity | Draft DC charge (GST exclusive) | Draft DC charge (GST inclusive) |
|--------------------------|------------------------------------|------------------------------------|
| Community infrastructure | \$3,028.85 | \$3,483.18 |
| Regional parks | \$121.50 | \$139.73 |
| Garden & heritage parks | \$275.92 | \$317.31 |
| Sports parks | \$928.02 | \$1,067.22 |
| Neighbourhood parks | \$556.81 | \$640.33 |
| Water supply | \$3,760.13 | \$4,324.15 |

| | | |
|---------------------------------|--------------------|--------------------|
| Wastewater collection | \$4,536.81 | \$5,217.33 |
| Wastewater treatment & disposal | \$2,014.56 | \$2,316.74 |
| Stormwater & flood protection | \$5,840.90 | \$6,717.03 |
| Road network | \$1,905.74 | \$2,191.60 |
| Active travel | \$1,588.65 | \$1,826.95 |
| Public transport | \$897.12 | \$1,031.68 |
| Total per HUE charge | \$25,455.01 | \$29,273.25 |

South

| Activity | Draft DC charge (GST exclusive) | Draft DC charge (GST inclusive) |
|---------------------------------|------------------------------------|------------------------------------|
| Community infrastructure | \$3,028.85 | \$3,483.18 |
| Regional parks | \$121.50 | \$139.73 |
| Garden & heritage parks | \$275.92 | \$317.31 |
| Sports parks | \$928.02 | \$1,067.22 |
| Neighbourhood parks | \$656.67 | \$755.17 |
| Water supply | \$3,760.13 | \$4,324.15 |
| Wastewater collection | \$4,536.81 | \$5,217.33 |
| Wastewater treatment & disposal | \$2,014.56 | \$2,316.74 |
| Stormwater & flood protection | \$5,840.90 | \$6,717.03 |
| Road network | \$4,204.02 | \$4,834.62 |
| Active travel | \$1,588.65 | \$1,826.95 |
| Public transport | \$897.12 | \$1,031.68 |
| Total per HUE charge | \$27,853.15 | \$32,031.11 |

West

| Activity | Draft DC charge (GST exclusive) | Draft DC charge (GST inclusive) |
|---------------------------------|------------------------------------|------------------------------------|
| Community infrastructure | \$3,028.85 | \$3,483.18 |
| Regional parks | \$121.50 | \$139.73 |
| Garden & heritage parks | \$275.92 | \$317.31 |
| Sports parks | \$928.02 | \$1,067.22 |
| Neighbourhood parks | \$5,067.73 | \$5,827.89 |
| Water supply | \$3,760.13 | \$4,324.15 |
| Wastewater collection | \$4,536.81 | \$5,217.33 |
| Wastewater treatment & disposal | \$2,014.56 | \$2,316.74 |
| Stormwater & flood protection | \$5,840.90 | \$6,717.03 |
| Road network | \$4,288.11 | \$4,931.33 |
| Active travel | \$1,588.65 | \$1,826.95 |
| Public transport | \$897.12 | \$1,031.68 |
| Total per HUE charge | \$32,348.30 | \$37,200.54 |

North

| Activity | Draft DC charge (GST exclusive) | Draft DC charge (GST inclusive) |
|--------------------------|------------------------------------|------------------------------------|
| Community infrastructure | \$3,028.85 | \$3,483.18 |
| Regional parks | \$121.50 | \$139.73 |
| Garden & heritage parks | \$275.92 | \$317.31 |
| Sports parks | \$928.02 | \$1,067.22 |
| Neighbourhood parks | \$5,718.56 | \$6,576.35 |
| Water supply | \$3,760.13 | \$4,324.15 |
| Wastewater collection | \$4,536.81 | \$5,217.33 |

| | | |
|---------------------------------|--------------------|--------------------|
| Wastewater treatment & disposal | \$2,014.56 | \$2,316.74 |
| Stormwater & flood protection | \$5,840.90 | \$6,717.03 |
| Road network | \$3,607.87 | \$4,149.05 |
| Active travel | \$1,588.65 | \$1,826.95 |
| Public transport | \$897.12 | \$1,031.68 |
| Total per HUE charge | \$32,318.89 | \$37,166.72 |

Banks Peninsula

| Activity | Draft DC charge (GST exclusive) | Draft DC charge (GST inclusive) |
|---------------------------------|------------------------------------|------------------------------------|
| Community infrastructure | \$3,028.85 | \$3,483.18 |
| Regional parks | \$121.50 | \$139.73 |
| Garden & heritage parks | \$275.92 | \$317.31 |
| Sports parks | \$928.02 | \$1,067.22 |
| Neighbourhood parks | \$570.80 | \$656.42 |
| Water supply | \$13,883.96 | \$15,966.55 |
| Wastewater collection | \$0.00 | \$0.00 |
| Wastewater treatment & disposal | \$0.00 | \$0.00 |
| Stormwater & flood protection | \$695.86 | \$800.24 |
| Road network | \$1,047.83 | \$1,205.01 |
| Active travel | \$0.00 | \$0.00 |
| Public transport | \$0.00 | \$0.00 |
| Total per HUE charge | \$20,552.74 | \$23,635.66 |

Akaroa Harbour

| Activity | Draft DC charge (GST exclusive) | Draft DC charge (GST inclusive) |
|---------------------------------|------------------------------------|------------------------------------|
| Community infrastructure | \$3,028.85 | \$3,483.18 |
| Regional parks | \$121.50 | \$139.73 |
| Garden & heritage parks | \$275.92 | \$317.31 |
| Sports parks | \$928.02 | \$1,067.22 |
| Neighbourhood parks | \$570.80 | \$656.42 |
| Water supply | \$13,883.96 | \$15,966.55 |
| Wastewater collection | \$176.52 | \$203.00 |
| Wastewater treatment & disposal | \$17,604.26 | \$20,244.90 |
| Stormwater & flood protection | \$695.86 | \$800.24 |
| Road network | \$1,047.83 | \$1,205.01 |
| Active travel | \$0.00 | \$0.00 |
| Public transport | \$0.00 | \$0.00 |
| Total per HUE charge | \$38,333.52 | \$44,083.56 |

2016, 2021 and 2024 development contribution charges

The following proposed charges are for 1 Household Unit Equivalent (HUE) in various parts of the district.

Charges vary by catchment combination and the charges below are indicative of the named suburb only.

All charges include GST

Christchurch Central (Central catchment)

| Activity | 2016 charge | 2021 charge | Proposed charge |
|---------------------------------|-------------|-------------|-----------------|
| Regional parks | \$2,695.60 | \$ 116.23 | \$139.73 |
| Garden & heritage parks | \$161.00 | \$ 161.42 | \$317.31 |
| Sports parks | \$2,530.00 | \$ 387.75 | \$1,067.22 |
| Neighbourhood parks | \$1,775.60 | \$ 136.87 | \$634.66 |
| Water supply | \$2,395.45 | \$1,340.85 | \$4,324.15 |
| Wastewater collection | \$6,349.15 | \$ 300.85 | \$5,217.33 |
| Wastewater treatment & disposal | \$2,904.90 | \$1,075.65 | \$2,316.74 |
| Stormwater & flood protection | \$798.10 | \$954.01 | \$6,717.03 |
| Road network | \$907.35 | \$1,131.61 | \$2,486.72 |

| | | | |
|--------------------------|--------------------|--------------------|--------------------|
| Active travel | \$425.50 | \$ 979.46 | \$1,826.95 |
| Public transport | \$717.60 | \$ 553.63 | \$1,031.68 |
| Community infrastructure | Nil | \$ 988.43 | \$3,483.18 |
| Total | \$21,660.25 | \$ 8,126.76 | \$29,562.70 |

Papanui (Central catchment)

| Activity | 2016 charge | 2021 charge | Proposed charge |
|---------------------------------|--------------------|---------------------|--------------------|
| Regional parks | \$2,695.60 | \$ 116.23 | \$139.73 |
| Garden & heritage parks | \$161.00 | \$ 161.42 | \$317.31 |
| Sports parks | \$2,530.00 | \$ 387.75 | \$1,067.22 |
| Neighbourhood parks | \$1,775.60 | \$ 615.65 | \$634.66 |
| Water supply | \$2,395.45 | \$2,309.32 | \$4,324.15 |
| Wastewater collection | \$6,349.15 | \$2,141.35 | \$5,217.33 |
| Wastewater treatment & disposal | \$2,904.90 | \$1,075.65 | \$2,316.74 |
| Stormwater & flood protection | \$798.10 | \$ 954.01 | \$6,717.03 |
| Road network | \$975.20 | \$1,090.87 | \$2,486.72 |
| Active travel | \$425.50 | \$ 979.46 | \$1,826.95 |
| Public transport | \$717.60 | \$ 553.63 | \$1,031.68 |
| Community infrastructure | Nil | \$ 988.43 | \$3,483.18 |
| Total | \$21,728.10 | \$ 11,373.77 | \$29,562.70 |

Linwood (East catchment)

| Activity | 2016 charge | 2021 charge | Proposed charge |
|---------------------------------|--------------------|--------------------|--------------------|
| Regional parks | \$2,695.60 | \$ 116.23 | \$139.73 |
| Garden & heritage parks | \$161.00 | \$ 161.42 | \$317.31 |
| Sports parks | \$2,530.00 | \$ 387.75 | \$1,067.22 |
| Neighbourhood parks | \$2,837.05 | \$ 80.07 | \$640.33 |
| Water supply | \$2,395.45 | \$1,340.85 | \$4,324.15 |
| Wastewater collection | \$6,349.15 | \$300.85 | \$5,217.33 |
| Wastewater treatment & disposal | \$2,904.90 | \$1,075.65 | \$2,316.74 |
| Stormwater & flood protection | \$724.50 | \$752.74 | \$6,717.03 |
| Road network | \$932.65 | \$1,136.95 | \$2,191.60 |
| Active travel | \$425.50 | \$979.46 | \$1,826.95 |
| Public transport | \$717.60 | \$553.63 | \$1,031.68 |
| Community infrastructure | Nil | 988.43 | \$3,483.18 |
| Total | \$22,673.40 | \$ 7,874.03 | \$29,273.25 |

Burwood (East catchment)

| Activity | 2016 charge | 2021 charge | Proposed charge |
|---------------------------------|-------------|-------------|-----------------|
| Regional parks | \$2,695.60 | \$ 116.23 | \$139.73 |
| Garden & heritage parks | \$161.00 | \$ 161.42 | \$317.31 |
| Sports parks | \$2,530.00 | \$ 387.75 | \$1,067.22 |
| Neighbourhood parks | \$9,535.80 | \$ 543.60 | \$640.33 |
| Water supply | \$2,395.45 | \$5,469.06 | \$4,324.15 |
| Wastewater collection | \$6,349.15 | \$4,698.53 | \$5,217.33 |
| Wastewater treatment & disposal | \$2,904.90 | \$1,075.65 | \$2,316.74 |
| Stormwater & flood protection | \$1,236.25 | \$ 954.01 | \$6,717.03 |
| Road network | \$3,315.45 | \$3,863.84 | \$2,191.60 |
| Active travel | \$425.50 | \$979.46 | \$1,826.95 |
| Public transport | \$717.60 | \$553.63 | \$1,031.68 |
| Community infrastructure | Nil | \$988.43 | \$3,483.18 |



| | | | |
|--------------|--------------------|---------------------|--------------------|
| | | | |
| Total | \$32,266.70 | \$ 19,791.61 | \$29,273.25 |

Spreydon (South catchment)

| Activity | 2016 charge | 2021 charge | Proposed charge |
|---------------------------------|--------------------|---------------------|--------------------|
| Regional parks | \$2,695.60 | \$ 116.23 | \$139.73 |
| Garden & heritage parks | \$161.00 | \$ 161.42 | \$317.31 |
| Sports parks | \$2,530.00 | \$ 387.75 | \$1,067.22 |
| Neighbourhood parks | \$1,775.60 | \$ 615.65 | \$755.17 |
| Water supply | \$2,395.45 | \$ 797.13 | \$4,324.15 |
| Wastewater collection | \$6,349.15 | \$1,225.93 | \$5,217.33 |
| Wastewater treatment & disposal | \$2,904.90 | \$1,075.65 | \$2,316.74 |
| Stormwater & flood protection | \$1,981.45 | \$4,709.89 | \$6,717.03 |
| Road network | \$975.20 | \$1,090.87 | \$4,834.62 |
| Active travel | \$425.50 | \$ 979.46 | \$1,826.95 |
| Public transport | \$717.60 | \$ 553.63 | \$1,031.68 |
| Community infrastructure | Nil | \$ 988.43 | \$3,483.18 |
| | | | |
| Total | \$22,911.45 | \$ 12,702.04 | \$32,031.11 |

Hornby (West Catchment)

| Activity | 2016 charge | 2021 charge | Proposed charge |
|---------------------------------|--------------------|--------------------|--------------------|
| Regional parks | \$2,695.60 | \$ 116.23 | \$139.73 |
| Garden & heritage parks | \$161.00 | \$ 161.42 | \$317.31 |
| Sports parks | \$2,530.00 | \$ 387.75 | \$1,067.22 |
| Neighbourhood parks | \$1,775.60 | \$ 615.65 | \$5,827.89 |
| Water supply | \$2,395.45 | \$1,849.24 | \$4,324.15 |
| Wastewater collection | \$6,349.15 | \$3,332.19 | \$5,217.33 |
| Wastewater treatment & disposal | \$2,904.90 | \$1,075.65 | \$2,316.74 |
| Stormwater & flood protection | \$5,436.05 | \$15,489.90 | \$6,717.03 |
| Road network | \$975.20 | \$1,090.87 | \$4,931.33 |
| Active travel | \$425.50 | \$ 979.46 | \$1,826.95 |
| Public transport | \$717.60 | \$ 553.63 | \$1,031.68 |
| Community infrastructure | Nil | \$ 988.43 | \$3,483.18 |
| | | | |
| Total | \$26,366.05 | \$26,640.42 | \$37,200.54 |

Halswell (West catchment)

| Activity | 2016 charge | 2021 charge | Proposed charge |
|---------------------------------|--------------------|---------------------|--------------------|
| Regional parks | \$2,695.60 | \$ 116.23 | \$139.73 |
| Garden & heritage parks | \$161.00 | \$ 161.42 | \$317.31 |
| Sports parks | \$2,530.00 | \$ 387.75 | \$1,067.22 |
| Neighbourhood parks | \$9,535.80 | \$ 543.60 | \$5,827.89 |
| Water supply | \$2,395.45 | \$ 1,849.24 | \$4,324.15 |
| Wastewater collection | \$6,349.15 | \$ 8,038.26 | \$5,217.33 |
| Wastewater treatment & disposal | \$2,904.90 | \$ 1,075.65 | \$2,316.74 |
| Stormwater & flood protection | \$5,436.05 | \$15,489.90 | \$6,717.03 |
| Road network | \$3,315.45 | \$ 3,863.84 | \$4,931.33 |
| Active travel | \$425.50 | \$ 979.46 | \$1,826.95 |
| Public transport | \$717.60 | \$ 553.63 | \$1,031.68 |
| Community infrastructure | Nil | \$ 988.43 | \$3,483.18 |
| | | | |
| Total | \$36,466.50 | \$ 34,047.41 | \$37,200.54 |



Belfast (North catchment)

| Activity | 2016 charge | 2021 charge | Proposed charge |
|---------------------------------|--------------------|---------------------|--------------------|
| Regional parks | \$2,695.60 | \$ 116.23 | \$139.73 |
| Garden & heritage parks | \$161.00 | \$ 161.42 | \$317.31 |
| Sports parks | \$2,530.00 | \$ 387.75 | \$1,067.22 |
| Neighbourhood parks | \$9,535.80 | \$ 543.60 | \$6,576.35 |
| Water supply | \$2,395.45 | \$ 2,309.32 | \$4,324.15 |
| Wastewater collection | \$6,349.15 | \$ 4,698.53 | \$5,217.33 |
| Wastewater treatment & disposal | \$2,904.90 | \$ 1,075.65 | \$2,316.74 |
| Stormwater & flood protection | \$8,139.70 | \$ 13,475.61 | \$6,717.03 |
| Road network | \$3,315.45 | \$ 3,863.84 | \$4,149.05 |
| Active travel | \$425.50 | \$ 979.46 | \$1,826.95 |
| Public transport | \$717.60 | \$ 553.63 | \$1,031.68 |
| Community infrastructure | Nil | \$ 988.43 | \$3,483.18 |
| | | | |
| Total | \$39,170.15 | \$ 29,153.47 | \$37,166.72 |

Diamond Harbour (Banks Peninsula catchment)

| Activity | 2016 charge | 2021 charge | Proposed charge |
|---------------------------------|--------------------|---------------------|--------------------|
| Regional parks | \$2,695.60 | \$ 116.23 | \$139.73 |
| Garden & heritage parks | \$161.00 | \$ 161.42 | \$317.31 |
| Sports parks | \$2,530.00 | \$ 387.75 | \$1,067.22 |
| Neighbourhood parks | \$1,775.60 | \$ 157.04 | \$656.42 |
| Water supply | \$2,395.45 | \$ 5,900.52 | \$15,966.55 |
| Wastewater collection | \$6,349.15 | \$ 6,929.04 | Nil |
| Wastewater treatment & disposal | \$2,904.90 | \$ 1,075.65 | Nil |
| Stormwater & flood protection | \$724.50 | \$ 752.22 | \$800.24 |
| Road network | \$907.35 | \$ 1,191.26 | \$1,205.01 |
| Active travel | Nil | Nil | Nil |
| Public transport | Nil | Nil | Nil |
| Community infrastructure | Nil | \$ 988.43 | \$3,483.18 |
| | | | |
| Total | \$20,443.55 | \$ 17,659.56 | \$23,635.66 |

Akaroa (Akaroa Harbour/Banks Peninsula catchment)

| Activity | 2016 charge | 2021 charge | Proposed charge |
|---------------------------------|--------------------|---------------------|--------------------|
| Regional parks | \$2,695.60 | \$ 116.23 | \$139.73 |
| Garden & heritage parks | \$161.00 | \$ 161.42 | \$317.31 |
| Sports parks | \$2,530.00 | \$ 387.75 | \$1,067.22 |
| Neighbourhood parks | \$1,775.60 | \$ 157.04 | \$656.42 |
| Water supply | \$2,395.45 | \$ 12,624.07 | \$15,966.55 |
| Wastewater collection | \$6,349.15 | \$ 48,365.73 | \$203.00 |
| Wastewater treatment & disposal | \$2,904.90 | \$ 2,421.30 | \$20,244.90 |
| Stormwater & flood protection | \$724.50 | \$ 2,348.41 | \$800.24 |
| Road network | \$907.35 | \$ 619.35 | \$1,205.01 |
| Active travel | Nil | Nil | Nil |
| Public transport | Nil | Nil | Nil |
| Community infrastructure | Nil | \$ 988.43 | \$3,483.18 |
| | | | |
| Total | \$20,443.55 | \$ 68,189.73 | \$44,083.56 |

7. Ōtākaro Avon River Corridor Proposed Governance Model

Reference Te Tohutoro: 24/2158930

Responsible Officer(s) Te Andrew Rutledge, General Manager Citizens and Community

Pou Matua: Brent Smith, General Manager City Infrastructure

Accountable ELT
Member Pouwhakarae: Andrew Rutledge, Acting General Manager Citizens and Community

1. Purpose and Origin of the Report Te Pūtake Pūrongo

- 1.1 The purpose of this report is for the Council to consider options and agree on a preferred partnership structure with mana whenua for the governance of the Ōtākaro Avon River Corridor (OARC).
- 1.2 In 2022 the Council set up the Establishment Committee as an interim co-governance entity to evaluate options for the governance of the OARC. This report proposes the Establishment Committee's preferred option.

2. Officer Recommendations Ngā Tūtohu

That the Council:

1. Receives the information in the Ōtākaro Avon River Corridor Proposed Governance Model Report.
2. Notes that the decision in this report is assessed as high significance based on the Christchurch City Council's Significance and Engagement Policy.
3. Adopts the Ōtākaro Avon River Corridor Assessment Framework (Attachment A to this report) as the guiding principles for decision making in relation to the Ōtākaro Avon River Corridor.
4. Agrees to the Ōtākaro Avon River Corridor Establishment Committee's proposed option to establish a partnership structure for the governance of the Ōtākaro Avon River Corridor in the form of:
 - a. Phase 1: an interim Committee of Council, consisting of up to three representatives appointed by Ngāi Tūāhuriri, representing the rūnanga and the Ihutai MR900 Trust and up to three Council representatives, including the Mayor and Deputy Mayor and one of the councillors who represents the Ōtākaro Avon River Corridor local communities, noting that the number of appointees from Council and Ngāi Tūāhuriri will be equal in number.
 - b. Phase 2: a charitable trust for the longer-term governance, if the Council resolves to do so after appropriate steps have been taken, including formal public consultation proposing to establish a new Council-controlled organisation in the form of a charitable trust.
5. Notes that staff will bring a report to the Council in early-2025 to adopt the Terms of Reference for the interim Committee.
6. Formally thanks the Co-Chairs Dr Te Maire Tau and Lianne Dalziel and all members of the Ōtākaro Avon River Corridor Establishment Committee for their work and agrees to disestablish the Ōtākaro Avon River Corridor Establishment Committee.

3. Executive Summary Te Whakarāpopoto Matua

- 3.1 The September 2010 and February 2011 earthquakes severely affected the Ōtākaro Avon River and surrounding area, with the Government classifying the 602 hectares as a residential red zone. A [Regeneration Plan](#) was developed following extensive community and stakeholder engagement. The Green Spine will follow the Ōtākaro Avon River and feature swathes of restored native habitat, trails, paths, footbridges, community spaces and local information about the area, and flood protection. The Council intends to deliver the Regeneration Plan in partnership with Ngāi Tūāhuriri as mana whenua.
- 3.2 The Global Settlement Agreement, signed by the Crown and the Council in 2019, outlined a process of transition planning for governance arrangements. The Agreement noted that the Council could establish a permanent community co-governance entity for the OARC should it choose to do so.
- 3.3 The Council set up an Establishment Committee in 2022 to:
 - 3.3.1 provide strategic direction, leadership and decision-making to ensure the OARC and the Ōtākaro Avon River are developed, managed and maintained to provide the optimal ecological, cultural, social and economic benefits;
 - 3.3.2 provide advice on the development of the enduring co-governance entity/framework for the OARC.
- 3.4 The Establishment Committee endorsed an Assessment Framework (**Attachment A**) for all projects and proposals to be evaluated against. The Assessment Framework aligns with the principles and objectives of the Regeneration Plan. This report proposes that the Council formally adopts the Framework.
- 3.5 After consideration of many options, the Establishment Committee proposes that a suitable arrangement to support a partnership approach to governance of the OARC is via a charitable trust. This would require a two-stage approach:
 - **Phase 1:** establishment of a Committee of Council as an interim decision-making body, followed by
 - **Phase 2:** establishment of a charitable trust
- 3.6 The Council must undertake formal consultation to establish a charitable trust (as a Council-controlled organisation), which may be undertaken as part of a long-term plan. Council staff recommend this occurs as part of a future Long-Term Plan or Annual Plan process. As this process will need to align with the Council's formal planning cycles, the Establishment Committee propose that Phase 1 is an interim Committee to govern the OARC.

4. Background/Context Te Horopaki

- 4.1 The Ōtākaro Avon River and surrounding area have a long and vibrant cultural history. Ngāi Tahu – and Ngāti Māmoe and Waitaha before them – had permanent and temporary kainga and pa in the greater Christchurch area.
- 4.2 The current area of the OARC once constituted a small area of an extensive braid-delta system, made up of interconnected networks of forest groves, abundant wetlands, rivers and streams, spring-fed coastal lagoons and estuaries, that stretched from Kaiapoi in the north to Taumutu in the south. The Ōtākaro Avon River and Ihutai/Avon Heathcote Estuary are of vital importance to mana whenua, who prized the abundant food and natural resources that could be harvested from the area. Dotted throughout the delta and OARC were nohoanga, or temporary settlements, which provided seasonal bases for foraging, fishing and hunting.

- 4.3 The braid-delta system, including the OARC, was almost entirely drained and modified for farming and urban development, resulting in the significant loss of mahinga kai. In the 19th and early 20th centuries, the Ōtākaro Avon River was often used for recreation and boating, with trout fishing being a popular past-time until fish numbers dwindled due to a decline in their food source and water quality from stormwater and wastewater entering the catchment.
- 4.4 The September 2020 and February 2011 earthquakes severely affected the area, with the Government classifying the 602 hectares as 'residential red zone'. The land in the OARC subsided, significantly increasing flood risk. Regenerating the OARC and restoring the delta is a once-in-a-lifetime opportunity to create a legacy that benefits present and future generations.

Global Settlement Agreement

- 4.5 The Global Settlement Agreement, signed by the Crown and the Council on 23 September 2019, outlined a process of transition planning for governance arrangements for the former residential red zone, including what is now referred to as the OARC. The Global Settlement Agreement reflects the emphasis on community participation in governance:

The parties agree that a phased approach will be taken to increasing community involvement in land use governance that reflects the current and proposed future residential red zone land ownership as follows:

i. Phase 1: The Council and LINZ will establish a consultative group comprising stakeholders and community representatives to advise the Council and LINZ on transitional land use while land ownership remains with the Crown...¹

ii. Phase 2: A community governance group/entity, with delegated decision-making powers, could be established once the Council owns all or a sufficiently substantive amount of residential red zone land.²

In Phase 2, the Council will assume decision-making powers in stages, as parcels of land are transferred from LINZ, The Council proposes establishing a community co- governance entity with the appropriate decision-making power to make decisions on the Council's behalf.

The Council will be responsible for all costs associated with the establishment and operation of the community governance entity (Phase 2).

- 4.6 In determining governance principles and processes, the Council agreed to take into account the principles of Te Tiriti o Waitangi, including the principles of partnership, rangatiratanga, active participation in decision-making, and active protection.

Ōtākaro Avon River Corridor Regeneration Plan

- 4.7 Between 2017 and 2019, Regenerate Christchurch, the Crown-and-Council-funded planning organisation, commissioned a significant number of reports and assessments and undertook extensive community and stakeholder engagement to develop a [Regeneration Plan](#). This plan was approved by the Minister for Greater Christchurch Regeneration in late-2019. Continuing to work closely with the community is a high priority for the development of the OARC to create a legacy asset for both the city and New Zealand.
- 4.8 The Regeneration Plan acknowledged Ngāi Tūāhuriri and the Ihutai Ahu Whenua Trust collectively represent mana whenua and have property rights and interests that are

¹ The Council and LINZ established a consultative group, Te Tira Kāhikuhiku, comprising 13 representatives and independent members, comprising elected representatives from Community Boards, representatives from Ngāi Tūāhuriri and Ngāti Wheke, and five community members.

² The last transfer of OARC land occurred in June 2023.

established by the Ngāi Tahu Claims Settlement Act 1998. The Council is working on the delivery of the Regeneration Plan in partnership with Ngāi Tūāhuriri as mana whenua, through Whitiora Centre Limited.

- 4.9 Given the scale of the regeneration area, this is an inter-generational commitment. At 11km long, the Green Spine will follow the Ōtākaro Avon River and feature swathes of restored native habitat, trails, paths, footbridges, community spaces and local information about the area, and flood protection. Delivery of the vision and objectives of the Regeneration Plan is underway. Examples include:

Regenerating Nature

- Installation of approximately 200,000 eco-sourced native plants, in collaboration with the community, increasing by about 50,000 each year.
- Naturalisation of approximately 50 hectares of wetland areas, particularly within the Waikakariki sector.
- Construction underway to remove the Hockey Lane culvert at Porritt Park, a major choke point on the river.

Connecting and Involving Communities

- Worked with major community leaseholders to support and expand the Climate Action Campus on the old Avonside Girls' High School site, as well as the Richmond Community Garden near Avebury House.
- Processed dozens of more minor community leases, currently with around 30 active leases in the OARC.
- Actively run approximately 50 community activity days each year, across planting, maintenance, trapping and citizen science aspects, adding to those run by the major leaseholders above and other community groups.

A Destination for All

- Completion of three walking and cycling bridges, at Medway Street, Snell Place and Avondale Road.
- Completion of the first riverside landing, at Dallington Loop.
- Construction underway on the City to Sea Pathway.

Living with Water

- Construction underway on a wetland restoration of Avon Park, along improved recreational assets and the long-term stopbanks in that area.
- Construction of long-term stopbank completed, between Waitaki Street and SH74, with consent received for the first of the tidal 'back wetlands' in this area.

Living Laboratory

- Worked with the Ngāi Tahu Research Centre, local universities and other partners to explore innovative ways to reduce costs, cut emissions and sequester carbon in ways that could scale to other parts of the Council's work programme.

Collaborative governance entity

- 4.10 In 2019 a symposium was held which looked at governance models for community assets and/or natural resources. Successful models shared similar characteristics, including a clear vision, co-governance with mana whenua, members with a diverse range of skills and experience, a balance between broader environmental and social goals, and innovative funding approaches.
- 4.11 On 12 November 2020 the Council agreed that a process would commence to implement the decision taken under the Global Settlement Agreement to establish a permanent community co-governance entity for the OARC. It also agreed that Ngāi Tūāhuriri would be invited to partner with the Council to investigate and develop options for the co-governance entity.
- 4.12 On 21 March 2021 Dr Te Maire Tau provided a memo to then-Mayor Lianne Dalziel on *Moving forward on the Ōtākaro Avon River Corridor: Principles for progress* (**Attachment B**). This memo proposed principles for governance and ownership: community benefit; clear and enduring objectives, priorities and principles; genuine integration between the land and the river; meaningful co-governance with mana whenua; accountability; and self-funding.
- 4.13 On 22 June 2021 Christopher Finlayson KC provided advice on potential co-governance options (**Attachment C**). These options are further discussed below in the Options section of this report and **Attachment D** and form the basis of the decisions in this report.
- 4.14 On 9 December 2021, the Council reconfirmed its intent to establish a co-governance entity to govern the OARC. At that meeting, the Council was provided with advice on co-governance arrangements involving local iwi and hapū in the administration of significant natural resources in conjunction with local government and other community groups, including the memo in Attachment B. It was suggested that an entity be established for up to two years, while the legal co-governance arrangements are formed. The establishment entity would be responsible for advising on the longer-term structure, roles and relationship as well as providing day-to-day governance of the OARC.
- 4.15 On 7 April 2022 the Council resolved to appoint the Ōtākaro Avon River Corridor Co-governance Establishment Committee (the Establishment Committee) as a Committee of Council and adopted the Committee's Terms of Reference. The purpose of the Establishment Committee is to:
 - 4.15.1 provide strategic direction, leadership and decision-making to ensure the OARC and the Ōtākaro Avon River are developed, managed and maintained to provide the optimal ecological, cultural, social and economic benefits
 - 4.15.2 provide advice on the development of the enduring co-governance entity/framework for the OARC.
- 4.16 On 12 December 2022 the Establishment Committee received a report explaining the way in which delegations and sub-delegations apply and operate in relation to the OARC, subject to the Council's Delegations Policy.
- 4.17 On 21 August 2023 the Establishment Committee endorsed an Assessment Framework (**Attachment A**) for all projects and proposals to be evaluated against. The Assessment Framework aligns with the principles and objectives of the Regeneration Plan. It sets expectations for all projects in the OARC to protect lives and property, while facilitating restoration of the river delta. This report proposes that the Council formally adopts the Framework.

- 4.18 On 12 February 2024, at a workshop, the Establishment Committee again considered options for the governance of the OARC. Another workshop was held on 25 March 2024 to discuss the options in depth, with a specific focus on a Charitable Trust.

Co-design and development partnership

- 4.19 A co-design partnership for the development of the OARC is key to ensuring the rūnanga has the ability to exercise their rangatiratanga. The agreed outcome is for appropriate restoration of the wetlands and delta environment.
- 4.20 This co-design partnership will be facilitated through two channels: the first is our existing working relationship with Whitiora Centre Limited; and the second is to work with the University of Canterbury Ngāi Tahu Research Centre. This will enable a cultural and science-based approach for the restoration of the wetlands and delta. Having the technical expertise of the Ngāi Tahu Research Centre will support the Council and Ngāi Tūāhuriri (through Whitiora Centre Limited) to co-design projects to achieve the best outcomes for the regeneration of the OARC. The interim Committee can consider ways to formalise this approach.

Establishment Committee's proposal for the OARC governance entity

- 4.21 The Establishment Committee's key objective for the OARC is for it to have an appropriate collaborative governance structure to make decisions relating to the OARC on behalf of the Council and community. It proposes that the purpose of such a governance entity would be to undertake actions and initiatives to protect and secure the environmental integrity, mahinga kai and awa of the OARC within the scope of the functions that the Council decides to transfer to it.
- 4.22 The Establishment Committee proposes that the most suitable arrangement to enable co-design and a partnership approach to governance of the OARC is to implement a two-phased approach:
- **Phase 1:** an interim Committee of Council
 - **Phase 2:** establish a charitable trust³.
- 4.23 The membership for the interim Committee is proposed to comprise of up to six members:
- up to three rūnanga representatives, including one representative of the Ihutai MR900 Trust;
 - up to three Council elected members, including the Mayor and Deputy Mayor and a councillor representing the local communities.
- 4.24 The mechanism for setting up a charitable trust will be to form a Council-controlled organisation (CCO). Under section 56 of the LGA, the Council must undertake consultation, which may be undertaken as part of another proposal or long-term plan. Council staff recommend this occurs as part of a future Long-Term Plan or Annual Plan process. As this process will take some time, the Establishment Committee propose that Phase 1 is an interim Committee to govern the OARC.

Options Considered Ngā Kōwhiringa Whaiwhakaaro

- 4.25 The Establishment Committee workshopped potential options for the enduring collaborative governing entity on 21 August 2023, 20 November 2023 and 12 February 2024 and received further clarification and advice on the options at a workshop on 25 March 2024. These options are summarised in **Attachment D**, and included:

³ A trust has a maximum life of 125 years - Section 16 of the Trustees Act 2019

- a memorandum of understanding
 - a Committee of Council
 - a new governance entity such as a trust
 - company or partnership
 - a Local Act of Parliament, and
 - creating a legal personality for the OARC.
- 4.26 The following reasonably practicable options were considered and are assessed in this report:
- 4.26.1 **Establish a Charitable Trust, with an interim Committee of Council to govern the OARC (two-phase process)**
- 4.26.2 **Committee of Council to govern the OARC (do not implement Phase 2 of Option 1):**
- 4.27 The following options were considered but ruled out:
- 4.27.1 **Retain the Establishment Committee** – the Establishment Committee was only intended as an interim committee. Its role includes considering and making recommendations on an enduring collaborative governance entity for the OARC.
- 4.27.2 **Alternative structures of a co-governance entity** – the Establishment has workshopped a number of options for the structure of a co-governance entity - see **Attachment D** for a summary. All of the options on the spectrum bring different advantages and disadvantages in the context of the OARC. Unlike some of the alternative options, a charitable trust structure is expressly for purposes that are exclusively or principally charitable in nature.
- 4.27.3 **Do not have a specific governing body for the OARC** – All decisions about the OARC would be made by the Council. This option is not preferred by the Establishment Committee as regenerating the OARC and restoring the delta is a once-in-a-lifetime opportunity to create a legacy for future generations. A partnership governance arrangement and, in particular a standalone entity, would have more autonomy over the decisions and to be able to undertake activities such as fundraising to benefit the regeneration of the OARC.

Options Descriptions Ngā Kōwhiringa

- 4.28 **Preferred Option: Establish a Charitable Trust, with an interim Committee of Council to govern the OARC (two-phase process)**
- 4.28.1 **Option Description:** Under this option the governance structure for the OARC would be required to be implemented in as a two-phase process:
- **Phase 1:** an interim Committee of Council
 - **Phase 2:** establish a Charitable Trust for the longer-term governance of the OARC.
- 4.28.2 **Option Advantages**
- Phase 1 will have all the advantages of Option 2 below.
 - Phase 2 will establish an entity that is able to fundraise independently of Council, potentially opening up a wider range of funding sources.
 - Phase 2 also has procedural and legal advantages, as covered in **Attachment D**, including a trust deed which can be reasonably flexible.
- 4.28.3 **Option Disadvantages**

- Ratepayers will need to fund the additional costs to set up and resource the proposed charitable trust for it to operate independently.

4.29 **Option 2 - Committee of Council to govern the OARC (do not implement Phase 2 of Option 1)**

4.29.1 **Option Description:** Under this option, a Committee of Council would be established to govern the OARC.

4.29.2 **Option Advantages**

- Te Rūnanga o Ngāi Tūāhuriri, the Council and the community will have appropriate representation on the Committee.
- Focused on its role to govern the OARC, and small membership - providing ease of decision-making.
- Can have delegation from the Council to make specified decisions on behalf of the Council.
- Serviced and supported by Council staff in usual way, using existing resources.

4.29.3 **Option Disadvantages**

- May not be perceived as a true collaborative entity.

Analysis Criteria Ngā Paearu Wetekina

4.30 In June 2021 the Establishment Committee received advice from Christopher Finlayson KC on potential co-governance options (**Attachment C**). He proposed that an option that sits in the middle of the spectrum of co-governance agreements would be most appropriate for an urban waterway such as the OARC. The form of which could be established as an independent entity. The interconnections between the river, the land and the estuary make the OARC unique. In the future, the Council could consider the co-governance entity governing the wider area including Te Ihutai together with the OARC.

4.31 For all options, some decision-making will need to be retained by the Council regardless of a separate entity, e.g. RMA powers and three waters and transport infrastructure. The land will remain owned by the Council.

4.32 Working closely with the University of Canterbury Ngāi Tahu Research Centre at a project level will ensure that there is a sound basis of science backed evidence that will support the governing body to make decisions.

4.33 An incorporated charitable trust would have more independence and autonomy than a Council committee. Unlike a Council committee, a charitable trust is not a subordinate decision-making body. Its officers and trustees are under a duty to pursue the charitable objects and otherwise act in good faith and for a proper purpose. This contrasts with the position for Council committees set out in clause 30(3) of Schedule 7 of the LGA which provides that:

A committee or other subordinate decision-making body is subject in all things to the control of the local authority and must carry out all general and special directions of the local authority given in relation to the committee or other body or the affairs of the committee or other body.

4.34 The Council would need to consider the timing for consultation that must be undertaken to establish a CCO. Staff recommend that this follows a LTP or Annual Process to avoid additional costs to consult separately.

4.35 The government has set a new policy framework for three waters, 'Local Water Done Water'. The Council has yet to decide and consult on its preferred delivery option and any

implications that may have on decision-making for the OARC. This will need to be considered in the OARC context at an appropriate time.

5. Financial Implications Ngā Hiraunga Rauemi

Capex/Opex Ngā Utu Whakahaere

| | Option 1 | Option 2 |
|---------------------------|---|----------------------------|
| Cost to Implement | Funded by existing budgets | Funded by existing budgets |
| Maintenance/Ongoing Costs | \$200,000 per annum OPEX (*amount does not include any remuneration for trustees, which would be an additional cost) | Funded by existing budgets |
| Funding Source | Approved rates-funding grant | Rates-funded |
| Funding Availability | Requires consultation | Funded by existing budgets |
| Impact on Rates | 0.025% | Nil |

- 5.1 There are costs in setting up a charitable trust. The setup costs would need to be funded by the Council. However, funding the activity of the trust would require community consultation and changes to the Council's Long-Term Plan. The LGA requires trusts to provide three years of financial forecasts in the Statement of Intent and performance reporting at half year and full year (and for Q1 and Q3 if the Council requests it).
- 5.2 The relevant costs for annual administration of a trust were averaged from two trusts and ranged from \$180,000 and \$220,000 per annum. These comparable charitable trusts are the Rod Donald Banks Peninsula Trust and Riccarton Bush Trust. Both these trusts, however, receive additional funding for capital expenditure from the Council. It is not, however, intended that the OARC governance entity will own any assets.
- 5.3 Establishing a trust will incur legal costs to draft a Trust Deed. There will also be auditing and accounting costs, as well as Charities Office administration requirements. The Council does the accounting for the Riccarton Bush Trust, but Rod Donald Banks Peninsula Trust has elected to go private.
- 5.4 The Establishment Committee has indicated that the members of the proposed charitable trust should be remunerated. The interim Committee could look at whether trustees are remunerated and make a recommendation to the Council.
- 5.5 In similar circumstances expenses are not remunerated however expenses reimbursed. Relevant examples include members of the Riccarton Bush Trust and Rod Donald Banks Peninsula Trust.
- 5.6 The trust will need to employ somebody to undertake secretariat duties. The Council will resource the secretariat duties through the governance teams for the interim Committee. It would not be appropriate for the Council to undertake this role for a trust.

6. Considerations Ngā Whai Whakaaro

Risks and Mitigations Ngā Mōrearea me ngā Whakamātautau

- 6.1 There is a risk that if only a Committee of Council is established to govern the OARC that it may be perceived as not a true collaborative governance arrangement. This is mitigated by the equal membership of mana whenua representation on both the proposed committee and a charitable trust structure should this ensue.
- 6.2 The proposal to establish a charitable trust as Phase 2 adds additional costs to the city's ratepayers. There is a risk that the public may not support the preferred option in this report

due to a perception of unnecessary and avoidable costs associated to the proposed trust. The consultation process will allow the public to have their say on the proposal and any associated costs

Legal Considerations Ngā Hīraunga ā-Ture

6.3 Statutory and/or delegated authority to undertake proposals in the report:

6.3.1 The Council determines its committee structure and can establish committees with appropriate Terms of Reference as it deems necessary.

6.3.2 The Council has the power to transfer Council functions to a charitable trust. This is provided by powers of general competence in section 12 of the Local Government Act 2002 for the purposes of performing its role. The role of the Council includes giving effect to the purpose of local government stated in section 10.

6.3.3 Clause 32(1) of Schedule 7 of the Local Government Act 2002 also provides that

“Unless expressly provided otherwise in this Act, or in any other Act, for the purposes of efficiency and effectiveness in the conduct of a local authority’s business, a local authority may delegate to a committee or other subordinate decision-making body, community board, or member or officer of the local authority any of its responsibilities, duties, or powers except—

...

(c) the power to borrow money, or purchase or dispose of assets, other than in accordance with the long-term plan; or

...”

6.4 Other Legal Implications:

6.4.1 There are legal considerations that will need to be assessed by the Council if a decision is made to establish a charitable trust, including ensuring it will meet all the legal requirements to enable registration as a registered charitable entity, and whether it will be a council organisation (CO) or a council-controlled organisation (CCO⁴). Staff will include this information in a report to Council following the required public consultation process.

6.4.2 The Local Government Act 2002 extended the accountability regime for council-controlled organisations (CCOs) to include non-profit entities such as charitable trusts and incorporated societies associated with local authorities. If the Council holds 50% of the voting rights, this will require the proposed trust to be established as a CCO.

Strategy and Policy Considerations Te Whai Kaupapa here

6.5 The required decisions:

6.5.1 align with the [Christchurch City Council’s Strategic Framework](#). The Strategic Framework acknowledges Ngāi Tahu rangatiratanga over its takiwā and emphasises that our work with Ngāi Tahu is intended to bring about meaningful outcomes benefitting the whole community.

6.5.2 are assessed as high significance based on the Christchurch City Council’s Significance and Engagement Policy. There is a high level of interest in the future of the former residential red zone. A permanent collaborative governance entity for the OARC would

⁴ A CO is an entity in which a local authority has any control with one or more votes or right to appoint members. A CCO is a company (section 6(1)(a) of the LGA) or entity (section 6(1)(b) of the LGA) in which one or more local authorities control 50% or more of the voting rights or appoint 50% or more of the members of the governing entity.

help to ensure that decisions regarding the land's future are made in line with community and iwi aspirations and priorities, and also build upon the foundation established by Te Tira Kāhikuhiku.

6.5.3 Are consistent with Council's Plans and Policies, in particular the:

- **Regeneration Plan and Global Settlement Agreement**
- **District Plan** - The amendments to the Christchurch District Plan introduced through the Regeneration Plan require 'recognition of the Ōtākaro/Avon River as a taonga and a cultural landscape for which Te Ngāi Tūāhuriri exercise kaitiakitanga to ensure values of cultural importance are managed, enhanced and/or protected'; and 'the restoration of the Ōtākaro Avon River Corridor for mahinga kai and the improvement of water quality' (Policy 13.14.2.1.7).
- The **Mahaanui Iwi Management Plan 2013** is recognised under the Resource Management Act 1990. The section on Ihutai includes the catchments of the Ōtākaro/Avon River and Ōpāwaho/Heathcote River and is an essential resource when making decisions on the ŌARC.
- **Agile policy for the Ōtākaro Avon Corridor and balance of the residential red zone land use decision making** - This policy outlines how the Council will deal with proposals from third parties to occupy (including licences and access agreements) and or lease the former RRZ land. It provides for a collaborative model, which involves the community and mana whenua at key points in the decision-making process and encourages regeneration in line with community aspiration and priority.

6.6 This report supports the [Council's Long Term Plan \(2024 - 2034\)](#):

6.7 Parks, Heritage and Coastal Environment

6.7.1 Activity: Ōtākaro Avon River Corridor (OARC)

- Level of Service: 6.8.12.2 Effective permanent Co-Governance entity for the Ōtākaro Avon River Corridor - Permanent Co- Governance entity options assessment completed

Community Impacts and Views Ngā Mariu ā-Hāpori

6.8 The OARC is of high interest to the people of Christchurch. If the Council agrees to implement Phase 2, views will be sought through the legislatively required public consultation process for the establishment of a Council-controlled organisation.

6.9 Projects to implement the Regeneration Plan will continue to go through usual consultation processes.

6.10 The decision affects the following wards/Community Board areas:

6.10.1 Waitai Coastal-Burwood-Linwood

6.10.2 Waipapa Papanui-Innes-Central.

Impact on Mana Whenua Ngā Whai Take Mana Whenua

6.11 The decisions involve a significant decision in relation to ancestral land, a body of water or other elements of intrinsic value, therefore this decision does specifically impact Mana Whenua, their culture, and traditions.

6.12 The decision involves a matter of interest to Mana Whenua and could impact on our agreed partnership priorities with Ngā Papatipu Rūnanga. The establishment of a collaborative

governance entity and a partnership with Ngāi Tūāhuriri and the Council, provides for and enables the exercise of rangatiratanga and kaitiakitanga by mana whenua, and provides for the relationship of mana whenua and their cultures and traditions with their ancestral lands, mahinga kai, water, sites, wāhi tapu and other taonga.

- 6.13 The mana whenua representatives, including the Co-Chair, of the Establishment Committee have advised Council staff that there is support for the continuation of a partnership approach to governance for the regeneration of the OARC, and to formalise the relationship with the University of Canterbury Ngāi Tahu Research Centre.





Climate Change Impact Considerations Ngā Whai Whakaaro mā te Āhuarangi

- 6.14 The decision to establish an enduring collaborative governance entity itself does not have any climate change implications. The decisions undertaken by that entity will relate to projects that will contribute positively to the impacts of climate change through the regeneration of the OARC as a lasting legacy.

7. Next Steps Ngā Mahinga ā-muri

- 7.1 If the Council agrees to the recommendations in this report, the Establishment Committee will be disestablished and replaced by a Committee of Council. The Council will need to determine the Terms of Reference for this Committee. Staff will bring a separate report to the Council for agreement of the Terms of Reference.
- 7.2 If the Council agrees to the two-phased approach, staff will provide further advice to the new Committee around the timing of consultation required to establish a CCO for the charitable trust, at a future date, before a decision is made by the Council.

Attachments Ngā Tāpirihanga

| No. | Title | Reference | Page |
|---|---|-----------|------|
| A  | OARC Assessment Framework | 24/143284 | 66 |
| B  | Dr Te Maire Tau memo - OARC principles for progress | 24/462191 | 68 |
| C  | Christopher Finlayson KC memo - OARC Co-governance options 21 June 2021 | 24/462193 | 71 |
| D  | Collaborative Governance Options table | 24/461314 | 76 |

In addition to the attached documents, the following background information is available:

| Document Name – Location / File Link |
|--------------------------------------|
| Not applicable |

Signatories Ngā Kaiwaitohu

| | |
|-------------|--|
| Author | Libby Elvidge - Principal Advisor Citizens & Community |
| Approved By | Brent Smith - Acting General Manager City Infrastructure Andrew Rutledge - Acting General Manager Citizens and Community Mary Richardson - Chief Executive |

[Residential Red Zone]

Memo

Date: 11 September 2023

Assessment Framework for projects in the Ōtākaro Avon River Corridor.

This Assessment Framework provides a template for members of the Ōtākaro Avon River Corridor Co-governance Establishment Committee to evaluate projects and proposals in alignment with the Regeneration Plan's intent. Applicants are to consider the requirements below, and carry out a self-assessment as part of their project planning.

Underpinning statement

The Committee recognise that the Ōtākaro Avon River Corridor is a natural, dynamic river delta, which was traditionally used as a space for gathering and practicing mahinga kai. Its value as a resource gathering area is reflected in the name of the wider landscape Ka Whata Kai a Te Rakihouia (The Food Storehouse of Rakihouia). These underpinning aspects help us to understand the landscape, and give guidance for the future.

Weighting and gateways

Due to the scope of each project, it may not be possible to meet all of the requirements in the Framework table overleaf, however each matter should be addressed, and an explanation be put forward for any that are not achievable.

The Framework has three 'gateways', however there is no ranking within these categories, beyond the categories themselves. Gateway one aspects are the most important, then gateway two and so on.

Most weight is put on 'biophysical' aspects, as these respond to environmental factors that are generally out of our control. Ecological restoration aspects are prioritised next, which relate to the ability for the area to function as a mahinga kai resource. Cultural and community factors follow, and these should be assessed with respect to their fit within the earlier biophysical and ecological parameters.

Assessment Framework table

The Rebuilding of Ka Whata Kai a Te Rakihouia (The Food Storehouse of Rakihouia)

| Item | Gateway One: Biophysical factors |
|------|--|
| a. | How does the project take an intergenerational view into account, including the long-term impacts of climate change? |
| b. | How does the project avoid risk to life, property and the built environment? |

| Item | Gateway Two: Ecological factors |
|------|--|
| c. | How does the project enhance peoples' capacity to engage in mahinga kai practices? |
| d. | How does the project contribute to, or enhance, the regeneration and reconstruction of the ecosystems as an interconnected mosaic in a way that represents the former delta? |

| Item | Gateway Three: Cultural and Community factors |
|------|---|
| e. | How does the project enhance the connections that generations of communities hold to the area? |
| f. | How does the project test or provide innovative ideas or ways of living that may be transferred beyond the OARC, particularly relating to life on a floodplain? |
| g. | How do they support our local economy, either by attracting domestic and international visitors or by encouraging local manufacturing and innovation. |
| h. | How does the project support the growth of healthy communities, and encourage participation in recreation, leisure and learning? |

Memo: Moving forward on the Ōtākaro Avon River Corridor Principles for progress

From: Dr. Te Maire Tau
To: Her Worship Hon. Lianne Dalziel
26 March 2021

Introduction & scope

1. This document follows on from our meeting late last year to discuss possibilities for the future ownership and governance of the Ōtākaro Avon River Corridor ("the Corridor"). The unique history of this land represents an extraordinary opportunity to create a lasting and one of a kind legacy that is an enduring gift for all the people of Christchurch-Ōtautahi.
2. My intention is to set out, based on our discussion, the Regeneration Plan for the area and work done by the Avon-Ōtākaro Network and other community representatives, principles for the future ownership and governance structure for the Corridor.
3. The full and enumerated principles for the management, development, regeneration and care of the Corridor are beyond the scope of this memo and must be carefully worked through in detail. However, broad fundamental principles are referred to where these would necessarily (or ideally) be incorporated into the structure of the governance.

Background

4. Under the terms of the 2019 Global Settlement Agreement between the Crown and Christchurch City Council, ownership of residential red zoned land, including the Ōtākaro Avon River Corridor, is progressively passing to the Council as (re)configuration of land titles is completed. The unique circumstances by which this area came to be vacated and in Council ownership has created a significant sense of the land as a "community asset". As a result, there is a strong expectation that the Ōtākaro Avon River Corridor will not retain the status of a simple Council asset.
5. The symposium in 2019 looked at research conducted into a number of governance models for community assets and/or natural resources, and found successful models often had a mix of the following characteristics:
 - a strong vision that is specified clearly in bespoke legislation or a Trust Deed.
 - co-governance with mana whenua, a proven and essential model in the post-Treaty settlement era.
 - members selected with a diverse range of skills and experience rather than based on representation, with a defined and transparent process for appointment.
 - Sustained support from local or central government independent of changing political priorities.
 - Accountability and responsiveness to the community and council.
 - A balance between broader environmental and social goals.
 - Innovative funding approaches, often at arm's length from central and local government.

6. A number of these features are complementary: independence from local and central government would best be achieved by making the Corridor area self-funding. Some of these features may initially seem in tension with each other – for example, accountability and responsiveness to the community and council, and sustained support independent of changing political priorities.
7. However, seemingly conflicting principles can be reconciled by other features: for example, ensuring that accountability and responsiveness to community values is enshrined in the governing documents or legislation.

Principles for governance and ownership

8. I propose the following principles for governance and ownership.

- (i) **Community benefit**
Because of the unique background of the Ōtākaro Avon River Corridor and its path to current Council ownership, the area is legitimately regarded as a community resource, distinct from an asset of local government (despite the legal ownership and status). The future ownership and governance structure should reflect that its ownership status reflects that it is an asset that exists for the sake of itself and for the benefit of the community as a whole, rather than any particular organisation or group.
- (ii) **Objectives, priorities and principles for governance should be clear and enduring**
A strong vision in a foundation document or legislation is more likely to achieve objectives. This means setting out the principles for the governance, management and development of the Corridor as parameters with their own legal effect, to direct the representatives of the day. Governance and development of the Corridor should be for the sake of the area, as determined in its founding principles by mana whenua and the community, not contingent on political pressures or the needs of outside groups.
- (iii) **Genuine integration between the land and the river environment**
The connection between the Ōtākaro Avon river and the Corridor is inextricable, and crucial to meeting the aspirations of the community and mana whenua for the area. Proper development and management of the Corridor should be linked to the river environment and water in the governance and ownership model to prevent regulatory or management misalignment between the land and water through atomised ownership and governance.
- (iv) **Co-governance with mana whenua must be meaningful, and respect and provide for Ngāi Tahu rangatiratanga over freshwater**
Co-governance arrangements with Ngāi Tūāhuriri Ngāi Tahu must be given meaningful effect. This requires a governance model capable of recognising and aligning with Ngāi Tahu rangatiratanga over freshwater, as well as mana whenua values and practices being reflected in the foundational objectives and priorities in the governance structure (for example, providing for best practice in mahinga kai and environmental outcomes in the river environment).
- (v) **Accountability**
Accountability through transparent publicly published accounts is important. Responsiveness to the community should be given effect through the principles enshrined in the governance structure and document to ensure no future capture or dilution of those principles.

(vi) *Self-funding (as far as practicable)*

The Corridor should be self-funding, in order to limit any impediments to the execution of the vision that could be caused by reliance on central or local government, which are more responsive to three-yearly political cycles. This would likely mean the ability to sell, borrow against, charge concessions for, and potentially buy (contiguous) land to realise the vision in a fiscally, environmentally and socially sustainable way.

Conclusion and next steps

9. The Ōtākaro Avon River Corridor represents an extraordinary opportunity for the city and the region. The ownership and governance structure should be designed to reflect its unique history and place within the city and the community.
10. I propose that the Council contract Christopher Finlayson QC to meet with us and to provide some advice on options on co-governance for the Ōtākaro Avon River Corridor. As you will be aware, Chris has considerable expertise in models of co-governance, and is well-placed to advise on a model that recognises the relationship Ngāi Tūāhuriri holds with the Ōtākaro and the responsibilities of the Council to the city.

—[HON CHRISTOPHER FINLAYSON QC
BARRISTER

22 June 2021

Her Worship the Hon Lianne Dalziel
Mayor of Christchurch
PO Box 73016
CHRISTCHURCH 8154

By email: darel.hall@ccc.govt.nz

Dear Lianne

Ōtākaro/Avon River Corridor Co-governance Options

1. Thank you for meeting with me earlier this month to discuss co-governance options for the Ōtākaro/Avon River corridor. Following our discussion, I updated several aspects of my draft opinion, which I now provide in its final form.
2. Co-governance agreements are a practical way of involving local iwi and hapū in the administration of significant natural resources in conjunction with local government and other community groups as appropriate.
3. This advice is intended to help scope out the metes and bounds of a co-governance body for the Ōtākaro/Avon River Corridor. In preparing it, I have read the background material provided to me, including the *Governance Case Studies* document and other information.
4. During my nine years as Minister for Treaty Negotiations, I negotiated a range of co-governance agreements with councils and iwi around the country. These ranged in their purpose, extent of their authority and the features of their membership:
 - a) At the strong end of the co-governance spectrum, settlements like the Whanganui River and Tūhoe settlements used the concept of legal personality, backed by unique (in the true sense of the word) governance arrangements.
 - b) Another example of a strong co-governance body is the Waikato River Authority, which exercises significant regulatory power over the Waikato River. The Waikato River arrangements have been acknowledged as a 'one-off' in terms of their scope.
 - c) A step further down the ladder, you find co-governance bodies like the Auckland Maunga Authority and the Te Oneroa-a-Tōhē / Ninety Mile Beach Board, where local councils co-govern those natural resources with local iwi but exercise slightly more limited powers than the Waikato River Authority.

—BANKSIDE CHAMBERS

Level 22, 88 Shortland Street, Auckland 1010, New Zealand | PO Box 141, Shortland Street, Auckland 1140

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- d) After that, we have co-governance bodies like the Hawke's Bay Regional Planning Committee, Kaituna River Authority and Rangitikei River Authority, where councils and iwi jointly administer significant rivers.
 - e) Finally, at the weaker end of the spectrum, there are advisory boards such as the Manawatu River Advisory Board, which can offer advice to local government but exercise no greater powers than that.
- 5. Any arrangements for the Ōtākaro/Avon River Corridor will need to be positioned somewhere on this spectrum of co-governance agreements I have outlined above, but be tailored to fit the Christchurch context, including the Council's relationship with Ngāi Tahu and Ngāi Tūāhuriri, and the interest of third party groups and the general public in the Ōtākaro/Avon River Corridor.
 - 6. I think an option that sits in the middle of the spectrum of co-governance agreements is likely the most appropriate for an urban waterway like the Ōtākaro/Avon River Corridor.
 - 7. The following are some issues that will need to be considered in designing any arrangements, with my preliminary comments on each one:

The form of a co-governance body

- 8. It would be in line with other co-governance bodies that an Ōtākaro/Avon River Corridor co-governance body be established as an independent board which resembles, but is not, a joint committee.
- 9. A weaker form of co-governance would mean the Board was still responsible to the Council directly (i.e. it would be closer to a Council committee than an independent board).

Who should serve on the co-governance body?

- 10. This is a question for careful consideration, given the range of community interests involved. The usual model for co-governance bodies has become a 50/50 split between Council and iwi-appointed representatives.
- 11. The Council-appointed half of the body will usually consist of elected councillors, but provision can be made for the appointment of other people. I am unsure about whether you would want or need to include a representative from Environment Canterbury.
- 12. There is also room for the nomination of representatives by third parties, for example the Avon-Ōtākaro Network.
- 13. The precise make-up of the board will be a question for you to consider, but could look something along the following lines:
 - a) 4 appointees nominated by Ngāi Tūāhuriri;
 - b) 4 appointees nominated by the Christchurch City Council, including 1 appointee nominated by the Christchurch City Council after consultation with the Avon-Ōtākaro Network.

3

How should the co-governance body operate?

14. A trend has emerged in the operation of co-governance bodies that they should strive to operate by consensus and, only if that fails, should issues be decided by a 75% rather than a 50% vote.
15. A number of co-governance bodies are chaired by an iwi/hapū representative, with the local body nominating the Deputy Chair. Alternatively, the positions can alternate.

The authority for a co-governance body

16. From where will the new body derive its authority? Legislation is not always necessary. Several boards, for example, were originally established under schedule 7, clauses 30, 30A and 31 of the Local Government Act 2002, which allows a local authority to appoint a joint committee. Another option is to use a trust.
17. In the case of the Ōtākaro/Avon River Corridor, however, I think some form of legislation will likely be necessary to provide certainty and clearly set out the powers and functions of any co-governance body.
18. As we discussed, it would probably make the most sense to see if we could do this through a local bill, which can change or limit the effect of the general law in its application to a locality such as Christchurch. While I do not think that will be necessary in this situation, a local bill may include consequential amendments to a public Act if that does turn out to be required.
19. As you will be aware, the local member of Parliament is often, but not always, the member in charge of a local bill. In this case, it would likely make most sense to see if Duncan Webb would promote any legislation as Member of Parliament for Christchurch Central.
20. There are various other rules for the introduction of local bills, which are summarised at the following link.¹

The legal status of the Ōtākaro/Avon River Corridor

21. I do not think the question of legal status needs to be addressed in the legislation, although there is no reason why it could not be addressed were that desired. I do not, however, think importing the idea of 'legal personality' from the Whanganui River and Tūhoe settlements would be appropriate for the Ōtākaro/Avon River Corridor at this time. For one, it would be difficult to establish legal personality through a local bill. Most of all, however, I do not think it would add anything to the co-governance body or its operations.
22. One option to consider could be replicating the approach taken in the 2014 Treaty settlement with Ngāti Koroki Kahukura. That settlement involved the transfer of an area known as the Maungatautari Ecological Island to Ngāti Koroki Kahukura. Tensions emerged during negotiations because the area had been established by local farmers, who felt cut out by the transfer of the land back to Ngāti Koroki Kahukura.
23. The solution we found here was to, in effect, vest Maungatautari in the community itself. Section 73(1) of the Ngāti Koroki Kahukura Claims Settlement Act simply says:

¹ <https://www.parliament.nz/media/4600/introducing-local-and-private-bills.pdf>

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“Maungatautari Mountain Scenic Reserve is held for the use and enjoyment of the people of New Zealand.” A similar statement could be used in relation to the Ōtākaro/Avon River Corridor, without necessarily altering the underlying legal ownership of the riverbed. This could have the effect of emphasising that the new Board operates for the whole community, even though its membership reflects a balance between local government and Ngāi Tūāhuriri as the Crown’s Treaty partner in Christchurch.

What should the objectives, functions and powers of the board be?

24. The Maungatautari example could also be used to define the major objective of the new Board (“the role of the Ōtākaro/Avon River Corridor Authority is to administer, preserve and protect the Ōtākaro/Avon River Corridor for the common benefit, use and enjoyment of Ngāi Tūāhuriri, the people of Christchurch and wider community”). This approach was also used in the Tamaki Collective Claims Settlement Act to describe the duties of the Maunga Authority over the maunga and emphasise its duties to the broader community.
25. Another objective of the board could be to provide for the exercise by Ngāi Tūāhuriri of its rangatiratanga within its takiwā.
26. There are a range of further objectives we could look to import from other co-governance agreements depending on your views.
27. In terms of functions, the main purpose of most co-governance bodies is to produce a formal plan which is, at the weaker end of the spectrum, taken into account in local government planning processes or, at the stronger end of the spectrum, carries its own legal weight. This could provide an opportunity to develop a new plan, or incorporate the existing Ōtākaro Avon River Corridor Regeneration Plan. Many co-governance bodies also exercise further powers, including being the administering body for land and exercising functions under the Reserves Act 1977.
28. Depending on your views, we would need to look at the extent of how much of this we could enact through a local bill, however – if we want the plan to be recognised in statutory consenting and other processes, for example, we may need to look at a public bill.

How should the co-governance body be accountable?

29. At the least, the co-governance body should be required to prepare an annual report for each financial year, and provide them to the Council and the public. You could also look at options to require more frequent reporting to the Council.

How should the co-governance body be funded?

30. Realistically, the new body will likely need to be funded by the Council, at least at the start of its operations. That has been the situation with most other co-governance bodies, although there could be the opportunity to approach central government for a contribution to assist the functioning of the body.
31. I understand there are aspirations for the body to become self-funding. Those options would need to be worked through by a firm like PWC or Deloitte, and are outside the scope of this preliminary advice.

Heritage status

32. At our meeting, I mentioned the possibility of seeking UNESCO world heritage status for the Corridor, particularly in light of the city's earthquake recovery and the plan to restore the riparian environment. New Zealand currently has three world heritage sites: Te Wahipounamu (several national parks in the south), Tongariro National Park and the Subantarctic Islands. There is not yet a world heritage site in an urban area although, at the time co-governance arrangements were established over the Auckland volcanic maunga in 2014, the government expressed a hope such status could be sought for the maunga. I understand work is currently underway towards such an application. As I said at your meeting, I think it could be worth exploring the possibility of seeking such status for the Ōtākaro/Avon River Corridor, which would further enhance the status of the new arrangements and create community buy-in.

Next steps

33. While much of what is included in this advice is hypothetical, I hope it will provide some assistance in defining the direction of travel for an Ōtākaro/Avon River Corridor co-governance board.
34. The positive thing with co-governance agreements is that we have the chance to tailor the arrangements to fit the political situation and various interests on the ground – there is no rulebook we have to stick to.
35. I am happy to provide any further advice once the Council and Ngāi Tūāhuriri have discussed further how they would like to progress this matter.

Yours sincerely

Christopher Finlayson

Collaborative Governance Options - Benefits and Disadvantages

| Option | Benefits | Disadvantages |
|---|--|--|
| 1 MOU or Agreement to Co-operate <ul style="list-style-type: none"> Retain separate structures and parties consult and co-operate as required in a documented agreement. | <ul style="list-style-type: none"> No formal legal changes to each entity. Flexible to change methods, regularity, formality of co-operation as required. Can be managed by staff, or escalated to Governance depending on the issue. | <ul style="list-style-type: none"> Not a separate structure from any existing party, and does not delegate decision making to a new entity as expected in the Global Settlement Agreement. Decisions may take time through each organisation. Greater risk of mis-alignment and different positions by each participating party on an issue. Possible perception land-owner has final say and is not true collaboration. |
| 2 Establish Committee of Christchurch City Council <ul style="list-style-type: none"> Committee appointed by CCC. Can involve elected members of CCC and representatives of Ngāi Tūāhuriri, other representatives of community groups or community boards. | <ul style="list-style-type: none"> Tried and true structure of Local Government based on statute. Serviced and supported by CCC staff in usual way. Various parties can have appropriate representation on committee. | <ul style="list-style-type: none"> Decisions can be time consuming via committee structure, with public meetings, motions, voting, minutes etc. May not be seen as a co-governance entity if a committee of Council. |

| Option | Benefits | Disadvantages |
|---|--|--|
| <ul style="list-style-type: none"> Could/should have delegated authority to make decisions rather than report to Council. | <ul style="list-style-type: none"> Can have delegation from CCC to make specified decisions on behalf of CCC. | |
| <p>3 Form a New Governance Entity</p> <ul style="list-style-type: none"> Form a new collaborative governance entity with representation from CCC, Ngāi Tūāhuriri, and other representatives of community groups or community boards. Can be in a range of forms (if Council holds 50% of control would be a Council Controlled Organisation in any of these forms): <ul style="list-style-type: none"> (a) Ordinary Trust (b) Incorporated Trust (only if it has a charitable purpose) (c) Ordinary Partnership (d) Limited Partnership (e) Company | <ul style="list-style-type: none"> Can be formally established with clear roles, rights and responsibilities. The new entity can be focused on its role to govern the OARC. Range of options to design a structure that best suits the parties. Can change any of the terms by agreement and reasonably promptly, e.g. delegated powers, membership rules, functions, reporting obligations. | <ul style="list-style-type: none"> Creation of a whole new formal structure to be managed. Needs formality to be clear about roles, rights and responsibilities. Will have accounting and reporting duties. Will have additional establishment costs to document and form up. Parties can influence and control by letter of expectation and appointment of representatives. Because of separation of powers and functions to a new entity there is a degree of loss of control for each entity depending on delegated functions to the representatives. The new entity will be a CCO if CCC has 50% control. |

| Option | Benefits | Disadvantages |
|---|--|---|
| 3(a) <i>Ordinary Trust</i> | <ul style="list-style-type: none"> Is a suitable structure to enable parties to appoint specified numbers of trustees to a trust. The trustees can be provided clear delegation of powers. Reasonably flexible and trust deed can specify if changes can only be made by the original settlors (such as who can be a trustee and the powers or functions of trustees), or changes the trustees can make such as administrative matters. | <ul style="list-style-type: none"> Parties can appoint trustees in the trust deed, and have a letter of expectation but that is the extent of "control", so likely bound by trustees' decisions (if given authority to manage OARC). Is not a separate legal entity of its own from the trustees. |
| 3(b) <i>Incorporated Trust (if it has a charitable purpose and incorporated under the Charitable Trusts Act 1957)</i> | <ul style="list-style-type: none"> Is a separate independent and incorporated legal entity of its own. Is a suitable structure to enable parties to appoint specified numbers of trustees to a trust. The trustees can be provided clear delegation of powers. An incorporated trust must be approved as having a charitable purpose to qualify. Reasonably flexible and trust deed can specify if changes can only be made by the original settlors (such as who can be a trustee and the powers or functions of trustees), or changes the trustees can make such as administrative matters. | <ul style="list-style-type: none"> Parties can appoint trustees in the trust deed, and have a letter of expectation but that is the extent of "control", so likely bound by trustees' decisions (if given authority to manage OARC). |

| Option | Benefits | Disadvantages |
|---|---|---|
| 3(c) <i>Ordinary Partnership</i> | <ul style="list-style-type: none"> Governed by the Common Law on partnerships and a partnership agreement – both parties have fiduciary duties to each other. | <ul style="list-style-type: none"> Governed by Partnership agreement to set roles and responsibilities. Not well suited to arrangement between CCC, Ngāi Tūāhuriri and other entities because "partnership" is between entities not individuals. Parties are partners and responsible for the partnership. Not a true separate legal entity from the partners. Likely confusion of roles whether members or staff are acting for parties or "the partnership". |
| 3(d) <i>Limited Partnership (is more similar to a company structure with a general partner being an incorporated company)</i> | <ul style="list-style-type: none"> Is a true separate legal entity. Usual reason for such a legal structure is to address taxation treatment of the limited partnership compared to the tax treatment of the entities forming it. | <ul style="list-style-type: none"> Governed by Limited Partnership Agreement to set roles and responsibilities. Likely complex decision making structures for carrying out a governance role. Seems unlikely taxation treatment would be a driver relevant for governance decisions. |
| 3(e) <i>Company</i> | <ul style="list-style-type: none"> Governed by Company law, which is well established. Is a pure separate legal entity. | <ul style="list-style-type: none"> Governed by the Companies Act 1993 and its constitution. |

| Option | Benefits | Disadvantages |
|--|--|--|
| | <ul style="list-style-type: none"> Can be provided clear delegated power. | <ul style="list-style-type: none"> Has to be governed and administered as a separate company. Parties can appoint Directors and have a letter of expectation but that is the extent of "control", so likely bound by Directors' decisions (if given authority to manage OARC). |
| 4 Local Act of Parliament <ul style="list-style-type: none"> A local Act can establish a new governance arrangement. | <ul style="list-style-type: none"> Clear statutory creation of entity, roles and responsibilities (in theory, and only if legislation does so). | <ul style="list-style-type: none"> Clarity, flexibility and any influence for parties is in the hands of Parliament to enact. Relies on Parliamentary process to establish as legislation. Likely will take a long time to enact (being not a high central government priority). Changes to empowering Act requires legislative change. This requires local MP to sponsor Bill and it to be passed. Experience shows such changes can take years to effect. Overall an Act is unnecessary to co-govern and the parties can achieve this themselves without relying on Parliament. |

| Option | Benefits | Disadvantages |
|--|--|---|
| <p>5 Legal Personality for OARC</p> <ul style="list-style-type: none"> Creation of formal separate legal personality for the OARC with Trustees or the like to govern in the best interests of the OARC. Creating "legal personality" would require legislative change as above. An example is Te Awa Tupua set out in Te Awa Tupua (Whanganui River Claims Settlement) Act 2017. | <ul style="list-style-type: none"> As above, but also provides a public symbol of the significance of the OARC. | <ul style="list-style-type: none"> As above but a step further to create legal personality and to publicly justify that. Very hard to change arrangements in the future. Legislation has done this in the past as part of a settlement with the Crown. Legislation is complex to cover off all implications of creating a legal entity. This includes status, powers, consequential changes to other Acts, and all other functions which much be in the Legislation to be authorised. Overall an Act is unnecessary to co-govern and the parties can achieve this themselves without relying on Parliament, or the status of legal personality in land. |

8. Hearings Panels - Review of Process

Reference Te Tohutoro: 25/42238

Responsible Officer(s) Te Pou Matua: Megan Pearce, Manager Democratic Services

Accountable ELT Member Pouwhakarae: Helen White, General Counsel / Director of Legal & Democratic Services

1. Purpose and Origin of the Report Te Pūtake Pūrongo

- 1.1 The purpose of this report is to provide the Council with advice on options regarding the treatment of hearings panel recommendations by the decision-maker, and the composition of hearings panel membership.
- 1.2 The report is staff generated to address issues raised by the Council concerning the matters listed above.

2. Officer Recommendations Ngā Tūtohu

That the Council:

1. Receives the information in the Hearings Panels - Review of Process Report.
2. Notes that the decision in this report is assessed as low significance based on the Christchurch City Council's Significance and Engagement Policy.
3. Approves hearings panels' recommendations being dealt with the same as recommendations referred to the Council for decision (Part A's) from committees of Council and Community Boards.
4. Approves the decision-maker having the ability to make material changes to hearing panel recommendations, subject to receiving officer advice confirming that the proposed changes are within scope of the matter and comply with decision-making requirements under the Local Government Act 2002.
5. Increases the minimum number of hearings panel members from three to five.

3. Executive Summary Te Whakarāpopoto Matua

- 3.1 This report outlines issues identified in current hearings panel ("panel") processes and proposes options to enhance efficiency, decision-making integrity, and representation.
- 3.2 The two primary areas considered are:
 - 3.2.1 The treatment of panel recommendations by the decision maker, and
 - 3.2.2 The composition of panel membership.
- 3.3 The report identifies inconsistent approaches to decision making and aims to streamline these processes.

4. Background/Context Te Horopaki

- 4.1 When making a decision, the Council must consider the provisions of sections 76-81 of the Local Government Act 2002 (LGA) and the views and preferences of the people likely to be affected by, or to have an interest in, the decision.
- 4.2 When considering how to comply with the provisions of decision-making as set out in the LGA, the Council must have regard to the principles set out in section 14. These include that the Council should conduct its business in an open, transparent and democratically accountable manner; and the Council should give effect to its identified priorities and desired outcomes in an efficient and effective manner.
- 4.3 The legislation is generally silent on what form compliance with the LGA provisions should take, but at times the Council opts to consult and use panels to gather community views.
- 4.4 Panels deliberate on submissions received and make recommendations to the final decision-maker, often the Council or delegated Community Board. For simplicity, the “Council” will be used in this report to refer to the final decision-maker.
- 4.5 Once submissions are received, panels undertake the following process:
 - 4.5.1 Receive the staff report summarising submissions, containing staff advice and any recommended changes.
 - 4.5.2 Hear oral submissions.
 - 4.5.3 Consider all submissions and associated staff advice.
 - 4.5.4 Conduct any relevant site visits.
 - 4.5.5 Raise questions and receive staff responses.
 - 4.5.6 Deliberate and make a recommendation to the Council.
- 4.6 The panel’s report to the Council summarises the consultation background, panel process, submissions and findings, and includes a recommendation for the final decision.
- 4.7 The panel’s report also advises the Council to:
 - 4.7.1 Fully consider the material and information received by the panel.
 - 4.7.2 Receive all information, including submitters’ views with an open mind and give due consideration to them.
- 4.8 Historically, staff advice has been that the Council cannot make material changes to the panel’s recommendations without undermining the consultation process. Instead, the Council’s options have been:
 - 4.8.1 Accept the recommendations.
 - 4.8.2 Reject some or all recommendations and return them to the panel.
 - 4.8.3 Reject the recommendations entirely and restart the process.
- 4.9 This practice is inconsistent to how Part A (recommendations) from Community Boards or other Council committees are treated. The original source of this practice (accept/reject/send back) is unknown but doesn’t seem to have a current legislative background.
- 4.10 Concerns raised by elected members regarding the current practice include:
 - 4.10.1 The advice that material changes cannot be made and what constitutes a “material change”?

4.10.2 Composition of panels not being representative of the Council, heightening concerns about recommendations and that no material changes can be made. This issue will be addressed in more detail later in this report.

4.11 The possible advantages and disadvantages of the Council making material changes to a panel's recommendations are set out below.

| Possible advantages | Possible disadvantages |
|---|---|
| Upholds the position of the Council as the final decision-maker. | Undermines the consultation process as non-hearing panel members may not have fully engaged with submissions. |
| Allows all members of the Council to have a meaningful input into decisions. | Devalues the knowledge the hearings panel gains and brings to the decision-making process. |
| Supports democratic representation as different Councillors represent different communities and perspectives. | Risks decisions being based on irrelevant considerations. |
| Permits the Council to respond to new information or changed circumstances. | The item may need to be adjourned to gather additional staff advice if the amendments deviate too far from the panel's recommendations. |
| Removes the question of what amounts to a material change. | May result in additional information sessions so the Council can engage with the topic. |

Options Considered Ngā Kōwhiringa Whaiwhakaaro

4.12 The following reasonably practicable options were considered and are assessed in this report:

4.12.1 Treat recommendations from panels in the same manner as Part A's (from Community Boards or Committees).

4.12.2 Make no change to the current practice.

4.13 The following options were considered but ruled out:

4.13.1 Delegate decision making power to the hearings panel – the Council is unable to delegate its decision-making authority in some circumstances. For example, the Council cannot delegate the power to set a rate, purchase/dispose of property or make a bylaw. Therefore, this option would not be possible in some cases.

Options Descriptions Ngā Kōwhiringa

4.14 **Preferred Option:** Amend the decision-making practice to allow amendments.

4.14.1 **Option Description:** Panels use the same Part A recommendation process as, for example, Community Boards reporting to the Council. When considering its decision, the Council should give significant weight to the panel's recommendations.

4.14.2 Option Advantages

- This process reflects the Council's role as the final decision maker.
- The ability for the Council to make changes rather than returning the matter to the panel is in line with the requirement for effective and efficient processes.
- Is consistent with Part A recommendations from committees and Community Boards.
- There is no legislative basis for limiting the Council's decision-making powers through a hearings panel process.

4.14.3 Option Disadvantages

- The matter may be relitigated at the Council table.
- The Council may wish to consider issues outside the scope of the matter before them. Prior to any amendments being resolved, advice would be required to ensure that decisions comply with the LGA. This may lead to delays and/or deferrals in order that the advice is obtained.
- The final decision could be quite different from a panel's recommendations. In the event an amendment is put forward that significantly deviates from the panel's recommendations, it would be recommended that the matter be deferred, if required, to seek staff advice.

4.15 No change to the current practice.

4.15.1 **Option Description:** The Council continues the practice of refraining from making material changes to the panel's recommendations.

4.15.2 Option Advantages

- Reflects the knowledge the panel gains and brings to the decision-making process.

4.15.3 Option Disadvantages

- Undermines the position of the Council as final decision-maker.
- Effectively excludes non-panel members from meaningfully engaging in the decision-making process.
- Doesn't resolve the issue of what is "material" or not.

5. Composition of Hearings Panels

- 5.1 Panels are comprised of a subset of the Council Hearings Panel Committee which includes all (54) Elected Members. Panels are a committee of Council and require at least three members, one of whom must be a member of the Local Authority (Schedule 7, s31 LGA).
- 5.2 The Manager Democratic Services has the delegated authority to approve the composition of panels (except those under the RMA).
- 5.3 Factors that are taken into account in the composition of a hearings panel include (in no order of priority):
 - 5.3.1 Expressions of interest.
 - 5.3.2 Specialist knowledge and experience of the Elected Member.
 - 5.3.3 Ability to represent a relevant ward/community board area/political view.
 - 5.3.4 Willingness (or not) of Elected Members to be on any given panel.
 - 5.3.5 Availability.
 - 5.3.6 Any other relevant considerations such as conflicts of interest (actual or perceived).
- 5.4 Elected members have raised concerns about the composition of hearings panels being unbalanced which may increase the likelihood that the Council could be less inclined to accept a panel's recommendation.

Options Considered Ngā Kōwhiringa Whaiwhakaaro

- 5.5 The following reasonably practicable options were considered and are assessed in this report:

- 5.5.1 The minimum hearing panel size increase to five members and the delegation to appoint membership remains with the Manager Democratic Services.
- 5.5.2 The panel membership is filled on the “taxi rank” model, subject to conflicts of interest and availability.
- 5.5.3 The Council removes the delegation to appoint members from the Manager Democratic Services and an appointments panel be stood up (for example the Mayor and Deputy Mayor as members).
- 5.6 An option ruled as not being practical would be for all of Council to sit on all panels. This would result in scheduling issues and/or delays.

Options Descriptions Ngā Kōwhiringa

- 5.7 **Preferred Option:** The minimum hearing panel size increase to five members and the delegation to appoint membership remains with the Manager Democratic Services.
 - 5.7.1 **Option advantages**
 - An increase in panel membership should provide views that are overall more closely aligned with the Council as a whole.
 - This option is still able to consider members’ areas of interest and experience.
 - Can ensure representation for affected ward/community board area/political view.
 - 5.7.2 **Option disadvantages**
 - Scheduling will be more challenging with larger membership. However, panels of five or more are currently already used for contentious or high-profile issues.
 - Increase to Elected Member workload, particularly when many consultations are scheduled.
- 5.8 **Taxi Rank:** Panel membership is drawn via a next in line basis.
 - 5.8.1 **Option description:** Membership for panels would be on a next up basis, and only for reasons of unavailability or conflict would a chosen member be excused from a panel.
 - 5.8.2 **Option advantages**
 - This would result in a fair allocation of workload amongst Elected Members.
 - Removes the perception that panels are “stacked” to produce a particular result.
 - 5.8.3 **Option disadvantages**
 - Doesn’t consider members’ areas of interest or make use of their particular experience or expertise.
 - Could still result in a “biased” panel if the next in line have a similar opinion/political view.
- 5.9 **Appointment Panel:** Panel membership is determined at a governance level.
 - 5.9.1 **Option description:** A panel (for example the Mayor and Deputy Mayor), appoint panel members.
 - 5.9.2 **Option advantages**
 - Removes any perceived staff bias towards members.
 - 5.9.3 **Option disadvantages**

- The appointment panel is still susceptible to allegations of bias and panel stacking.
- Creates an additional layer of bureaucracy with associated workload.

6. Financial Implications Ngā Hīraunga Rauemi

Capex/Opex Ngā Utu Whakahaere

| | Recommended Option | Option 2 – no change |
|---------------------------|--------------------|----------------------|
| Cost to Implement | Nil | Nil |
| Maintenance/Ongoing Costs | | |
| Funding Source | | |
| Funding Availability | | |
| Impact on Rates | | |

- 6.1 There are no additional costs associated with increasing panel membership or amending the final decision-making process.

7. Considerations Ngā Whai Whakaaro

Risks and Mitigations Ngā Mōrearea me ngā Whakamātautau

- 7.1 There is a risk that, should no changes be made to the treatment of panel recommendations, or composition of a panel, the same concerns raised by elected members remain.
- 7.2 Legal Considerations Ngā Hīraunga ā-Ture
- 7.3 Statutory and/or delegated authority to undertake proposals in the report:
- 7.3.1 The Council has the authority to determine the treatment of panel recommendations and composition of panel membership.
- 7.4 Other Legal Implications:
- 7.4.1 The legal consideration is to ensure that the final decision by the Council is based on relevant matters put before them and that should the Council wish to deviate from the panel's recommendations, it has the basis upon which to do so.

Strategy and Policy Considerations Te Whai Kaupapa here

- 7.5 The required decisions:
- 7.5.1 Align with the [Christchurch City Council's Strategic Framework](#).
- 7.5.2 Are assessed as low significance based on the Christchurch City Council's Significance and Engagement Policy. The level of significance was determined because the decisions in this report relate to the processes associated with hearings panels and membership and will have little impact on overall decision making.
- 7.6 This report supports the [Council's Long Term Plan \(2024 - 2034\)](#):
- 7.7 Governance
- 7.7.1 Activity: Governance and Decision Making
- Level of Service: 4.1.18 Resident satisfaction with participation in and contribution to Council decision-making (understanding decision making) - At least 32%

Community Impacts and Views Ngā Mariu ā-Hāpori

- 7.8 Panel representation for local issues is considered when compiling membership.

7.9 Panels with larger membership for metro issues would provide a more representative view.

7.10 The decision affects all wards/Community Board areas.

Impact on Mana Whenua Ngā Whai Take Mana Whenua

7.11 The decisions do not involve a significant decision in relation to ancestral land, a body of water or other elements of intrinsic value, therefore this decision doesn't specifically impact Mana Whenua, their culture, and traditions.

7.12 The decisions do not involve a matter of interest to Mana Whenua and will not impact on our agreed partnership priorities with Ngā Papatipu Rūnanga.

7.13 Where matters of significance to Mana Whenua have been identified and are being considered the Manager of Democratic Services, upon instruction from the Mayor, has the ability to appoint external members with appropriate skills/representation to hearings panels.

Climate Change Impact Considerations Ngā Whai Whakaaro mā te Āhuarangi

7.15 The proposals in this report are unlikely to contribute significantly to adaptation to the impacts of climate change or emissions reductions.

7.16 The report considers the decision-making process and is not topic specific.

8. Next Steps Ngā Mahinga ā-muri

8.1 Once the Council determines the process for panel recommendations and decision making; and the process for panel membership, the process can be put into place immediately.

Attachments Ngā Tāpirihanga

There are no attachments to this report.

In addition to the attached documents, the following background information is available:

| Document Name – Location / File Link |
|--------------------------------------|
| Not applicable |

Signatories Ngā Kaiwaitohu

| | |
|--------------------|---|
| Authors | Megan Pearce - Manager Democratic Services Cathy Harlow - Democratic Services Advisor |
| Approved By | Ron Lemm - Manager Legal Service Delivery, Regulatory & Litigation Helen White - General Counsel / Director of Legal & Democratic Services |

9. Quarterly Governance Report - Q2 2024/2025 (October - December 2024)

Reference Te Tohutoro: 24/2208361

Responsible Officer(s) Te Sean Rainey – Manager Official Information

Pou Matua: Matt Boulton – Team Leader Governance Process

Accountable ELT
Member Pouwhakarae: Andrew Rutledge, Acting General Manager Citizens and Community

1. Purpose and Origin of the Report Te Pūtake Pūrongo

- 1.1 This quarterly report updates the Council on key governance activities and compliance with statutory obligations.
- 1.2 The report:
 - Is staff-generated and has the key purpose of enhancing governance transparency.
 - Covers governance process performance, including Council, Committees, and Community Board meeting management, decision-making, and progress toward key governance-related targets.
 - Includes and analyses data from the second quarter of the 2024/2025 financial year, from October 1 to December 31, 2024.

2. Officer Recommendations Ngā Tūtohu

That the Council:

1. Receives the information in the Quarterly Governance Report - Q2 2024/2025 (October - December 2024) Report.

3. Background/Context Te Horopaki

- 3.1 Governance is a core responsibility of the Council, and ensuring efficient decision-making is vital to achieving its long-term goals.
- 3.2 This quarterly report tracks governance performance and Official Information request handling (including LGOIMA requests and elected member information inquiries).
- 3.3 **Attachment A** to this report details the approach to researching and compiling this report and the key definitions used.
- 3.4 The next section summarises key quarter results, while **Attachment B** provides more detailed statistics on the reported areas.
- 3.5 This report provides data on how the Council tracks against its 2024 – 20234 Long Term Plan Governance Levels of Service, especially transparency and efficiency.

4. Highlights in this Quarter

Quarterly Highlights

- 4.1 The following dashboard compares key governance metrics from Quarter 2 of the 2023/2024 year with the current quarter.



Key Metrics Comparison (Q2 2023/2024 and Q2 2024/2025):

| Metric | Q2 2023/2024 | Q2 2024/2025 | Change (%) |
|---|--------------|--------------|------------|
| Number of meetings held | 150 | 109 | ▼ -32% |
| % of eligible meetings were live streamed | New Metric | 98% | N/A |
| Meetings compliant with legislation and process standards | 96% | 98% | ▲ +2% |
| % of overall reports in Public Excluded (PX) | 6.1% | 5.1% | ▼ -1% |
| % of 2022 – 2025 PX Reports reviewed for release | New Metric | 77% | N/A |
| New meeting actions generated from meetings | 395 | 447 | ▲ +12% |
| Meeting actions closed | 346 | 444 | ▲ +25% |
| % Ombudsman requests compliant | 100% | 100% | No change |
| % LGOIMA requests compliant | 99.4% | 99.7% | ▲ +0.3% |

Key Points to Note:

- 4.2 **Efficiency:** Reducing the volume of meetings and reports means resources can be used more effectively. For example, producing higher-quality reports, with costed and well-analysed options support good decision-making in the first instance, often without the need for subsequent workshops and/or rework. There is also an ongoing reduction in informal reports, often being replaced by succinct memos.
- 4.3 **Transparency:** 98% of all eligible meetings are livestreamed, 85% of all Information Sessions are open to the public and 94.9% of reports are considered in open meetings.
- 4.4 **Compliance:** The Council met all statutory requirements for meetings.
- 4.5 **Performance:** Progress is on track to meet the Long-Term Plan (LTP) targets for the financial year.

5. Service Level Performance - Meetings

- 5.1 The Council's LTP outlines two critical service levels related to meetings:
 - 5.1.1 **Service Level 4.1.28.1:** Support between **500 - 600** governance meetings annually.
 - 5.1.2 **Service Level 4.1.28.6:** Ensure that **90%** of eligible meetings are live-streamed and available for digital access.

Meeting Activity

- 5.2 In Q2 2024/2025, the Council held **109** meetings, a **32%** reduction compared to last year. This decrease is primarily from:
 - Having mostly open informal meetings so that more items are now discussed and decided in a single public meeting, reducing the need for a closed briefing beforehand.
 - Fewer Committee and related meetings this quarter due to changes in how frequently some meetings are now being held.

Live Streaming

- 5.3 **98%** of eligible meetings were live-streamed and made available for on-demand viewing. This represents a successful implementation of the Ombudsman's [Open for Business](#) recommendations.

6. Service Level Performance - Decision-Making Transparency

- 6.1 Transparency remains a cornerstone of the Council's governance efforts. The Council continues to focus on minimising the use of Public Excluded (PX) reports and maximising the release of PX content to the public whenever possible. It is important to note that the legislation and the Ombudsman recognise that there are times when it is reasonable and appropriate for matters to be considered in PX. The LTP contains two related service levels:
- 6.1.1 **Service Level 4.1.28.4:** A maximum of **6.5%** of reports considered in PX.
- 6.1.2 **Service Level 4.1.28.5:** **85%** of all PX reports from the current triennium are reviewed for potential release.

PX Report Summary:

- 6.2 In Q2, **85% (92 of 108)** of Information Sessions and Workshop items were open to the public. In contrast, during the same period last year, only **2% (2 of 115)** were considered open to the public.
- 6.3 **5.1%** of new staff reports were considered under Public Exclusion in Q1 2024/2025. This is a *decrease* of **1%** from the previous year, well under the LTP target.
- 6.4 Since the beginning of the current triennium, **77%** of PX reports from this term have been reviewed and **27% (81)** have been released publicly.
- 6.5 **84% (929)** of PX reports from the previous two terms have been released.

7. Service Level Reporting Governance Process Compliance

- 7.1 The following two Levels of Service Levels relate to governance compliance:
- 7.1.1 **Service Level 4.1.22:** Provide services that ensure all Council and Committee meetings are held with full statutory compliance (**98%** compliance)
- 7.1.2 **Service Level 4.1.28.3:** **100%** of governance processes are maintained and published on the Website that ensure statutory compliance
- 7.2 Governance compliance remains a high priority, with the following performance metrics for Q1 2024/2025:
- 7.2.1 **Statutory Compliance:** **98.2%** of meetings were held in compliance with legal requirements.
- 7.2.2 **Timely Reporting:** **100%** of meeting agendas and minutes were published within the required timeframes, and **97%** of meeting records were archived on time.
- 7.2.3 Monthly audits of the Council's website confirmed that all **100%** of core governance process documents were current and accessible.

8. Service Level Reporting - LGOIMA Requests and Elected Member Inquiries

- 8.1 The LTP has two Levels of Service related to Local Government Official Information and Meetings Act (LGOIMA) requests:
- 8.1.1 **Service Level 4.1.29.1:** **100%** of investigations into process and compliance by the Ombudsman's Office are responded to within their requested deadlines.
- 8.1.2 **Service Level 4.1.29.2:** Provision of information is in accordance with LGOIMA principles and requirements (**99%** compliance).

- 8.2 The Ombudsman received six investigations into process or compliance this quarter. Note that the previous Q1 2024/25 report contained an error. Staff reported that the Ombudsman received no investigations, but four were received.
- 8.3 The Council continues to handle a high volume of LGOIMA requests.
 - 8.3.1 **430** LGOIMA requests were received in Q1 2024/2025, up **50%** from last year.
 - 8.3.2 **Compliance Rate:** The Council maintained a **99.7%** compliance rate in responding to requests within the statutory timeframe.
- 8.4 Elected member requests increased, with **299** requests logged in Q1 2024/2025 compared to **229** in the same quarter last year (up **26%** from last year).

9. Conclusion





- 9.1 The Council met its governance obligations for Q1 2024/2025 and continued to improve its processes, particularly in decision-making transparency and action follow-up.
- 9.2 Based on the results of this quarter, future focus areas include:
 - Reducing the number of actions closed late (see **Attachment B**), limiting publicly excluded reports to essential cases, and maintaining adherence to the established Level of Service targets.
 - Maintain or increase the pace of PX review processes. Using data analytics to prioritize PX reports nearing statutory deadlines for review.
 - Analysing high-volume meeting types, such as the Council and specific Community Boards, to improve action closure rates. Streamlining reporting and decision pathways could reduce redundant or low-priority actions.
 - Offering targeted workshops for high-demand units like to improve response and action efficiency.
- 9.3 As the Council moves into the next quarter, the focus will remain on maintaining high levels of compliance and transparency while improving the efficiency of governance activities.

10. Next Quarter

- 10.1 Key work planned for the January – March 2025 quarter includes:
 - **CCC website changes:** Improvements to how governance information is presented online including an online application for deputations, public forums, and petitions.
 - **Released PX Dashboard:** Development of a tool to display what information has been released.
 - **Infocouncil Update:** The Council system for running meetings (InfoCouncil) has been updated with no unbudgeted costs, to run information session agendas, notes and other outputs. This provides greater efficiency and consistency in Council processes and record keeping.
 - **Public Interest:** Guidance for Council report writers has been developed to ensure if a matter is to be considered in a public excluded meeting that an appropriate public interest test is considered, and this informs the decision. This is now a mandatory step for all PX items.



Attachments Ngā Tāpirihanga

| No. | Title | Reference | Page |
|---|---|------------|------|
| A   | Approach to Compiling the Quarterly Governance Report for Council | 21/1389620 | 96 |
| B   | Detailed Q2 2024/25 Governance Report Statistics | 25/72621 | 97 |

In addition to the attached documents, the following background information is available:

| Document Name – Location / File Link |
|--------------------------------------|
| Not applicable |

Signatories Ngā Kaiwaitohu

| | |
|-------------|--|
| Authors | Matt Boulton - Team Leader Governance Process Sean Rainey - Manager Official Information |
| Approved By | John Filsell - Head of Community Support and Partnerships Helen White - General Counsel / Head of Legal & Democratic Services |

Approach / Background for Compiling the Report

- **Data Sources:** This report draws data from Infocouncil and Hybris, covering the period under review. Reporting quarters are as follows:
 - **Quarter 1 (Q1):** 1 July – 30 September
 - **Quarter 2 (Q2):** 1 October – 31 December
 - **Quarter 3 (Q3):** 1 January – 31 March
 - **Quarter 4 (Q4):** 1 April – 30 June
- **Comparisons:** Data comparisons are made with the corresponding quarter of the previous year or with the quarter immediately preceding the reporting period.
- **Systems:** Infocouncil is the system used for report, meeting paper, and action management for all elected member meetings. Additional data for Elected Member requests and LGOIMA requests is sourced from Hybris.

Key Definitions Used in the Report

- **Meeting/Content Groupings:**
 - **Council:** Regular formal and informal, including LTP or annual plan (if applicable).
 - **Community Boards:** All six Boards, joint meetings, and Board subcommittees/working groups.
 - **Committees & Others:** Committees of the Whole, other Council Committees, Hearings Panels, Joint Committees, and Working Groups.
 - *Note:* Meeting data may be separated into formal (decision-making) and informal (information sessions/workshops) categories.
- **Report Types:**
 - **Formal Reports:** Staff reports for decision-making and providing information presented at formal meetings.
 - **Informal Reports:** Briefing papers for information Sessions and workshops.
 - **Administrative Reports:** Includes Elected Member reports, Notices of Motion, Chairperson reports, minutes, and reports from external agencies.
 - **Other Memos:** All staff memos generated within Infocouncil.
- **Public Excluded (PX) Documents:** This includes PX reports and decisions from formal meetings, along with coversheets and notes from closed sessions.
 - **Fully Released:** Documents released without redactions.
 - **Partially Released:** Documents released with some redactions.
 - **Reviewed (Not Released):** Documents reviewed but not yet released or withheld for future review.
- **Actions:**
 - **Volumes:** Includes actions arising from both formal and informal meetings, whether from resolutions or other follow-up requests.
 - **Late Closures:** Actions are marked “closed late” if completed after the target date unless notes indicate an earlier completion.
- **LGOIMA Requests:** Requests received under the Local Government Official Information and Meetings Act 1987 and adherence to processing standards.
- **Elected Member Requests:** Requests for information lodged in the Hybris system from elected members.

Detailed Q2 2024/25 Governance Report Statistics

1. Level of Service Reporting

Meetings

- 1.1 The Long Term Plan (LTP) [Governance and Decision-making Activity Plan](#) has two Levels of Service related to meetings:

1.1.1 *Level of Service 4.1.28.1* has the target of:

| Measure of Success | Performance Targets/Outputs |
|--|---|
| Schedule, support, and record Council meetings unless the committee structure provides otherwise | Between 500 and 600 governance meetings are supported |

1.1.2 *Level of Service 4.1.28.6* has the target of:

| Measure of Success | Performance Targets/Outputs |
|---|--|
| Increase transparency in decision-making through live-streaming eligible meetings | 90% of eligible meetings are streamed and recorded on a digital platform |

- 1.2 **109 elected members'** meetings were conducted over the quarter (**231** meetings in the year to date).
- 1.3 The number of meetings held is broken down in the following table with the volumes of meetings from the same quarter last year included for comparative purposes:

| Breakdown of Meetings Held Q2 2024/2025 and Q2 2023/2024 | | | | | | |
|--|--------------|-----------|------------|--------------|-----------|------------|
| Type | Q2 2024/2025 | | | Q2 2023/2024 | | |
| | Formal | Informal | Total | Formal | Informal | Total |
| Council | 10 | 10 | 20 | 8 | 18 | 26 |
| Committees | 39 | 7 | 46 | 58 | 10 | 68 |
| Community Boards | 22 | 21 | 43 | 23 | 33 | 56 |
| Totals | 69 | 38 | 109 | 89 | 61 | 150 |

- 1.4 Overall meeting volumes decreased by **32% (41 meetings)** in the same period from the year before. The main causes for the decline were:
- 1.4.1 Less informal meetings are being held overall, following the implementation of the recommendations from the Ombudsman [Open for Business](#) Report.
- 1.4.2 Less committee and related meetings were scheduled over this period.
- 1.5 **97% (71 out of 73)** of eligible meetings were live-streamed and available for subsequent on-demand viewing. Note:
- 1.5.1 Two eligible meetings were not recorded due to a technical failure at the time of the meeting.
- 1.5.2 Year to date **97% (116 out of 119)** of eligible meetings were live-streamed and available for subsequent on-demand viewing.

Processes and Services

- 1.6 The Long Term Plan (LTP) [Governance and Decision-making Activity Plan](#) has two Levels of Service related to meetings:
- 1.6.1 *Level of Service 4.1.22* has the target of:

| Measure of Success | Performance Targets/Outputs |
|---|-----------------------------|
| Provide services that ensure all Council and Committee meetings are held with full statutory compliance | 98% compliance |

1.6.2 *Level of Service 4.1.28.3* has the target of:

| Measure of Success | Performance Targets/Outputs |
|---|-----------------------------|
| Governance processes are maintained and published on the Website that ensure statutory compliance | 100% |

1.7 Monthly auditing of meetings found that (year to date) **98%** of meetings have been held with statutory (**162** out of **162 items**) and process compliance (**1438** out of **1472 items**). Some of the metrics used included:

- **99%** of agendas and minutes were published within required timeframes.
- **97%** of official meeting records (archives) were prepared on time
- **96%** of meeting action reporting was published to elected members monthly.

1.8 A quarterly audit of the Council's website found that core process documentation was available and current.

Public Excluded (PX) Reports

1.9 The Long Term Plan (LTP) [Governance and Decision-making Activity Plan](#) has two Levels of Service related to PX reports:

1.9.1 *Level of Service 4.1.28.4* has the target of:

| Measure of Success | Performance Targets/Outputs |
|---|---|
| Increase transparency in decision-making through minimising public-excluded reports | A maximum of 6.5% of reports considered in PX |

1.9.2 *Level of Service 4.1.28.5* has the target of:

| Measure of Success | Performance Targets/Outputs |
|---|--|
| Increase transparency in decision-making by releasing reports | 85% of all PX reports from the current triennium were reviewed for potential release |

1.10 Tables and charts in sections **4.1.D** and **4.1.E** detail the volume of new PX reports added during this quarter and a breakdown of the review of PX reports since the 2016 triennium, respectively.

1.11 This quarter, **5.1%** of new formal staff reports to elected member meetings were fully PX, reflecting a **1%** decrease from Q2 2023/2024 (**5.1%** is also the year-to-date figure).

1.12 The volume of fully or partially released PX items from the two earlier combined trienniums stands at **84%** (**929** out of **1113** items in total). **90%** (**997**) of PX items from these periods have been released as far as possible. Both metrics *increased* this quarter.

1.13 For the current term:

- **305** reports have been considered fully in PX. **42% (129)** of these have been released as far as possible.
 - **77%** of eligible reports have been reviewed (**226**) or are not due for an initial review until next term (**23**).
- 1.14 Considering all PX items since the start of the 2016 – 2019 triennium, **21% (292)** of PX items need to be reviewed or re-reviewed at some point for potential release. Of this total, **6% (82)** of all PX reports are now due or overdue for review.
- 1.15 From March 2024, the default setting for Information Sessions/ Workshops changed from **Closed (PX)** to **Open**. The following table shows the difference in informal meeting information which is publicly available from the comparative reporting periods:

| Reporting Period | Total Items Considered | Items Considered in Open |
|------------------|------------------------|--------------------------|
| Q2 2023/2024 | 115 | 2 (2%) |
| Q2 2024/2025 | 108 | 92 (85%) |

2. Other Meeting Governance Information

Reports

- 2.1 Tables **4.1.a – 4.1.c** in the next section break down the volume of reports and memos generated for elected member meetings this quarter.
- 2.2 In total, staff generated **744** memos and reports for elected members. Overall, there was an **11% (88)** decrease in reports and memos during this period. Note:
- If memos are excluded from the total number, however, there was only a **5%** decrease in reports considered at formal and informal meetings while meeting volumes decreased by **32%**.
 - In this quarter more reports were considered at meetings on average than in the equivalent period last year.
- 2.3 Elected Member memos *decreased by 31% (58)* during this period.
- 2.4 This quarter, the number of information reports compared to other report types increased by **8**, comprising **24%** of all formal meeting agenda items. This volume will continue to rise as more unit and portfolio reports are provided to the Council.

Actions

- 2.5 **Actions** in this section are defined as tasks required by staff to implement decisions and requests made by elected members in formal and informal meetings.
- 2.6 In the next section, table **4.2.A.i** detail the split of new actions from elected member meetings by meeting type. Overall, new actions increased **12%** this quarter compared to last year. This increase is primarily due to actions from Annual Plan meetings.
- 2.7 The five *elected member* meetings generating the largest volume of new actions this quarter were:
- Council **50% (223)**
 - Waihoru Spreydon-Cashmere-Heathcote Community Board **9% (39)**
 - Waipapa Papanui-Innes-Central Community Board **8% (34)**

- Waitai Coastal-Burwood-Linwood Community Board **6% (28)**
 - Waipuna Halswell-Hornby-Riccarton Community Board **6% (26)**
- 2.8 This quarter, **46%** of all new actions were issued by Community Board meetings, **down 2%** from last quarter. Table **4.2.A.ii** in the next sections breaks down the split between the individual Community Boards this quarter.
- 2.9 **37%** of actions completed by staff were closed late this quarter, a **2% decrease** from last year. Tables **4.2. Bi** and **ii**, below, broken down by group the split of actions opened and closed this quarter.
- 2.10 Of the new actions raised this quarter, **61%** were requested by elected members or changes from staff recommendations. The breakdown of action origins was:
- **39% (173)** of all new actions were derived from staff *Decision* reports where staff recommendations were accepted without change.
 - **27% (118)** were related to changes or requests for staff reports made as part of the AP.
 - **8% (34)** arose from public deputations, public forums, petitions, and elected member requests unrelated to staff reports presented at formal meetings.
 - **26% (116)** were from *information* reports (i.e. not asking for a decision) or from a *decision* report where the staff recommendations were changed.

3. LGOIMA and Elected Member Requests

- 3.1 The Long Term Plan (LTP) [Mayoral, Councillor and Executive Support, and Treaty Activity Plan Relationships](#) has two Levels of Service related to LGOIMA:

3.1.1 *Level of Service 4.1.29.1* has the target of:

| Measure of Success | Performance Targets/Outputs |
|--|-------------------------------------|
| Investigations into process and compliance by the Ombudsman's Office are responded to within their requested deadlines | 100% within the requested deadlines |

3.1.2 *Level of Service 4.1.29.2* has the target of:

| Measure of Success | Performance Targets/Outputs |
|---|-----------------------------|
| Provision of information is in accordance with LGOIMA principles and requirements | 99% compliance |

- 3.2 No investigations into process or compliance were received from the Ombudsman this quarter.

LGOIMA requests

- 3.3 The Council continues to attract high numbers of LGOIMA questions covering a wide range of topics. The key performance statistics on these are noted below:

| LGOIMA Handling | 2024/2025 | 2023/2024 |
|-------------------------|-----------|-----------|
| Requests received | 430 | 410 |
| Requests responded to | 428 | 430 |
| Average days to respond | 7.8 | 10.5 |

- 3.4 The units receiving the most LGOIMA requests were:

| Service Unit | 2024/2025 | 2023/2024 |
|-----------------------|-----------|-----------|
| Transport & Waste | 30% | 23% |
| Customer Services | 10% | 9% |
| Regulatory Compliance | 13% | 18% |
| Building Consenting | 5% | 4% |
| Parks | 7% | 4% |

- 3.5 In the 2023-24 year the Council received 1243 LGOIMA requests. Compliance with statutory timeframes was 99.5%. In the 2024-25 period, the Council has received 798 requests and responded 99.7% within statutory timeframes.

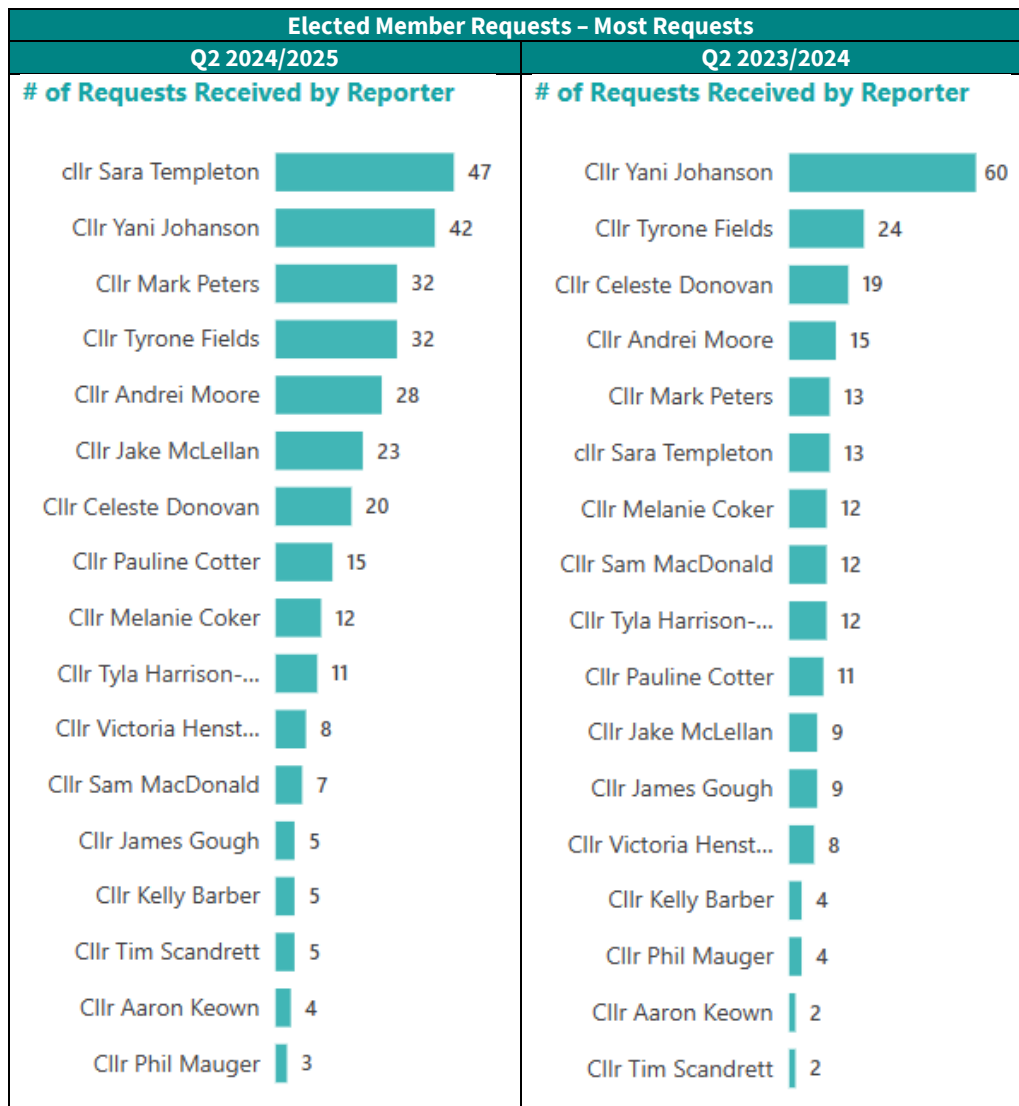
- 3.6 Elected Member requests for information received are detailed in the following table:

| Requests | 2024/2025 | 2023/2024 |
|-----------------------|-----------|-----------|
| Requests received | 299 | 229 |
| Requests responded to | 285 | 213 |

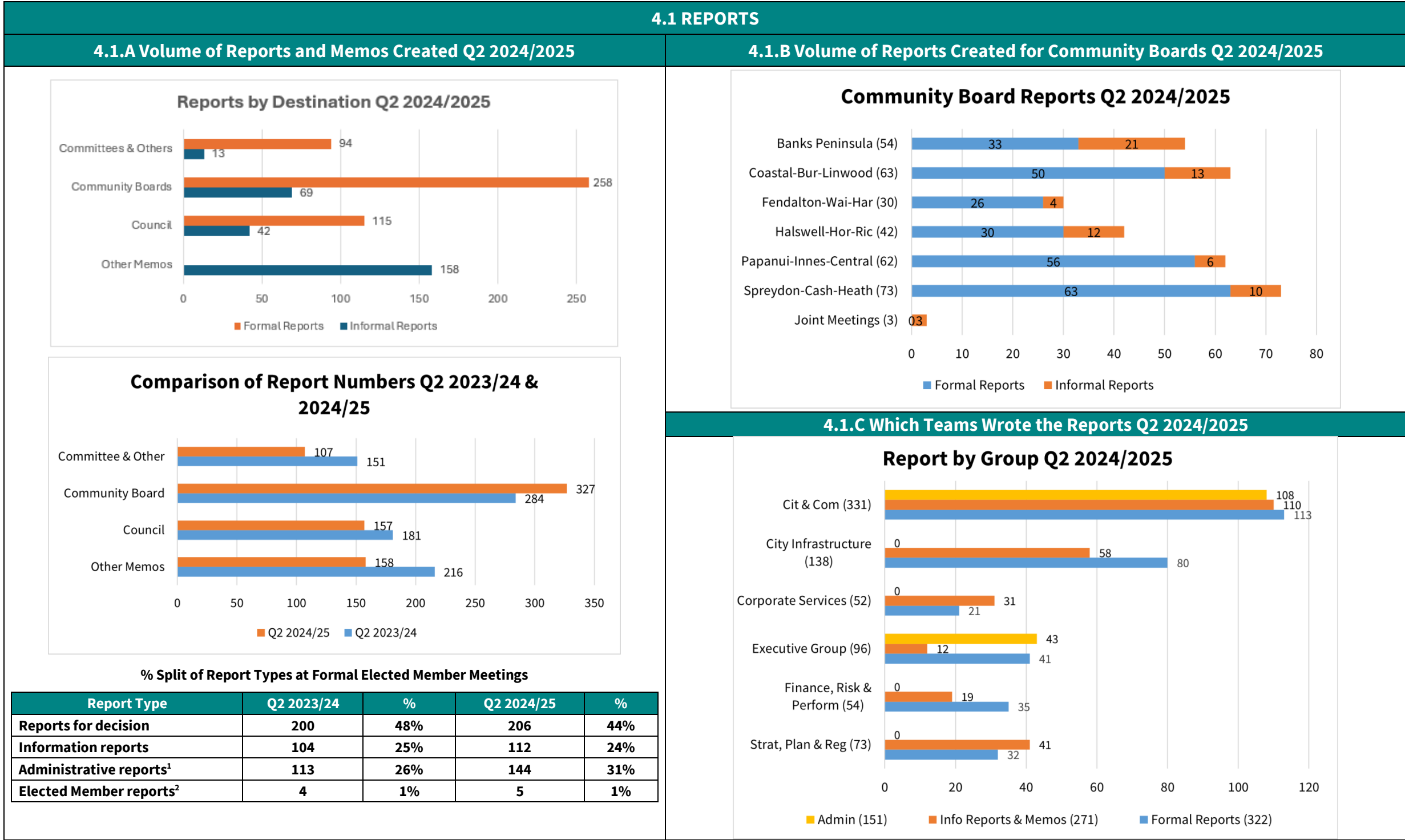
- 3.7 The units receiving the most information requests were:

| Service Unit | Q2 2024/2025 | Q2 2023/2024 |
|-----------------------|--------------|--------------|
| Transport & Waste | 31% | 40% |
| Three Waters | 7% | 10% |
| Resource Consents | 11% | 8% |
| Regulatory Compliance | 4% | 8% |
| Facilities | 8% | 5% |

- 3.8 The following table details which elected members are raising the most requests



4. Quarterly Governance Report Q2 2024/2025 (October – December 2024)



¹ These include non-decision reports required to complete sections of the agenda such as minutes reports for confirmation, public forum and deputation summaries, etc.

² Notices of Motion and Chairpersons reports

4.1.D Overall Number of Public Excluded (PX) Reports Q2 2024/2025

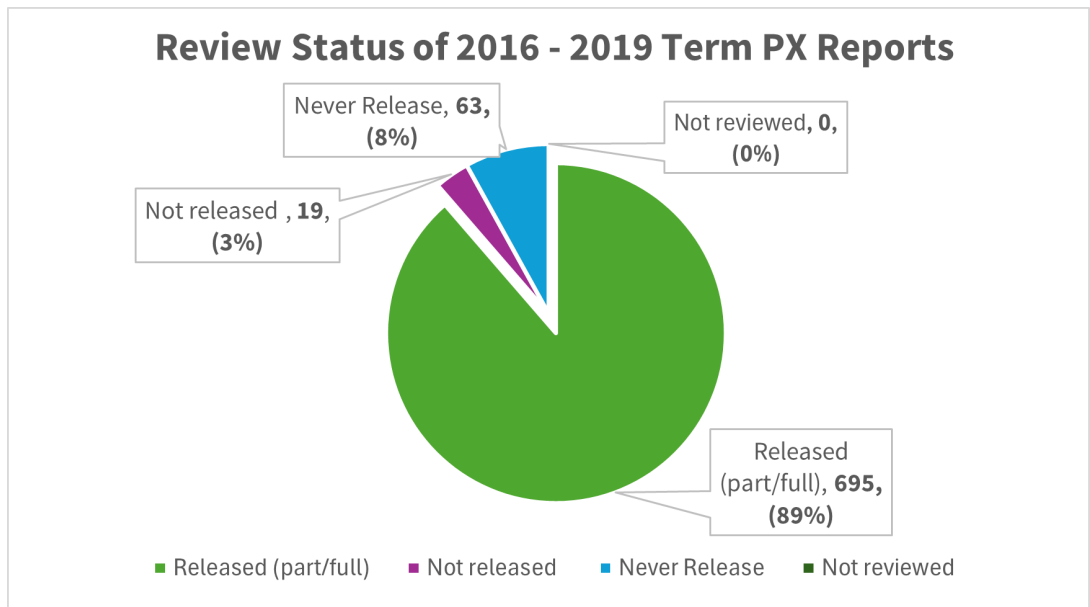
| New PX Reports Created | Total | % of Total |
|-------------------------|-------|------------|
| PX Reports Q2 2023/2024 | 28 | 6.1% |
| PX Reports Q2 2024/2025 | 30 | 5.1% |

Notes:

- PX report volumes peaked in 2018 at **35%** of the total reports. Since that time there has been a decline and stabilisation in the number of PX reports as a percentage of the overall number
- Despite high report volumes, fewer PX reports reflect the Council's effort to consider more items in the open part of public meetings.
- PX report volumes exclude *PX Minutes Reports* as these are administration reports.
- Volumes include fully PX reports (where the report and any attachments are in PX) **but not** open reports where at least one attachment is marked as PX. This quarter there were **6** open reports with at least one PX attachment (compared to **9** in the same period last year).

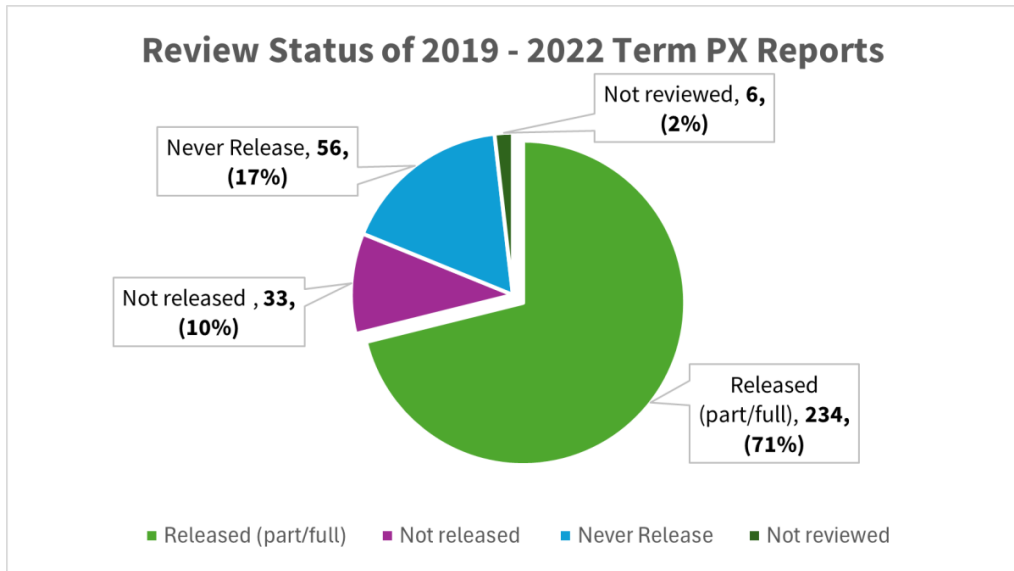
The following charts detail the total number of PX reports (and associated decisions) that have been completed, and the status of their review for release, for the:

• 2016 – 2019 completed triennium

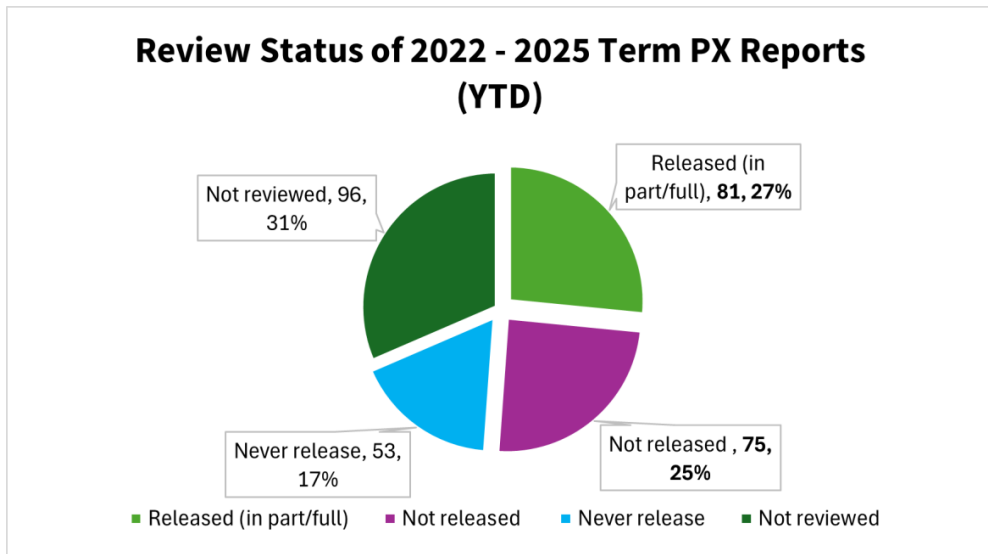


4.1.E Public Excluded(PX) Review of PX Reports (2016 – now) as at the end of Q2 2024/2025

• 2019 – 2022 completed triennium

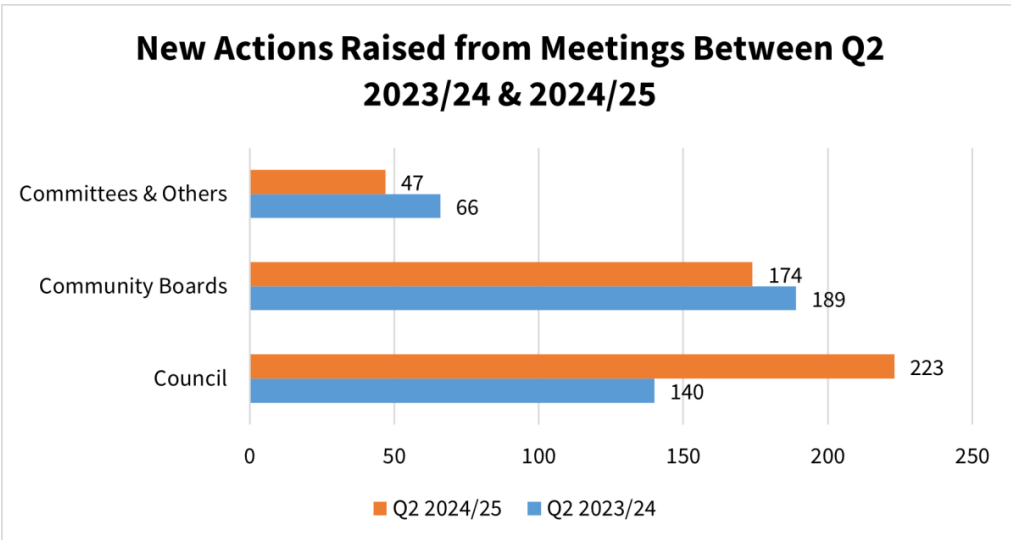
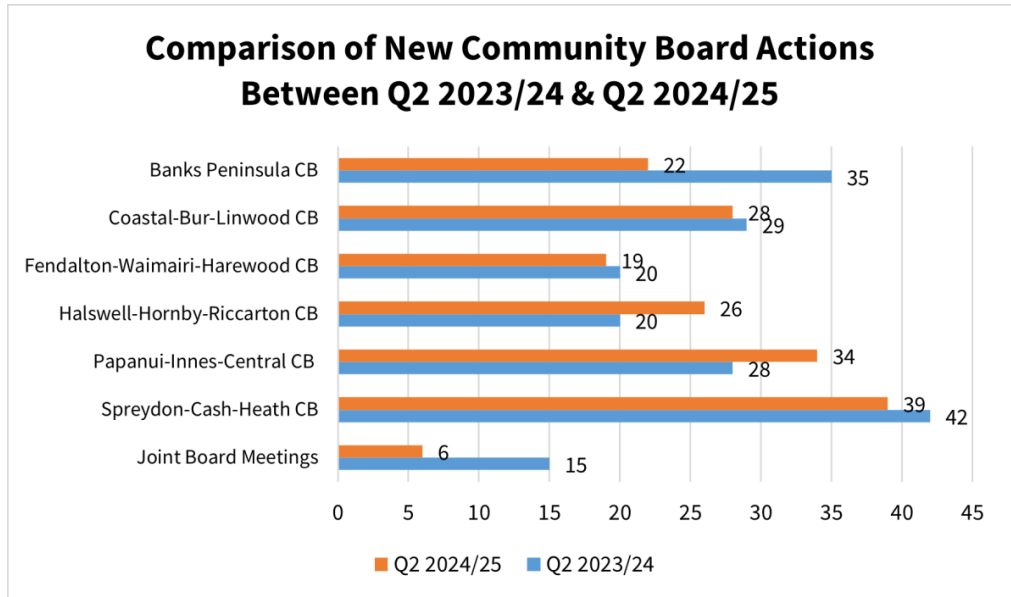


• The current triennium (2022 – 2025)



Note:

- **Released (part/full)** refers to when the report and/or decision has been released in part (with redactions) or full (with no redactions).
- **Not released** refers to when a report has been reviewed but not released but will be reviewed again.
- **Never release** refers to when a report has been reviewed but will not be released due to the content.
- **Not reviewed** refers to a PX report that has not yet been reviewed for potential release.

| 4.2 ACTIONS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|------------------------|--|---------------|------------|---------------------|----|----|------------------------|-----|-----|--------------------------------|-----|-----|--|----|----|--|------------------------|--------------------|------------------------|-----------|----------------------|----------------------|-----|----|---|--------------------|----|--------------------------------------|----------|---------------|------------------|----------------------|-----|----|-----|---------------------|-----|-----|----|------------------|-----------------------------|----|-----|---------------------|-----|---------------------------------|-----|-----------------------------|----|----|--------|---------------------------------|-----|----|-----|--------|-----|-----|-----|
| 4.2.A What New Actions Were Raised Q2 2024/2025 | | 4.2.B Actions Assigned and Completion Rates by Group & Team Q2 2024/2025 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <div><p>New Actions Raised from Meetings Between Q2 2023/24 & 2024/25</p><table><tr><th>Group</th><th>Q2 2024/25</th><th>Q2 2023/24</th></tr><tr><td>Committees & Others</td><td>47</td><td>66</td></tr><tr><td>Community Boards</td><td>174</td><td>189</td></tr><tr><td>Council</td><td>223</td><td>140</td></tr></table></div> | | Group | Q2 2024/25 | Q2 2023/24 | Committees & Others | 47 | 66 | Community Boards | 174 | 189 | Council | 223 | 140 | <table><tr><th>4.2.B.i Action Status as at 1 Oct 2024</th><th>New Actions Q2 2024/25</th><th>Total Open Actions</th><th># Overdue</th><th>% Overdue</th></tr><tr><td>Citizens & Community</td><td>117</td><td>144</td><td>32</td><td>22%</td></tr><tr><td>Corporate Services</td><td>38</td><td>77</td><td>3</td><td>4%</td></tr><tr><td>Executive Office</td><td>25</td><td>21</td><td>6</td><td>29%</td></tr><tr><td>City Infrastructure</td><td>159</td><td>215</td><td>30</td><td>14%</td></tr><tr><td>Finance, Risk & Performance</td><td>48</td><td>37</td><td>11</td><td>30%</td></tr><tr><td>Strategy, Planning & Regulatory</td><td>60</td><td>61</td><td>1</td><td>2%</td></tr><tr><td>TOTALS</td><td>447</td><td>555</td><td>83</td><td>15%</td></tr></table> | | | 4.2.B.i Action Status as at 1 Oct 2024 | New Actions Q2 2024/25 | Total Open Actions | # Overdue | % Overdue | Citizens & Community | 117 | 144 | 32 | 22% | Corporate Services | 38 | 77 | 3 | 4% | Executive Office | 25 | 21 | 6 | 29% | City Infrastructure | 159 | 215 | 30 | 14% | Finance, Risk & Performance | 48 | 37 | 11 | 30% | Strategy, Planning & Regulatory | 60 | 61 | 1 | 2% | TOTALS | 447 | 555 | 83 | 15% | | | | |
| Group | Q2 2024/25 | Q2 2023/24 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Committees & Others | 47 | 66 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Community Boards | 174 | 189 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Council | 223 | 140 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4.2.B.i Action Status as at 1 Oct 2024 | New Actions Q2 2024/25 | Total Open Actions | # Overdue | % Overdue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Citizens & Community | 117 | 144 | 32 | 22% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Corporate Services | 38 | 77 | 3 | 4% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Executive Office | 25 | 21 | 6 | 29% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| City Infrastructure | 159 | 215 | 30 | 14% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance, Risk & Performance | 48 | 37 | 11 | 30% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Strategy, Planning & Regulatory | 60 | 61 | 1 | 2% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTALS | 447 | 555 | 83 | 15% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <div><p>Comparison of New Community Board Actions Between Q2 2023/24 & Q2 2024/25</p><table><tr><th>Group</th><th>Q2 2024/25</th><th>Q2 2023/24</th></tr><tr><td>Banks Peninsula CB</td><td>22</td><td>35</td></tr><tr><td>Coastal-Bur-Linwood CB</td><td>28</td><td>29</td></tr><tr><td>Fendalton-Waimairi-Harewood CB</td><td>19</td><td>20</td></tr><tr><td>Halswell-Hornby-Riccarton CB</td><td>26</td><td>20</td></tr><tr><td>Papanui-Innes-Central CB</td><td>34</td><td>28</td></tr><tr><td>Spreydon-Cash-Heath CB</td><td>39</td><td>42</td></tr><tr><td>Joint Board Meetings</td><td>6</td><td>15</td></tr></table></div> | | Group | Q2 2024/25 | Q2 2023/24 | Banks Peninsula CB | 22 | 35 | Coastal-Bur-Linwood CB | 28 | 29 | Fendalton-Waimairi-Harewood CB | 19 | 20 | Halswell-Hornby-Riccarton CB | 26 | 20 | Papanui-Innes-Central CB | 34 | 28 | Spreydon-Cash-Heath CB | 39 | 42 | Joint Board Meetings | 6 | 15 | <table><tr><th>4.2.B.ii Actions Closed Q2 2024/2025</th><th># Closed</th><th># Closed Late</th><th>% Closed Late</th></tr><tr><td>Citizens & Community</td><td>162</td><td>40</td><td>25%</td></tr><tr><td>Corporate Services</td><td>22</td><td>0</td><td>0%</td></tr><tr><td>Executive Office</td><td>22</td><td>7</td><td>32%</td></tr><tr><td>City Infrastructure</td><td>155</td><td>85</td><td>55%</td></tr><tr><td>Finance, Risk & Performance</td><td>40</td><td>22</td><td>55%</td></tr><tr><td>Strategy, Planning & Regulatory</td><td>43</td><td>9</td><td>21%</td></tr><tr><td>TOTALS</td><td>444</td><td>163</td><td>37%</td></tr></table> | | | 4.2.B.ii Actions Closed Q2 2024/2025 | # Closed | # Closed Late | % Closed Late | Citizens & Community | 162 | 40 | 25% | Corporate Services | 22 | 0 | 0% | Executive Office | 22 | 7 | 32% | City Infrastructure | 155 | 85 | 55% | Finance, Risk & Performance | 40 | 22 | 55% | Strategy, Planning & Regulatory | 43 | 9 | 21% | TOTALS | 444 | 163 | 37% |
| Group | Q2 2024/25 | Q2 2023/24 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Banks Peninsula CB | 22 | 35 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Coastal-Bur-Linwood CB | 28 | 29 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Fendalton-Waimairi-Harewood CB | 19 | 20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Halswell-Hornby-Riccarton CB | 26 | 20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Papanui-Innes-Central CB | 34 | 28 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Spreydon-Cash-Heath CB | 39 | 42 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Joint Board Meetings | 6 | 15 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4.2.B.ii Actions Closed Q2 2024/2025 | # Closed | # Closed Late | % Closed Late | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Citizens & Community | 162 | 40 | 25% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Corporate Services | 22 | 0 | 0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Executive Office | 22 | 7 | 32% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| City Infrastructure | 155 | 85 | 55% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance, Risk & Performance | 40 | 22 | 55% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Strategy, Planning & Regulatory | 43 | 9 | 21% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTALS | 444 | 163 | 37% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <ul style="list-style-type: none">• In total 447 new actions were issued to staff and 444 (old and new) actions were closed over this period.• 38% (171) of new actions resulted from <i>Decision</i> reports where staff recommendations were accepted without change (down from 47% last quarter).• 62% (273) of new actions resulted from <i>Information</i> reports or as requests from Elected Members | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



10. Three Waters Activities Report - October, November and December 2024

Reference Te Tohutoro: 24/2160928
Responsible Officer(s) Te Pou Matua: Gavin Hutchison, Acting Head of Three Waters
Accountable ELT Member Pouwhakarae: Brent Smith, Acting General Manager City Infrastructure

1. Purpose and Origin of the Report Te Pūtake Pūrongo

- 1.1 The purpose of this report is to update the Council on the Three Waters Operation activity during the period October, November and December 2024.
- 1.2 The attached report was put together by staff in the Three Waters Unit.

2. Officer Recommendations Ngā Tūtohu


That the Council:

- 1. Receives the information in the Three Waters Activities Report - October, November and December 2024 Report.

Considerations Ngā Whai Whakaaro

- 2.1 Staff welcome feedback on the topics. This will help us to create an informative document that provides useful information on a regular basis.

Attachments Ngā Tāpirihanga

| No. | Title | Reference | Page |
|---|---|-----------|------|
| A  | Three Waters Quarterly Report October-December 2024 | 25/179939 | 108 |

In addition to the attached documents, the following background information is available:

| Document Name - Location / File Link |
|--------------------------------------|
| Not applicable |

Signatories Ngā Kaiwaitohu

| | |
|-------------|---|
| Author | Tim Drennan - Manager Service Excellence |
| Approved By | Gavin Hutchison - Acting Head of Three Waters Brent Smith - Acting General Manager City Infrastructure |

Three Waters

Quarterly Report

October to December 2024



ccc.govt.nz/water-and-drainage

Christchurch
City Council 

Item 10

Attachment A

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Addington Brook renewal.

Executive summary

Our latest Three Waters Quarterly Report provides an update on our work to deliver safe and reliable water services for Christchurch residents.

We were primarily focused on preparing for managing our water supply and wastewater systems over the warm spring and summer seasons. Our Operations and Laboratory Teams were working during the holiday period to ensure the continuity and compliance of the services we provide.

There's an increase in visitors to Banks Peninsula over the summer period and we worked hard to minimise any disruptions in our services. Our staff visited customers in Banks Peninsula, looking for water leaks, checking water restrictors and backflow devices were working properly, as well as looking for sources of stormwater entering the wastewater network in Akaroa.

The creation of a Business Intelligence Team in the Three Waters Unit is having a positive impact on our work. The BI team specialise in providing expert advice, assistance, and implementation of solutions, which is helping the Unit to achieve our goals.

Since being set up the BI team has conducted a comprehensive review of our 2.9 million asset records, identifying potential data issues to enhance asset management efficiency and support strategic decision-making. They have a project underway to transition Infrastructure Design Standards data to the Three Waters Unit. This "as-built" data is for water supply, stormwater, wastewater and drainage assets. This will ensure we have accurate information to operate and maintain our assets.

They're also working on an ESRI based tool to allow planning engineers to develop new growth scenarios. These help us plan future asset upgrades and accommodate growth while achieving our levels of service.

More detailed Three Waters project and financial information is available in reports from the Health and Safety Committee, PMO and finance.



Akaroa Harbour.



Te Kuru Wetland – water storage basin.

A snapshot of our network...

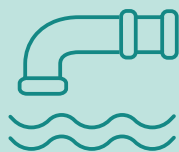
We're responsible for more than you might think.

Our three waters network...

Christchurch City Council owns and operates the city's water supply, wastewater and stormwater network.



Water supply



Wastewater



Stormwater

Strengthening our networks



Pump stations



Reservoirs



Well heads



Pipes



Treatment plants



Drainage

Helping our communities



Education



Community engagement



Flood control



Customer service



Growth planning



Incident response

Looking after our environment



Waterways



Stormwater basins



Wetlands – lake openings

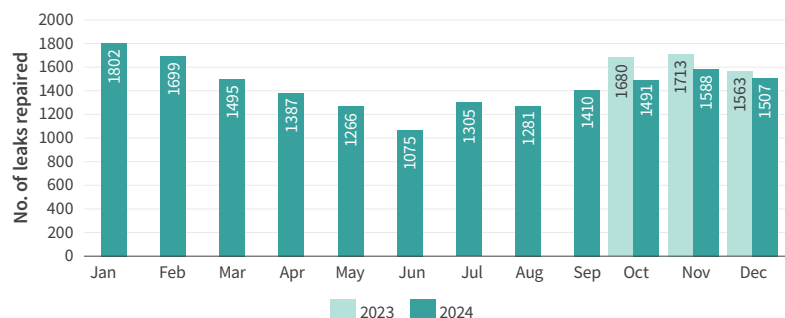
Our water supply network

Christchurch City Council owns and operates a network of wells, intakes, treatment plants, reservoirs and pipes that deliver water to our residents. We do regular testing and maintenance to make sure our water is safe, and we're also carrying out upgrades to comply with the Government's drinking water rules.

What we did, in numbers – October to December 2024



A year of repairs

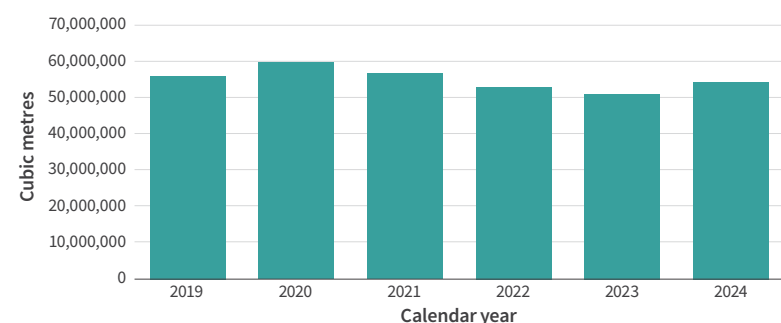


14,617,381m³
Water supplied across the district

How much we water each quarter

| Quarter | Year | Total (m ³) |
|--------------------|------|-------------------------|
| October – December | 2023 | 13,435,363 |
| January – March | 2024 | 15,233,542 |
| April – June | 2024 | 12,108,667 |
| July – September | 2024 | 12,007,446 |
| October – December | 2024 | 14,618,381 |

Year on year – how we compare



10 incidents

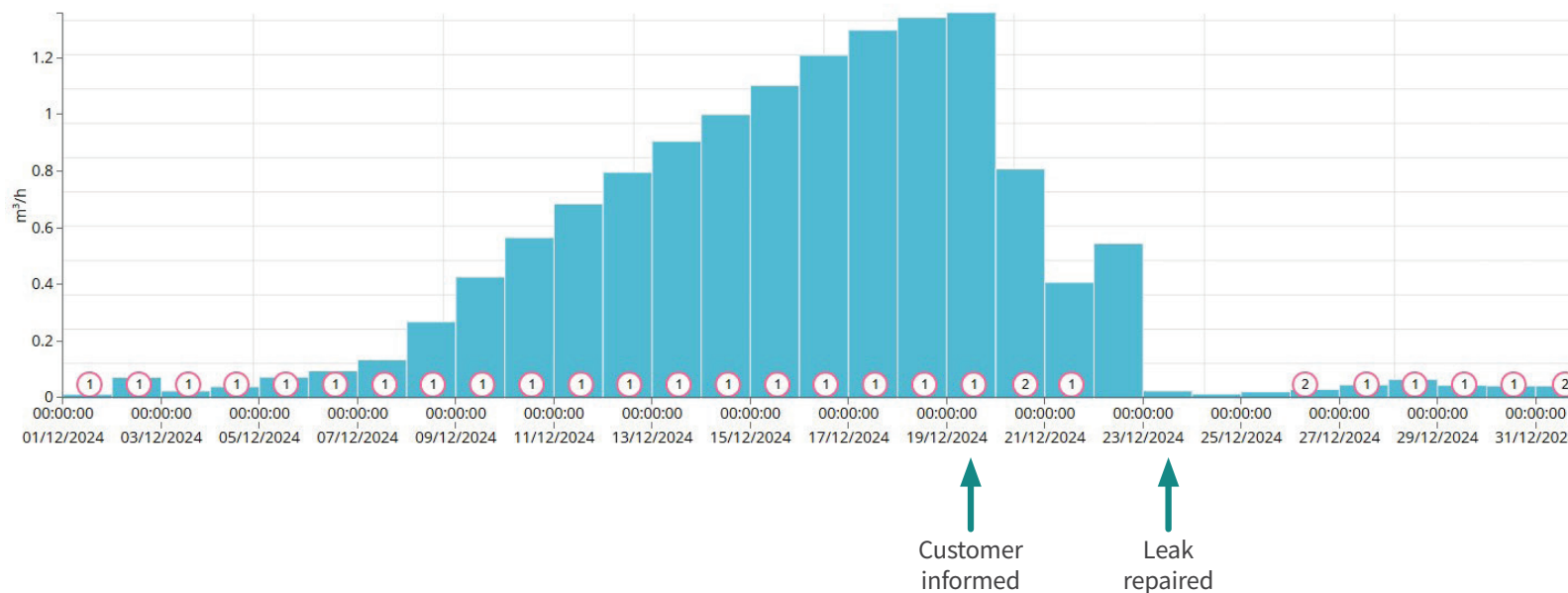
reported to the Water Services Authority – Taumata Arowai (more about this on page 9).

Smart water meters installed in Akaroa



Thanks to the new smart water meters installed in Akaroa, we can easily identify private leaks and high consumers. We inform residents that may have leaks so they can get them sorted and avoid paying excess water charges.

Below we can see an example of a private leak repaired after we communicated with the customer:



Drinking water compliance

We manage a high-quality and safe water supply network, which we monitor closely so we can quickly respond to any issues. Christchurch and Banks Peninsula water supplies are chlorinated to meet New Zealand drinking water laws. We're also working on additional upgrades to our water supply network to ensure we meet all Government rules and regulations.

While we upgrade our water supply network there are areas where our water supply isn't compliant. However, the requirement to treat our water with chlorine means our water has an extra level of protection against contamination. Many of the non-compliances will be resolved once we have completed upgrades to assets or completed longer term testing to confirm the quality of our water.

While we acknowledge that our water supply has non-compliances, we're focused on doing the work needed to achieve compliance while continuing to provide safe drinking water.

The Drinking Water Quality Assurance Rules include a range of rules, the most significant of which relate to the source (S rules), distribution (D rules) and treatment of water (T rules), which are key to making our supply compliant.

There are other non-compliances that aren't related to the S, D and T rules. These will also be resolved over time.

Here's how we're tracking:

S Source rules relate to the quality of water at its source.

We expect to be able to demonstrate Class 1 status for most of the city's water supply, which would mean some treatment barriers for protozoa aren't required.



98% of the class sampling programme

is completed with the remainder of the programme on track to be completed by April 2025. **Up 4% on last quarter.**

114 sources and **41** treatment plants

are now classified as Class 1 and are therefore protozoa compliant.

D Distribution rules relate to water in the distribution network.

They require a low level of chlorine to be present in water distributed across our network from treatment plant to tap.



17/17 distribution zones were compliant during the quarter.

T Treatment rules relate to protection against bacteria and protozoa.

We're non-compliant with these rules while we upgrade our water supply, but have other protections in place to keep our water safe.



To achieve compliance, we need to install continuous water quality monitoring as well as complete some treatment plant upgrades in Banks Peninsula and Christchurch.

For water sources that don't meet the Class 1 status criteria we have work under way to make the supplies compliant.

This includes:

- The Christchurch Supply (including Brooklands/Kainga) has 128 registered sources. Eight cannot be classified as Class 1 (Tanner Pump Station and Main Pumps).
- The Banks Peninsula supply has five registered sources. Only Birdlings Flat well can be classified as Class 1.
- A project to upgrade the Tanner Pump Station to include a protozoa barrier is included in the Long Term Plan with funding allocated for 2024/25. The project is currently in the concept design phase and planning, geotechnical and archaeological assessments are underway.
- A project to upgrade the Wainui Treatment Plant to include a protozoa barrier is also included in the Long Term Plan with funding allocated for 2024/25. The project is currently in the concept design phase and the barrier is expected to be installed by the end of 2025.
- We're working with the Water Services Authority – Taumata Arowai on research into viruses in groundwater. We're hopeful this research could inform future changes to how the Drinking Water Quality Assurance Rules requirements in relation to groundwater are considered.
- Our Main Pumps Station already operates with a protozoa barrier in place.
- All other non-Class 1 sources have been abandoned.

Source Water Risk Management Plans

The Water Services Act requires us to prepare and implement Source Water Risk Management Plans (SRMP) as part of the Water Safety Plans. During this quarter we started to capture aerial images of Banks Peninsula catchments with drones. This work was supported by the Technical Services and Design Unit and has allowed us to improve the risk assessment of our sources and categorise features including; land use, lack of fencing, animal presence near the intakes, construction works, erosion and others. We plan to do this annually to create a historical database.

In November 2024 the Water Services Authority – Taumata Arowai approved the revised version of the Drinking Water Quality Assurance Rules, changing some compliance requirements. The changes are mainly around reporting, sampling frequencies and determinants and will come into force on 1 January 2025. Three Waters staff have been working to make the necessary changes to sampling schedules and reporting to ensure compliance under the new requirements.



Quarterly water supply controllable non-compliances

We test the water regularly to ensure it is safe to drink. When we do have controllable non-compliances, we take immediate action to assure the water supply and notify the Water Services Authority – Taumata Arowai.

Controllable non-compliances are those we can control and avoid by improving our processes and procedures. To reduce the amount of these, we analyse the cause and undertake an action plan so they don't happen again.

These are the controllable non-compliances recorded during the last quarter:

| Supply details | Drinking Water Safety, Compliance or Sufficiency Category | Date | Details | How was it resolved |
|--------------------------|---|--|--|---|
| CHR009 Christchurch | Water is non-compliant | 24/10/2024 10/11/2024 24/11/2024 25/11/2024 | 4 different Water Treatment Plants (WTP) delivered non-chlorinated water. | WTP were isolated and then reinstated once the chlorine dosing system was fixed. |
| | Service was interrupted >8hrs | 02/10/2024 10/10/2024 | Pipe breaks left some properties without water for more than 8 hours due to complexity of the repairs (closeness to a power pole and night works). | Pipe were repaired as soon as possible. Bottled water was available to those properties affected. |
| BIR001 Birdlings Flat | Water is non-compliant | 03/10/2024 | FAC in water leaving the treatment plant was measured to be less than 0.5 mg/L (indicating non-compliance with rule T2.19). | Treatment was adjusted. |
| | Water is non-compliant | 03/12/2024 | pH of water leaving the treatment plant was measured to be 8.1 (indicating non-compliance with rule T2.21). | Treatment was adjusted. |
| DUV001 Duvauchelle | Water is non-compliant | 06/12/2024 | pH of water leaving the treatment plant was measured to be 8.04 (indicating non-compliance with rule T2.21). | Treatment was adjusted. |
| WAI138 Wainui | Water is non-compliant | 03/10/2024 | FAC in water leaving the treatment plant was measured to be less than 0.5 mg/L (indicating non-compliance with rule T2.19). | Treatment was adjusted. |

The quarter ahead January to March 2025

Banks Peninsula summer management

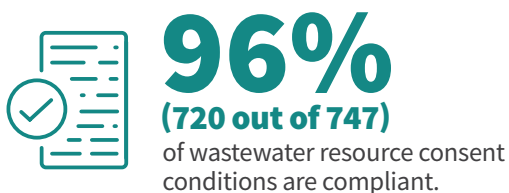
We're continuously monitoring our assets to ensure we can maintain a reliable supply of water to our customers throughout the summer season. We're monitoring stream levels to make sure we comply with our consents and manage demand appropriately. We're prepared to respond to weather events including dry/hot weather and rainfall, public events, cruise ship arrivals, or any other situation that results in high water use.



Our wastewater network

Christchurch City Council maintains wastewater systems to provide the community with a safe and healthy environment through the appropriate treatment and discharge of wastewater.

What we did, in numbers – October to December 2024



We completed a comprehensive programme in Banks Peninsula to improve the wastewater and stormwater systems as well as achieve consent compliance.

All properties in Akaroa, Duvauchelle, Tikao Bay and Wainui have now been checked for external wastewater and stormwater drainage compliance (**1367 properties in total**).

- 166 re-inspections have been undertaken
- 29 cross-connections (stormwater to wastewater)
- 10 properties recommended for pole cam inspection
- 251 non-compliant gully traps (height or other issue)
- 4 water leaks
- 6 grey water/wastewater cross connections (wastewater to stormwater)

Non-compliance figures – October to December 2024

We operate the wastewater network under a resource consent from Environment Canterbury. When we do have non-compliances, we take action and notify Environment Canterbury. We didn't have new significant non-compliances recorded during the last quarter, but the following significant non-compliance remains in place:

| Resource Consent – Condition | Activity | Reason for significant non-compliance grading | Actions taken |
|------------------------------|--|---|---|
| CRC213608 - 2 | To discharge treated domestic wastewater onto land temporarily from the Wainui Wastewater Treatment Plant. | The discharge is not in the consented area as outlined in this condition. | This consent was issued to cover a temporary situation while the Council was removing an existing pine plantation at the current land treatment area (CRC091580). The pine removal has now been finished, and the irrigation field has been moved back to the original land, so this consent is no longer in use and will be surrendered. |

The quarter ahead (January to March 2025)

Banks Peninsula wastewater

Approximately 100 re-inspection surveys are still to be reviewed by our staff, which will likely increase the final cross-connection and non-compliant gully trap count. We will also contact property owners to resolve identified drainage issues.

Christchurch Wastewater Treatment Plant

We work hard to keep the damaged Christchurch Wastewater Treatment Plant operating, while keeping odours to a minimum for residents.

Demolition of the Christchurch Wastewater Treatment Plant's fire-damaged trickling filters started in late November and quick progress is being made. Demolition of the walls was complete in mid-December and the team is now working on demolishing the foundations and central columns.

There was an increase in odour coming from the Wastewater Treatment Plant and oxidation ponds in December as the treatment process adjusted to summer mode. Staff made changes to our operations to address this including:

- reducing the number of primary tanks in service to prepare them for the lower flow experienced over summer.
- increasing the number of aeration lanes on the temporary activated sludge plant to prepare it for the lower, but more concentrated sewage flows over summer.
- changing the flow-path through the oxidation ponds to prepare them for summer.

These changes had a positive impact and odours from the plant and ponds reduced. When there's an increase in odour our staff take action straight away but it can take time for this to have an impact on odour. This is due to how long it takes for sewage to pass through the treatment plant and ponds. As a result, it takes time for any operational changes to effect and reduce the odour being released.



Demolition of the trickling filter tanks.



Monitoring and ops



13 million tons

total treated wastewater.



1262

webpage views.



2831 MWh

electricity generated from waste.



6

e-newsletters.



2 times

H₂S went over 0.03ppm.



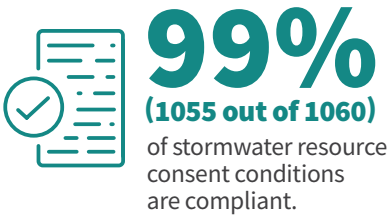
2

school visits.

Our stormwater network

Our stormwater system is being continually maintained and improved to make the city a safer and healthier place to live. The network includes open drains, pipes, pump stations, stopbanks, basins and more.

What we did, in numbers – October to December 2024



We attended two construction industry expos to promote best practices about erosion and sediment control.

We finalised the CSNDC Implementation Plan.

We completed the five-year review of the Comprehensive Stormwater Network Discharge Consent (CSNDC) and applied to Environment Canterbury to change some of the conditions. The most important changes proposed are about:

- approving use of the MEDUSA stormwater model.
- extending the date of the Banks Peninsula Stormwater Management Plan submission.
- excluding construction sites with non-complying Erosion and Sediment Control Plans from the CSNDC
- changing CSNDC reporting submission frequency from annual to every second year.
- bringing all community engagement work required by the CSNDC under the banner of the “Community Waterways Partnership”.
- updating “Receiving Environment Objectives and Attribute Target Levels” to match current environmental standards.

We operate the stormwater network under a resource consent from Environment Canterbury. We didn't have new significant non-compliances recorded during the last quarter, but the following significant non-compliance remains in place:

| Resource Consent – Condition | Activity | Reason for significant non-compliance grading | Actions taken |
|------------------------------|--|--|--|
| CRC231955 - 6 | CSNDC – To discharge water and contaminants to land and water from the stormwater network. | The submitted versions of the Ōpāwaho/Heathcote, Huritini/ Halswell and Ōtukaikino Stormwater Management Plans do not meet the purpose of Condition 6. | The plans have been resubmitted addressing the non compliances identified by ECan. |

The quarter ahead
January to March 2025

This quarter we'll complete and submit the CSNDC Environmental Management Plan to Environment Canterbury. The plan sets out how we'll monitor the mitigation of stormwater discharges into the environment.

A new easy-to-use app that provides a space for Council staff to record erosion and sediment control (ESCP) audits will be released. Data recorded in the app can be used to track city-wide compliance trends.



Christchurch City Council / Environment Canterbury stand at Conztruct building expo.



The Community Waterways Partnership (CWP)

The Community Waterways Partnership supports the development of community-based initiatives to improve the ecological health, indigenous biodiversity, cultural, and amenity value of our urban waterways.

The Partnership involves Christchurch City Council, Canterbury Regional Council, Department of Conservation, Ministry for the Environment, Canterbury District Health Board, universities, schools, industry representatives, river care and other community groups.



Community Waterways Partnership hui – November 2024

What we did:

- In October we held the CSNDC Annual Report hui, where Council staff highlighted the most important results of the report.
- In November we held the Community Waterways Partnership hui. It was a great success and members reflected on the CWP's direction and actions for the last year, enjoyed presentations from some of our new partners and took part in a productive action planning workshop. There were insightful presentations on integrating Mātauranga Māori into our mahi and engaging with Ngāti Wheke. It was good to come together like this and reaffirm what the CWP is all about!
- The CWP contestable fund had a very good reception in the community. We received 14 funding requests, providing funding to eight of them. Funding these projects helps us achieve our outcomes in two ways – by improving our environment's health and creating a sense of community. We will follow up and assess the outcome of each of these projects during the year.

What people are telling us

During this quarter water supply was the third most common service request category after wheelie bins and graffiti.

Our team received a total of

8866
service requests

related to water and drainage.

The most common requests related to:



water leaks
4712



water supply
1131



water meter boxes
1069



surface water not
draining or being
blocked
655



new residential
water connections
357

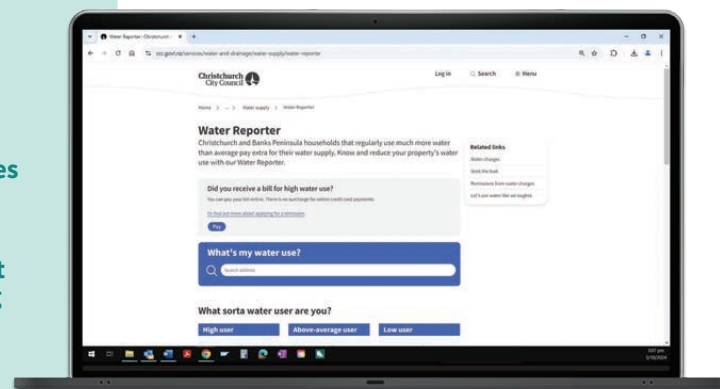
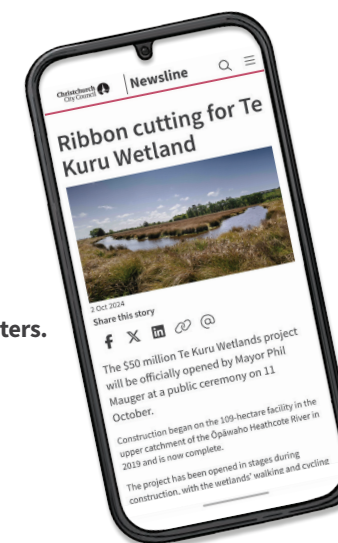
Reaching our communities

During the last quarter:

We published **5 Newsline stories** related to Three Waters.

The stories covered:

1. Te Kuru Wetland ribbon cutting
2. Water pipe upgrades on Aorangi Road
3. Addington Brook renewal progress
4. Keeping your dog safe from cyanobacteria
5. Demolition of trickling filters to get underway



We had **109,765 views** of our water webpages.

This represented **3.96%** of total views across the website, and **25,290 more views** than the previous quarter.

The top five pages were:

1. Water Reporter - used by residents to check their water use: **22,436 views**.
2. Our floor level map for building and resource consents, flood risk and property information: **11,450 views**.
3. Ilam wastewater project page: **10,389 views**.
4. Three waters asset network map showing where three waters assets are located: **8030 views**.
5. The water status map showing real-time water shut-off information: **7686 views**.

11. Notice of Motion - Fly Tipping Volunteer Removal Options

Reference Te Tohutoro: 25/207897

Responsible Officer(s) Te
Pou Matua: Councillor Keown

Accountable ELT
Member Pouwhakarae: Mary Richardson, Chief Executive

Pursuant to Standing Order 22 of Christchurch City Council's Standing Orders, the following Notice of Motion was submitted by Councillor Keown.

1. Notice of Motion to the Council He Pānui Mōtini

That the Council:

1. Requests staff to explore and report back on options, in addition to those outlined in the Free Waste Dumping Policy 2003, that would allow community groups and citizen volunteers to remove rubbish from public spaces and dispose of it at Council refuse stations at no cost to the volunteers.

2. Officer Advice

- 2.1 The Notice of Motion meets the procedural requirements set out in Standing Orders' Section 22. Council Officers can report back on advice regarding potential options at a future meeting as requested by the Notice of Motion.

Attachments Ngā Tāpirihanga

There are no attachments for this report.

12. Mayor's Monthly Report

Reference Te Tohutoro: 25/192445

Report of Te Pou Matua: Phil Mauger, Mayor

1. Purpose of Report Te Pūtake Pūrongo

- 1.1 The purpose of this report is for the Mayor to report on external activities he undertakes in his city and community leadership role; and to report on outcomes and key decisions of the external bodies he attends on behalf of the Council.
- 1.2 This report is compiled by the Mayor's office.

2. Mayors Recommendations Ngā Tūtohu o Te Koromatua

That the Council:

- 1. Receives the information in the Mayor's Monthly report.

Attachments Ngā Tāpirihanga

| No. | Title | Reference | Page |
|---|-------------------------------------|-----------|------|
| A  | Mayor's Monthly Report January 2025 | 25/192342 | 126 |

Mayor's monthly report

January 2025

Item 12

Attachment A

Kia ora and welcome back, everyone!

As we settle into the rhythm of the new year, I want to take a moment to warmly welcome you all back and wish you a positive and productive 2025.

A new year is always a great chance to reset, refocus, and look ahead to the opportunities in front of us - both for our city and our communities. This year, we've got some important work to do together, including the Local Water Done Well reforms and the Annual Plan 2025/26 consultation. These are big discussions that will shape our future, and I'm looking forward to seeing the great ideas and input that Christchurch and Banks Peninsula always bring to the table.

September will also bring local elections - an important time for our residents to have their say on the future of our city and the peninsula. Local democracy and participation is at the heart of what makes our communities strong, and I encourage everyone to get involved, think about what matters most to you, and make sure your voice is heard.

I'm looking forward to working alongside our communities, councillors, and community boards to make sure the decisions we make reflect what's best for Christchurch. Your input will be key as we take on both challenges and opportunities together.

Let's make 2025 a year of real progress and shared success. Here's to a great year ahead!

Phil Mauger
MAYOR

Room 19, Ilam School

As last year drew to an end, I visited the pupils in Room 19 at Ilam school.

The children had written to me about the issues for pedestrians with crossing the road outside the school.

It was great to be able to meet with them and hear and discuss their ideas before they finished for the school year.



World Buskers Festival

I had the privilege of opening the 32nd World Buskers Festival with some brief remarks.

As our streets fill up with people returning to work and tourists continuing to explore our city, the festival underscores Christchurch's reputation as a hub for creativity and entertainment and it brings an energy and excitement to the city as the year kicks off.



Community Events, Meetings and Highlights

Community Events, Meetings and Highlights

I attended the Ngā Hau e Whā Family Day Whakahauora Event and opened the South Island's largest-ever Colgate Games, held at the Ngā Puna Wai sports hub. I was also present when a special milestone was marked at the 50th anniversary of Te Kura Hagley Park Tennis Club, a club with a history dating back to the establishment of Hagley Park's lawn tennis courts in 1882.

Having given two speeches to the Central City Business Association and the Christchurch Business Club, I was able to engage in discussions about challenges and opportunities facing local businesses in 2025. These two events also provided an opportunity to reaffirm the Council's commitment to supporting local businesses.

University of Canterbury International Students

I had the privilege of welcoming a group of international students from China to the city and encouraging them to explore what Christchurch and the Banks Peninsula have to offer.

While at the University, the students have been tasked with developing a smart city solution that enhances the city's liveability and supports our community outcomes. I look forward to hearing what they come up with.



Engagement with Central Government

I have written to the Associate Minister of Justice, Minister McKee, regarding the upcoming review of the Arms Act 1983.

While the Council does not intend to submit directly on the Act, my letter highlighted the critical importance of meaningful engagement with affected communities, particularly New Zealand's Muslim communities.

Given Christchurch's experience with profound tragedy, I urged the Government to ensure that these voices are heard and respected.

The letter also suggested holding Select Committee hearings in Christchurch to enable local perspectives to be part of this important national discussion.

Civic and International Relations

Ukrainian Ambassador

I met with the Ambassador of Ukraine to discuss opportunities for collaboration and knowledge sharing.

The conversation centred on Christchurch's experiences with urban recovery and resilience following significant challenges, and how these lessons could be shared with cities like Kharkiv, which may face extensive rebuilding efforts once the war in Ukraine concludes.

Australian High Commissioner

I also had a meeting with the outgoing Australian High Commissioner. Our discussion provided an opportunity to strengthen the connections between Christchurch and Australia, explore our shared priorities to grow closer ties.



Visit to Wellington

During a trip to Wellington, I met with Minister Meager, the newly appointed Minister for the South Island and Taumata Arowai to discuss Local Water Done Well reforms.

I was also able to use my time in the capital to visit the Seaview water treatment plant's activated sludge reactors, gaining valuable insights for Christchurch's water infrastructure planning.



Looking ahead

As we move into the year ahead, several key priorities will guide the Council's work:

Local Water Done Well Reforms:

A primary focus will be advancing these reforms, including finalizing Christchurch's Water Services Delivery Plan and evaluating future water service delivery models. These initiatives aim to ensure high-quality, sustainable, and resilient water services for our city.

Resource Management Amendment Bill:

The Council will continue to engage in this process which proposes targeted changes to the Resource Management ahead of more comprehensive reform.

Annual Plan 2025/26 Consultation:

The Council will engage with the community to review budgets and priorities for the upcoming year. This collaborative process will help balance the needs of our growing city with fiscal responsibility.

Events and meetings calendar

| | |
|------------|--|
| 17 January | Speech at Colgate Games opening |
| 18 January | Speech at Te Kuru Hagley Park 50 th anniversary of the Masters Tournament |
| 22 January | Speech at Central City Business Association meeting |
| 23 January | Speech at the opening of the World Buskers Festival |
| 25 January | Welcome speech at Ngā Hau e Wha Whakahauora Family event |
| 27 January | Speech to Christchurch Business Club |
| 29 January | Courtesy call with Australian High Commissioner |

13. Resolution to Exclude the Public

[Section 48, Local Government Official Information and Meetings Act 1987.](#)

Note: The grounds for exclusion are summarised in the following table. The full wording from the Act can be found in [section 6](#) or [section 7](#), depending on the context.

I move that the public be excluded from the following parts of the proceedings of this meeting, namely the items listed overleaf.

Reason for passing this resolution: a good reason to withhold exists under section 7.

Specific grounds under section 48(1) for the passing of this resolution: Section 48(1)(a)

Note

Section 48(4) of the Local Government Official Information and Meetings Act 1987 provides as follows:

- “(4) Every resolution to exclude the public shall be put at a time when the meeting is open to the public, and the text of that resolution (or copies thereof):
- (a) Shall be available to any member of the public who is present; and
 - (b) Shall form part of the minutes of the local authority.”

This resolution is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public are as follows:

| ITEM NO. | GENERAL SUBJECT OF EACH MATTER TO BE CONSIDERED | SECTION | SUBCLAUSE AND REASON UNDER THE ACT | PUBLIC INTEREST CONSIDERATION | POTENTIAL RELEASE REVIEW DATE AND CONDITIONS |
|----------|---|--------------|------------------------------------|--|--|
| 14. | APPLICATION TO THE CAPITAL ENDOWMENT FUND | S7(2)(B)(II) | PREJUDICE COMMERCIAL POSITION | THE REPORT DISCUSSES COMMERCIALLY SENSITIVE FINANCIAL INFORMATION RELATING TO THE NEED FOR THE COUNCIL TO FINANCIALLY SUPPORT A COMMUNITY ORGANISATION, WHICH OUTWEIGHS THE PUBLIC INTEREST. | 30 JUNE 2025 AFTER THE COUNCIL HAS CONSIDERED WHETHER TO PROVIDE ONGOING FINANCIAL SUPPORT TO A COMMUNITY ORGANISATION. |

Karakia Whakamutunga

Kia whakairia te tapu

Kia wātea ai te ara

Kia turuki whakataha ai

Kia turuki whakataha ai

Haumi e. Hui e. Tāiki e