



Christchurch City Council AGENDA

Notice of Meeting Te Pānui o te Hui:

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

Date: **Wednesday 17 September 2025**

Time: **9.30 am**

Venue: **Camellia Chambers, Level 2, Civic Offices, 53 Hereford Street**

Please note that while we will try to accommodate all those who wish to attend the meeting in person, there is limited capacity in the Camellia Chambers, and priority will be given to those who are presenting to the Council.

Membership

Chairperson	Mayor Phil Mauger
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

11 September 2025

Principal Advisor

Mary Richardson
Chief Executive
Tel: 941 8999

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Meeting Advisor

Katie Matheis
Senior Democratic Services Advisor
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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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<http://councillive.ccc.govt.nz/live-stream>

To view copies of Agendas and Minutes, go to:

<https://www.ccc.govt.nz/the-council/meetings-agendas-and-minutes/>



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.

Public Forum presentations will be recorded in the meeting minutes.

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.

3.2.1 Tony Chaston

Tony Chaston will speak regarding Item 7– *New Footpaths Programme*.

3.2.2 Waipuna Halswell – Hornby – Riccarton Community Board

Chairperson Marie Pollisco will speak on behalf of the Waipuna Halswell – Hornby – Riccarton Community Board regarding Item 7– *New Footpaths Programme*.

3.2.3 Cody Cooper

Cody Cooper will speak regarding Item 7– *New Footpaths Programme*.

4. Presentation of Petitions Ngā Pākikitanga

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

To present to the Council, refer to the [Participating in decision-making](#) webpage or contact the meeting advisor listed on the front of this agenda.

5. Council Minutes - 3 September 2025

Reference Te Tohutoro: 25/1796621
Responsible Officer(s) Te Pou Matua: Katie Matheis, Senior Democratic Services Advisor
Accountable ELT Member Pouwhakarae: Mary Richardson, Chief Executive


1. Purpose of Report Te Pūtake Pūrongo

For the Council to confirm the minutes from the Council meeting held 3 September 2025.

2. Recommendation Te Tūtohu Council

That the Council confirms the Minutes from the Council meeting held 3 September 2025.

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A 	Minutes Council - 3 September 2025	25/1761311	8

Signatories Ngā Kaiwaitohu

Author	Katie Matheis - Senior Democratic Services Advisor
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Christchurch City Council MINUTES

Item 5

Attachment A

Date: Wednesday 3 September 2025
Time: 9.31 am
Venue: Camellia Chambers, Level 2, Civic Offices, 53 Hereford Street

Present

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 - via audio/visual link
	Councillor Tyla Harrison-Hunt
	Councillor Victoria Henstock
	Councillor Yani Johanson
	Councillor Aaron Keown – via audio/visual link
	Councillor Sam MacDonald
	Councillor Jake McLellan
	Councillor Andrei Moore
	Councillor Mark Peters
	Councillor Tim Scandrett
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Karakia Tīmatanga

External Recognition – Te Kuru

The Mayor acknowledged the recent IPWEA Australasia Public Works Awards where Te Kuru was named Project of the Year 2025 and the Best Public Works Project Over \$5M.

The agenda was dealt with in the following order.

1. Apologies Ngā Whakapāha

Council Resolved CNCL/2025/00289

That the apologies from Councillor MacDonald for lateness and potential early departure and from Councillors Barber, Gough, and Johanson for early departure be accepted.

Mayor/Deputy Mayor

Carried

2. Declarations of Interest Ngā Whakapuaki Aronga

Councillor Gough declared an interest in Item 13 - Plan Change 14 Decision (in-part) and Proposed Withdrawal.

Councillor Donovan joined the meeting at 9.34 am during the Mayor's acknowledgment of Te Kuru.

Councillor Henstock left the meeting at 9.48 am during consideration of Item 12.

Councillor McLellan joined the meeting at 9.51 am during consideration of Item 12.

Councillor MacDonald joined the meeting at 9.55 am during consideration of Item 12.

Councillor McLellan left the meeting at 10.00 am and returned at 10.03 am during consideration of Item 12.

12. Monthly Report from the Community Boards - August 2025

Council Comment

1. Before the start of the Community Board presentations, the Mayor took a moment to acknowledge the Waipapa Papanui-Innes-Central Community Board Chairperson, Emma Norrish, and the Waihoru Spreydon-Cashmere-Heathcote Community Board Chairperson, Callum Ward, who are stepping away from local government this election cycle. The Mayor commended them for their work, contributions and commitment to their communities and the Council.

Emma Norrish, Chairperson, and Simon Britten, Deputy Chairperson, joined the meeting for presentation of the **Waipapa Papanui-Innes-Central Community Board** area report.

Marie Pollisco, Chairperson, and Helen Broughton, Deputy Chairperson, joined the meeting for presentation of the **Waipuna Halswell-Hornby-Riccarton Community Board** area report.

Jackie Simons, Deputy Chairperson, and Chris Turner-Bullock, Community Governance Manager, joined the meeting for presentation of the **Waitai Coastal-Burwood-Linwood Community Board** area report.

Lyn Leslie, Chairperson, and Penelope Goldstone, Community Governance Manager, joined the meeting for presentation of the **Te Pātaka o Rākaihautū Banks Peninsula Community Board** area report.

Callum Ward, Chairperson, Emma Pavey, Community Governance Manager, and Keir Leslie, Deputy Chairperson (via audio/visual link), joined the meeting for presentation of the **Waihoru Spreydon-Cashmere-Heathcote Community Board** area report.

Jason Middlemiss, Chairperson, and Maryanne Lomax, Community Governance Manager, joined the meeting for presentation of the **Waimāero Fendalton-Waimairi-Harewood Community Board** area report.

Council Resolved CNCL/2025/00290

Officer Recommendation accepted without change

That the Council:

1. Receives the information in the Monthly Report from the Community Boards - August 2025 Report.

Mayor/Councillor Coker

Carried

Attachments

- A Waipapa Papanui-Innes-Central Community Board - Presentation to Council
- B Waipuna Halswell-Hornby-Riccarton Community Board - Presentation to Council
- C Waitai Coastal-Burwood-Linwood Community Board - Presentation to Council
- D Te Pātaka o Rākaihautū Banks Peninsula Community Board - Presentation to Council
- E Waihoru Spreydon-Cashmere-Heathcote Community Board - Presentation to Council
- F Waimāero Fendalton-Waimairi-Harewood Community Board - Presentation to Council

Councillor Henstock returned to the meeting at 10.16 am during consideration of Item 3.1.1.

3. Public Participation Te Huinga Tūmatanui

3.1 Public Forum Te Huinga Whānui

3.1.1 Wigram Halswell Rugby Club

Sam Joyce, Paul Hammond, and Tony Smail spoke on behalf of the Wigram Halswell Rugby Club regarding the conditions of the Rugby Club home grounds.

3.1.2 Rebecca Robin

Rebecca Robin spoke regarding homelessness in the Red Zone.

Attachments

- A Rebecca Robin - Presentation to Council

Councillor Barber left the meeting at 10.31 am during consideration of Item 3.2.1 and did not return.

3.2 Deputations by Appointment Ngā Huinga Whakaritenga

3.2.1 Christchurch Water Crematorium

Deborah Richards spoke on behalf of the Christchurch Water Crematorium regarding Item 14 – Amendment to the Cemeteries Handbook (ashes).

Councillor Henstock left the meeting at 10.33 am and returned at 10.36 am during consideration of Item 3.2.2.

Councillor Johanson left the meeting at 10.34 am during consideration of Item 3.2.2 and did not return.

3.2.2 Combined Residents' Associations - Christchurch

Tony Simons spoke on behalf of the Combined Residents' Associations regarding Item 13 - Plan Change 14 Decision and Proposed Withdrawal.

Councillor Donovan left the meeting at 10.42 am and returned at 10.45 am during consideration of Item 3.2.3.

3.2.3 Helen Broughton

Helen Broughton spoke on behalf of the Waitai Coastal Burwood Linwood Community Board regarding Item 13 - Plan Change 14 Decision and Proposed Withdrawal.

3.2.4 Luke Chandler

Luke Chandler spoke in his capacity as an individual regarding Item 13 - Plan Change 14 Decision and Proposed Withdrawal.

4. Presentation of Petitions Ngā Pākikitanga

There was no presentation of petitions.

5. Council Minutes - 5 August 2025

Council Comment

1. The meeting block resolved Open Minutes Items 5 through 11 and Public Excluded Minutes Items 22 through 26.

Council Resolved CNCL/2025/00291

That the Council confirms the Minutes from the Council meeting held 5 August 2025.

Mayor/Councillor Templeton

Carried

6. Council Minutes - 6 August 2025

Council Resolved CNCL/2025/00292

That the Council confirms the Minutes from the Council meeting held 6 August 2025.

Mayor/Councillor Templeton

Carried

7. Council Minutes - 20 August 2025

Council Resolved CNCL/2025/00293

That the Council confirms the Minutes from the Council meeting held 20 August 2025.

Mayor/Councillor Templeton

Carried

8. Canterbury Waste Joint Committee Minutes - 11 August 2025

Council Resolved CNCL/2025/00294

That the Council receives the Minutes from the Canterbury Waste Joint Committee meeting held 11 August 2025.

Mayor/Councillor Templeton

Carried

9. Canterbury Regional Landfill Joint Committee Minutes - 11 August 2025

Council Resolved CNCL/2025/00295

That the Council receives the Minutes from the Canterbury Regional Landfill Joint Committee meeting held 11 August 2025.

Mayor/Councillor Templeton

Carried

10. Audit and Risk Management Committee Minutes - 15 August 2025

Council Resolved CNCL/2025/00296

That the Council receives the Minutes from the Audit and Risk Management Committee meeting held 15 August 2025.

Mayor/Councillor Templeton

Carried

11. Central City Parking Restrictions Committee Minutes - 22 August 2025

Council Resolved CNCL/2025/00297

That the Council receives the Minutes from the Central City Parking Restrictions Committee meeting held 22 August 2025.

Mayor/Councillor Templeton

Carried

22. Public Excluded Canterbury Regional Landfill Joint Committee Minutes - 11 August 2025

Council Resolved CNCL/2025/00298

That the Council receives the Public Excluded Minutes from the Canterbury Regional Landfill Joint Committee meeting held 11 August 2025.

Mayor/Councillor Templeton

Carried

23. Public Excluded Audit and Risk Management Committee Minutes - 15 August 2025

Council Resolved CNCL/2025/00299

That the Council receives the Public Excluded Minutes from the Audit and Risk Management Committee meeting held 15 August 2025.

Mayor/Councillor Templeton

Carried

24. Public Excluded Council Minutes - 6 August 2025

Council Resolved CNCL/2025/00300

That the Council confirms the Public Excluded minutes from the Council meeting held on 6 August 2025.

Mayor/Councillor Templeton

Carried

25. Public Excluded Council Minutes - 5 August 2025

Council Resolved CNCL/2025/00301

That the Council confirms the Public Excluded minutes from the Council meeting held on 5 August 2025.

Mayor/Councillor Templeton

Carried

26. Public Excluded Council Minutes - 20 August 2025

Council Resolved CNCL/2025/00302

That the Council confirms the Public Excluded minutes from the Council meeting held on 20 August 2025.

Mayor/Councillor Templeton

Carried

The meeting adjourned at 11.14 am and reconvened at 11.37 am during consideration of Item 13.
Councillor Scandrett was not present at this time.

Councillor Gough left the meeting via audio/visual link at 11.15 am and did not return.
Councillor Scandrett returned to the meeting at 11.39 am.

13. Plan Change 14 Decision (in-part) and Proposed Withdrawal

Council Comment

1. Council Officers Mark Stevenson, Sarah Oliver, and Brent Pizzey joined the table to present Item 13 and answer questions from elected members. At this time, five updated maps were tabled (refer Minutes Attachments) to replace the following attachments to the report on the agenda:
 - Attachment A (Map 1)
 - Attachment B (Map 2)
 - Attachment C (Map 3)
 - Attachment F (Map 6)
 - Attachment H (Map 8)
2. The Mayor Moved Officer Recommendations 1 through 5 and 7 through 14. This was Seconded by Deputy Mayor Cotter.
3. Councillor Moore Moved an amendment (refer Resolution 15) regarding writing the Minister to request the ability to revisit previous zoning decisions to enable more density without undertaking a new Plan Change.
4. Councillor Harrison-Hunt Moved a further amendment to include Officer Recommendation 6(b) in part as it relates to the area between Konini and Puriri Streets as depicted in Attachment E (Map 5) to the report.

5. With the agreement of the Mover and Seconder, the amendments put forward by Councillor Moore and Councillor Harrison-Hunt were incorporated into the Original Motion.
6. As no further amendments were moved to incorporate Officer Recommendations 6(a), (c), or (d), the corresponding Recommendation 7(b)(i) was struck from the Motion before voting as it was no longer necessary.
7. At the conclusion of debate, the meeting voted on the Motion as amended, which was declared carried.

Officer Recommendations

That the Council:

1. Receives the information in the Plan Change 14 Decision (in-part) and Proposed Withdrawal 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. Receives the Independent Hearings Panel (the Panel) – Plan Change 14 Housing and Business Choice recommendation reports, including recommendations on submissions, further report addendums to the recommendations report, and further minutes that modify the recommendations report, as provided on the PC14 IHP Webpage:
<https://chch2023.ihp.govt.nz/recommendations-report/>.
4. Receives the PDF mapping of medium density areas included as **Attachments A to K** to this report and the online webmap 'PC14 Proposed Opt Out – 3 September 2025' (<https://experience.arcgis.com/experience/51fa6c542af34ed580eb06388eabe0fd>).

Decision to limit the extent of Plan Change 14 decisions

5. Limits decision-making to the area within 'Proposed 3 September 2025 zoning' in the mapping detailed in Recommendation 4 of this report **Attachments A to K** and the webmap.
6. In addition to Recommendation 5, extends the decision-making to the following areas marked as 'Prospective MRZ Additions':
 - a. Princess Margaret Hospital as detailed in **Attachment I** [PC14 MRZ Council Opt-Out – Proposal: Map 9];
 - b. MRT corridor addition – Riccarton' as detailed in **Attachment E** [PC14 MRZ Council Opt-Out – Proposal: Map 5]
 - c. MRT corridor addition – Sockburn' as detailed in **Attachment G** [PC14 MRZ Council Opt-Out – Proposal: Map 7]
 - d. MRT corridor addition – Merivale' as detailed in **Attachment B** [PC14 MRZ Council Opt-Out – Proposal: Map 2]

Decisions to Accept the Panel's Recommendations on Plan Change 14

Zones and overlays

7. Accepts the Panel's Recommendations within the approved areas in Recommendations 5 and 6 as follows:
 - a. Medium Density Residential Zone;
 - b. Specific Purpose (Hospital) Zone, only in relation to:
 - i. Princess Margaret Hospital [as per Recommendation 6.a.];

- ii. Hillmorton Hospital, but only for the Lincoln / Annex Road site (legally described as Secs 3 and 4 SO 525420, Pt RS 159 Canterbury Dist) [as per Recommendation 5];
- c. Specific Purpose (School) Zone;
- d. Residential Visitor Accommodation Zone;
- e. Enhanced Development Mechanism overlay [to retain];
- f. Community Housing Redevelopment Mechanism overlay [to retain only for the Residential Overlay];
- g. Riccarton Wastewater Interceptor Catchment Overlay [to remove this];
- h. The Residential Pathways.
- i. Any other residential zone or overlay, only to the extent that they support or are consequential on this decision and only to the extent that they apply within the areas approved in Recommendations 5 and 6.

Qualifying matters

- 8. Accepts the Panel's Recommendations within the approved areas in Recommendations 5 and 6 as follows:
 - a. Airport Noise Influence Area: 2023 Remodelled 50 dB Ldn Outer Envelope and 50 dB Ldn Air Noise Contour [to retain and expand];
 - b. Electricity Corridors and Structures [to retain];
 - c. Heritage Items & Settings [to retain and remove];
 - d. Heritage Items & Settings [to only retain and remove];
 - e. Outstanding Natural Features and Landscapes [to retain];
 - f. Significant and Other Trees [to only retain and remove];
 - g. Railway Building Setbacks [to retain];
 - h. Residential Character Area [to only retain and remove];
 - i. Sites of Ecological Significance [to retain];
 - j. Waterbody setbacks [to retain];
 - k. Industrial Interface [to apply as new restriction];
 - l. Residential Heritage Area Interface [to reject the proposed restriction];
 - m. Sunlight Access [to reject the proposed restriction];

District Plan Chapters

- 9. Accepts the Panel's Recommendations within the approved areas in Recommendations 5 and 6 as follows:
 - a. Chapter 2 – Definitions;
 - b. Chapter 5 – Natural Hazards;
 - c. Chapter 6 – General Rules and Procedures;
 - d. Chapter 7 – Transport;
 - e. Chapter 8 – Subdivision, Development and Earthworks;

- f. Chapter 11 – Utilities and Energy;
- g. Chapter 13 – Special Purpose Zones;
- h. Chapter 14 – Residential (inclusive of 14A and 14B sub-parts).

Application to withdraw Plan Change 14

- 10. Agrees to apply to the Minister under Schedule 3C (Part 2) of the Resource Management Act for approval to withdraw the undecided remainder of Plan Change 14.
- 11. Subject to the approval of the Minister, resolves to withdraw the undecided balance of Plan Change 14 under Clause 8D of the First Schedule of the Resource Management Act.

Clerical delegations and approvals:

- 12. Delegates authority to the Head of Planning and Consents to make changes of minor effect or to correct minor errors in the accepted Panel's recommendations before publicly notifying its decisions on the recommendations above.
- 13. Delegates authority to the Head of Planning and Consents to apply to the Minister to withdraw the undecided balance of Plan Change 14, as per Recommendation 10, and any associated administration needed for the Minister to complete decision making.
- 14. Resolves to publicly notify its above decisions on Panel recommendations NO LATER THAN **19 September 2025** and to serve that public notice on every person who made a submission on Plan Change 14.

Council Resolved CNCL/2025/00303

That the Council:

- 1. Receives the information in the Plan Change 14 Decision (in-part) and Proposed Withdrawal 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. Receives the Independent Hearings Panel (the Panel) – Plan Change 14 Housing and Business Choice recommendation reports, including recommendations on submissions, further report addendums to the recommendations report, and further minutes that modify the recommendations report, as provided on the PC14 IHP Webpage:
<https://chch2023.ihp.govt.nz/recommendations-report/>.
- 4. Receives the PDF mapping of medium density areas included as **Attachments A to K** to this report / or tabled at the meeting and the online webmap 'PC14 Proposed Opt Out – 3 September 2025'
(<https://experience.arcgis.com/experience/51fa6c542af34ed580eb06388eabe0fd>).

Decision to limit the extent of Plan Change 14 decisions

- 5. Limits decision-making to the area within 'Proposed 3 September 2025 zoning' in the mapping detailed in Recommendation 4 of this report **Attachments A to K** to this report / or tabled at the meeting and the webmap.
- 6. In addition to Recommendation 5, extends the decision-making to the following areas marked as 'Prospective MRZ Additions':

- b. MRT corridor addition in part– Riccarton’ as detailed in **Attachment E** between Konini and Puriri Streets [PC14 MRZ Council Opt-Out – Proposal: Map 5]

Decisions to Accept the Panel’s Recommendations on Plan Change 14

Zones and overlays

- 7. Accepts the Panel’s Recommendations within the approved areas in Recommendations 5 and 6 as follows:
 - a. Medium Density Residential Zone;
 - b. Specific Purpose (Hospital) Zone, only in relation to:
 - ii. Hillmorton Hospital, but only for the Lincoln / Annex Road site (legally described as Secs 3 and 4 SO 525420, Pt RS 159 Canterbury Dist) [as per Recommendation 5];
 - c. Specific Purpose (School) Zone;
 - d. Residential Visitor Accommodation Zone;
 - e. Enhanced Development Mechanism overlay [to retain];
 - f. Community Housing Redevelopment Mechanism overlay [to retain only for the Residential Overlay];
 - g. Riccarton Wastewater Interceptor Catchment Overlay [to remove this];
 - h. The Residential Pathways.
 - i. Any other residential zone or overlay, only to the extent that they support or are consequential on this decision and only to the extent that they apply within the areas approved in Recommendations 5 and 6.

Qualifying matters

- 8. Accepts the Panel’s Recommendations within the approved areas in Recommendations 5 and 6 as follows:
 - a. Airport Noise Influence Area: 2023 Remodelled 50 dB Ldn Outer Envelope and 50 dB Ldn Air Noise Contour [to retain and expand];
 - b. Electricity Corridors and Structures [to retain];
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 - d. Heritage Items & Settings [to only retain and remove];
 - e. Outstanding Natural Features and Landscapes [to retain];
 - f. Significant and Other Trees [to only retain and remove];
 - g. Railway Building Setbacks [to retain];
 - h. Residential Character Area [to only retain and remove];
 - i. Sites of Ecological Significance [to retain];
 - j. Waterbody setbacks [to retain];
 - k. Industrial Interface [to apply as new restriction];
 - l. Residential Heritage Area Interface [to reject the proposed restriction];
 - m. Sunlight Access [to reject the proposed restriction];

District Plan Chapters

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 - a. Chapter 2 – Definitions;
 - b. Chapter 5 – Natural Hazards;
 - c. Chapter 6 – General Rules and Procedures;
 - d. Chapter 7 – Transport;
 - e. Chapter 8 – Subdivision, Development and Earthworks;
 - f. Chapter 11 – Utilities and Energy;
 - g. Chapter 13 – Special Purpose Zones;
 - h. Chapter 14 – Residential (inclusive of 14A and 14B sub-parts).

Application to withdraw Plan Change 14

10. Agrees to apply to the Minister under Schedule 3C (Part 2) of the Resource Management Act for approval to withdraw the undecided remainder of Plan Change 14.
11. Subject to the approval of the Minister, resolves to withdraw the undecided balance of Plan Change 14 under Clause 8D of the First Schedule of the Resource Management Act.

Clerical delegations and approvals:

12. Delegates authority to the Head of Planning and Consents to make changes of minor effect or to correct minor errors in the accepted Panel's recommendations before publicly notifying its decisions on the recommendations above.
13. Delegates authority to the Head of Planning and Consents to apply to the Minister to withdraw the undecided balance of Plan Change 14, as per Recommendation 10, and any associated administration needed for the Minister to complete decision making.
14. Resolves to publicly notify its above decisions on Panel recommendations NO LATER THAN **19 September 2025** and to serve that public notice on every person who made a submission on Plan Change 14.
15. Agrees to write to the Minister requesting the ability to revisit previous decisions on the City Centre walking catchment & Sydenham Mixed Use to enable more density around the Central City without undertaking a new plan change.

Mayor/Deputy Mayor

Carried

Councillor Moore requested his vote against resolutions 1 through 14 be recorded.

Attachments

- A Item 13 - Plan Change 14 Decision (in part) and Proposed Withdrawal - Staff Presentation to Council
- B Item 13 - Plan Change 14 Decision (in part) and Proposed Withdrawal - Replacement Attachment A - Proposal Belfast Map 1
- C Item 13 - Plan Change 14 Decision (in part) and Proposed Withdrawal - Replacement Attachment B - Proposal Papanui Map 2
- D Item 13 - Plan Change 14 Decision (in part) and Proposed Withdrawal - Replacement Attachment C - Proposal St Albans Map 3

- E Item 13 - Plan Change 14 Decision (in part) and Proposed Withdrawal - Replacement Attachment F - Proposal Linwood Map 6
- F Item 13 - Plan Change 14 Decision (in part) and Proposed Withdrawal - Replacement Attachment H - Proposal Addington Hillmorton Map 8

14. Amendment to the Cemeteries Handbook (ashes)

Council Resolved CNCL/2025/00304

Officer Recommendations accepted without change

That the Council:

1. Receives the information in the Amendment to the Cemeteries Handbook (ashes) 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. Agrees to amend the Cemeteries Handbook, as set out in Attachment A to this report.

Councillor MacDonald/Mayor

Carried

15. Capital Endowment Fund Applications - 2025/26

Council Resolved CNCL/2025/00305

Officer Recommendations accepted without change

That the Council:

1. Receives the information in Capital Endowment Fund Applications - 2025/26 Report.
2. Notes that the decisions in this report are assessed as low significance based on the Christchurch City Council's Significance and Engagement Policy.
3. Agrees to make the following grants from the Capital Endowment Fund:
 - a. \$50,000 to Banks Peninsula Sports and Recreation Incorporated towards the Akaroa Multipurpose Court.
 - b. \$150,000 to Te Hapū o Ngāti Wheke for Conference Facility and Area Extension.
 - c. \$100,000 to Heathcote Valley Community Association for Ferrymead Park Community Pumptrack.
 - d. \$75,333 to Te Whatu Manawa Maori-Tanga o Rehua Trust Board for Marae Upgrades.
 - e. \$313,000 to Isaac Theatre Royal for Major Building Repair Work.
 - f. \$400,000 to St John - Banks Peninsula Area Committee for Akaroa St John Ambulance Station Build.
4. Notes that all grants are subject to confirmation from each organisation that they have sufficient resources and a robust project plan in place to complete the project.

Councillor Templeton/Mayor

Carried

Councillor MacDonald left at 12.00 pm during consideration of Item 16 and did not return.

16. Extension of Hagley Avenue Clearway Trial Period

Council Resolved CNCL/2025/00306

Officer Recommendations accepted without change

That the Council:

1. Receives the information in the Extension of Hagley Avenue Clearway Trial Period Report.
2. Notes that the decision outlined in this report is assessed as low significance based on the Christchurch City Council's Significance and Engagement Policy.
3. Approves the extension of the trial period of the time-restricted clearway, which is currently in operation on the north side of Hagley Avenue, between its intersections with Riccarton Avenue and St Asaph Street (from 7:30 AM to 7:30 PM), for a further six months.
4. Notes that should the recommendation for the extension be approved, staff will undertake public consultation before returning to the Council for a decision as to permanence of the clearway.

Councillor MacDonald/Mayor

Carried

Councillor McLellan requested his vote against the resolutions be recorded.

The meeting adjourned at 12.05 pm and reconvened at 12.17 pm during consideration of Item 17.

17. Wheels to Wings Section 1 - Harewood Road (Matsons Avenue to 27 Harewood Road)- Detailed Traffic Resolutions

Council Comment

1. Council Officers Jacob Bradbury and Jennifer Rankin joined the table to speak to Item 17 and answer questions from elected members.
2. The Officer Recommendations were Moved by Councillor Templeton and Seconded by Councillor Coker.
3. Councillor Henstock then Moved an amendment to remove the raised platform west of Matsons Avenue and east of Chapel Street as detailed in Attachment A to the report (refer Resolution 35). This was Seconded by Councillor Scandrett.
4. At the conclusion of debate, the meeting voted first on the amendment. This was declared carried by division.
5. The meeting then voted on the Substantive Motion as amended, which was declared carried. The Officers Recommendations were otherwise accepted without change.

Council Resolved CNCL/2025/00307

That the Council:

35. Agrees to remove implementation of the raised platform west of Matsons Avenue and east of Chapel Street from the detailed traffic resolutions and as reflected in Attachment A.

The division was declared **carried** by 13 votes to 1 vote the voting being as follows:

For: Mayor Mauger, Deputy Mayor Cotter, Councillor Coker, Councillor Donovan, Councillor Fields, Councillor Harrison-Hunt, Councillor Henstock, Councillor Keown, Councillor MacDonald, Councillor McLellan, Councillor Moore, Councillor Peters and Councillor Scandrett

Against: Councillor Templeton

Councillor Henstock/Councillor Scandrett

Carried

Council Resolved CNCL/2025/00308

Officer Recommendations accepted without change

That the Council:

1. Receives the information in the Wheels to Wings Section 1 - Harewood Road (Matsons Avenue to 27 Harewood Road)- Detailed Traffic Resolutions Report.
2. Notes that the decision in this report is assessed as medium significance based on the Christchurch City Council's Significance and Engagement Policy.
3. Makes the following Resolutions required for the implementation of the Wheels to Wings Section 1 project, including any traffic controls and /or Parking & Stopping Restrictions, relying on its powers under the Christchurch City Council Traffic and Parking Bylaw 2017, Part 21, Section 319 of the Local Government Act 1974 and the Land Transport Rules - Traffic Control Devices Rule: 2004 and the Road User Rule: 2004.

Harewood Road

4. Approves that any previously approved resolutions be revoked, in accordance with Clause 6 (2) of the Christchurch City Council Traffic & Parking Bylaw 2017, on Harewood Road from 27 metres northwest of its intersection with Chapel Street, and extending in a south easterly direction for a distance of 284 metres, pertaining to Traffic Controls (excluding speed limits), Parking and /or Stopping Restrictions, made pursuant to any Bylaw, Local Government Act, or any Land Transport Act or Rule, to the extent that they are in conflict with, or recommended to be removed in regard to the Traffic Controls, Parking and /or Stopping Restrictions described in recommendations 5-26 below.
5. Approves the new and remaining road markings, kerb alignments, path alignments, roadway alignment and any road surface changes on Harewood Road from 27 metres northwest of its intersection with Chapel Street, and extending in a south easterly direction for a distance of 284 metres, as detailed on **Attachment A** to this report.
6. Approves that a Special Vehicle Lane, in accordance with Clause 18 of the Christchurch City Council Traffic & Parking Bylaw 2017, for the use of south-eastbound road users as defined in Section 11.1A of the Land Transport (Road User) Rule: 2004, excepting pedestrians and riders of mobility devices, be installed on the northeast side of Harewood Road, commencing 27 metres northwest of its intersection with Chapel Street and extending in a south-easterly direction for a distance of 40 metres, as detailed on **Attachment A** to this report.
7. Approves that, in accordance with Section 1.6 of the Land Transport (Road User) Rule 2004, that a uni-directional Cycle Path be established on the northeast side of Harewood Road, commencing at its intersection with Chapel Street and extending in a south-easterly

- direction for a distance of 175 metres, as detailed on **Attachment A** to this report. This Cycle Path is for use by road users as defined in Section 11.1A of the Land Transport (Road User) Rule 2004 only but excepting pedestrians and riders of mobility devices, who can use the adjacent footpath.
8. Approves that in accordance with Clause 21 of the Christchurch City Council Traffic & Parking Bylaw 2017, that the path on the northeast side of Harewood Road, commencing 175 metres southeast of its intersection with Chapel Street, and extending in a south-easterly direction for a distance of 71 metres, as detailed on **Attachment A** to this report be resolved as a Shared Path. This Shared Path is for the use by the classes of road user only as defined in Section 11.1A of the Land Transport (Road User) Rule: 2004.
 9. Approves that a Special Vehicle Lane, in accordance with Clause 18 of the Christchurch City Council Traffic & Parking Bylaw 2017, for the use of south-eastbound road users as defined in Section 11.1A of the Land Transport (Road User) Rule: 2004, excepting pedestrians and riders of mobility devices, be installed on the northeast side of Harewood Road, commencing 284 metres southeast of its intersection with Chapel Street and extending in a south-easterly direction for a distance of 10 metres, as detailed on **Attachment A** to this report.
 10. Approves that, in accordance with Clause 7 of the Christchurch City Council Traffic & Parking Bylaw 2017, the stopping of all vehicles be prohibited at any time on the northeast side of Harewood Road, commencing 27 metres northwest of its intersection with Chapel Street and extending in a south-easterly direction to its intersection with Chapel Street, as detailed on **Attachment A** to this report.
 11. Approves that, in accordance with Clause 7 of the Christchurch City Council Traffic & Parking Bylaw 2017, the stopping of all vehicles be prohibited at any time on the northeast side of Harewood Road, commencing at its intersection with Chapel Street and extending in a south-easterly direction for a distance of 192 metres, as detailed on **Attachment A** to this report.
 12. Approves that, in accordance with Clause 7 of the Christchurch City Council Traffic & Parking Bylaw 2017, the northeast side of Harewood Road, commencing at a point 192 metres southeast from its intersection with Chapel Street, and extending in a south-easterly direction for a distance of 15 metres, be reserved for Large Passenger Service Vehicles only, for the purposes of setting down or picking up passengers only, as part of a Bus Service as defined in the Land Transport Management Act 2003, Section 5, - Bus Service, (a) (i), only, as detailed on **Attachment A** to this report.
 13. Approves that, in accordance with Clause 7 of the Christchurch City Council Traffic & Parking Bylaw 2017, the stopping of all vehicles be prohibited at any time on the northeast side of Harewood Road, commencing 207 metres southeast of its intersection with Chapel Street and extending in a south-easterly direction for a distance of 35 metres, as detailed on **Attachment A** to this report.
 14. Approves that, in accordance with Section 6 of the Land Transport Rule – Traffic Control Devices: 2004 that a signalised roadway crossing be installed on Harewood Road, located at a point 48 metres southeast of its intersection with Chapel Street, and as detailed on **Attachment A** to this report. This signalised crossing is for the use by the classes of road user as defined in Section 11.1A of the Land Transport (Road User) Rule: 2004.
 15. Approves that a Special Vehicle Lane, in accordance with Clause 18 of the Christchurch City Council Traffic & Parking Bylaw 2017, for the use of north-westbound road users as defined in Section 11.1A of the Land Transport (Road User) Rule: 2004, excepting pedestrians and riders of mobility devices, be installed on the southwest side of Harewood Road, commencing 54

- metres southeast of its intersection with Saint James Avenue and extending in a north-westerly direction for a distance of 6 metres, as detailed on **Attachment A** to this report.
16. Approves that, in accordance with Clause 21 of the Christchurch City Council Traffic & Parking Bylaw 2017, that the path on the southwest side of Harewood Road, commencing 54 metres southeast of its intersection with Saint James Avenue and extending in a north-westerly direction for a distance of 23 metres, as detailed on **Attachment A** to this report, be resolved as a bi-directional Shared Path. This Shared Path is for the use by the classes of road user only as defined in Section 11.1A of the Land Transport (Road User) Rule: 2004.
 17. Approves that, in accordance with Section 1.6 of the Land Transport (Road User) Rule 2004, a uni-directional Cycle Path be established on the southwest side of Harewood Road, commencing 38 metres southeast of its intersection with Saint James Avenue and extending in a north-westerly direction for a distance of 161 metres, as detailed on **Attachment A** to this report. This Cycle Path is for use by road users as defined in Section 11.1A of the Land Transport (Road User) Rule 2004 only but excepting pedestrians and rides of mobility devices, who can use the adjacent footpath.
 18. Approves that, in accordance with Clause 21 of the Christchurch City Council Traffic & Parking Bylaw 2017, the path on the southwest side of Harewood Road, commencing 10 metres southeast of its intersection with Matsons Avenue and extending in a north-westerly direction to its intersection with Matsons Avenue, as detailed on **Attachment A**, be resolved as a bi-directional Shared Path. This Shared Path is for the use by the classes of road user only as defined in Section 11.1A of the Land Transport (Road User) Rule: 2004.
 19. Approves that, in accordance with Clause 21 of the Christchurch City Council Traffic & Parking Bylaw 2017, the path on the southwest side of Harewood Road, commencing at its intersection with Matsons Avenue and extending in a north-westerly direction for a distance of 31 metres, as detailed on **Attachment A**, be resolved as a bi-directional Shared Path. This Shared Path is for the use by the classes of road user only as defined in Section 11.1A of the Land Transport (Road User) Rule: 2004.
 20. Approves that, in accordance with Clause 18 of the Christchurch City Council Traffic & Parking Bylaw 2017, a Special Vehicle Lane for the use of north-westbound road users as defined in Section 11.1A of the Land Transport (Road User) Rule: 2004, excepting pedestrians and riders of mobility devices, be installed on the southwest side of Harewood Road, commencing 31 metres northwest of its intersection with Matsons Avenue and extending in a north-westerly direction for a distance of 9 metres, as detailed on **Attachment A** to this report.
 21. Approves that, in accordance with Clause 7 of the Christchurch City Council Traffic & Parking Bylaw 2017, the stopping of all vehicles be prohibited at any time, on the southwest side of Harewood Road, commencing 56 metres southeast of its intersection with Saint James Avenue and extending in a north-westerly direction to its intersection with Saint James Avenue, as detailed on **Attachment A** to this report.
 22. Approves that, in accordance with Clause 7 of the Christchurch City Council Traffic & Parking Bylaw 2017, the stopping of all vehicles be prohibited at any time, on the southwest side of Harewood Road, commencing at its intersection with Saint James Avenue and extending in a north-westerly direction to its intersection with Matsons Avenue, as detailed on **Attachment A** to this report.
 23. Approves that, in accordance with Clause 7 of the Christchurch City Council Traffic & Parking Bylaw 2017, the stopping of all vehicles be prohibited at any time, on the southwest side of Harewood Road, commencing at its intersection with Matsons Avenue and extending in a

north-westerly direction for a distance of 40 metres, as detailed on **Attachment A** to this report.

24. Approves that, in accordance with Clause 7 of the Christchurch City Council Traffic & Parking Bylaw 2017, the southwest side of Harewood Road, commencing at a point 40 metres northwest from its intersection with Matsons Avenue, and extending in a north-westerly direction for a distance of 15 metres, be reserved for Large Passenger Service Vehicles only, for the purposes of setting down or picking up passengers only, as part of a Bus Service as defined in the Land Transport Management Act 2003, Section 5, - Bus Service, (a) (i), only, as detailed on **Attachment A** to this report.
25. Approves that, in accordance with Clause 7 of the Christchurch City Council Traffic & Parking Bylaw 2017, the parking of all vehicles be restricted to a maximum period of five minutes, on the south-western side of Harewood Road commencing at a point 69 metres northwest of its intersection with Matsons Avenue and extending in a north westerly direction for a distance of 5 metres, as detailed on **Attachment A** to this report.
26. Approves that, the stopping of all vehicles be prohibited at any time, in accordance with Clause 7 of the Christchurch City Council Traffic & Parking Bylaw 2017, on the southwest side of Harewood Road, commencing 74 metres northwest of its intersection with Matsons Avenue and extending in a north-westerly direction for a distance of 31 metres, as detailed on **Attachment A** to this report.

Chapel Street

27. Approves that any previously approved resolutions be revoked, in accordance with Clause 6 (2) of the Christchurch City Council Traffic & Parking Bylaw 2017, on Chapel Street from its intersection with Harewood Road, and extending in a north-easterly direction for a distance of 9 metres, pertaining to Traffic Controls (excluding speed limits) made pursuant to any Bylaw, Local Government Act, or any Land Transport Act or Rule, to the extent that they are in conflict with, or recommended to be removed in regard to the Traffic Controls described in recommendations 28-29 below.
28. Approves the new and remaining road markings, kerb alignments, path alignments, roadway alignment and any road surface changes on Chapel Street from its intersection with Harewood Road, and extending in a north-easterly direction for a distance of 9 metres, as detailed on **Attachment A** to this report.
29. Approves that, in accordance with Section 4 of the Land Transport Rule: Traffic Control Devices: 2004, the Chapel Street approach at its intersection with Harewood Road, be controlled by a Stop control, as detailed on **Attachment A** to this report.

Matsons Avenue

30. Approves that any previously approved resolutions be revoked, in accordance with Clause 6 (2) of the Christchurch City Council Traffic & Parking Bylaw 2017, on Matsons Avenue from its intersection with Harewood Road, and extending in a south-westerly direction for a distance of 9 metres, pertaining to Traffic Controls (excluding speed limits) made pursuant to any Bylaw, Local Government Act, or any Land Transport Act or Rule, to the extent that they are in conflict with, or recommended to be removed in regard to the Traffic Controls described in recommendations 31-32 below.
31. Approves the new and remaining road markings, kerb alignments, path alignments, roadway alignment and any road surface changes on Matsons Avenue from its intersection with Harewood Road, and extending in a south-westerly direction for a distance of 9 metres, as detailed on **Attachment A**.

32. Approves that in accordance with Section 4 of the Land Transport Rule: Traffic Control Devices: 2004, that the Matsons Avenue approach at its intersection with Harewood Road, be controlled by a Stop control, as detailed on **Attachment A**.

Saint James Avenue

33. Approves that any previously approved resolutions be revoked, in accordance with Clause 6 (2) of the Christchurch City Council Traffic & Parking Bylaw 2017, on Matsons Avenue from its intersection with Harewood Road, and extending in a south-westerly direction for a distance of 8 metres, pertaining to Traffic Controls (excluding speed limits) made pursuant to any Bylaw, Local Government Act, or any Land Transport Act or Rule, to the extent that they are in conflict with, or recommended to be removed in regard to the Traffic Controls described in recommendations 34-35 below.

34. Approves the new and remaining road markings, kerb alignments, path alignments, roadway alignment and any road surface changes on Matsons Avenue from its intersection with Harewood Road, and extending in a south-westerly direction for a distance of 8 metres, as detailed on **Attachment A**.

Approves that, in accordance with Section 4 of the Land Transport Rule: Traffic Control Devices: 2004, the Matsons Avenue approach at its intersection with Harewood Road, be controlled by a Stop control, as detailed on **Attachment A**.

35. Agrees to remove implementation of the raised platform west of Matsons Avenue and east of Chapel Street from the detailed traffic resolutions and as reflected in Attachment A.

Councillor Templeton/Councillor Coker

Carried

Item 5
Attachment A

18. Surface Flooding Reduction Programme - First Projects

Council Resolved CNCL/2025/00309

Officer Recommendations accepted without change

That the Council:

1. Receives the information in the Surface Flooding Reduction Programme - First Projects Report.
2. Notes that the decision in this report is assessed as medium significance based on the Christchurch City Council's Significance and Engagement Policy.
3. Approves the initiation of the first projects proposed under the Surface Flooding Reduction Programme:
 - a. Flockton Street Area - Stormwater Pump Station
 - b. Bells Creek – Stormwater Pump Station and Overland Flow Controls
 - c. Greenpark – Stormwater Network Upgrades
 - d. Emmet Orcades - Stormwater Network Upgrades and Diversion
4. Notes that the initiation of further projects under the Programme will occur through Annual Plan and Long-Term Plan preparation.

Deputy Mayor/Councillor Coker

Carried

Councillor Templeton left the meeting at 12.30 pm during consideration of Item 19 and did not return.

19. Hearings Panel Report to the Council on the Dog Control Policy and Dog Control Bylaw 2025

Council Comment

1. Councillor Henstock introduced Item 19 as Chairperson of the Hearings Panel.
2. The Hearings Panel Recommendations were Moved by Councillor Henstock and Seconded by Deputy Mayor Cotter.
3. Councillor Fields proposed an amendment (refer Resolution 7) regarding a dedicated dog exercise area in Diamond Harbour. With the agreement of the Mover and Seconder, this amendment was incorporated into the Original Motion.
4. The Motion, incorporating the proposed amendment was then voted on and declared carried.

Council Resolved CNCL/2025/00310

That the Council:

1. Receives the information in the Hearings Panel Report to the Council on the Dog Control Policy and Dog Control Bylaw 2025 Report.
2. Adopts the Dog Control Policy 2025 at **Attachment A**, including the following changes made as a result of submissions and staff advice:
 - a. Adding a date when the policy comes into force (3 November 2025);
 - b. Amending section 3.1.1 to align with the bylaw and make it clear that if a dog is unable to consistently and quickly respond to commands, it must be leashed in public places, whether a leash is required or not;
 - c. Adding an explanatory note to section 6.1.3, to note that the prohibition does not apply to organised Council events designed for dogs at Council swimming or paddling pools;
 - d. Amending the summary of general leashed areas in section 6.2 to reflect a title change;
 - e. Amending section 6.2.2 so that the title is “On all paths in greenspace areas” and replacing the text to align with the bylaw wording;
 - f. Amending 6.2.6 to explain that leashing on sports fields applies to the active playing area (and within five metres of it), but does not apply in other areas or at other times;
 - g. Adding a new section (9.7) to provide advice on protecting dog paws during the heat;
 - h. Adding an explanatory note to section 9.8 to enable the Animal Services Manager to waive certain requirements for approved events designed for dogs or the inclusion of dogs; and
 - i. Amending entries in Schedule 1 of the Dog Control Policy 2025 in the following ways:

- i. Amending the dog control status of HMNZS Steadfast (Lyttelton) from “Leashed” to “Leashed/Under effective control” and amending the description in relation to required dog controls to require leashing only during events;
 - ii. Adding a dog control status and definition for Hoon Hay Scenic Reserve (Governor’s Bay) requiring that dogs are leashed in the eastern area to protect grazing stock;
 - iii. Amending the dog control status of The Groynes from “leashed” to “leashed/under effective control” and amending the description in relation to required dog controls to enable dogs unleashed access to the river and track alongside the dog park;
 - iv. Amending the description of Kaputone Confluence Conservation Park to Kaputahi Confluence Conservation Park;
 - v. Amending the comments of the description of Styx Mill Conservation Reserve (excluding the west end and dog park) to enable leashed dogs access on specified paths;
 - vi. Amending the dog control status of the Styx Mill Conservation Reserve - west end to allow dogs to be off leash on the open field area near the dog park;
 - vii. Amending the comment of the description of the Te Ihutai Avon Heathcote Estuary by including the words “roost” and “moult”;
 - viii. Amending the dog control status of the Ōtākaro Avon River Corridor from “prohibited / leashed / under effective control” to “leashed / under effective control”, and amending the comment to require leashing everywhere except in mown grass areas, other than former roads closed to motor vehicles and to add clarifications about former roads and access to the river from mown areas;
 - ix. Simplifying the entry title for the Central City and amending the comment of the description by deleting the proposed removal of the leashing requirement for Latimer Square and Rauora Park (to retain leashing), and excluding the Avon Loop from the Central City entry so that it is covered by the Ōtākaro Avon River Corridor entry (meaning dogs may be under effective control in mown areas, but must be leashed elsewhere);
 - x. Amending the entry title of Te Kuru Wetlands by adding the words “including Milns, Eastman, Sutherlands and Hoon Hay basins”; and
 - xi. Adding a new section to clarify that dogs are prohibited in specified reserves managed by the Council but not within the Council’s district.
3. Adopts the Dog Control Bylaw 2025 at **Attachment B**, including the following changes made as a result of submissions and staff advice:
 - a. Amending **clause 1** to specify the date the bylaw comes into force (3 November 2025);
 - b. Adding definitions to **clause 4** for “formed track”, “greenspace areas” and “path” to support the clause requiring leashing on paths in greenspace areas;
 - c. Adding an explanatory note after **clause 5(4)** to clarify that the maximum limit on the number of dogs a person can take into a public place also applies at dog parks and in dog exercise areas;
 - d. Adding an explanatory note after **clause 8(C)** so that the prohibition does not apply to organised Council events designed for dogs at Council swimming or paddling pools;

- e. Amending the title of **clause 9(B)** to “All paths in greenspace areas”, and amending the clause to remove the reference to “short leash” and replace “footpaths, shared paths, and formed tracks” with “all paths” to simplify the clause;
 - f. Replacing the explanatory note to **clause 9(B)** to provide clarification about the application of the clause; and
 - g. Amending clause 9(F) so that the requirement to leash dogs on sports fields applies only to the active playing area (and within five metres of it) while games or practice sessions are underway, and clarifying that dogs may be under effective control outside of the area and at other times.
4. Determines that the Dog Control Bylaw is the most appropriate way of addressing the issue of dog control, is the most appropriate form of bylaw and does not give rise to any New Zealand Bill of Rights Act 1990 implications, pursuant to section 155 of the Local Government Act 2002.
 5. Approves that staff are authorised to correct any typographical errors and to make minor changes to the policy and bylaw, including but not limited to updating policy numbers and ensuring consistency between the policy and bylaw.
 6. Approves the following recommendations from the Hearings Panel, provided in addition to the proposed policy and bylaw:
 - a. That staff review animal management services to ensure alignment with the revised policy and bylaw so that dog registration fees are adequate to respond to the new regulations (including compliance monitoring, education and enforcement activities) ahead of the next annual plan process;
 - b. That staff update or install new signage to support the implementation of the replacement policy and bylaw;
 - c. That staff update and improve the online map that reflects the dog controls in schedule 1 of the Dog Control Policy so that it is up-to-date and clear;
 - d. That staff explore opportunities to encourage dog owners to undertake training for their dogs to better improve dog control in public places;
 - e. That information about the replacement Dog Control Policy and Bylaw and other helpful online information is sent to dog owners as part of the dog registration process;
 - f. That staff develop an online application for the dog limit exemption process;
 - g. That staff explore whether there are any opportunities to install rubbish bins in key locations to support dog owners picking up after their dogs;
 - h. That staff investigate options for a dog park, dog exercise area or other fenced area where dogs can be exercised off-leash in the Central City, to encourage and support inner-city living;
 - i. That staff investigate options for a dog exercise area in Diamond Harbour;
 - j. That staff investigate implementing an innovative communications pilot programme (including signage) to support behaviour change and education for dog owners; and
 - k. That staff investigate ways to improve education and owner responsibility around dog fouling.

7. Requests staff investigate options for a dedicated dog exercise area in Diamond Harbour that includes community engagement as soon as practicable following implementation of the Dog Control Bylaw 2025 and report back within six months.

Councillor Henstock/Councillor Fields

Carried

Councillor Coker requested her vote against the resolutions be recorded.

Councillor Moore requested his abstention from the vote be recorded.

Item 5

20. Proposal from the East Christchurch Housing Trust to Rent Council Land for Community Housing

Council Resolved CNCL/2025/00311

Officer Recommendations accepted without change

That the Council:

1. Receives the information in the Proposal from the East Christchurch Housing Trust to Rent Council Land for Community Housing 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. Authorises Officers to negotiate and enter into a ground lease of the Council property at 81 Blake Street New Brighton with the East Christchurch Housing Trust for the purposes of providing affordable housing.
4. Notes, in accordance with s80 Local Government Act 2002 that:
 - a. the proposed lease to the East Christchurch Housing Trust is inconsistent with the Council's *Leasing Council Property Policy*;
 - b. the reason for the inconsistency is the property is not being put to public tender because:
 - i. while there may be a broader market, this market is not obvious; and
 - ii. the proposal offers a direct and efficient means to advance the Council's strategic housing objectives and activate an otherwise underutilised asset, at no material cost to the Council.
 - c. there is no intention that the Leasing Council Property Policy be amended to accommodate the decision.
5. Notes that the terms of the lease will include, but not be limited, to:
 - a. A nominal rental (likely \$1 per year), reflecting the community benefit and minimal cost to the Council;
 - b. A limited term, acknowledging the site's constraints and the relocatable nature of the housing units;
 - c. The land being used exclusively for affordable, relocatable housing, consistent with the Trust's proposal; and
 - d. A condition that the Trust obtain all necessary statutory approvals and funding before commencing building on site.

Mayor/Councillor Donovan

Carried

Attachment A

**21. Resolution to Exclude the Public Te whakataunga kaupare hunga
tūmatanui**

Council Resolved CNCL/2025/00312

That at 12.42 pm the resolution to exclude the public set out on pages 418 to 420 of the agenda be adopted.

Mayor/Deputy Mayor

Carried

The public were re-admitted to the meeting at 12.53 pm.

Karakia Whakamutunga

Meeting concluded at 12.54 pm.

CONFIRMED THIS 17TH DAY OF SEPTEMBER 2025

**MAYOR PHIL MAUGER
CHAIRPERSON**

**Item 5
Attachment A**

6. Valedictory - Councillor Gough

Reference Te Tohutoro: 25/1832835

Responsible Officer(s) Te
Pou Matua: Katie Matheis, Senior Democratic Services Advisor

Accountable ELT
Member Pouwhakarae: Mary Richardson, Chief Executive

1. Councillor Gough

- 1.1 Councillor Gough will give a valedictory speech.

Attachments Ngā Tāpirihanga

There are no attachments to this report.

7. New Footpaths Programme

Reference Te Tohutoro: 25/1832118

Responsible Officer(s) Te Pou Matua: Trudy Jones, Sustainable Transport Planner
Andy Milne, Team Leader Asset Planning
Jacob Bradbury - Manager Planning & Delivery Transport

Accountable ELT Member Pouwhakarae: Brent Smith, General Manager City Infrastructure

Secretarial Note: This report was withdrawn from the 10 September 2025 Council meeting in accordance with Standing Order Section 6.8.

1. Purpose and Origin of the Report Te Pūtake Pūrongo

- 1.1 The purpose of this report is to seek the Council's approval of the logic and prioritisation of the New Footpaths Programme.
 - 1.1.1 Staff are also seeking the Council's approval to draw down for delivery those planned for delivery within the current LTP period (FY25-FY27).
- 1.2 The report follows from a Council Workshop held on 15 July 2025 to brief elected members on the new programme and the prioritisation methodology.
 - 1.2.1 A Memo was then sent to Community Boards, asking for feedback. This has been considered.

2. Officer Recommendations Ngā Tūtohu

That the Council:

1. Receives the information in the New Footpaths Programme report.
2. Notes that the decision in this report is assessed as medium significance based on the Christchurch City Council's Significance and Engagement Policy.
3. Approves the prioritisation of locations for New Footpaths as shown in **Attachment A** of this report.
4. Instructs staff to begin work on delivery of locations 1 through 20 as shown in **Attachment A** of this report.
5. Instructs staff to begin scoping and planning works for the following projects and report back to the relevant Community Boards ahead of the FY 27- 37 Long-Term Plan:
 - a. Cashmere Road (Sutherlands to Halswell Quarry Park); and
 - b. Main South Road (northern side between Woolworths and The Hub).
6. Notes that locations for delivery in FY28-30 will be agreed as part of the next Long-Term Plan.

3. Executive Summary Te Whakarāpopoto Matua

- 3.1 The New Footpaths programme was approved as part of the FY24-34 Long-Term Plan.

- 3.1.1 This aimed to address areas with missing footpaths, particularly where new subdivisions had been built, but were not linked to the existing footpath network.
- 3.1.2 The agreed timeline was for FY25 to be around developing the programme, before moving into delivery from FY26.
- 3.2 A list of candidate sites was gathered from elected members, community feedback, staff knowledge, and other sources. Each of these sites was then scored against a set of criteria.
 - 3.2.1 The logic and sites have been presented to the Executive Leadership Team and the Council, and feedback has been sought from Community Boards.
 - 3.2.2 The Memo to Community Boards describing this is available as **Attachment C**.
- 3.3 Feedback was received from elected members. The elements that have been most instrumental in changing the recommendations are:
 - 3.3.1 Missing sections of footpath that had not been included in the original list: these have been included in the list, assessed against the criteria, and ranked.
 - 3.3.2 Importance of footpaths on one side vs two sides: the original ranking did not distinguish between areas where there was a footpath on one side, compared to areas with no footpath. An option has been considered that reduces the safety risk where a footpath exists on one side of a road
 - 3.3.3 Planning for specific high complexity projects: Cashmere Road (particularly the section from Sutherlands Road to around Spalling Road), and the northern side of Main South Road (Woolworths to The Hub), are extremely high complexity and likely high cost projects. Staff have proposed recommendations for these projects to be investigated in more detail and would report back to the relevant Community Boards in time for consideration as part of the next Long-Term Plan.
- 3.4 There are three options for elected members to consider for the New Footpaths programme for LTP 2024-2034.
 - 3.4.1 Option 1: Approve the prioritisation of sites using the logic previously presented to Council and Community Boards (**Attachment A**). Staff are seeking approval to start delivery of the top 20 sites in FY26 & FY27.
 - 3.4.2 Option 2: Approve the prioritisation of sites, weighted towards sites without any existing footpaths (**Attachment B**). Staff are seeking approval to start delivery of the top 12 sites in FY26 & FY27.
 - 3.4.3 Option 3: Investigate further changes to the prioritisation logic before a programme for delivery in FY26 & FY27 is approved.

4. Background/Context Te Horopaki

- 4.1 The New Footpaths Programme was included as part of the Council's FY24-34 Long-Term Plan. While projects to link up some sections of missing footpath have been included in previous Long-Term Plans, this was the first time a programme to pro-actively identify, prioritise and deliver new footpath links has been included.
- 4.2 Staff have provided the following information:
 - 4.2.1 A Council Information Session was held on 15 July 2025

- Agenda:
https://christchurch.infocouncil.biz/Open/2025/07/ISCC_20250715_AGN_9968_AT.PDF
- Recording: <https://councillive.ccc.govt.nz/meeting/15-07-25-new-footpath-programme/>

- 4.2.2 A Memo was sent to the Community Boards, covering the candidate identification and prioritisation methodology, and addressing questions from the Information Session. To avoid duplication, the Memo to the Community Boards is included here as **Attachment C**.

Community Board Feedback

- 4.3 A Community Board resolution in relation to a separate project (the Wigram/Hayton intersection project) has resulted in the inclusion of Wigram Road (southside, from new Ngā Puna Wai accessway towards Musgrove Close).
- 4.3.1 Using the recommended option, this is included in the first tranche
- 4.3.2 Using the alternative list, this is not included in the first tranche
- 4.4 Questions around the ownership and development of properties along Sutherlands Road mean that staff are no longer excluding the section from Muirhill Street to Glendore Drive.
- 4.4.1 This has been ranked for delivery in both options.
- 4.5 Feedback on the Programme was sought from the Community Boards. This included a number of candidates that had not previously been ranked. These have now been included in the long list.
- 4.5.1 Lower Styx Road has not been ranked for delivery in the first tranche
- 4.5.2 Beach Road (Akaroa) has not been ranked for delivery in the first tranche
- 4.6 The general Community Board feedback has been summarised into the following points with staff responses provided as follows:
- 4.6.1 *Staff were asked to reconsider whether special consideration should be made to routes where there was only one way in and out of a specific community.*
- Staff response: The roading hierarchy and expected levels of service for pedestrians in that environment is a key determinant. The methodology also emphasised latent demand by population density and destinations within a 1km walking catchment. As such a lengthy rural road with few adjacent residents or destinations is not prioritised as highly as a missing section of footpath in a higher density residential environment.
- 4.6.2 *Staff were also asked to include further candidates including those emerging as a result of evolving subdivision and development progress.*
- Staff response: Staff recommendations remain the same in relation to the methodology and combination of weightings applied in order to assess and rank new footpath candidates for the Long Term Plan. Ongoing network changes are accounted for in that any new emerging candidates can and will be captured and analysed using the prioritisation assessment process on semi-regular basis in order to update the programme accordingly.
- 4.6.3 *Staff were asked regarding the sources of potential candidates and the methodology applied for prioritising candidates.*

- Staff response: Potential candidates from all known sources; area engineers, internal and external requests, Long Term Plan and Annual Plan feedback, community boards, and Council resolutions have been collated. All potential candidates were assessed and reviewed using the same multi factorial criteria to determine metropolitan priorities.
 - The type of street within the roading hierarchy, operational speeds and traffic volumes together make up the largest percentage weighting for safety. Destinations and populations were quantified within the immediate walking catchment of the potential candidate to ensure delivery meets the needs of the maximum number of users. Deliverability considerations included both technical and costing feasibility to ensure the programme best reflects value for money delivering maximum benefit per population demand.
- 4.6.4 *Staff were asked if roads with an existing footpath should be ranked in the same way as those with no footpath.*
- Staff response: A second option has been developed that seeks to take this into account. For any sections where there is an existing footpath, the “Safety” risk score has been halved. This has resulted in a number of areas with no footpath provision gaining a higher priority.
- 4.7 Changes to the prioritisation criteria to take account of other factors (eg lack of alternative routes for a community) will take significant time to decide on an appropriate scoring mechanism, gather data, and then score each site.
- 4.7.1 If the Council provides information on other factors that they would like to be considered these can be investigated and evaluated, and staff will provide more information and an updated prioritisation ahead of the next Long Term Plan.

Options Considered Ngā Kōwhiringa Whaiwhakaaro

- 4.8 The following reasonably practicable options were considered and are assessed in this report:
- 4.8.1 Option One: Approve new footpath programme using original logic.
 - 4.8.2 Option Two: Approve new footpath programme weighted towards areas with no footpath provision.
 - 4.8.3 Option Three: Investigate further changes to the prioritisation of the programme.
- 4.9 The following options were considered but ruled out:
- 4.9.1 Option Three: Do nothing - This was ruled out because the outcome of this option would be not to deliver a project which the Council has approved funding for.

Options Descriptions Ngā Kōwhiringa

- 4.10 **Preferred Option:** Option One: Approve new footpath programme using original logic.
- 4.10.1 **Option Description:**
- The Council approves the prioritisation of new footpaths as detailed in **Attachment A** of this report.
 - The Council approves the top ranked 20 locations to progress to delivery in the current period.
 - Any new emerging candidates can and will be captured and analysed using the prioritisation assessment process. This will be used to update the programme on a semi-regular basis, to ensure that the highest priority locations are

approved for delivery. It is expected that the next approval of the delivery programme will be incorporated in the Council's next Long Term Plan.

4.10.2 **Option Advantages**

- Allows delivery to progress in the current Financial Year.
- Improves levels of service for walking in line with One Network Framework roading hierarchy expected levels of service and provides a robust evidence based approach to analysing prioritised demand for footpath infrastructure over the duration of the Long-Term Plan.
- Flexibility to adjust the program to accommodate new and emerging candidates through the same prioritisation process.

4.10.3 **Option Disadvantages**

- Some locations with particular risks may be ranked lower as the prioritisation method does not reflect the specific site conditions (e.g., existing footpath provision, sites with higher levels of tourists)
- Does not allow for other factors (e.g., interim measures, shared facilities) to be considered

4.11 **Alternative Option:** Option Two: Approve new footpath programme where areas with no footpath provision are weighted higher.

4.11.1 **Option Description:**

- The Council approves the prioritisation of new footpaths as detailed in **Attachment B** of this report.
- The Council approves the top ranked 12 locations to progress to delivery in the current period.
- Any new emerging candidates can and will be captured and analysed using the prioritisation assessment process. This will be used to update the programme on a semi-regular basis, to ensure that the highest priority locations are approved for delivery. It is expected that the next approval of the delivery programme will be incorporated in the Council's next Long-Term Plan.

4.11.2 **Option Advantages**

- Allows delivery to progress in the current Financial Year.
- Improves levels of service for walking in line with One Network Framework roading hierarchy expected levels of service and provides a robust evidence based approach to analysing prioritised demand for footpath infrastructure over the duration of the Long-Term Plan.
- Flexibility to adjust the program to accommodate new and emerging candidates through the same prioritisation process.
- Prioritises adding some footpath provision where there currently is none.

4.11.3 **Option Disadvantages**

- May result in lower risk rural sites being prioritised over higher risk urban sites.
- Some locations with particular risks may be ranked lower as the prioritisation method does not reflect the specific site conditions (e.g., sites with higher levels of tourists).

- Does not allow for other factors (e.g., interim measures, shared facilities) to be considered.

4.12 **Alternative Option:** Option Three – investigate changes to the prioritisation of the programme.

4.12.1 **Option Description:**

- That staff look at changes to the prioritisation, and therefore programme.
- This would likely require a workshop with the Council in the new term, before information is provided in a further report to the Council.

4.12.2 **Option Advantages**

- May ensure that the Council and Community Board wishes for the programme are better served.
- Would provide opportunities for other factors to be considered (e.g., shared facilities, interim measures, etc).

4.12.3 **Option Disadvantages**

- Further re-assessment of the prioritisation would delay implementation. It is likely that delivery would not start in the current Financial Year.

5. Financial Implications Ngā Hīraunga Rauemi Capex/Opex Ngā Utu Whakahaere

	Recommended Option	Option 2 – logic weighted towards areas with no footpath provision	Option 3 – investigate changes
Cost to Implement	\$20.5M over 10 years	\$20.5M over 10 years	\$20.5M over 10 years However, implementation will be delayed by 6 months or more and will mean that few (if any) projects will start delivery in the FY26 financial year.
Maintenance/Ongoing Costs	No significant maintenance costs in the first three years	No significant maintenance costs in the first three years	No significant maintenance costs in the first three years
Funding Source	CPMS 75051 Programme – New Footpaths (LTP 2024-2034)	CPMS 75051 Programme – New Footpaths (LTP 2024-2034)	CPMS 75051 Programme – New Footpaths (LTP 2024-2034)
Funding Availability	Yes	Yes	Yes
Impact on Rates	Within existing budgets	Within existing budgets	Within existing budgets

6. Considerations Ngā Whai Whakaaro

Risks and Mitigations Ngā Mōrearea me ngā Whakamātautau

- 6.1 All usual design and construction risks apply.
- 6.2 The specific designs proposed in each location will remain subject to public consultation and approvals through the delegated body (typically the relevant Community Board(s)).

Legal Considerations Ngā Hīraunga ā-Ture

- 6.3 Statutory and/or delegated authority to undertake proposals in the report:
 - 6.3.1 Decisions relating to approval to progress programme agreed to be funded under LTP can be made by the Council.
 - 6.3.2 The designs for each location will require approval by the delegated body (typically the relevant Community Board).
- 6.4 Other Legal Implications:
 - 6.4.1 There is no legal context, issue, or implication relevant to this decision.

Strategy and Policy Considerations Te Whai Kaupapa here

- 6.5 The required decision:
 - 6.5.1 Aligns with the Christchurch City Council's Strategic direction in transport by pursuing the Future Transport Plan's stated intent regarding *Safe and Connected Walking Environments* by ensuring that new housing development have adequate footpath connections with amenities on the wider network.
 - 6.5.2 The recommended programme in this report is assessed as medium significance based on Christchurch City Council's Significance and Engagement Policy. The level of significance was determined by the medium level of impact and medium numbers of people impacted.
 - 6.5.3 The planned programme is consistent with Council's Plans and Policies regarding active travel and required levels of service. This report supports;
 - The Strategic Transport Plan's objectives for safe and connected walking environments.:
 - Transport
 - 6.5.4 Activity: Transport
 - Level of Service: 16.0.10 Maintain the perception (resident satisfaction) that Christchurch is a walking friendly city - >=85% resident satisfaction .

Community Impacts and Views Ngā Mariu ā-Hāpori

- 6.6 Considered throughout the process of developing the New Footpaths Programme. Further community engagement on specific projects arising from the program will happen on a project by project basis as these individual projects progress through the design, consultation and approval processes.
- 6.7 The decision affects the metropolitan area of Christchurch.
- 6.8 The Community Boards have been consulted regarding proposed candidates and given feedback on draft programme.

Impact on Mana Whenua Ngā Whai Take Mana Whenua

- 6.9 The decision does not involve a significant decision in relation to ancestral land, a body of water or other elements of intrinsic value, therefore this decision does not specifically impact Mana Whenua, their culture, and traditions.
- 6.10 The decision does not involve a matter of interest to Mana Whenua and will not impact on our agreed partnership priorities with Ngā Papatipu Rūnanga. The facilities proposed under this programme are to be provided within the existing roading network.







Climate Change Impact Considerations Ngā Whai Whakaaro mā te Āhuarangi

- 6.11 The decisions in this report are likely to:
- 6.11.1 Contribute neutrally to adaptation to the impacts of climate change.
 - 6.11.2 Contribute positively to emissions reductions.
- 6.12 The delivery of the programme recommended in this report will contribute to emissions reductions with the potential to increase active modes for short trips by improving connectivity and levels of service in the walking network.

7. Next Steps Ngā Mahinga ā-muri

- 7.1 Council approval of the recommended programme ensures this can go on to the delivery stage within the LTP first 3 years (FY25-27), with \$17 million to deliver in the remaining 7 years (FY28-34).
- 7.2 The programme will be reviewed semi-regularly in order to capture changes to the transport network, changes due to ongoing development and any other new information which comes to light. This will allow Council to decide on the next priorities for delivery.
- 7.2.1 It is expected that the next review of the programme will happen in late 2026, to inform the projects for delivery in the next Long Term Plan period (FY28-30).

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A  	Proposed New Footpath Programme for Approval	25/1844622	44
B  	Alternative New Footpath Programme - weighted towards areas with no provision	25/1844647	54
C  	Memo to Community Boards - New Footpaths Programme - 7 August 2025	25/1411056	64

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

Document Name – Location / File Link
Not applicable

Signatories Ngā Kaiwaitohu

Authors	Trudy Jones - Transport Planner Sustainable Transport Andy Milne - Team Leader Asset Planning Peter Rodgers - Transport Network Planner Jacob Bradbury - Manager Planning & Delivery Transport
Approved By	Jacob Bradbury - Manager Planning & Delivery Transport Stephen Wright - Manager Operations (Transport) Brent Smith - General Manager City Infrastructure

Item 7

Rank	Indicative Delivery FY period	Location	Safety	Population and destinations	Deliverability Complexity	Comment	Change from July Draft
1	25-27	Bus Stop 15576 Outside 800 Ferry Road	Very high risk	High	Low difficulty	High risk due to 18,000 vehicles per day and speed limit of 50 km/h. Above average number of destinations including; school, health facility, open space, supermarket, retirement village	
2	25-27	Birmingham Drive (Craft Place to Hands Road)	Very high risk	Low	Low difficulty	High risk due to 15,500 vehicles per day and speed limit of 50km/hr. Destinations include a few bus stops.	This project (and all subsequent projects) Increased rank as two Sparks Road projects previously ranked 2 and 3 were re-assessed and found to be part of an existing project
3	25-27	Main South Road (Canterbury St to opposite Garvins Rd)	Very high risk	Low	Low difficulty	High risk due to 17,800 vehicles per day and speed limit of 60km/hr. Low number of local destinations but several bus stops.	
4	25-27	Springs Road (Halswell Junction Rd to Boston Ave)	Very high risk	Medium	Medium difficulty	High risk due to 16,000 vehicles per day and speed limit of 60km/hr. Destinations include two schools, open space and a high number of bus stops	
5	25-27	Awatea Road 1 (Wilmsers Rd to Owaka Rd)	High risk	Very high	Low difficulty	Medium-high risk due to 7,600 vehicles per day and speed limit of 50km/hr. Destinations include two schools, open space and a very high number of bus stops	
6	25-27	Awatea Road 2 (Owaka Rd to Barbara Joan Rd)	High risk	Very high	Low difficulty	Medium-high risk due to 12,000 vehicles per day and speed limit of 60km/hr. Destinations include two schools, open space and a very high number of bus stops	
7	25-27	Gardiners Road 1 (111 Gardiners Rd to Claridges Rd)	Very high risk	High	High difficulty	High risk due to 7,800 vehicles per day and speed limit of 60km/hr. Average number of local destinations including two schools, open space, and bus stops	

New Footpath Programme: using original logic

Rank	Indicative Delivery FY period	Location	Safety	Population and destinations	Deliverability Complexity	Comment	Change from July Draft
8	25-27	Waimairi Road (opposite 281 Waimairi Rd to 262 Waimairi Rd)	Very high risk	Very high	Very high difficulty	High risk due to 18,200 vehicles per day and speed limit of 50km/hr. Destinations include two schools and a high number of bus stops	
9	25-27	Bus Stop 42148 Opposite 160 Port Hills Road	High risk	High	Low difficulty	Medium-high risk due to 5,600 vehicles per day and speed limit of 50 km/h. Average number of destinations including; school, open space and several bus stops	
10	25-27	Wakefield Avenue (Nayland St to opposite #37 Wakefield)	High risk	High	Low difficulty	Medium-high risk due to 3,300 vehicles per day and speed limit of 50km/h	
11	25-27	Hills Road (Innes Rd to East Ellington Dr)	Medium	Very high	Very low difficulty	Medium risk due to 3,200 vehicles per day and speed limit of 50km/hr. High number of local destinations including three schools, health facility, open space, and very high number of bus stops	
12	25-27	Sawyers Arms Road (411 Sawyers Arms Rd to Waimakariri Rd)	High risk	High	Medium difficulty	Medium-high due to 11,800 vehicles per day and speed limit of 60km/hr	
13	25-27	Linwood Ave/2A Buckleys Road south-east bound lane (Buckleys Ave to Cranley St)	High risk	High	Medium difficulty	Medium-high risk due to 9,700 vehicles per day and speed limit of 60km/h. Poor Level of Service for pedestrians currently, McDonalds has one existing footpath, through their carpark.	Moved up in rank as difficulty was re-assessed as Medium (Previously Very high)
14	25-27	McCormacks Bay Road (Main Rd to #1 McCormacks Bay Rd)	Medium	High	Very low difficulty	Medium risk due to 3,400 vehicles per day and speed limit of 50 km/h. Average number of local destinations including health facility, open space, and bus stops	

New Footpath Programme: using original logic

Rank	Indicative Delivery FY period	Location	Safety	Population and destinations	Deliverability Complexity	Comment	Change from July Draft
15	25-27	Main Road (Close to Church Lane, Allendale)	High risk	Medium	Medium difficulty	Medium-high risk due to 4,600 vehicles per day and speed limit of 50km/h. Destination; open space and no bus stops	
16	25-27	Wilmers Road (Awatea Rd to Springs Rd)	Medium	Very high	Low difficulty	Medium-high risk due to 7,600 vehicles per day and speed limit of 50km/hr. Destinations include two schools, open space and a very high number of bus stops	
17	25-27	Wigram Road (Nga Puna Wai to Musgrove Close)	High risk	Low	Medium difficulty	Footpath on north side is planned as part of Wigram / Hayton intersection project. Requested by Community Board resolution	New addition, assessed and ranked as #17
18	25-27	Sutherlands Rd (Glendore to Muirhill)	High risk	Low	Medium difficulty	High risk due to posted speed limit of 60 km/h. Low number of nearby destinations other than a number of parks.	re-assessed and ranked as #18 (or 17 equal with Wigram Road (Nga Puna Wai to Musgrove Close), due to this section unlikely to be delivered by developers in the near future
19	25-27	Steadman Road (Retirement Village to Carmen Rd)	Medium	High	Low difficulty	Medium risk due to 3,500 vehicles per day and speed limit of 50km/hr. Destinations include open space and several bus stops	
20	25-27	Cashmere Road 1 (Leistrella Rd - Hendersons Rd)	High risk	High	Very high difficulty	Medium-high risk due to 10,000 vehicles per day and speed limit of 50km/hr. Destinations include an early learning centre and medium number of bus stops. Limited destinations, access to ELC available on south side.	
21	28+	Jamell Place (Avonhead to end of street)	Low risk	Very high	Very low difficulty	Low-medium risk due to 90 vehicles per day and speed limit of 50 km/hr. Destinations are school and after school and a high number of bus stops	

New Footpath Programme: using original logic

Rank	Indicative Delivery FY period	Location	Safety	Population and destinations	Deliverability Complexity	Comment	Change from July Draft
22	28+	Gardiners Road 3 (Wilkinsons Rd to 290 Gardiners Rd)	High risk	Low	High difficulty	Medium-high risk due to 4,000 vehicles per day and speed limit of 50km/hr. Low number of local destinations; open space and bus stops	
23	28+	Cashmere Road 3 (424 Cashmere Rd to 486 Cashmere Rd)	High risk	Medium	Very high difficulty	Medium-high risk due to 2,000 vehicles per day and speed limit of 60km/hr. Destinations are limited to open space and bus stops	
24	28+	Treffers Road (Packhouse Road to Wigram Road)	Medium	Low	Low difficulty	Medium risk due to 4,900 vehicles per day and speed limit of 50km/hr. Destinations limited to a few bus stops	
25	28+	Hendersons Road (shoulder to Cashmere Road)	High risk	Medium	Very high difficulty	Medium-high risk due to 6,800 vehicles per day and speed limit of 50km/hr. Destinations include open space and several bus stops	
26	28+	Poranui Beach Road (unsealed paths) (SH75 to Birdlings Flat Beach)	Medium	Very low	Low difficulty	Medium due to low numbers of vehicles per day and speed limit of 60 km/h	
27	28+	Cashmere Road 2 (Hendersons Rd - 424 Cashmere Rd)	Medium	Medium	High difficulty	Medium risk due to 2,600 vehicles per day and speed limit of 50km/hr. Destinations include an early learning centre and medium number of bus stops. Destinations are limited to open space and bus stops	
28	28+	Marine Drive, (Bayview Rd to Black Pt Rd), Charteris Bay	Medium	Medium	High difficulty	Medium risk due to 2,200 vehicles per day and speed limit of 50km/h	
29	28+	Cresswell Avenue (Governors Bay), whole length	Low risk	Medium	Low difficulty	Low-medium risk due to 35 vehicles per day and speed limit of 50 km/hr. Destinations are school and open space	

New Footpath Programme: using original logic

Rank	Indicative Delivery FY period	Location	Safety	Population and destinations	Deliverability Complexity	Comment	Change from July Draft
30	28+	Bus Stop 36385 Opposite 30 St Andrew's Hill Road (The Brae to Marama Cres)	Medium	High	Very high difficulty	Medium risk due to 2,700 vehicles per day and speed limit of 50km/h	
31	28+	Prospect Place (Provincial Rd to Foden Ln)	Low risk	Medium	Low difficulty	Culdesac constructed through subdivision consent and was consented with footpath on one side only, does not directly link places apart from a small number of properties, would require removal of some garden areas within the road reserve	Decreased in rank as criteria re-assessed - see also comment column
32	28+	Gardiners Road 2 (Claridges Rd to Wilkinsons Rd)	Medium	Low	High difficulty	Medium risk due to 6,100 vehicles per day and speed limit of 60km/hr. Low number of local destinations; open space and bus stops	
33	28+	Ngatea Road (between Marine Dr and #6 Ngatea Rd)	Low risk	High	Medium difficulty	Low-medium risk due to 2,200 vehicles per day and speed limit of 50km/hr. Destinations include a school and pre school, open space but no bus stops	
34	28+	Cashmere 5 (Kitcheners Knoll - Sutherlands Rd)	Medium	Medium	Very high difficulty	Medium risk due to 1,500 vehicles per day and speed limit of 60 km/hr. Destinations are limited to open space and no bus stops	
35	28+	Cashmere 6 (Sutherlands Rd to Halswell Quarry carpark)	Medium	Medium	Very high difficulty	Medium risk due to 2,200 vehicles per day and speed limit of 60 km/hr. Destinations are limited to open space and no bus stops	
36	28+	Vickers Road 1 (Smyes Rd to Washbournes Rd)	Medium	Medium	Very high difficulty	Medium risk due to 2,300 vehicles per day and speed limit of 50 km/hr. Destinations are limited to open space and bus stops	

New Footpath Programme: using original logic

Rank	Indicative Delivery FY period	Location	Safety	Population and destinations	Deliverability Complexity	Comment	Change from July Draft
37	28+	Lower Styx Road (Te Korari St - Marshlands Rd)	Low risk	Low	Low difficulty	Low-medium risk due to 2,700 vehicles per day and speed limit of 60km/hr. Destinations include open space and bus stops	
38	28+	Summit Road (Harry Ell link to Sign of Kiwi)	Medium	Very low	High difficulty	Low risk due to 520 vehicles per day and speed limit of 60km/h	
39	28+	Governors Bay Road (Close to Sandy Beach Road)	Low risk	Medium	Medium difficulty	Low-medium risk due to 1,500 vehicles per day and speed limit of 50km/hr. Destinations include open space and one bus stop	
40	28+	Palatine Terrace (Buxton Terrace to 68 Palatine Terrace)	Low risk	Very high	Very high difficulty	Current path goes along riverbank and is unsealed, option to investigate localised narrowing of road carriageway to have sealed footpath within road reserve	
41	28+	Lower Styx Road (Heyders - Marshlands Rd) 2	Medium	Very low	Very high difficulty		included and assessed following July feedback
42	28+	Lower Styx Road (Heyders Rd to Lagoon Rd) 5	Medium	Very low	Very high difficulty		included and assessed following July feedback
43	28+	Boonwood Close / Cashmere	Low risk	High	Very high difficulty	Low-medium risk due to 90 vehicles per day and speed limit of 50km/hr. Destinations include a school and pre school, open space but no bus stops	
44	28+	Governors Bay Road (Kaikomako Pl to Marriners Cove)	Very low risk	High	Medium difficulty	Low risk due to 1,500 vehicles per day and speed limit of 50km/hr. Destinations include open space and a couple of bus stops	
45	28+	Vickers Road 2 (Washbournes Rd to Lodestar Avenue)	Low risk	Medium	Very high difficulty	Low-medium risk due to 700 vehicles per day and speed limit of 50 km/hr. Destinations are limited to open space and bus stops	

New Footpath Programme: using original logic

Rank	Indicative Delivery FY period	Location	Safety	Population and destinations	Deliverability Complexity	Comment	Change from July Draft
46	28+	Waipapa Avenue (Purau Ave to 28 Waipapa Ave)	Low risk	Medium	Very high difficulty	Low-medium risk due to 600 vehicles per day and speed limit of 50km/hr. Destinations include health facility, open space, and bus stops	
47	28+	Cashmere Road 4 (486 Cashmere Rd to Kitcheners Knoll Rd)	Low risk	Low	Very high difficulty	Low-medium risk due to 2,200 vehicles per day and speed limit of 60km/hr. Destinations are limited to open space and no bus stops	
48	28+	Lower Styx Road (Heyders - Marshlands Rd) 4	Low risk	Very low	Very high difficulty		included and assessed following July feedback
49	28+	Lower Styx Road (Heyders Rd to Lagoon Rd) 2	Low risk	Very low	Very high difficulty		included and assessed following July feedback
50	28+	Lower Styx Road (Heyders Rd to Lagoon Rd) 4	Low risk	Very low	Very high difficulty		included and assessed following July feedback
51	28+	Heyders Road (100 Heyders Rd - 150 Heyders Rd)	Very low risk	Very low	Medium difficulty	Low risk due to 210 vehicles per day and speed limit of 30km/hr (stopping place). No destinations	
52	28+	Kainga Road (74 Kainga Rd - 184 Kainga Rd)	Very low risk	Very low	Medium difficulty	Low risk due to 2,140 vehicles per day and speed limit of 50km/hr. Destinations include open space no bus stops	
53	28+	Governors Bay Road (Omaru Rd to Rapaki Dr)	Very low risk	Very low	Medium difficulty	Low risk due to 1,500 vehicles per day and speed limit of 50km/hr. Destinations include open space and one bus stop	
54	28+	Beach Road, Akaroa (line marking on road only)	Very low risk	Low	High difficulty	Low risk due to 3,300 vehicles per day and speed limit of 30 km/h	
55	28+	Pikes Track (Kainga Rd to end of street)	Very low risk	Very low	Very high difficulty	Low risk due to 20 vehicles per day and speed limit of 50km/hr. Destinations include open space no bus stops	
56	28+	Gillespies Road (Kainga Rd to end of street)	Very low risk	Very low	Very high difficulty	Low risk due to 15 vehicles per day and speed limit of 50km/hr. Destinations include open space no bus stops	

New Footpath Programme: using original logic

Rank	Indicative Delivery FY period	Location	Safety	Population and destinations	Deliverability Complexity	Comment	Change from July Draft
57	28+	Savage Street (Kainga Rd to end of street)	Very low risk	Very low	Very high difficulty	Low risk due to 80 vehicles per day and speed limit of 50km/hr. Destinations include open space no bus stops	
58	28+	Lower Styx Road (Heyders Rd to Lagoon Rd) 1	Very low risk	Very low	Very high difficulty		included and assessed following July feedback
59	28+	Lower Styx Road (Heyders Rd to Lagoon Rd) 3	Very low risk	Very low	Very high difficulty		included and assessed following July feedback
60		Sparks Road 1 (368 Sparks Road to Sutherlands Road)	Very high risk	High	Happening/program med	High risk due to 11,600 vehicles per day and speed limit of 60km/hr. Destinations include open space and a low number of bus stops	reduced priority as this was re-assessed as happening/programmed and so dropped down
61		Sparks Road 3 (Macartney Avenue to 478 Sparks Rd)	Very high risk	High	Happening/program med	High risk due to 10,100 vehicles per day and speed limit of 60km/hr. Destinations include three schools and a high number of bus stops	reduced priority as this was re-assessed as happening/programmed and so dropped down
62		Radcliffe Road 2 (railway to Blakes Rd)	Very high risk	High	Happening/program med		
63		Main South Road outside Woolworths and across Carmen road to the Hornby Hub	Very high risk	High	Happening/program med	A footpath in this location is dependent upon an upgrade to the NZTA intersection (Carmen/Main South) to include pedestrian crossings and a pedestrian crossing over the railway.	
64		Sparks Road 2 (Sutherlands Rd to Macartney Ave)	Very high risk	High	Developer	High risk due to 11,600 vehicles per day and speed limit of 60km/hr. Destinations include open space and a low number of bus stops	
65		Mairehau Rd 1 (Concord Pl and Avimore Dr)	Very high risk	High	Developer		
66		Mairehau Road (Marshland Rd to Prestons Park Dr)	High risk	High	Happening/program med		

New Footpath Programme: using original logic

Rank	Indicative Delivery FY period	Location	Safety	Population and destinations	Deliverability Complexity	Comment	Change from July Draft
67		Prestons Road (Retirement Village to Mills Rd)	High risk	High	Developer		
68		Johns Road (Groynes Dr to opposite 66 Johns Rd)	High risk	High	Developer		
69		Mairehau Road 2 (Aviemore Dr and Prestons Park Dr)	High risk	High	Developer		
70		Radcliffe Road 1 (Main North Rd to railway)	Medium	High	Happening/program med		
71		Sabys Road 1 (Quaifes Rd - Candys Rd)	High risk	Medium	Developer		
72		Sabys Road 2 (Candys Rd – Trices Rd)	High risk	Medium	Developer		
73		Kennedys Bush Road (Entrance to Halswell Quarry Parking to Cashmere Road). May be under construction soon.	Medium	Medium	Happening/program med	Medium risk due to 1,200 vehicles per day and speed limit of 50km/hr. Destinations include three schools, open space and several bus stops	reduced priority as this was re-assessed as happening/programmed and so dropped down
74		Sutherlands Rd (Glendore to Muirhill)	High risk	Low	Developer	High risk due to posted speed limit of 60 km/h. Low number of nearby destinations other than a number of parks.	
75		Quaifes Road 2 (Glengael Dr to Sabys Rd)	Medium	Very high	Developer		
76		Quaifes Road 1 (Murphys Rd to Glengael Drive)	Medium	High	Developer		
77		Milns Road (James Hight Drive to cycleway crossing)	Low risk	High	Developer		
78		Radcliffe Road 3	Medium	Very low	Happening/program med		

New Footpath Programme: using original logic

Rank	Indicative Delivery FY period	Location	Safety	Population and destinations	Deliverability Complexity	Comment	Change from July Draft
		Purau Ave	Low risk	Low	Happening/program med	Low risk due to 600 veicles per day and speed limit of 50kms/hr	

New Footpath Programme: using original logic

Rank	Indicative Delivery FY period	Location	Safety	Population and destinations	Deliverability Complexity	Comment	# existing footpaths	Change from Sept Draft 1
1	25-27	Springs Road (Halswell Junction Rd to Boston Ave)	Very high risk	Medium	Medium difficulty	High risk due to 16,000 vehicles per day and speed limit of 60km/hr. Destinations include two schools, open space and a high number of bus stops	0	No footpath on either side. This item previously ranked #4
2	25-27	Gardiners Road 1 (111 Gardiners Rd to Claridges Rd)	Very high risk	High	High difficulty	High risk due to 7,800 vehicles per day and speed limit of 60km/hr. Average number of local destinations including two schools, open space, and bus stops	0	No footpath on either side. This item previously ranked #7
3	25-27	Sawyers Arms Road (411 Sawyers Arms Rd to Waimakariri Rd)	High risk	High	Medium difficulty	Medium-high due to 11,800 vehicles per day and speed limit of 60km/hr	0	No footpath on either side. This item previously ranked #12
4	25-27	Main Road (Close to Church Lane, Allendale)	High risk	Medium	Medium difficulty	Medium-high risk due to 4,600 vehicles per day and speed limit of 50km/h. Destination; open space and no bus stops	0	No footpath on either side. This item previously ranked #15
5	25-27	Sutherlands Rd (Glendore to Muirhill)	High risk	Low	Medium difficulty	High risk due to posted speed limit of 60 km/h. Low number of nearby destinations other than a number of parks.	0	Re-assessed as "Medium" deliverability, due to unlikely to be developer delivered in the near future (was previously 'Developer'). No footpath on either side. This item previously ranked #18
6	25-27	Bus Stop 15576 Outside 800 Ferry Road	Medium	High	Low difficulty	High risk due to 18,000 vehicles per day and speed limit of 50 km/h. Above average number of destinations including; school, health facility, open space, supermarket, retirement village	1	Decreased 'Safety' score by 50% as existing footpath on one side, this item previously ranked #1
7	25-27	Cashmere Road 3 (424 Cashmere Rd to 486 Cashmere Rd)	High risk	Medium	Very high difficulty	Medium-high risk due to 2,000 vehicles per day and speed limit of 60km/hr. Destinations are limited to open space and bus stops	0	No footpath on either side. This item previously ranked #23

New Footpath Programme: weighted towards areas without footpath provision

Rank	Indicative Delivery FY period	Location	Safety	Population and destinations	Deliverability Complexity	Comment	# existing footpaths	Change from Sept Draft 1
8	25-27	Hendersons Road (shoulder to Cashmere Road)	High risk	Medium	Very high difficulty	Medium-high risk due to 6,800 vehicles per day and speed limit of 50km/hr. Destinations include open space and several bus stops	0	No footpath on either side. This item previously ranked #25
9	25-27	Awatea Road 1 (Wilmsers Rd to Owaka Rd)	Low risk	Very high	Low difficulty	Medium-high risk due to 7,600 vehicles per day and speed limit of 50km/hr. Destinations include two schools, open space and a very high number of bus stops	1	Decreased 'Safety' score by 50% as existing footpath on one side, this item previously ranked #5
10	25-27	Awatea Road 2 (Owaka Rd to Barbara Joan Rd)	Low risk	Very high	Low difficulty	Medium-high risk due to 12,000 vehicles per day and speed limit of 60km/hr. Destinations include two schools, open space and a very high number of bus stops	1	Decreased 'Safety' score by 50% as existing footpath on one side, this item previously ranked #6
11	25-27	Hills Road (Innes Rd to East Ellington Dr)	Low risk	Very high	Very low difficulty	Medium risk due to 3,200 vehicles per day and speed limit of 50km/hr. High number of local destinations including three schools, health facility, open space, and very high number of bus stops	1	Decreased 'Safety' score by 50% as existing footpath on one side, this item previously ranked #11
12	25-27	Birmingham Drive (Craft Place to Hands Road)	Medium	Low	Low difficulty	High risk due to 15,500 vehicles per day and speed limit of 50km/hr. Destinations include a few bus stops	1	Decreased 'Safety' score by 50% as existing footpath on one side, this item previously ranked #3
13	28+	Main South Road (Canterbury St to opposite Garvins Rd)	Medium	Low	Low difficulty	High risk due to 17,800 vehicles per day and speed limit of 60km/hr. Low number of local destinations but several bus stops	1	Decreased 'Safety' score by 50% as existing footpath on one side, this item previously ranked #9
14	28+	Bus Stop 42148 Opposite 160 Port Hills Road	Low risk	High	Low difficulty	Medium-high risk due to 5,600 vehicles per day and speed limit of 50 km/h. Average number of destinations including; school, open space and several bus stops	1	

New Footpath Programme: weighted towards areas without footpath provision

Rank	Indicative Delivery FY period	Location	Safety	Population and destinations	Deliverability Complexity	Comment	# existing footpaths	Change from Sept Draft 1
15	28+	Wakefield Avenue (Nayland St to opposite #37 Wakefield)	Low risk	High	Low difficulty	Medium-high risk due to 3,300 vehicles per day and speed limit of 50km/h	1	Decreased 'Safety' score by 50% as existing footpath on one side, this item previously
16	28+	Lower Styx Road (Heyders - Marshlands Rd) 1	High risk	Very low	Very high difficulty	High risk due to 80km/h speed limit, 2400 veh/day	0	#N/A
17	28+	Lower Styx Road (Heyders - Marshlands Rd) 3	High risk	Very low	Very high difficulty	High risk due to 80km/h speed limit, 2160 veh/day	0	#N/A
18	28+	Cashmere Road 1 (Leistrella Rd - Hendersons Rd)	Low risk	High	Very high difficulty	Medium-high risk due to 10,000 vehicles per day and speed limit of 50km/hr. Destinations include an early learning centre and medium number of bus stops. Limited destinations, access to ELC available on south side.	1	Decreased 'Safety' score by 50% as existing footpath on one side, this item previously ranked #20
19	28+	McCormacks Bay Road (Main Rd to #1 McCormacks Bay Rd)	Low risk	High	Very low difficulty	Medium risk due to 3,400 vehicles per day and speed limit of 50 km/h. Average number of local destinations including health facility, open space, and bus stops	1	Decreased 'Safety' score by 50% as existing footpath on one side, this item previously ranked #14
20	28+	Marine Drive, (Bayview Rd to Black Pt Rd), Charteris Bay	Medium	Medium	High difficulty	Medium risk due to 2,200 vehicles per day and speed limit of 50km/h	0	No footpath on either side. This item previously ranked #28
21	28+	Cresswell Avenue (Governors Bay), whole length	Low risk	Medium	Low difficulty	Low-medium risk due to 35 vehicles per day and speed limit of 50 km/hr. Destinations are school and open space	0	No footpath on either side. This item previously ranked #29
22	28+	Wilmers Road (Awatea Rd to Springs Rd)	Low risk	Very high	Low difficulty	Medium-high risk due to 7,600 vehicles per day and speed limit of 50km/hr. Destinations include two schools, open space and a very high number of bus stops	1	Decreased 'Safety' score by 50% as existing footpath on one side, this item previously ranked #16

New Footpath Programme: weighted towards areas without footpath provision

Rank	Indicative Delivery FY period	Location	Safety	Population and destinations	Deliverability Complexity	Comment	# existing footpaths	Change from Sept Draft 1
23	28+	Jamell Place (Avonhead to end of street)	Very low risk	Very high	Very low difficulty	Low-medium risk due to 90 vehicles per day and speed limit of 50 km/hr. Destinations are school and after school and a high number of bus stops	1	50% as existing footpath on one side, this item previously ranked #21
24	28+	Gardiners Road 2 (Claridges Rd to Wilkinsons Rd)	Medium	Low	High difficulty	Medium risk due to 6,100 vehicles per day and speed limit of 60km/hr. Low number of local destinations; open space and bus stops	0	No footpath on either side. This item previously ranked #32
25	28+	Ngatea Road (between Marine Dr and #6 Ngatea Rd)	Low risk	High	Medium difficulty	Low-medium risk due to 2,200 vehicles per day and speed limit of 50km/hr. Destinations include a school and pre school, open space but no bus stops	0	No footpath on either side. This item previously ranked #33
26	28+	Linwood Ave/2A Buckleys Road south-east bound lane (Buckleys Ave to Cranley St)	Low risk	High	Medium difficulty	Medium-high risk due to 9,700 vehicles per day and speed limit of 60km/h. Poor Level of Service for pedestrians currently, McDonalds has one existing footpath, through their carpark.	1	Decreased 'Safety' score by 50% as existing footpath on one side, this item previously ranked #13
27	28+	Cashmere 6 (Sutherlands Rd to Halswell Quarry carpark)	Medium	Medium	Very high difficulty	Medium risk due to 2,200 vehicles per day and speed limit of 60 km/hr. Destinations are limited to open space and no bus stops	0	No footpath on either side. This item previously ranked #35
28	28+	Waimairi Road (opposite 281 Waimairi Rd to 262 Waimairi Rd)	Medium	Very high	Very high difficulty	High risk due to 18,200 vehicles per day and speed limit of 50km/hr. Destinations include two schools and a high number of bus stops	1	50% as existing footpath on one side, this item previously ranked #8
29	28+	Steadman Road (Retirement Village to Carmen Rd)	Low risk	High	Low difficulty	Medium risk due to 3,500 vehicles per day and speed limit of 50km/hr. Destinations include open space and several bus stops	1	50% as existing footpath on one side, this item previously ranked #19
30	28+	Lower Styx Road (Te Korari St - Marshlands Rd)	Low risk	Low	Low difficulty	Low-medium risk due to 2,700 vehicles per day and speed limit of 60km/hr. Destinations include open space and bus stops	0	No footpath on either side. This item previously ranked #37

New Footpath Programme: weighted towards areas without footpath provision

Rank	Indicative Delivery FY period	Location	Safety	Population and destinations	Deliverability Complexity	Comment	# existing footpaths	Change from Sept Draft 1
31	28+	Summit Road (Harry Ell link to Sign of Kiwi)	Medium	Very low	High difficulty	Low risk due to 520 vehicles per day and speed limit of 60km/h	0	No footpath on either side. This item previously ranked #38
32	28+	Governors Bay Road (Close to Sandy Beach Road)	Low risk	Medium	Medium difficulty	Low-medium risk due to 1,500 vehicles per day and speed limit of 50km/hr. Destinations include open space and one bus stop	0	No footpath on either side. This item previously ranked #39
33	28+	Wigram Road (Nga Puna Wai to Musgrove Close)	Low risk	Low	Medium difficulty	Footpath on north side is planned as part of Wigram / Hayton intersection project. Requested by Community Board resolution	1	50% as existing footpath on one side, this item previously ranked #17
34	28+	Treffers Road (Packhouse Road to Wigram Road)	Low risk	Low	Low difficulty	Medium risk due to 4,900 vehicles per day and speed limit of 50km/hr. Destinations limited to a few bus stops	1	Decreased 'Safety' score by 50% as existing footpath on one side, this item previously
35	28+	Palatine Terrace (Buxton Terrace to 68 Palatine Terrace)	Low risk	Very high	Very high difficulty	Current path goes along riverbank and is unsealed, option to investigate localised narrowing of road carriageway to have sealed footpath within road reserve	0	No footpath on either side. This item previously ranked #40
36	28+	Lower Styx Road (Heyders - Marshlands Rd) 2	Medium	Very low	Very high difficulty		0	No footpath on either side. This item previously ranked #41
37	28+	Lower Styx Road (Heyders Rd to Lagoon Rd) 5	Medium	Very low	Very high difficulty		0	No footpath on either side. This item previously ranked #42
38	28+	Poranui Beach Road (unsealed paths) (SH75 to Birdlings Flat Beach)	Low risk	Very low	Low difficulty	Medium due to low numbers of vehicles per day and speed limit of 60 km/h	1	Decreased 'Safety' score by 50% as existing footpath on one side, this item previously

New Footpath Programme: weighted towards areas without footpath provision

Rank	Indicative Delivery FY period	Location	Safety	Population and destinations	Deliverability Complexity	Comment	# existing footpaths	Change from Sept Draft 1
39	28+	Prospect Place (Provincial Rd to Foden Ln)	Very low risk	Medium	Low difficulty	Culdesac constructed through subdivision consent and was consented with footpath on one side only, does not directly link places apart from a small number of properties, would require removal of some garden areas within the road reserve	1	Decreased 'Safety' score by 50% as existing footpath on one side, this item previously ranked #31
40	28+	Gardiners Road 3 (Wilkinsons Rd to 290 Gardiners Rd)	Low risk	Low	High difficulty	Medium-high risk due to 4,000 vehicles per day and speed limit of 50km/hr. Low number of local destinations; open space and bus stops	1	50% as existing footpath on one side, this item previously ranked #22
41	28+	Gardiners Road 4 (323E Gardiners Rd to 344 Gardiners Rd)	Low risk	Low	High difficulty	Medium-high risk due to 3,100 vehicles per day and speed limit of 80 km/h. Low number of local destinations; open space and bus stops	1	#N/A
42	28+	Governors Bay Road (Kaikomako Pl to Marriners Cove)	Very low risk	High	Medium difficulty	Low risk due to 1,500 vehicles per day and speed limit of 50km/hr. Destinations include open space and a couple of bus stops	0	No footpath on either side. This item previously ranked #44
43	28+	Vickerys Road 2 (Washbournes Rd to Lodestar Avenue)	Low risk	Medium	Very high difficulty	Low-medium risk due to 700 vehicles per day and speed limit of 50 km/hr. Destinations are limited to open space and bus stops	0	No footpath on either side. This item previously ranked #45
44	28+	Cashmere Road 2 (Hendersons Rd - 424 Cashmere Rd)	Low risk	Medium	High difficulty	Medium risk due to 2,600 vehicles per day and speed limit of 50km/hr. Destinations include an early learning centre and medium number of bus stops. Destinations are limited to open space and bus stops	1	Decreased 'Safety' score by 50% as existing footpath on one side, this item previously ranked #27
45	28+	Cashmere Road 4 (486 Cashmere Rd to Kitcheners Knoll Rd)	Low risk	Low	Very high difficulty	Low-medium risk due to 2,200 vehicles per day and speed limit of 60km/hr. Destinations are limited to open space and no bus stops	0	No footpath on either side. This item previously ranked #47

New Footpath Programme: weighted towards areas without footpath provision

Rank	Indicative Delivery FY period	Location	Safety	Population and destinations	Deliverability Complexity	Comment	# existing footpaths	Change from Sept Draft 1
46	28+	Bus Stop 36385 Opposite 30 St Andrew's Hill Road (The Brae to Marama Cres)	Low risk	High	Very high difficulty	Medium risk due to 2,700 vehicles per day and speed limit of 50km/h	1	Decreased 'Safety' score by 50% as existing footpath on one side, this item previously
47	28+	Cashmere 5 (Kitcheners Knoll - Sutherlands Rd)	Low risk	Medium	Very high difficulty	Medium risk due to 1,500 vehicles per day and speed limit of 60 km/hr. Destinations are limited to open space and no bus stops	1	50% as existing footpath on one side, this item previously ranked #34
48	28+	Vickerys Road 1 (Smyes Rd to Washbournes Rd)	Low risk	Medium	Very high difficulty	Medium risk due to 2,300 vehicles per day and speed limit of 50 km/hr. Destinations are limited to open space and bus stops	1	50% as existing footpath on one side, this item previously ranked #36
49	28+	Lower Styx Road (Heyders - Marshlands Rd) 4	Low risk	Very low	Very high difficulty		0	No footpath on either side. This item previously ranked #48
50	28+	Lower Styx Road (Heyders Rd to Lagoon Rd) 2	Low risk	Very low	Very high difficulty		0	No footpath on either side. This item previously ranked #49
51	28+	Lower Styx Road (Heyders Rd to Lagoon Rd) 4	Low risk	Very low	Very high difficulty		0	No footpath on either side. This item previously ranked #50
52	28+	Heyders Road (100 Heyders Rd - 150 Heyders Rd)	Very low risk	Very low	Medium difficulty	Low risk due to 210 vehicles per day and speed limit of 30km/hr (stopping place). No destinations	0	No footpath on either side. This item previously ranked #51
53	28+	Governors Bay Road (Omaru Rd to Rapaki Dr)	Very low risk	Very low	Medium difficulty	Low risk due to 1,500 vehicles per day and speed limit of 50km/hr. Destinations include open space and one bus stop	0	No footpath on either side. This item previously ranked #53
54	28+	Boonwood Close / Cashmere	Very low risk	High	Very high difficulty	Low-medium risk due to 90 vehicles per day and speed limit of 50km/hr. Destinations include a school and pre school, open space but no bus stops	1	50% as existing footpath on one side, this item previously ranked #43
55	28+	Beach Road, Akaroa (line marking on road only)	Very low risk	Low	High difficulty	Low risk due to 3,300 vehicles per day and speed limit of 30 km/h	0	No footpath on either side. This item previously ranked #54

New Footpath Programme: weighted towards areas without footpath provision

Rank	Indicative Delivery FY period	Location	Safety	Population and destinations	Deliverability Complexity	Comment	# existing footpaths	Change from Sept Draft 1
56	28+	Waipapa Avenue (Purau Ave to 28 Waipapa Ave)	Very low risk	Medium	Very high difficulty	Low-medium risk due to 600 vehicles per day and speed limit of 50km/hr. Destinations include health facility, open space, and bus stops	1	50% as existing footpath on one side, this item previously ranked #46
57	28+	Kainga Road (74 Kainga Rd - 184 Kainga Rd)	Very low risk	Very low	Medium difficulty	Low risk due to 2,140 vehicles per day and speed limit of 50km/hr. Destinations include open space no bus stops	1	50% as existing footpath on one side, this item previously ranked #46
58	28+	Pikes Track (Kainga Rd to end of street)	Very low risk	Very low	Very high difficulty	Low risk due to 20 vehicles per day and speed limit of 50km/hr. Destinations include open space no bus stops	0	No footpath on either side. This item previously ranked #55
59	28+	Gillespies Road (Kainga Rd to end of street)	Very low risk	Very low	Very high difficulty	Low risk due to 15 vehicles per day and speed limit of 50km/hr. Destinations include open space no bus stops	0	No footpath on either side. This item previously ranked #56
60	28+	Lower Styx Road (Heyders Rd to Lagoon Rd) 1	Very low risk	Very low	Very high difficulty		0	No footpath on either side. This item previously ranked #58
61	28+	Lower Styx Road (Heyders Rd to Lagoon Rd) 3	Very low risk	Very low	Very high difficulty		0	No footpath on either side. This item previously ranked #59
62	28+	Savage Street (Kainga Rd to end of street)	Very low risk	Very low	Very high difficulty	Low risk due to 80 vehicles per day and speed limit of 50km/hr. Destinations include open space no bus stops	1	Decreased 'Safety' score by 50% as existing footpath on one side, this item previously ranked #57
63		Dunbars Road (overbridge to Cassinia Gardens)				This candidate a late addition - Not yet assessed - not yet ranked	1	#N/A
64		Sparks Road 1 (368 Sparks Road to Sutherlands Road)	Very high risk	High	Happening/programmed	High risk due to 11,600 vehicles per day and speed limit of 60km/hr. Destinations include open space and a low number of bus stops	0	No footpath on either side. This item previously ranked #60

New Footpath Programme: weighted towards areas without footpath provision

Rank	Indicative Delivery FY period	Location	Safety	Population and destinations	Deliverability Complexity	Comment	# existing footpaths	Change from Sept Draft 1
65		Radcliffe Road 2 (railway to Blakes Rd)	Very high risk	High	Happening/programmed		0	No footpath on either side. This item previously ranked #62
66		Sparks Road 2 (Sutherlands Rd to Macartney Ave)	Very high risk	High	Developer	High risk due to 11,600 vehicles per day and speed limit of 60km/hr. Destinations include open space and a low number of bus stops	0	No footpath on either side. This item previously ranked #64
67		Mairehau Rd 1 (Concord Pl and Avimore Dr)	Very high risk	High	Developer		0	No footpath on either side. This item previously ranked #65
68		Mairehau Road (Marshland Rd to Prestons Park Dr)	High risk	High	Happening/programmed		0	No footpath on either side. This item previously ranked #66
69		Prestons Road (Retirement Village to Mills Rd)	High risk	High	Developer		0	No footpath on either side. This item previously ranked #67
70		Mairehau Road 2 (Avimore Dr and Prestons Park Dr)	High risk	High	Developer		0	No footpath on either side. This item previously ranked #69
71		Radcliffe Road 1 (Main North Rd to railway)	Medium	High	Happening/programmed		0	No footpath on either side. This item previously ranked #70
72		Sabys Road 1 (Quaifes Rd - Candys Rd)	High risk	Medium	Developer		0	No footpath on either side. This item previously ranked #71
73		Sabys Road 2 (Candys Rd - Trices Rd)	High risk	Medium	Developer		0	No footpath on either side. This item previously ranked #72
74		Sparks Road 3 (Macartney Avenue to 478 Sparks Rd)	Medium	High	Happening/programmed	High risk due to 10,100 vehicles per day and speed limit of 60km/hr. Destinations include three schools and a high number of bus stops	1	50% as existing footpath on one side, this item previously ranked #61

New Footpath Programme: weighted towards areas without footpath provision

Rank	Indicative Delivery FY period	Location	Safety	Population and destinations	Deliverability Complexity	Comment	# existing footpaths	Change from Sept Draft 1
75		Main South Road outside Woolworths and across Carmen road to the Hornby Hub	Medium	High	Happening/programmed	A footpath in this location is dependent upon an upgrade to the NZTA intersection (Carmen/Main South) to include pedestrian crossings and a pedestrian crossing over the railway.	1	Decreased 'Safety' score by 50% as existing footpath on one side, this item previously ranked #63
76		Quaifes Road 2 (Glengael Dr to Sabys Rd)	Medium	Very high	Developer		0	No footpath on either side. This item previously ranked #75
77		Radcliffe Road 3	Medium	Very low	Happening/programmed		0	No footpath on either side. This item previously ranked #78
78		Quaifes Road 1 (Murphys Rd to Glengael Drive)	Medium	High	Developer		0	No footpath on either side. This item previously ranked #76
79		Purau Ave	Low risk	Low	Happening/programmed	Low-medium risk due to 600 vehicles per day and speed limit of 50kms/hr	0	No footpath on either side. This item previously ranked #
80		Kennedys Bush Road (Entrance to Halswell Quarry Parking to Cashmere Road). May be under construction soon.	Low risk	Medium	Happening/programmed	Medium risk due to 1,200 vehicles per day and speed limit of 50km/hr. Destinations include three schools, open space and several bus stops	1	Decreased 'Safety' score by 50% as existing footpath on one side, this item previously ranked #73
81		Johns Road (Groyne Dr to opposite 66 Johns Rd)	Low risk	High	Developer		1	Decreased 'Safety' score by 50% as existing footpath on one side, this item previously
82		Milns Road (James Hight Drive to cycleway crossing)	Very low risk	High	Developer		1	Decreased 'Safety' score by 50% as existing footpath on one side, this item previously

New Footpath Programme: weighted towards areas without footpath provision

Memos



Memo

Date: 7 August 2025
From: Trudy Jones, Sustainable Transport Planner
To: Community Boards
Cc: The Mayor, Executive Leadership Team, Lynette Ellis - Head of Transport and Waste Management
Reference: 25/1411056

New Footpaths Programme

1. Purpose of this Memo Te take o tēnei Pānui

- 1.1 This memo is to update board members regarding the new footpath prioritisation process and draft New Footpaths programme (available as **Attachment A**).
- 1.2 This follows from a Council information session held 15th July to brief elected members on the new programme (presentation available as **Attachment B**). This memo also responds to questions raised at the information session, including:
 - 1.2.1 Provide full details of assessment criteria
 - 1.2.2 Details of how works have been identified
 - 1.2.3 How works are likely to be programmed and aligned with other Council works
 - 1.2.4 More clarity regarding the issues with Main South Road and the future area plans.
- 1.3 Staff are seeking feedback from the community boards ahead of taking the programme to Council for final approval to proceed to design and delivery for the sites identified for FY26 & FY27.
 - 1.3.1 Any feedback should be sent to staff through Board Advisors before close of business 18th August. The next steps will then be to process any feedback and present the final programme to full Council within this current term.
- 1.4 The information in this memo is not confidential and can be made public.

2. Update He Pānui

Background

- 2.1 While new footpaths for some individual sites have been included in previous Long Term Plans, this is the first time funding has been made available to pro-actively identify and deliver new footpath links to connect the existing network
 - 2.1.1 \$20.5m was made available over the Long Term Plan period 2024-2034
 - \$3.5 in the first 3 years (FY25-27)
 - \$17m in the remaining 7 years (FY28-34)

Memos



- 2.1.2 The intent of the programme is considered to be limited to construction of new, permanent footpath sections in areas where it is considered unlikely that it would not be delivered by some other method.
- 2.2 Staff are seeking to approve the list of sites for delivery within the first 3 years of the LTP (FY25-27).
 - 2.2.1 Assuming the prioritisation logic is approved by Council, the sites for the next 3 years (FY28-30) will be identified and agreed as part of the next LTP planning cycle.

Candidate Site Identification

- 2.3 Staff started by identifying a long list of sites which could be good candidates for a new footpath
 - 2.3.1 Potential candidates were collated from area engineers, internal and external requests, community boards, and Council resolutions. Staff have not kept records of the source of each potential candidate site: even if this had been kept it may not be instructive, as in many cases sites have been raised through multiple sources.
 - 2.3.2 The following situations have been excluded from consideration, as they are not considered to be in line with the intent of the programme, or would not offer value for money:
 - Maintenance of existing assets
 - Provision of shared facilities
 - Sites that are already on Council's capital programme
 - Sites that are expected to have frontage footpaths installed within 5 years as part of developments
 - Interim solutions: unsealed or other solutions with a short asset life
 - Pedestrian crossings or other infrastructure not directly associated with the construction of new footpaths

Assessment & Prioritisation of Candidates

- 2.4 In order to optimise the spend and ensure that limited resources are allocated effectively, a method was developed to score and rank candidate sites.
 - 2.4.1 The scoring mechanism attempted to answer three key questions:
 - How is community safety impacted by the lack of a footpath?
 - What is the likely demand and need for a footpath in that location?
 - Project feasibility: how hard and/or expensive it will be to build a footpath?
 - 2.4.2 A number of measures were used to assess each site. The measures mostly use objective, publicly available data sources. This ensures that any additional candidates could be easily ranked against the existing programme in a consistent manner.
 - 2.4.3 Noting that some criteria are considered more important than others, a weighting was then applied to give each candidate site an overall score, and therefore ranking.
- 2.5 The criteria used to assess each footpath segment, with the assigned weighting, are described below:
 - 2.5.1 **Safety (risk) – 60% Weighting**

Memos



This is the highest priority criterion, and attempts to identify segments where walking presents the greatest safety risks. It considers:

- Type of street (e.g. local road or urban connector); The One Network Framework outlines the functional hierarchy of the roading network, likely combination of vehicle types and associated levels of service for active modes within those roading corridors.
- Operating speeds of vehicles; The posted speeds of the roads are used to gauge the risk to pedestrians in the corridor.
- Traffic volumes; The number of vehicles and associated collective risk is incorporated into this risk assessment

2.5.2 **Population and Destinations – 15% Weighting**

This ensures that population and destination analysis directs investment to areas with greater community need to access facilities by foot. This considers:

- Resident population density within 1km walking catchment of the candidate footpath section as taken from the census data.
- Proximity to key destinations within 1 km; schools, employment areas, supermarket, health facilities, open spaces, retirement villages, and bus stops. Destinations were noted, tallied and a combined destination score given.

2.5.3 **Deliverability – 25% Weighting**

This seeks to ensure that the level of complexity and likely cost is considered when selecting sites. While this is more subjective than many of the other measures, it is based on technical input from engineering staff. Factors that are considered include:

- Elevation and levels
- Existing kerb and channel
- Stormwater and drainage issues
- Known services along the corridor
- Available corridor width
- Proximity to streams
- Other constraints

- 2.6 In regard to the 'other constraints', for many of the candidates this included consideration of design and engineering challenges. For some candidates other delivery constraints involved interagency and other infrastructure dependencies to assist in the next stage of programme design.

Next Steps

- 2.7 Once the individual sites have been confirmed and scheme designed completed, as with any Council capital projects all endeavours will be made to co-ordinate with any other roading, parks or other projects in the vicinity scheduled by Council or external agencies.
- 2.8 The prioritisation method and resulting programme has been established from a candidate list, through a rigorous, evidence-based approach. As a final step toward Council endorsement of the programme, staff are providing the opportunity for community boards to provide feedback.

Memos



- 2.9 Any feedback should be sent to staff through Board Advisors before close of business 18th August. Staff will then process any feedback, make changes as are deemed necessary, and present a recommended programme to Council for approval within this current term.
- 2.10 Once Council approval is received the programme will be assigned to project managers where the programme will proceed to design and delivery stage. As part of the normal delivery process the board will be invited to exercise their delegated authority in approving changes. It is anticipated, based on early rough cost estimates and board approval, that 15 candidates could be delivered within the first 2 years (FY26-27).

Main South Road, Hornby

- 2.11 Staff have recommended not including the Main South Road candidate between Woolworths and the Hub, Hornby and have therefore specifically excluded this from the prioritisation at this time.
 - 2.11.1 This has an extremely high level of complexity (and likely cost) due to the complex interface with KiwiRail and NZTA, and property issues. It is likely that it will create significant controversy due to impacts on the State Highway caused by changes to traffic signal phasing.
 - 2.11.2 Staff have previously given advice around this during the Annual Plan process. Likely estimate to completion is around 5-10 years and \$5m+, although this has a high level of uncertainty. It may not be possible to install a crossing in this location, due to the interaction with other organisation's assets.
 - 2.11.3 NZTA are leading a review of the form and function of this area, with input from Council staff as part of NZTAs' Hornby Access Investigations noting that this intersection has also been identified as the likely terminus of a future Turn-Up-And-Go service.
 - 2.11.4 There is therefore a high risk that any changes made may not be consistent with the longer-term plans for the area, so a new footpath may not achieve the planned asset life.

3. Conclusion Whakakapinga

- 3.1 This report provides a summary explanation of the prioritisation methodology developed to establish a new footpath programme and provides the prioritised list of candidates. As a final step toward Council endorsement of the programme, staff are providing the opportunity for community boards to provide feedback to staff through Board Advisors before close of business 18th August.
- 3.2 The next steps will be to incorporate any feedback to ensure the programme can go to full Council within this current term before proceeding to the design and delivery stage.
- 3.3 Once Council approval is received the programme will be assigned to project managers where the programme will proceed to design and delivery stage. As part of the normal delivery process the board will be invited to exercise their delegated authority in approving changes to the road network.
- 3.4 It is anticipated, based on early rough cost estimates and board approval, that 15 candidates could be delivered within the first 2 years (FY26-27).

Memos



Attachments Ngā Tāpirihanga

No.	Title	Reference
A	New Foothpath Prioritised List	25/1552344
B	New Footpaths Prioritisation Method	25/1504524

Signatories Ngā Kaiwaitohu

Authors	Trudy Jones - Transport Planner Sustainable Transport Andy Milne - Team Leader Asset Planning
Approved By	Jacob Bradbury - Manager Planning & Delivery Transport Lynette Ellis - Head of Transport & Waste Management

8. Welles Street Temporary Improvements

Reference Te Tohutoro: 25/692636

Responsible Officer(s) Te
Pou Matua: Corrine Early, Senior Project Coordinator, Vertical Capital Delivery Unit

Laura Botica, Senior Planner, Urban Regeneration Team

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

1. Purpose and Origin of the Report Te Pūtake Pūrongo

- 1.1 The purpose of this report is to seek the Council's approval for the proposed temporary improvements and parking changes planned for Welles Street in the Central City, between Colombo and Manchester Streets.
- 1.2 This project delivers on actions outlined in the South-East Central Neighbourhood Plan, adopted by the Council in 2024. It also incorporates feedback received from community members and businesses during the plan's engagement process.

2. Officer Recommendations Ngā Tūtohu

That the Council:

1. Receives the information in the Welles Street Temporary Improvements 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. Agrees that recommendations 6 to 12 below for the Welles Street Improvements project are for a maximum of a five-year period.
4. Notes that staff will report back to the Council before the end of the five-year period as to whether the community want the improvements amended, removed or extended for an additional period of time.
5. Revokes any previous resolutions pertaining to traffic controls made pursuant to any bylaw to the extent that they are in conflict with the parking or stopping restrictions described in resolutions 6 to 12 below.

Welles Street – South Side

6. Approves that the stopping of all vehicles be prohibited at any time, in accordance with Clause 7 of the Christchurch City Council Traffic & Parking Bylaw 2017:
 - a. On the south side of Welles Street, commencing at its intersection with Manchester Street and extending in a westerly direction for a distance of eight metres, as detailed on plan TP365801, dated 14/08/2025 and attached to this report as **Attachment E**.
 - b. On the south side of Welles Street commencing at a point 13 metres west of its intersection with Manchester Street, and extending in a westerly direction for a distance of nine metres, as detailed on plan TP365801, dated 14/08/2025 and attached to this report as **Attachment E**.
 - c. On the south side of Welles Street commencing at a point 39 metres west of its intersection with Manchester Street and extending in a westerly direction for a distance of

- 32 metres, as detailed on plan TP365801, dated 14/08/2025 and attached to this report as **Attachment E**.
- d. On the south side of Welles Street commencing at a point 76 metres west of its intersection with Manchester Street and extending in a westerly direction for a distance of nine metres, as detailed on plan TP365801, dated 14/08/2025 and attached to this report as **Attachment E**.
 - e. On the south side of Welles Street commencing at a point 96 metres west of its intersection with Manchester Street and extending in a westerly direction for five metres, as detailed on plan TP365801, dated 14/08/2025 and attached to this report as **Attachment E**.
 - f. On the south side of Welles Street commencing at a point 125 metres west of its intersection with Manchester Street and extending in a westerly direction for a distance of 18 metres, as detailed on plan TP365801, dated 14/08/2025 and attached to this report as **Attachment E**.
 - g. On the south side of Welles Street commencing at a point 161 metres west of its intersection with Manchester Street and extending in a westerly direction for a distance of 14 metres, as detailed on plan TP365801, dated 14/08/2025 and attached to this report as **Attachment E**.
 - h. On the south side of Welles Street commencing at a point 192 metres west of its intersection with Manchester Street and extending in a westerly direction for a distance of 14 metres, as detailed on plan TP365801, dated 14/08/2025 and attached to this report as **Attachment E**.
 - i. On the south side of Welles Street commencing at a point 219 metres west of its intersection with Manchester Street and extending in a westerly direction to its intersection with Colombo Street, as detailed on plan TP365801, dated 14/08/2025 and attached to this report as **Attachment E**.
7. Approves, in accordance with Clause 7 of the Christchurch City Council Traffic & Parking Bylaw 2017 that:
- a. The parking of all vehicles be restricted to a maximum period of 120 minutes, on the south side of Welles Street, commencing at a point eight metres west of its intersection with Manchester Street and extending in a westerly direction for a distance of five metres, as detailed on plan TP365801, dated 14/08/2025 and attached to this report as **Attachment E**.
 - b. A loading zone restricted to the use of Goods Vehicles only, and further restricted to a period of 5 minutes be installed, on the south side of Welles Street, commencing at a point 22 metres west of its intersection with Manchester Street and extending in a westerly direction for a distance of seven metres, as detailed on plan TP365801, dated 14/08/2025 and attached to this report as **Attachment E**.
 - c. The parking of all vehicles be restricted to a maximum period of 5 minutes, on the south side of Welles Street, commencing at a point 29 metres west of its intersection with Manchester Street and extending in a westerly direction for a distance of six metres, as detailed on plan TP365801, dated 14/08/2025 and attached to this report as **Attachment E**. This restriction is to apply at any time.
 - d. The parking of vehicles be restricted to Cycles only on the south side of Welles Street, commencing at a point 35 metres west of its intersection with Manchester Street and extending in a westerly direction for a distance of four metres, as detailed on plan

- TP365801, dated 14/08/2025 and attached to this report as **Attachment E**. This restriction is to apply at any time.
- e. The parking of all vehicles be restricted to a maximum period of 120 minutes, on the south side of Welles Street, commencing at a point 71 metres west of its intersection with Manchester Street and extending in a westerly direction for a distance of five metres, as detailed on plan TP365801, dated 14/08/2025 and attached to this report as **Attachment E**.
 - f. The parking of all vehicles be restricted to a maximum period of 120 minutes, on the south side of Welles Street, commencing at a point 85 metres west of its intersection with Manchester Street and extending in a westerly direction for a distance of 11 metres, as detailed on plan TP365801, dated 14/08/2025 and attached to this report as **Attachment E**.
 - g. The parking of all vehicles be restricted to a maximum period of 120 minutes, on the south side of Welles Street, commencing at a point 101 metres west of its intersection with Manchester Street and extending in a westerly direction for a distance of 17 metres, as detailed on plan TP365801, dated 14/08/2025 and attached to this report as **Attachment E**.
 - h. The parking of vehicles be restricted to Cycles only on the south side of Welles Street, commencing at a point 119 metres west of its intersection with Manchester Street and extending in a westerly direction for a distance of six metres, as detailed on plan TP365801, dated 14/08/2025 and attached to this report as **Attachment E**. This restriction is to apply at any time.
 - i. The parking of all vehicles be restricted to a maximum period of 120 minutes, on the south side of Welles Street, commencing at a point 142 metres west of its intersection with Manchester Street and extending in a westerly direction for a distance of 13 metres, as detailed on plan TP365801, dated 14/08/2025 and attached to this report as **Attachment E**.
 - j. A loading zone restricted to the use of Goods Vehicles only, and further restricted to a period of 5 minutes be installed, on the south side of Welles Street commencing at a point 155 metres west of its intersection with Manchester Street and extending in a westerly direction for a distance of six metres, as detailed on plan TP365801, dated 14/08/2025 and attached to this report as **Attachment E**.
 - k. The parking of all vehicles be restricted to a maximum period of 120 minutes, on the south side of Welles Street commencing at a point 175 metres west of its intersection with Manchester Street and extending in a westerly direction for a distance of 12 metres, as detailed on plan TP365801, dated 14/08/2025 and attached to this report as **Attachment E**.
 - l. The parking of vehicles be restricted to Cycles only on the south side of Welles Street, commencing at a point 185 metres west of its intersection with Manchester Street and extending in a westerly direction for a distance of five metres, as detailed on plan TP365801, dated 14/08/2025 and attached to this report as **Attachment E**. This restriction is to apply at any time.
 - m. The parking of all vehicles be restricted to a maximum period of 120 minutes, on the south side of Welles Street commencing at a point 206 metres west of its intersection with Manchester Street and extending in a westerly direction for a distance of 13 metres, as detailed on plan TP365801, dated 14/08/2025 and attached to this report as **Attachment E**.

Welles Street – North Side

8. Approves that the stopping of all vehicles be prohibited at any time, in accordance with Clause 7 of the Christchurch City Council Traffic & Parking Bylaw 2017:
 - a. On the north side of Welles Street commencing at its intersection with Colombo Street and extending in an easterly direction for a distance of 12 metres, as detailed on plan TP365801, dated 14/08/2025 and attached to this report as **Attachment E**.
 - b. On the north side of Welles Street commencing at a point 25 metres east of its intersection with Colombo Street and extending in an easterly direction for a distance of 21 metres, as detailed on plan TP365801, dated 14/08/2025 and attached to this report as **Attachment E**.
 - c. On the north side of Welles Street commencing at a point 84 metres east of its intersection with Colombo Street and extending in an easterly direction for a distance of 18 metres, as detailed on plan TP365801, dated 14/08/2025 and attached to this report as **Attachment E**.
 - d. On the north side of Welles Street commencing at a point 148 metres east of its intersection with Colombo Street and extending in an easterly direction for a distance of six metres, as detailed on plan TP365801, dated 14/08/2025 and attached to this report as **Attachment E**.
 - e. On the north side of Welles Street commencing at a point 181 metres east of its intersection with Colombo Street and extending in an easterly direction for a distance of 5 metres, as detailed on plan TP365801, dated 14/08/2025 and attached to this report as **Attachment E**.
 - f. On the north side of Welles Street commencing at a point 222 metres east of its intersection with Colombo Street and extending in an easterly direction to its intersection with Manchester, as detailed on plan TP365801, dated 14/08/2025 and attached to this report as **Attachment E**.
9. Approves, in accordance with Clause 7 of the Christchurch City Council Traffic & Parking Bylaw 2017 that:
 - a. The parking of all vehicles be restricted to a maximum period of 120 minutes, on the north side of Welles Street, commencing at a point 12 metres east of its intersection with Colombo Street and extending in an easterly direction for a distance of 13 metres, as detailed on plan TP365801, dated 14/08/2025 and attached to this report as **Attachment E**.
 - b. The parking of all vehicles be restricted to a maximum period of 120 minutes, on the north side of Welles Street, commencing at a point 46 metres east of its intersection with Colombo Street and extending in an easterly direction for a distance of 38 metres, as detailed on plan TP365801, dated 14/08/2025 and attached to this report as **Attachment E**.
 - c. The parking of all vehicles be restricted to a maximum period of 120 minutes, on the north side of Welles Street, commencing at a point 102 metres east of its intersection with Colombo Street and extending in an easterly direction for a distance of 46 metres, as detailed on plan TP365801, dated 14/08/2025 and attached to this report as **Attachment E**.
 - d. The parking of all vehicles be restricted to a maximum period of 120 minutes, on the north side of Welles Street, commencing at a point 154 metres east of its intersection with

- Colombo Street and extending in an easterly direction for a distance of 27 metres, as detailed on plan TP365801, dated 14/08/2025 and attached to this report as **Attachment E**.
- e. The parking of all vehicles be restricted to a maximum period of 120 minutes, on the north side of Welles Street, commencing at a point 192 metres east of its intersection with Colombo Street and extending in an easterly direction for a distance of 30 metres, as detailed on plan TP365801, dated 14/08/2025 and attached to this report as **Attachment E**.
10. Approves pursuant to Christchurch City Council Traffic and Parking Bylaw 2017 and Section 334 of the Local Government Act 1974 all structures, trees, stopping restrictions, signage and road markings and the placement of street furniture on Welles Street between Colombo Street and Manchester Street, as detailed on plan TP365801, dated 14/08/2025 and included in this report as **Attachment A**.
11. Approves pursuant to Section 334 of the Local Government Act 1974 the addition of parklets, **Attachment F** outside the following dining establishments as follows:
- a. Burger Burger, 10 Welles Street - The parklet will include public seating and landscaping. Two cycle hoops will be installed on the road between the parklet and the planter.
 - b. Welder/Grizzly, 22 Welles Street which includes 13 businesses (including Kokomo and Grizzly on the street frontage) and an event space - The parklet will include public seating and landscaping. Three cycle hoops will be installed on the road between the parklet and the planter
 - c. Kokomo, 24 Welles Street - The parklet will include landscaping with planting areas integrated into the parklet. It is intended that this will be an outdoor licensed dining space, and the Council will work with Kokomo on this.
12. Approves that these resolutions take effect when parking signage and/or road markings that evidence the restrictions described in this staff report are in place (or removed in the case of revocations).

3. Executive Summary Te Whakarāpopoto Matua

- 3.1 The Enliven Places Capital Programme (the Programme) is a delivery tool within the Urban Regeneration team that delivers temporary placemaking solutions. One of the programme's themes is to support Project 8011 (Central City Residential Programme) and implementation of the [South-East Central Neighbourhood Plan](#) (SE Plan). Completing small scale placemaking initiatives can help to create a sense of place and bring together local communities to build neighbourhood identity.
- 3.2 The project aligns with key themes identified in the SE Plan and Project 8011 (Central City Residential Programme) including: fostering a strong sense of community, creating a healthy and green neighbourhood and improving the experience of moving through the Central City.
- 3.3 The Enliven Places Programme undertook engagement in October 2024 with residents and businesses along Welles Street. Feedback echoed engagement feedback on the SE Plan, with requests for a more pedestrian-friendly environment, increased greenery and enhanced public spaces to support the growing residential and commercial activity in the area.
- 3.4 A draft concept plan was developed in response to this feedback. Proposed improvements include the addition of temporary placemaking elements in the carriageway such as parklets,

- landscaping, and cycle hoops to enhance the street environment and support positive perceptions of the area.
- 3.5 Consultation on the draft concept plans took place in July 2025. Overall, the majority of submitters supported the plan (70%, 30 submitters), the remainder somewhat supported the plan (30%, 13 submitters) with suggestions requesting additional features – for example adding a safe crossing area, slowing traffic further and adding more landscaping – which are outside the scope of the current budget.
 - 3.6 The temporary improvements will be in place for up to five years and can be extended if there is continued community benefit. There is potential for this project to inform permanent street upgrades if funding is secured in the next Long Term Plan (LTP).
 - 3.7 This project will be fully funded, delivered and maintained by the Enliven Places Programme capital budget. The Enliven Programme will have an active maintenance plan/programme for all assets. Welles Street has no funding in the current LTP.
 - 3.8 Although the project is within the area marked Plan A (**Attachment D**) in the Delegations Register and would otherwise be a decision of the Parking Restrictions committee, the project's total capital budget (including staff time) exceeds \$100,000 and so a decision is required by the Council.



Image 1. Map of Welles Street

4. Background/Context Te Horopaki

Current context of Welles Street

- 4.1 Welles Street has historically been home to small to medium scale industries, including businesses such as a welding workshop and a grocery distribution centre. Developers have repurposed many of these buildings to create a vibrant concentration of restaurants, cafes, bars, wellbeing services and hairdressers. The street is in walking distance to many offices, commercial businesses and education facilities including, Ara Institute and Ao Tawhiti School.
- 4.2 In 2018, the Atlas Quarter apartments were completed adding 110 homes to the street. A residential development is nearing completion on the north side of the street and will add a further 10 homes. A growing number of developments within walking distance makes this street an important neighbourhood focal point.

- 4.3 Several challenges exist on Welles Street including narrow footpaths, no safe pedestrian crossing, pedestrian and cyclists find vehicle speeds impact on feelings of safety, and no public seating areas.
- 4.4 Welles Street has limited landscaping with just 0.7% tree canopy cover; the surrounding neighbourhood has a tree canopy cover of 7.3% (2018). Many other areas of the Central City have canopy cover over 20%. The Urban Forest Plan sets out ambitions to grow the tree canopy cover across the city to improve sustainability and amenity.
- 4.5 Welles Street is classified as a secondary collector. It carries an average of 1,899 vehicle movements per day. The speed limit of Welles Street is 50km/h; tube count data for Welles Street shows the traffic is on average just over half this speed for both eastbound and westbound traffic. The addition of the proposed streetscape improvements into this low speed traffic environment is not considered likely to unduly impede traffic flow, particularly given the ongoing ability for two-way traffic movements along the length of the street.

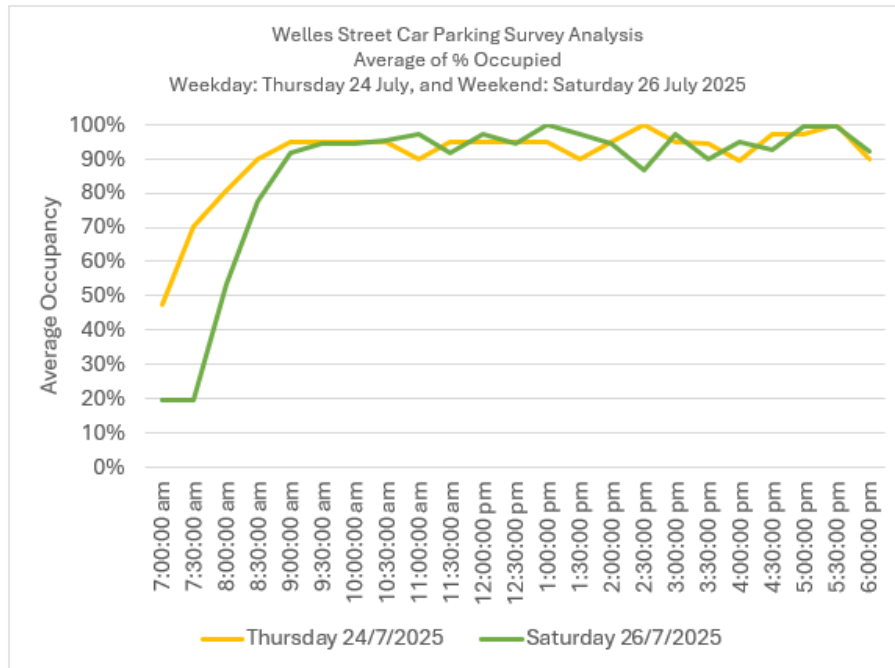
AVERAGES										
5 Day				7 Day						
ADT (Vehicles per Day)			%HCV	ADT (Vehicles per Day)			85th Percentile Speed		Mean Speed	
Eastbound	Westbound	Both	Both	Eastbound	Westbound	Both	Eastbound	Westbound	Eastbound	Westbound
1,074.0	800.0	1,874.0	3.6%	1,088.0	811.0	1,899.0	34.7	33.3	27.1	25.2

- 4.6 Another traffic and speed count will be completed once the project is completed.

Parking Survey

P120 Car Parks

- 4.7 Welles Street currently has 40 unpaid on-street carparks with a 120-minute time limit. There are also a few unmarked parking spaces. There are an additional 68 paid carparks on private sites. A good provision of both free, paid and private carparking within a 200m catchment as shown in Attachment C makes it easy to visit the street by car.
- 4.8 A parking survey was undertaken on Thursday 24 July and Sunday 26 July 2025. This highlighted that the average parking occupancy for the P120 parking spaces on both sides of Welles Street was 88% (weekday and weekend). The average weekday occupancy rate was 91%, while the weekend average was 86%.
- 4.9 There were two instances where occupancy exceeded 100% on the North side of the road, as there were 23 cars counted despite there only being 22 official car parks.
- 4.10 On average, occupancy rates were consistently high between 9 am – 6 pm, at generally 90% or higher. This was the case for both survey dates (mid-week and weekend). Demand was lower before 9 am, particularly during the weekend with occupancy rates as low as 20%.
- 4.11 Due to the consistently high average occupancy rates, there were no clear patterns of peak demand. On both days, there were instances of 100% occupancy in the early afternoon, and again instances of 99% or higher between 5 pm – 5.30 pm.



Project background

- 4.12 Submissions from residents to the current LTP and 2023/24 Annual Plan sought street improvements to upgrade the current condition of this road space. Submissions on the South-East Central Neighbourhood Plan also mentioned the opportunity to improve Welles Street. While no funding was allocated through the LTP, the potential for interim improvements was identified by staff in the Enliven Places Programme.
- 4.13 This project was initiated in July 2024 and has been co-developed alongside residents and businesses on Welles Street. Early engagement in October 2024 helped to shape the features and layout of this temporary street upgrade.

Project overview

- 4.14 The concept plan (**Attachment A**) reflects community requests and includes:
- Additional bike parking to service visitors to the businesses on Welles Street.
 - Creating pinch-points in sections of the street to slow traffic and widen the footpath to create areas for outdoor dining, seating and landscaping (**Attachment F**).
 - Addition of planters with landscaping.
 - Possible wayfinding signage.
 - Removal of a total of 5 carparks to accommodate the above interventions (refer to **Attachment B**).

Options Considered Ngā Kōwhiringa Whaiwhakaaro

- 4.15 The following reasonably practicable options were considered and are assessed in this report:
- 4.15.1 **Option 1** – Approve all temporary improvements as per the concept plans for a period of five years (**Attachment A**) – **preferred option**.
- 4.15.2 **Option 2** – Although the majority of respondents support the proposed concept plan, there is the option to reduce the number of planters on the north and / or south side of the street therefore reducing the number of car park spaces to be removed.

4.15.3 **Option 3** - do nothing.

4.16 The following option was also considered but ruled out:

4.16.1 In ground tree pits (permanent) is a preferred option for the health of the trees and to achieve the best tree canopy. However, this option was ruled out due to cost, the location of underground services and some flooding during significant rain events that requires more investigation and addressing through a permanent upgrade. This option could be explored if funding is secured for a full street upgrade in a future LTP.

Options Descriptions Ngā Kōwhiringa

4.17 **Preferred Option:** Approve all temporary improvements as per the concept plans for a period of five years (**Attachment A**).

4.17.1 **Option Advantages**

- Responds to community requests and reflects the positive feedback received during consultation from the majority of businesses, residents and visitors who support the temporary improvements.
- Creates a more attractive environment to encourage more people to want to live and visit the area.
- Contributes to increasing greening in an area with a very low tree canopy cover.
- Acts as traffic calming measures to improve pedestrian and cyclist safety.
- Budget is available to provide immediate temporary upgrades, through the Enliven Places Programme, noting Welles Street is not currently identified for transport improvements in the LTP.
- Doesn't require permanent and more costly changes to kerb and channel or require assessment of underground services for permanent tree pits.
- Enables further delivery on the South-East Central Neighbourhood Plan.
- Provides for an opportunity to trial and test design outcomes that could be incorporated into a more comprehensive upgrade if funding is secured in the next LTP.

4.17.2 **Option Disadvantages**

- Removes 5 x parking spaces.
- Doesn't respond to the one business who raised concerns about carparking removal.
- Has a project cost (within an allocated budget).

4.18 **Option 2:** Approve the temporary improvements per Option 1 but reduce the number of planters on the north and / or south side of Welles Street.

4.18.1 **Option Advantages**

- Reduces the number of carparks lost by reducing the number of planters from the project scope. Two planters on the south-side of the street at the entrance to Atlas Quarter could be removed from the project scope to add an extra carpark for customers without significant impact on the overall design and function of the improvements.

- This would respond to concerns raised in a submission by local business, Balayage, and provide more carparking for visitors.

4.18.2 **Option Disadvantages**

- This option is not the preferred option due to the majority support for the proposed concept plans, the existence of off-street paid parking nearby for casual visitors and the number of requests for greening on the street – refer Summary of Submissions in section 6 below. Of the eleven businesses that made a submission, only one raised concern about the removal of carparking.
- Has a project cost (within an allocated budget), albeit slightly less than Option 1.

4.19 **Option 3**

4.19.1 **Option Description:** Do nothing.

4.19.2 **Option Advantages**

- The current carparking layout remains as is, which provides more carparking space for visitors.
- Budget would be retained and potentially used for other projects within the Enliven Places Capital Programme.

4.19.3 **Option Disadvantages**

- Would not respond to the requests for action received during consultation on the LTP and on the Welles Street project.
- Does not provide temporary improvements to Welles Street for residents and visitors, including not addressing the [Council tree policy](#) for canopy cover.
- Does not help to slow traffic in an area with a growing number of pedestrians.
- Does not provide seating areas for visitors to Welles Street.
- Would not take advantage of the only current budget available to improve the environment in this location.
- Does not enable further implementation of the South-East Central Neighbourhood Plan.

Analysis Criteria Ngā Paearu Wetekina

- 4.20 The options considered were determined by the project's impact on the surrounding community and the extent to which it addresses community feedback. The project aims to provide a balance of temporary improvements to the street while minimising disruption to existing uses.

5. Financial Implications Ngā Hīraunga Rauemi

Capex/Opex Ngā Utu Whakahaere

	Recommended Option	Option 2	Option 3 – Do Nothing
Cost to Implement	\$12,633 (FY25) \$158,467 (FY26)	\$12,633 (FY25) \$158,467 (FY26) <i>Minus \$800 per planter removed</i>	\$21,057 (costs to date as at 21 August 2025)
Maintenance/Ongoing Costs -opex	\$1,500 p.a.	\$1,500 p.a.	\$0
Funding Source: Enliven Places Programme capital and operational budgets. CPMS 80201			

6. Considerations Ngā Whai Whakaaro

Risks and Mitigations Ngā Mōrearea me ngā Whakamātautau

6.1 Risk: parking changes

- 6.1.1 There is a risk that the removal of five carparks may increase pressure on parking availability and adversely affect local business operations if customers can't access parking.
- 6.1.2 The parking occupancy audits – results summarised in 4.7 - 4.11 show that carparks are mostly fully occupied throughout the day.

6.2 Mitigation:

- 6.2.1 There is a good provision of carparks within the surrounding area as shown in **Attachment C**. This includes 68 privately run paid public carparks on the north side of the street available for people who visit, work or live nearby, including casual visitors.
- 6.2.2 The addition of cycle hoops as requested by a local business intends to help balance the loss of carparks.
- 6.2.3 Community engagement and feedback – these plans have been developed and informed by the community to ensure positive outcomes with the majority supportive. Many businesses have been vocal in requesting seating, landscaping and bike stands and are prepared to lose carparking to achieve this. The concept plan has been designed to minimise the loss of parking.

Legal Considerations Ngā Hīraunga ā-Ture

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

- 6.3.1 Although the project is within the area marked Plan A (**Attachment D**) in the Delegations Register and would otherwise be a decision of the Parking Restrictions committee, the project's total capital budget exceeds \$100,000 and so a decision is required by Council.
- 6.3.2 The installation of any signs and/or markings associated with traffic control devices must comply with the Land Transport Rule: Traffic Control Devices 2004.
- 6.3.3 There is no legal context, issue, or implication relevant to this decision

- 6.3.4 This specific report has not been reviewed and approved by Legal Services, however the report has been written using a general approach previously approved by Legal Services, and the recommendations are consistent with the policy and legislative framework outlined in this report.

Strategy and Policy Considerations Te Whai Kaupapa here

6.4 The required decisions:

- 6.4.1 Align with the [Christchurch City Council's Strategic Framework](#) with particular emphasis on supporting the community outcome 'A green, liveable city'.

- 6.4.2 Support the delivery of the:

South-East Central Neighbourhood Plan, specifically implements actions:

6a. 'Implement public realm greening on suitable streets ahead of permanent upgrades',

9a. 'Investigate opportunities to enhance pedestrian routes',

9d. 'Investigate opportunities to implement appropriate lower speed environments',

9g. 'Opportunities to install secure and convenient cycle parking' and

12e. 'Deliver placemaking projects and initiatives in collaboration with the community to enhance the identity of the neighbourhood';

Ōtautahi Christchurch Future Transport Plan, alignment with goal 6 'A vibrant, healthy and liveable city', which focuses on the role streets have in shaping our urban environment – noting a need to continue prioritising the Central City and to enhance our streets and neighbourhoods as our city becomes more intensively developed; and

Christchurch Urban Forest Plan – as noted in section 4.4 above.

- 6.4.3 Are assessed as low significance based on the Christchurch City Council's Significance and Engagement Policy. The level of significance was determined by the low cost and temporary nature of this project.

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

6.6 Strategic Planning and Policy

- 6.6.1 Activity: City Growth and Property

- Level of Service: 17.0.20.3 Deliver small scale temporary and permanent capital projects to support city identity, community leadership and placemaking - 100% of capital projects align with Urban Regeneration Capital objectives.

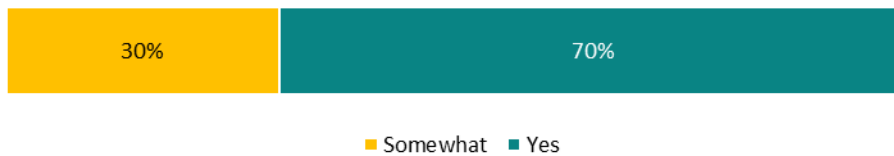
Community Impacts and Views Ngā Mariu ā-Hāpori

- 6.7 The decision affects the Waipapa Papanui-Innes-Central Community Board. A memo outlining the project was circulated to the Community Board and Councillors in July 2025; no feedback was received.
- 6.8 Early feedback from residents and businesses along the street was gathered in October 2024. Forty-two responses were received during the initial engagement phase, which included requests for an improved pedestrian-friendly design with reduced vehicle traffic, more greenery, and enhanced public spaces to support the increasing residential and commercial presence. The feedback helped to shape a concept plan.

- 6.9 The project team has been in contact with Welles Street businesses and stakeholders throughout the early feedback stages.
- 6.10 Formal consultation on the draft plan for Welles Street started on 9 July and ran until 28 July 2025.
- 6.11 Consultation details, including links to the project information shared on the [Kōrero mai | Let's Talk](#) webpage, were advertised via:
- An email to previous submitters and stakeholders.
 - A letter delivered to 110 Atlas Quarter residents.
 - The [Kōrero mai | Let's Talk](#) page shared to the Atlas Quarter residents Facebook group by the Chair of the Body Corporate on our behalf.
 - Doorknocking of and emailing local businesses.
- 6.12 The [Kōrero mai | Let's Talk page](#) had 447 views throughout the consultation period.

Summary of submissions Ngā Tāpaetanga

- 6.13 Submissions were made by 11 recognised businesses/organisations and 32 individuals. All submissions are available on the [Kōrero mai | Let's talk webpage](#). Submissions from businesses/organisations who were directly on or backing onto Welles Street are outlined below.
- Atlas Quarter (Body Corporate 513813) – Somewhat supported the plan as the ‘first step’ for improving Welles Street, noting they would prefer more permanent improvements. They raised concerns around future maintenance of planters. They suggested a number of additions including surveillance cameras, rubbish/recycling bins, and further improving the area for pedestrians (laneways, traffic-calming measures and lowering the speed limit).
 - Grizzly Baked Goods – Supported the plan, noting they love the idea to enliven the street and make it more pedestrian friendly. Suggested extending the outdoor dining outside Kokomo westward to provide their customers with more seating.
 - Dhi Ferrari Cakes – Supported the plan, particularly the outdoor seating which they think would add to the vibe of the area. They raised concerns about near misses with pedestrians and suggested a painted area on the street to alert motorists that people may cross.
 - TSA HD LTD t/a Balayage – Somewhat supported the plan, particularly the planting and trees. Balayage strongly opposed the removal of five car parks, noting it was ‘detrimental to business’, particularly with the increase in cost in the privately owned carparks on the street. They suggested Council reconsider the reduction in car parks.
 - Retailworld Resourcing – Supported the plan, particularly the outdoor seating and greenery. They noted the street is tight as a two-way street and needs to be improved for pedestrians.
 - MP Property – Supported the plan and provided no further feedback.
- 6.14 Half (52%) of individual submitters were people who visited Welles Street (16), one-quarter (26%) worked there (8), and the remaining 23% (7) lived there.
- 6.15 Overall, the majority of submitters supported the plan (70%, 30); the remainder somewhat supported the plan (30%, 13), suggesting further improvements to the street which are beyond scope of the current budget.



6.16 Submitters liked:

- The proposed outdoor seating areas (24)
- The addition of trees and greenery to the space (20)
- That the plans would improve the feel of the area (12)
- The inclusion of bicycle parking (8)
- That the plans provide a better use for the space than carparking (7)
- That the changes will increase safety/slow traffic (4)

6.17 Submitters suggested:

- The inclusion of a safe pedestrian crossing area (14), whether it be a full pedestrian crossing, painted area or '3d street art' on the road to indicate to motorists there may be pedestrians
- Introducing further measures to slow traffic, including through a speed limit reduction or traffic calming measures (13)
- Investing into more permanent measures, particularly in relation to trees (8)
- Increasing the number of trees and planting (7)
- Making the area safer through improved lighting or camera surveillance (4)
- Addressing drainage issues, including levelling footpaths to reduce flooding (4)
- Improving the area for cycling, through a cycleway or sharrows (4)

6.18 Other less-frequent suggestions included disability parking, cargo bicycle parking, and rubbish bins/recycling.

6.19 A number of suggestions (speed limit reduction, addressing flooding, pedestrian crossing or tree pits) are out of scope for the current low-cost, temporary project; however, these could be addressed through a more comprehensive full upgrade if funding was secured in the next LTP.

6.20 The detailed design of the outdoor seating areas will be informed by the submissions received and follow-up discussions with businesses.

Impact on Mana Whenua Ngā Whai Take Mana Whenua

6.21 The decision does not involve a significant decision concerning 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.

6.22 The decision does not involve a matter of interest to Mana Whenua and will not impact on our agreed partnership priorities with Ngā Papatipu Rūnanga.

Climate Change Impact Considerations Ngā Whai Whakaaro mā te Āhuarangi













6.23 The decisions in this report are likely to:

- 6.24 Contribute positively to adaptation to the impacts of climate change through the planting of more trees in an area lacking in landscaping.
- 6.25 Contribute positively to emissions reductions by making the street more desirable to walk and cycle.

7. Next Steps Ngā Mahinga ā-muri

- 7.1 If the recommended option is approved, delivery is proposed during November 2025.
- 7.2 The project is anticipated to be in place for up to 5 years.

Attachments Ngā Tāpirihanga

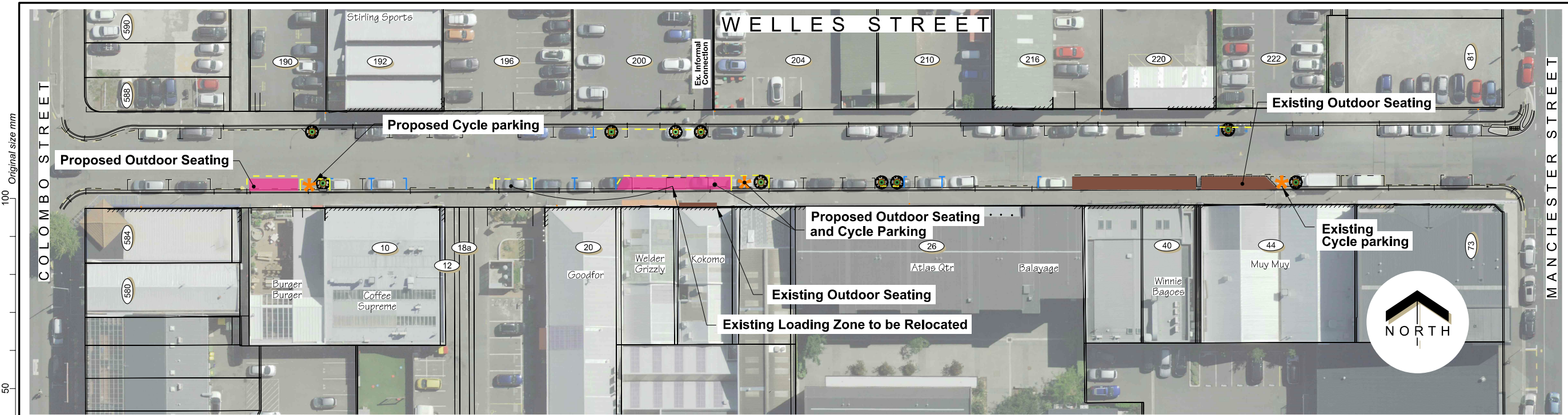
No.	Title	Reference	Page
A  	Welles Street - Temporary enhancements - Concept Plan	25/1303477	84
B  	Welles Street - carpark changes	25/1303480	85
C  	Welles Street - location of carparks in the wider area	25/225360	86
D  	Plan A - Delegations Register	25/1799097	87
E  	Welles Street Signage and Road Marking Plan	25/1637333	88
F  	Welles Street Parklet Concept Design	25/1822847	89

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

Document Name – Location / File Link
Not applicable

Signatories Ngā Kaiwaitohu

Authors	Corrine Early - Senior Project Coordinator Laura Botica - Senior Planner Urban Regeneration May Wong - Engineer - Traffic Investigations
Approved By	Stephen Wright - Manager Operations (Transport) Mark Stevenson - Head of Planning & Consents John Higgins - General Manager Strategy, Planning & Regulatory Services



Proposed Indicative Cyclestands



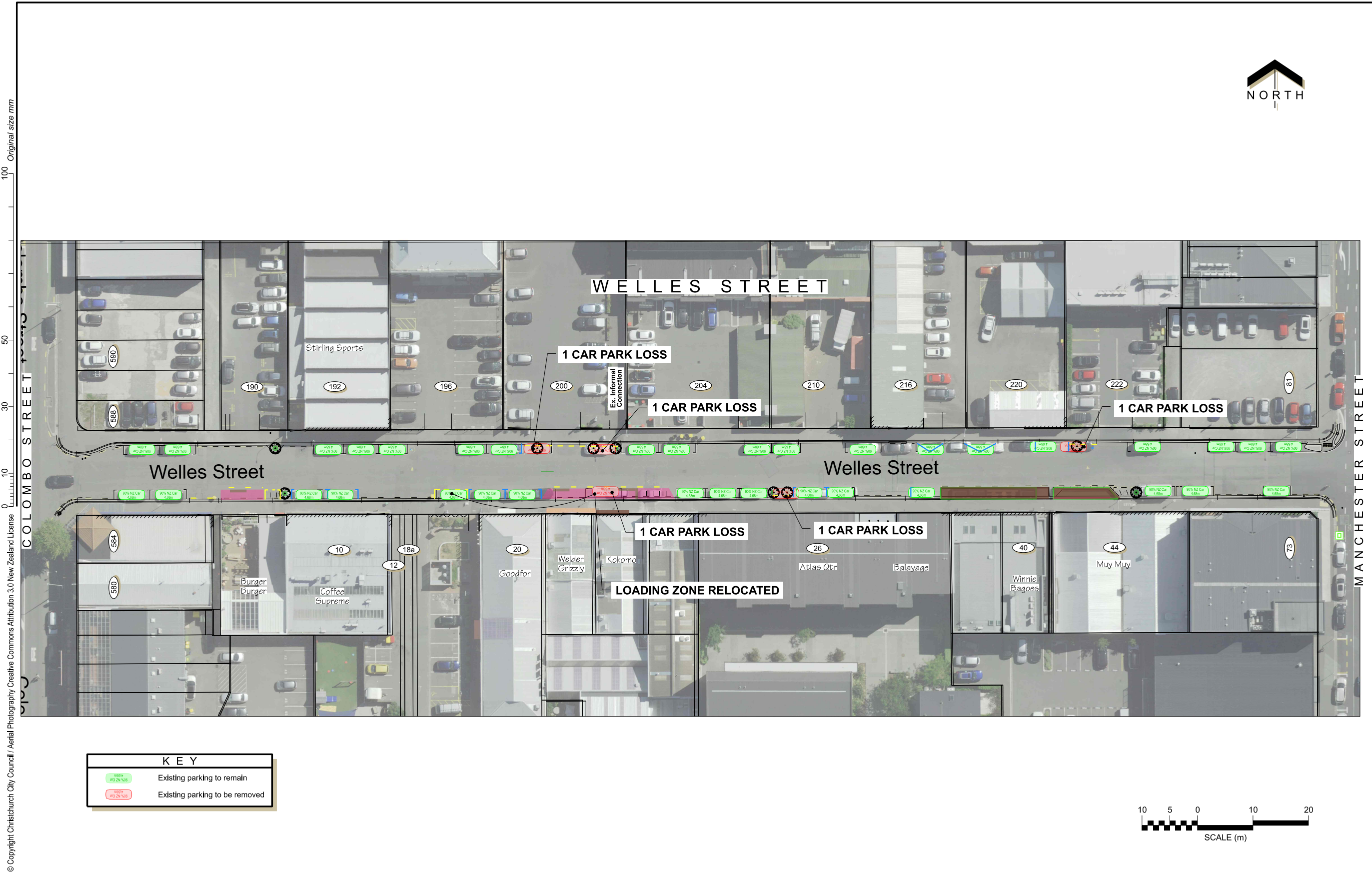
Examples of outdoor seating areas. Exact details to be confirmed following consultation. Outdoor seating areas to include planted areas and bike stands alongside a mix of licensed dining areas and casual seating spaces.

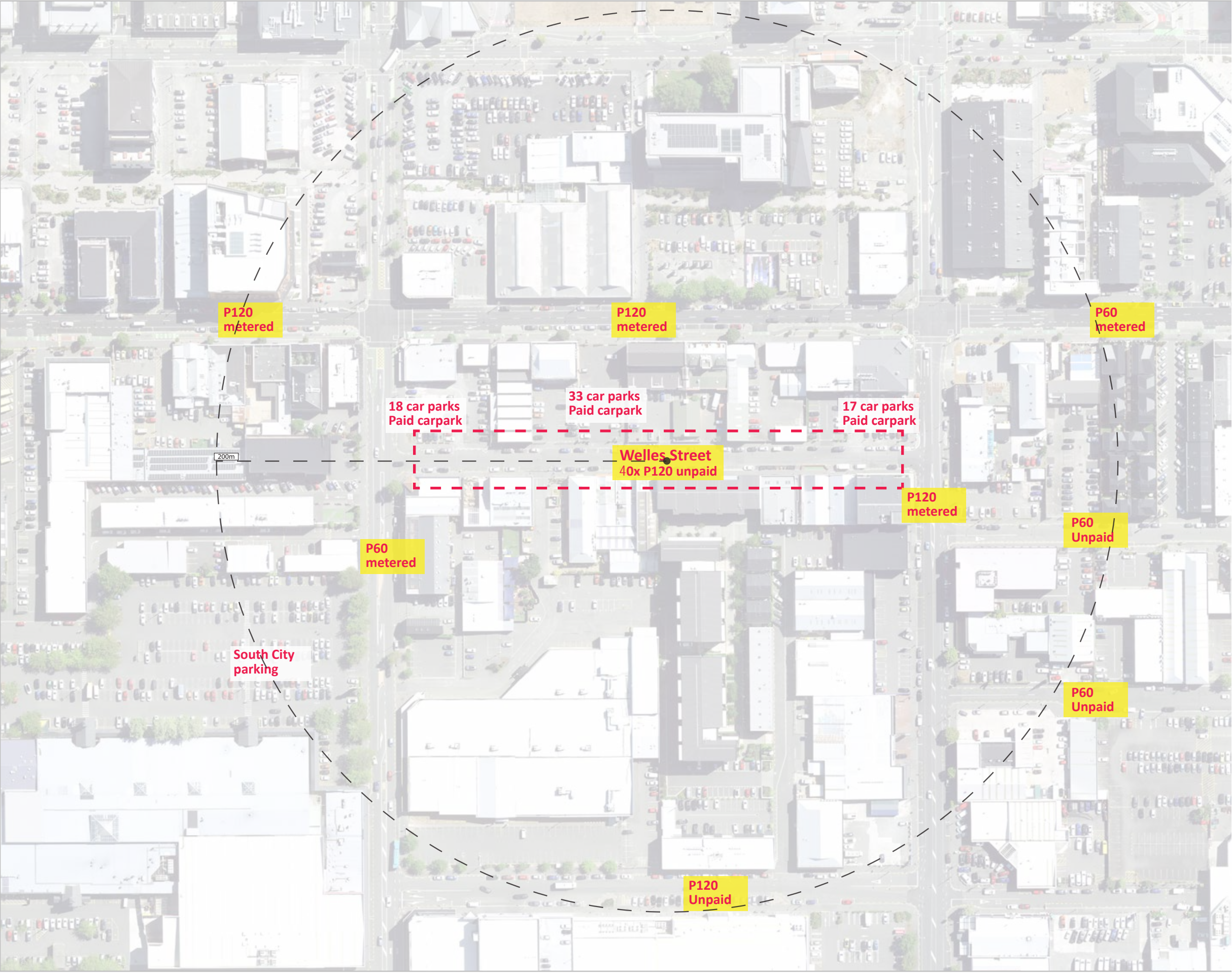
Proposed Outdoor Seating Examples



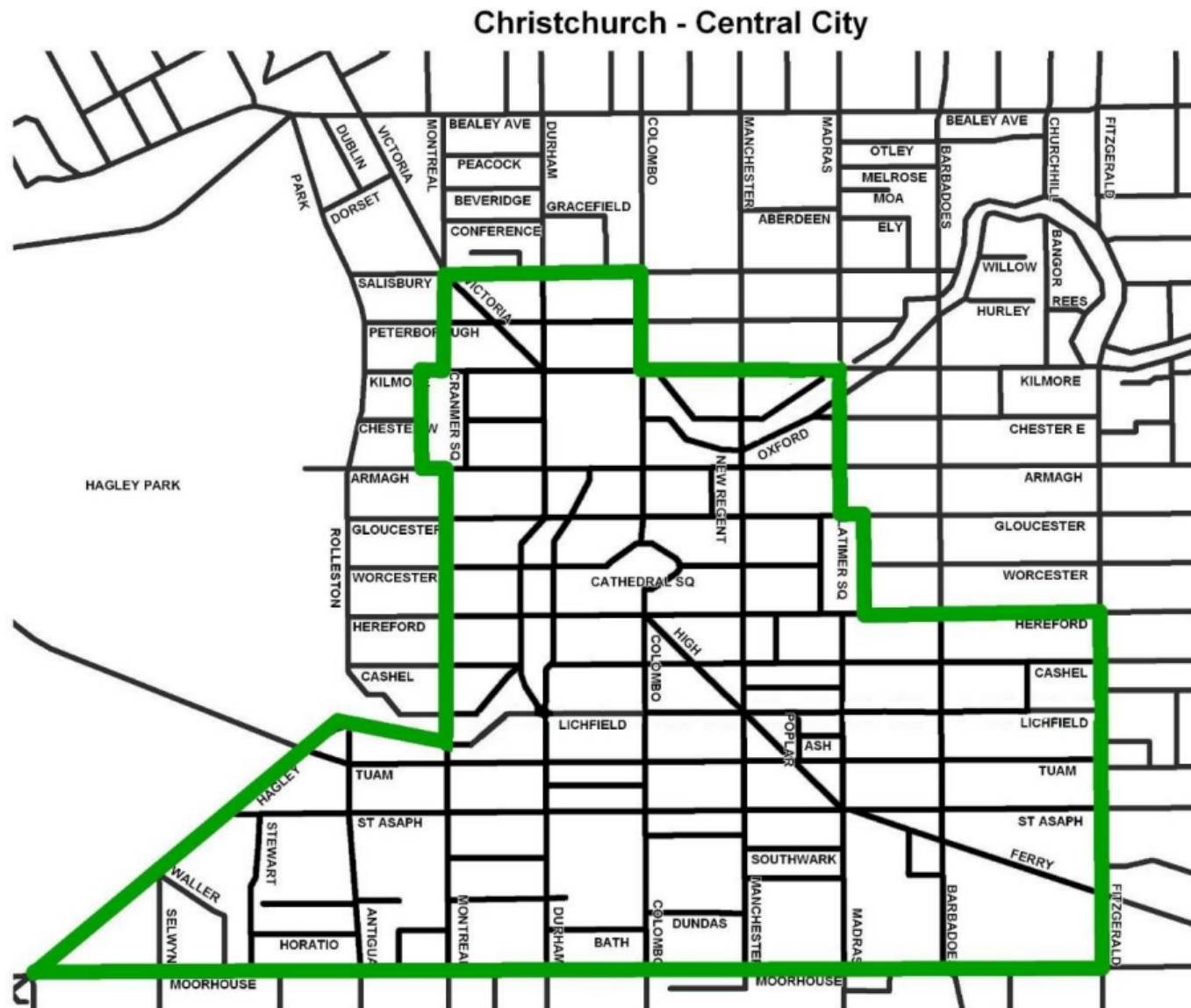
Proposed Tree Planters

NOTE:
COLOUR TO BE CONFIRMED



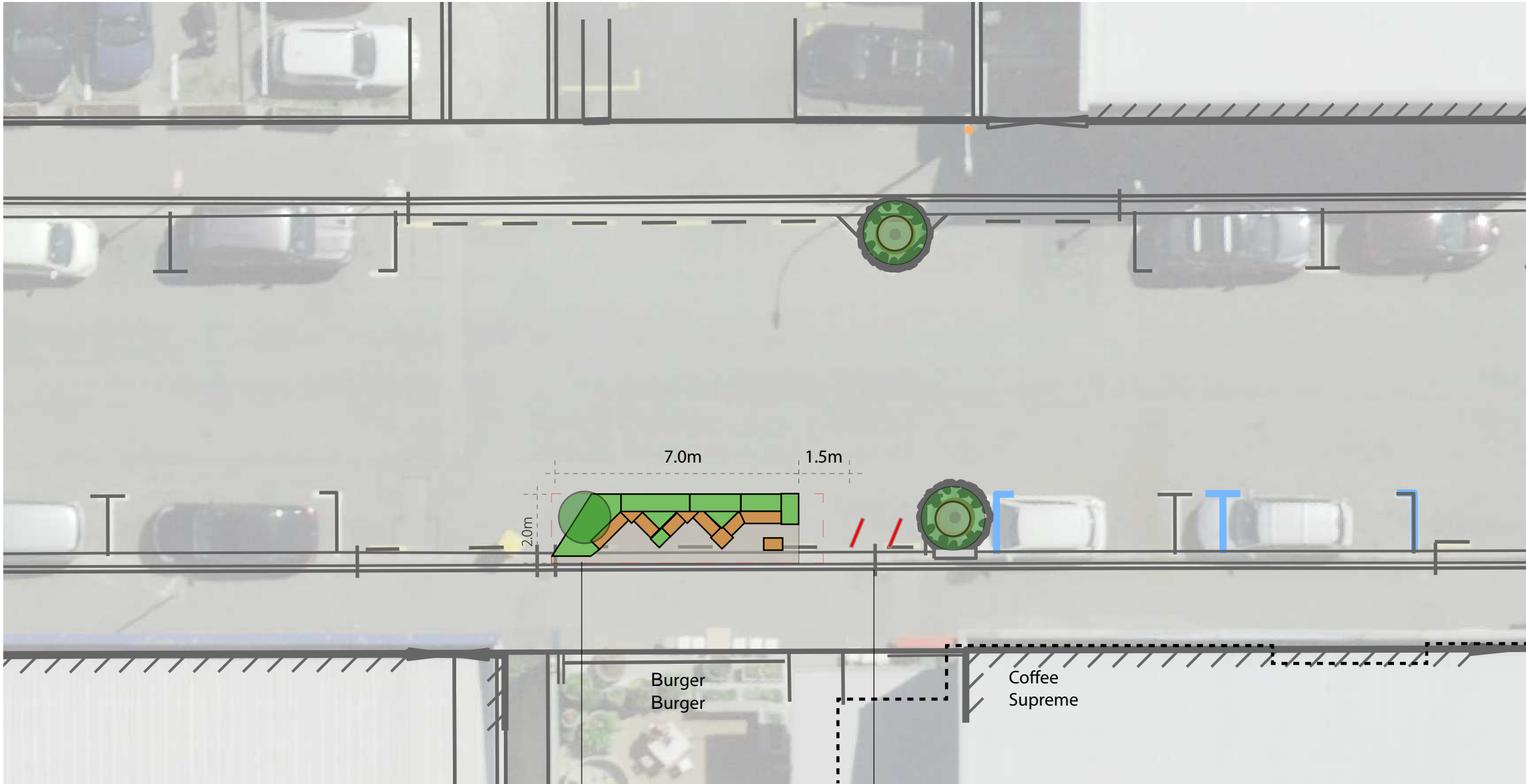


Plan A





Concept design for Welles Street Parklets
08/09/2025



Angled seating within parklet to provide enclosure and grouping

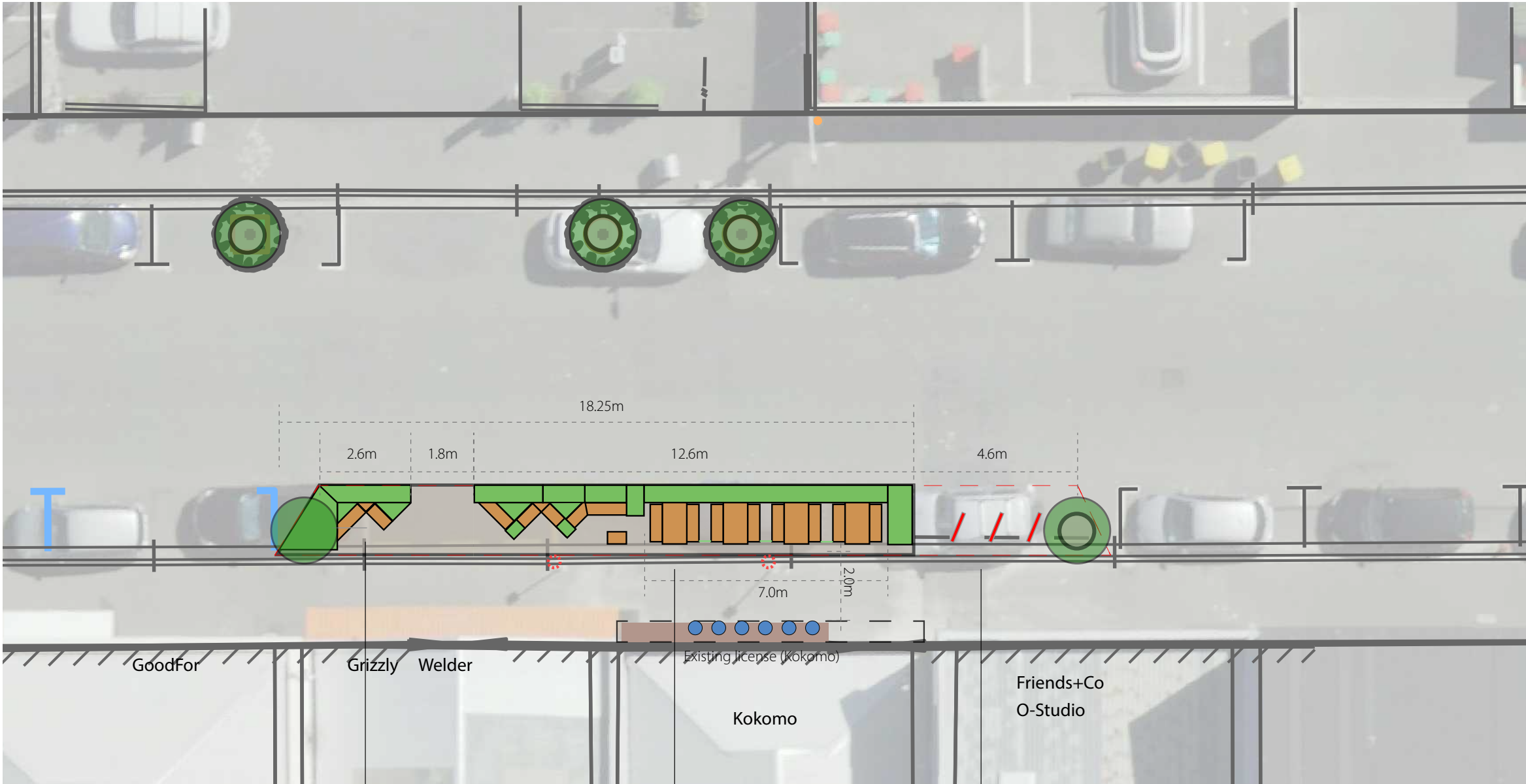


Angled sheffield stands

Scale 1:125 @A3

Note: design is subject to minor changes

Concept design for Welles Street Parklets
08/09/2025



Angled seating within parklet to provide enclosure and grouping



Formalised outdoor dining



Angled sheffield stands

Scale 1:125 @A3
Note: design is subject to minor changes

9. Decision on Plan Change 13 - Heritage

Reference Te Tohutoro: 25/1365896

Responsible Officer(s) Te
Pou Matua: Glenda Dixon, Senior Policy Planner
Suzanne Richmond, Heritage Advisor (Planning)
Darren Bridgett, Team Leader City Planning

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

1. Purpose and Origin of the Report Te Pūtake Pūrongo

- 1.1 The hearings for Plan Change 13 – Heritage took place on 17 and 18 June 2025. The Hearings Panel’s (Commissioners Ken Gimblett, David Caldwell and Heike Lutz) recommendations, which are provided as Attachment A, were received on 1 September 2025. The purpose of this report is to present those recommendations and for the Council to decide whether to adopt or reject them (with limited further options as described in the report).

2. Officer Recommendations Ngā Tūtohu

That the Council:

1. Receives the Panel report and recommendations on Plan Change 13 – Heritage.
2. Notes that the decision in this report is assessed as medium significance based on the Christchurch City Council’s Significance and Engagement Policy.
3. Withdraws from Plan Change 13 the notified deletion of the “scale of activity” exemption in Appendix 9.3.7.4 from the 40m² limit for permitted non-residential activity in heritage items under Rule 14A6.1 P8.

EXCEPT FOR THE PROVISION IN RECOMMENDATION 3 ABOVE, **EITHER:**

4. Adopts the recommendations of the Hearings Panel on Plan Change 13 (Heritage) under clause 10 of Schedule 1 of the Resource Management Act 1991, for the reasons set out in the Hearings Panel’s report as outlined in Attachment A of this report.

OR

5. Rejects the recommendations of the Hearings Panel regarding Antonio Hall and agrees to remove Antonio Hall and its setting from the heritage schedule under clause 10 of Schedule 1 of the Resource Management Act 1991, for the reasons expressed in the Council decision on Antonio Hall in Plan Change 14;

AND

6. Except for Antonio Hall and its setting, adopts the recommendations of the Hearings Panel on Plan Change 13 (Heritage) under clause 10 of Schedule 1 of the Resource Management Act 1991, for the reasons set out in the Hearings Panel’s report as outlined in Attachment A of this report.

3. Executive Summary Te Whakarāpopoto Matua

- 3.1 The Hearings Panel recommended that the Plan Change be adopted with the provisions as put forward in the Council's Right of Reply, with the following key changes:
 - 3.1.1 Rugby Park to be deleted from the Church Property Trustees/North St Albans Residential Heritage Area.
 - 3.1.2 Scheduling of the Former Quarry Stables, 79 Bamfords Road, Allandale, Governors Bay.
 - 3.1.3 Reduced protection for Antonio Hall, 265 Riccarton Road - heritage item limited to the chapel only as Highly Significant, and removal of the setting.
 - 3.1.4 Removal of protection for Daresbury heritage item and setting, 9 Daresbury Lane.
- 3.2 The position of the Council at the hearing was that Antonio Hall and Daresbury heritage items and settings should not be scheduled in the District Plan. That position reflected the decisions of Council in PC14. The Council's neutral independent experts provided their opinions to the Panel, which favoured retention of the two items in the heritage schedule.
- 3.3 The Panel recommendation reflects the Council position for Daresbury but not for Antonio Hall. For Antonio Hall, the Council position was that none of the buildings or their setting should be scheduled, however Council's expert evidence favoured retaining protection for the accommodation wing, motor house and chapel. The Panel's recommendation is to keep only the chapel, with no setting.
- 3.4 The Council's decision on the Panel recommendations is in a quasi-judicial process that the Resource Management Act requires for plan changes. The Panel had the benefit of hearing and seeing submissions and evidence. Council can ask the Panel questions about its recommendations but should not replace its decision for that of the Panel without having another hearing of a disputed recommendation.
- 3.5 Antonio Hall may be an exception to that usual principle. For Antonio Hall, the Council may prefer to make a decision that has regard to the Panel's recommendations but is consistent with its PC14 decision to recommend that all of Antonio Hall and its setting be removed from the heritage schedule, despite that not being the opinion of the Council's experts or the recommendation of the Panel.

"Scale of activity" exemption error

- 3.6 On a separate matter, the Council made an error in deleting an exemption for "scale of activity" limits in Rule Appendix 9.3.7.4 and Rule 14A6.1 P8 as part of the notified plan change. The error was that the notified plan change described this change as having no substantive effect. The Panel recommendation to delete the exemption is on the express basis that the change has no substantive effect. That reason is incorrect insofar that the change has a substantive effect. Officers recommend that the Council withdraw that deletion of the exemption from the plan change as it proceeded on a flawed basis.

4. Background/Context Te Horopaki

- 4.1 Plan Change 13 as notified:
 - 4.1.1 Introduced 11 new Residential Heritage Areas (RHA) with an associated policy and rules framework.
 - 4.1.2 Amended the schedule for heritage items and settings (individual sites protected in Appendix 9.3.7.2 of the district plan) by:

- adding protection for new heritage items, heritage settings and interiors of new and existing heritage items
 - updating protection for existing heritage items and settings to reflect changes on sites such as implemented subdivision and land use consents, and
- 4.1.3 Amended controls for heritage items and settings already protected in the district plan by making a range of minor changes to the policy and rules framework, including strengthening of some rules and relaxation or simplification of others.

5. Notification and Submissions Received

- 5.1 Plan Change 13 (Heritage) was jointly notified with Plan Change 14 (Business and Housing Choice) on 17 March 2023. The changes to heritage provisions, which applied to heritage sites and RHAs within the urban area were duplicated in both plan changes, as heritage is a qualifying matter.
- 5.2 Submissions and further submissions closed on 12 May 2023 and 17 July 2023 respectively. The Council received 76 submissions in relation to RHAs and 19 further submissions opposing or supporting the decisions requested on RHAs. In relation to heritage items, 53 submissions were received and 18 further submissions.
- 5.3 Plan Change 13 was put on hold pending decisions on Plan Change 14.
- 5.4 A few (mostly duplicate) submissions which were omitted from the original notification of submissions on Plan Change 13 were notified on 29 March 2025 for further submissions. This resulted in 7 further submissions.

Decisions already made

- 5.5 On 18 September 2024 and on 2 December 2024 the Council made decisions on some heritage sites and RHAs in the context of Plan Change 14.
- 5.6 On 11 December 2024, the Council made decisions in relation to Plan Change 13 to withdraw some notified provisions where decisions had been made in Plan Change 14. Decisions were also made to withdraw some other notified provisions from PC 13, being the Heaton Street and Piko/Shand RHAs, the Blue Cottage (32 Armagh Street) from the Inner City West RHA, the area specific built form standards (all RHAs), interface rules for RHAs (where relevant); and the Yaldhurst Memorial Hall proposed heritage item and setting.
- 5.7 Further to direction given by the Council on 11 December 2024 to review the spatial extent of the notified Lyttelton RHA, decisions were made (on 16 April and 4 June 2025) to withdraw some properties from that RHA, primarily on its periphery, and to withdraw further notified provisions where decisions had already been made in Plan Change 14. These related to height and interface provisions for New Regent Street and the Arts Centre, and mapping corrections in respect of the Cathedral of the Blessed Sacrament.
- 5.8 The remaining provisions of Plan Change 13, with submissions on those provisions, were heard on 17 and 18 June 2025.

Hearing Panel Recommendation

- 5.9 The Panel's recommendation is that the Plan Change be adopted as recommended in the Council's section 42A reports and right of reply, subject to a small number of amendments.
- 5.10 The Panel endorsed the introduction of the nine RHAs. These are: Chester St East/Dawson St, Inner City West, Church Property Trustees North St Albans, Englefield/Avonville, Wayside Avenue, RNZAF Station Wigram Staff Housing, Shelley St/Forbes St, Macmillan Avenue, and Lyttelton RHAs.

- 5.11 It also endorsed nearly all of the provisions put forward by the Council and summarised in 4.1.2 and 4.1.3 above in relation to items and settings, and minor changes to the heritage policy and rules framework. The amendments the Panel recommended are as follows:
- 5.11.1 Rugby Park to be deleted from the Church Property Trustees North St Albans Residential Heritage Area. The Panel considered that Rugby Park had a long history in CRFU ownership of being adjacent rather than integral to the RHA, and unlike Malvern Park, Rugby Park offered no public, unrestricted access that would link it to neighbourhood recreational activities, nor is its function predominantly associated with the residential neighbourhood today.
 - 5.11.2 Scheduling of the Former Quarry Stables, 79 Bamfords Road, Allandale, Governors Bay. The stables building meets the significance threshold for scheduling, but was not put forward by Council officers on the basis that the owner had not confirmed their support. The Panel does not favour the practice of not scheduling where the only factor against that outcome is the absence of owner support.
 - 5.11.3 Reduced protection for Antonio Hall, 265 Riccarton Road, to limit the heritage item to the chapel only, and removal of the setting. The Panel was of the opinion that both the accommodation wing and the motor house no longer possess the physical integrity required to be retained on the schedule. However they accepted engineering and heritage technical evidence that the chapel was able to be repaired. They considered that it warrants Highly Significant status as the most intact surviving element of the complex, which therefore assumes greater prominence in conveying the strong associative values with the Catholic Church's period of ownership.
 - 5.11.4 Removal of protection for Daresbury heritage item and setting, 9 Daresbury Lane. The Panel accepted that the homestead was nationally significant and could be repaired and continue to meet the threshold for scheduling. However, they considered the weighing of public good versus private cost to be "very finely balanced" in this case. The Panel accepted the submitter's evidence that the realisable value of the repaired homestead, including associated land value if it were to be on-sold, would be significantly less than the cost of repair, and that in terms of a more end-use focussed scenario, it was not financially reasonable or appropriate to continue to schedule the property.

Options Considered Ngā Kōwhiringa Whaiwhakaaro

- 5.12 The Local Government Act requirement that Council decision-making consider options, and their advantages and disadvantages, is subject to the requirements of the Resource Management Act. The Resource Management Act has a process for notifying plan changes, submissions, reports, evidence and a hearing. That is the process in which the options for the content of the district plan, and the advantages and disadvantages of those options, are considered. No further consideration of options is appropriate. The Plan Change 13 record and the Panel recommendations on it discuss the relevant options in the manner required by the Resource Management Act.
- 5.13 However, for Plan Change 13 there are exceptions to that regarding Antonio Hall and the error described in paragraph 3.6 above.
- 5.14 The evidence and submissions regarding Antonio Hall are described in the Panel recommendation report. Council can either:
- (a) rely on the Panel's assessment and accept the Panel recommendation to retain the scheduling of part of the item, or

- (b) having regard to both the Panel recommendation and the Council's previous assessment of the issue in PC14, reject the Panel recommendation and delete the scheduling for Antonio Hall and its setting.
- 5.15 There are several process options available to the Council to address the flaw in the reasoning for the notified plan change provision and the Panel's recommendations described in paragraph 3.6 above. Those process options are:
 - (a) Reject the Panel recommendation and leave the exemption in the Plan;
 - (b) Withdraw that part of the plan change; or
 - (c) Not make a decision on that provision yet. This would involve explaining to the Panel the flaw in the Council's description of the reason for the notified plan change, and asking the Panel whether its recommendation changes in the knowledge that deleting the exemption does have a substantive effect.
- 5.16 Officers prefer the option of withdrawing that deletion of the exemption from the plan change. That is preferred to breaching the 17 September 2025 deadline for completing decision making on this plan change – which will happen if the Council did not yet make a decision on that provision - and is preferable to a rejection decision that could be subject to appeal to the Environment Court.

6. Financial Implications Ngā Hīraunga Rauemi

Capex/Opex Ngā Utu Whakahaere

	Recommended Option
Cost to Implement	Within existing budget for Planning
Maintenance/Ongoing Costs	Nil
Funding Source	Within existing budget for Planning
Funding Availability	Funded in LTP
Impact on Rates	No additional impact beyond LTP

- 6.1 The costs of staff time on Plan Change 13 have been assumed in the budgets of the Planning and Consents Unit as part of the Annual Plan and Long-Term Plan.
- 6.2 The only ongoing costs could be in relation to any appeals received on this decision. While appeals are possible, they are not considered likely.

7. Considerations Ngā Whai Whakaaro

Risks and Mitigations Ngā Mōrearea me ngā Whakamātautau

- 7.1 The Council is statutorily required to have an operative District Plan at all times. Issues have been identified with the heritage provisions of the District Plan which will be addressed through this Plan Change. Therefore, the risk of not acting is considered greater than the risk of acting.
- 7.2 The decision-making period for Plan Change 13 has been extended by the Ministry for the Environment. It expires on 17 September 2025. The Council would likely need to seek a further extension for decision making if it does not decide on all of the Panel recommendations on that date.

Legal Considerations Ngā Hiraunga ā-Ture

- 7.3 Statutory and/or delegated authority to undertake proposals in the report:
- 7.3.1 The Resource Management Act 1991 s73(1A) enables the Council to prepare a change to its District Plan at any time, and to progress that plan change through the process set out in Schedule 1 of the Act. In the case of PC 13, the Plan Change has been carried out through the standard RMA process. PC 13 is sufficiently advanced that the “Plan Stop” changes to the RMA do not apply to PC 13.
 - 7.3.2 The Council may adopt the recommendations of a Hearing Panel on a Plan change, as its decision.
 - 7.3.3 Submitters will have the right to appeal to the Environment Court.
- 7.4 Other Legal Implications:
- 7.4.1 The Hearings Commissioners’ recommendations report appropriately addresses the impact of the RHAs and heritage items as qualifying matters that limit implementation of the medium density residential standards.
 - 7.4.2 This report has been reviewed and approved by Legal Services.

Strategy and Policy Considerations Te Whai Kaupapa

- 7.5 The required decision:
- 7.5.1 Aligns with the [Christchurch City Council’s Strategic Framework](#) in supporting and protecting the heritage and culture of the City.
 - 7.5.2 Is assessed as medium significance based on the Christchurch City Council’s Significance and Engagement Policy. The level of significance was determined by the number of affected parties, and the level of impact on those affected.
 - 7.5.3 Is consistent with the Council’s “Our Heritage, Our Taonga Heritage Strategy (2019-2029)” which seeks a strong regulatory framework to ensure effective protection of significant and highly significant heritage places, and a broadened range of heritage places and areas.
 - 7.5.4 The decision is consistent with Schedule 1 of the Resource Management Act and consistent with the Council’s Plans and Policies to enable public participation and engagement.
- 7.6 This report supports the [Council’s Long Term Plan \(2024 - 2034\)](#):
- 7.7 Strategic Planning and Policy
- 7.7.1 Activity: Strategic Planning and Resource Consents
 - Level of Service: 1.4.3.1 Provide heritage advice to support Resource Management Act statutory processes- 95% of advice provided within statutory timeframes
 - Level of Service: 9.5.1.6 Prepare plan changes to the District Plan to address issues and to implement national and regional direction, identified as a high priority by Council - Providing Council an annual update on progress with plan changes

Community Impacts and Views Ngā Mariu ā-Hāpori

- 7.8 Given the time that has elapsed since notification in 2023, there has now been considerable opportunity for residents to ask questions about the Plan Change and express their views, both formally through submissions and further submissions and informally through such mechanisms as the dedicated plan change email address.
- 7.9 Heritage rules have immediate legal effect under s86B of the RMA. Two years of experience with processing resource consents in Residential Heritage Areas including demolition applications and applying the amended rules framework for heritage items and settings has informed the recommendations of Council planning witnesses in their s42A reports.
- 7.10 The decision affects all the Community Boards in the City.

Impact on Mana Whenua Ngā Whai Take Mana Whenua

- 7.11 The decision does 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 on Mana Whenua, their culture and traditions.
- 7.12 Māori heritage values are specifically addressed in Chapter 9.5 of the District Plan – Ngāi Tahu values and the natural environment.


Climate Change Impact Considerations Ngā Whai Whakaaro mā te Āhuarangi

- 7.13 The decisions in this report are likely to:
 - 7.13.1 Contribute positively to adaptation to the impacts of climate change, and
 - 7.13.2 Contribute positively to emissions reductions, as a result of 7.14 below.
- 7.14 Retention and reuse of existing building stock, rather than demolition and new construction, reduces the city's carbon footprint and extends the economic life of heritage buildings.

8. Next Steps Ngā Mahinga ā-muri

- 8.1 The Council's decision on the Panel recommendations on Plan Change 13 will be publicly notified, with information provided on rights of appeal. The appeal period for plan change decisions is 30 working days, so if the decision was notified on the 24 September, the appeal period would expire on 6 November.
- 8.2 If no appeals are received at the end of this period, staff would report the Plan Change to the Council for final approval, then notify the date on which the Plan Change would become operative. Final approval of changes to the District Plan is one of the functions that cannot be delegated to staff under the RMA, meaning that this final approval decision will need to be made by the incoming Council after the local body elections. This delay would not affect administration of the plan change provisions, as section 86F of the RMA means that rules are effectively operative once the appeal period has passed and there are no appeals.
- 8.3 If appeals are received, final approval of the Plan Change cannot occur until the appeals are resolved.

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A 	Plan Change 13 - Hearing Panel's Report and Recommendations (<i>Under Separate Cover</i>)	25/1769978	

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

Document Name – Location / File Link
Not applicable

Signatories Ngā Kaiwaitohu

Authors	Glenda Dixon - Senior Policy Planner Suzanne Richmond - Heritage Advisor Darren Bridgett - Team Leader City Planning (E) Brent Pizzey - Senior Legal Counsel
Approved By	Mark Stevenson - Head of Planning & Consents John Higgins - General Manager Strategy, Planning & Regulatory Services

10. Governance Matters

Reference Te Tohutoro: 25/534330

Responsible Officer(s) Te Pou Matua: Simone Gordon, Democratic Services Advisor

Accountable ELT Member Pouwhakarae: Mary Richardson, Chief Executive

1. Purpose and Origin of the Report Te Pūtake Pūrongo

- 1.1 The purpose of this report is to seek approval from the Council on key governance matters before the current term ends. It responds to statutory requirements under the Local Government Act 2002 and aims to ensure continuity of decision-making and operational effectiveness during the election period.
- 1.2 Specifically, the report recommends retaining certain governance bodies beyond the election and delegating authority to the Chief Executive to make urgent decisions during the interim period, between the declaration of election results and the incoming elected members being sworn into office.
- 1.3 This is a standard process applied at the end of each triennial.

2. Officer Recommendations Ngā Tūtohu

That the Council:

1. Receives the information in the Governance Matters Report.
2. Notes that the decisions in this report are assessed as low significance based on the Christchurch City Council's Significance and Engagement Policy.
3. Approves, under clause 30(7) of Schedule 7 of the Local Government Act 2002, that the committees, subcommittees, subordinate decision-making bodies, and joint committees listed in **Attachment A** are not discharged on the coming into office of the members of the Council elected or appointed at, or following, the October 2025 triennial general elections, and they continue to exercise the delegations made to them.
4. Authorises the Chief Executive, subject to the limitations set out in clause 32(1) of Schedule 7 of the Local Government Act 2002, to make decisions on behalf of the Council and community boards during the period between the declaration of election results and elected members being sworn into office, in respect of urgent matters and, where the Mayor-elect is known, in consultation with the Mayor-elect.

3. Executive Summary Te Whakarāpopoto Matua

- 3.1 This report seeks to address governance matters that need to be resolved before the conclusion of the current council term.
- 3.2 This report outlines the statutory requirements and recommended actions regarding the continuation of Council committees, subcommittees, subordinate decision-making bodies and joint committees following the election. This includes retaining certain entities beyond the election period to ensure continuity, as these would otherwise be automatically discharged under the Local Government Act 2002 (see **Attachment A**).

- 3.3 There is a need to provide for the possibility that urgent decisions may need to be made during the interim period between the declaration of election results and the swearing-in of elected members. It is proposed to authorise the Chief Executive to make urgent decisions on behalf of Council and community boards during the interim period, in consultation with the Mayor-elect, if known.

4. Background/Context Te Horopaki

Committees, subcommittees, other subordinate decision-making bodies

- 4.1 The power to appoint committees, subcommittees, other subordinate decision-making bodies, and joint committees is contained in clause 30 schedule 7 of the Local Government Act 2002.
- 4.2 Under clause 30 of Schedule 7 of the Local Government Act 2002, all committees, subcommittees, subordinate decision-making bodies, and joint committees are deemed to be discharged following the election, unless the Council resolves otherwise.
- 4.3 The standing committees of the current Council will be deemed to be discharged following the election. The new committee structure will be confirmed early in the next term.
- 4.4 Staff have reviewed existing entities and identified several that should not be discharged; these are listed in **Attachment A**. To ensure continuity of governance and decision-making, the report recommends that Council formally resolves to retain these specified entities beyond the election period.
- 4.5 The Council has previously resolved that the Christchurch Urban Design Panel (CNCL/2017/00078), Infrastructure Design Standards Steering Group (CNCL/2016/00483), Greater Christchurch Partnership Committee and the Whakawhanake Kāinga Committee (CNCL/2022/00026) are not discharged following triennial general elections. These entities will continue after the election.

Urgent decisions during election period

- 4.6 Due to the interim period between the declaration of election results and elected members being sworn into office, it is proposed that the Chief Executive be delegated authority to make urgent decisions during this time, in consultation with the Mayor-elect, if known. This delegation will be subject to the general limits on delegations in clause 32(1) of Schedule 7.
- 4.7 Current elected members will vacate office when the members elected at the upcoming elections come into office (section 116(1) Local Electoral Act 2001). Candidates who are elected come into office on the day after the day on which the official result of the election is declared by public notice (section 115(1) Local Electoral Act 2001). The Electoral Officer advises that the notice is expected to be published sometime around **19 October 2025**.
- 4.8 However, the Local Government Act 2002 (cl.14 Schedule 7) provides that a person may not act as a member of the Council until they have made an oral declaration and signed a written declaration. The form of the declaration is set out in clause 14(3). The declaration must be made at a Council meeting following the elections and is ordinarily made at the inaugural meeting of the Council following the elections.
- 4.9 Subject to when the election results are declared and published, along with confirmation of the date for the inaugural Council meeting, there may be a period of up to 2 weeks in which decisions of the Council are unable to be made.

Options Considered Ngā Kōwhiringa Whaiwhakaaro

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

4.10.1 The Council accepts the outlined governance recommendations – this is the recommended option.

4.10.2 The Council declines the outlined governance recommendations.

4.11 **Preferred option:** the Council accepts the governance recommendations in this report.

4.11.1 **Option description:** Resolve to not discharge the specified committees, subcommittees, other subordinate decision-making bodies and joint committees, and authorise the Chief Executive to make urgent decisions on behalf of Council during the interim period between the declaration of election results and elected members being sworn into office.

4.11.2 Option advantages

- The recommendation to resolve to continue the specified committees etc. supports effective and timely decision-making and helps maintain strong working relationships with neighbouring local authorities, particularly in relation to joint committees.
- Authorising the Chief Executive to make decisions on behalf of the Council ensures that appropriate provisions are in place for urgent decision-making, helping to maintain the Council's effectiveness and support its ability to respond efficiently to urgent matters, should they arise.

4.11.3 Option disadvantages

- Public perception of reduced transparency may arise if the Chief Executive makes urgent decisions on behalf of elected members of the Council.

4.12 **Option 2:** The Council declines to accept the outlined governance recommendations – not recommended.

4.12.1 **Option description:** All committees, subcommittees, subordinate decision-making bodies and joint committees are discharged at the end of the current term, and the Chief Executive is not authorised to make urgent decisions on behalf of Council during the interim period between the declaration of election results and elected members being sworn into office.

4.12.2 Option advantages:

- Decisions would be made by elected members, and when made in open meetings, the public can be assured of transparency in the process.

4.12.3 Option disadvantages:

- A number of joint committees operate in partnership with neighbouring local authorities and are governed by long-standing, agreed terms of reference and other arrangements. If the Council were to discharge these committees, it could trigger the need to revisit and renegotiate those arrangements—creating unnecessary administrative work and potentially straining effective working relationships with neighbouring councils.
- Re-establishing routine decision-making bodies, such as the District Licensing Committee, would place an unnecessary administrative burden on staff resources.

- Urgent decisions could be delayed and need to wait until the swearing in of elected members following the election, which would hinder the Council's ability to respond efficiently and effectively to urgent matters.

5. Financial Implications Ngā Hīraunga Rauemi

Capex/Opex / Ngā Utu Whakahaere

- 5.1 Cost to Implement – There are no costs to implement the decisions in this report.
- 5.2 Maintenance/Ongoing costs – There are no ongoing costs from making these decisions.
- 5.3 Funding Source – not applicable.

6. Considerations Ngā Whai Whakaaro

Risks and Mitigations Ngā Mōrearea me ngā Whakamātautau

- 6.1 Staff have recommended that it is desirable to carry over the committees, subcommittees, other subordinate decision-making bodies, and joint committees as set out in **Attachment A** after the triennial election to mitigate any risk to the Council's effectiveness.
- 6.2 Delegating the Council's decision-making powers to the Chief Executive during the period between the declaration of election results and swearing in of the incoming Council ensures that any urgent decisions can still be made in conjunction with the Mayor-elect should this be required.

Legal Considerations Ngā Hīraunga ā-Ture

- 6.3 Statutory and/or delegated authority to undertake proposals in the report:
 - 6.3.1 Clause 30(7) of Schedule 7 of the Local Government Act 2002 provides that a committee, subcommittee, or other subordinate decision-making body is, unless the local authority resolves otherwise, deemed to be discharged on the coming into office of the members of the local authority elected or appointed at, or following, the triennial general election of members next after the appointment of the committee, subcommittee, or other subordinate decision-making body.
 - 6.3.2 Clause 32 of Schedule 7 of the Local Government Act 2002 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—

 - (a) the power to make a rate; or*
 - (b) the power to make a bylaw; or*
 - (c) the power to borrow money, or purchase or dispose of assets, other than in accordance with the long-term plan; or*
 - (d) the power to adopt a long-term plan, annual plan, or annual report; or*
 - (e) the power to appoint a chief executive; or*
 - (f) the power to adopt policies required to be adopted and consulted on under this Act in association with the long-term plan or developed for the purpose of the local governance statement; or*
 - (g) [Repealed]*

(h) the power to adopt a remuneration and employment policy..

6.4 Other Legal Implications:

6.4.1 The proposed delegations to the Chief Executive do not infringe the restrictions in the Local Government Act 2002.

6.4.2 This report has been reviewed by Legal Services.

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](#).

6.5.2 Are assessed as low significance based on the Christchurch City Council's Significance and Engagement Policy. The level of significance was determined by the fact that the decisions relate to administrative matters.

6.5.3 Are consistent with Council's Plans and Policies.

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

6.7 Governance

6.7.1 Activity: Governance and Decision-Making

- Level of Service: 4.1.28.3 Governance processes are maintained and published on the Website that ensure statutory compliance - 1

Community Impacts and Views Ngā Mariu ā-Hāpori

6.8 Urgent decisions made by the Chief Executive outside of a public Council meeting may create a perception of a lack of transparency. However, such decisions will only be made when the matter is urgent and cannot reasonably wait until the swearing in of the new Council. This risk is also somewhat mitigated by any urgent decisions being made in consultation with the Mayor-elect, if known.

Impact on Mana Whenua Ngā Whai Take Mana Whenua

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

6.10 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.

Climate Change Impact Considerations Ngā Whai Whakaaro mā te Āhuarangi


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

7. Next Steps Ngā Mahinga ā-muri

7.1 The specified committees, subcommittees, subordinate decision-making bodies and joint committees will not be discharged at the end of the current term and remain active.

7.2 Should any urgent matters arise during the transition period between the declaration of results and elected members being sworn into office, the Chief Executive will be authorised to make decisions in respect to urgent matters on behalf of the Council, in consultation with the Mayor-elect, if known.

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A 	List of committees, subcommittees, other subordinate decision-making bodies and joint committees to continue after the election 2025	25/1705066	105

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

Document Name – Location / File Link
Not applicable

Signatories Ngā Kaiwaitohu

Author	Simone Gordon - Democratic Services Advisor
Approved By	Megan Pearce - Manager Democratic Services Helen White - General Counsel / Director of Legal & Democratic Services Mary Richardson - Chief Executive

List of committees, subcommittees, other sub-ordinate decision-making bodies and joint committees to continue after the election

- Audit and Risk Management Committee and its External Members Appointments Committee
- Canterbury Regional Landfill Joint Committee
- Canterbury Waste Joint Committee
- Central Plains Water Joint Committee
- Creative Communities Assessment Committee
- District Licensing Committee
- District Licensing Committee Chairperson's Panel
- Hagley Park Reference Group
- Health Safety and Wellbeing Committee and its External Members Appointments Panel
- Te Hononga Council - Papatipu Rūnanga Committee
- Mayor's Welfare Fund Committee
- Road Closure Subcommittee
- Summit Road Protection Authority and Advisory Committee
- Te Waihora Co-Governance Group

11. Amendments to the Register of Delegations

Reference Te Tohutoro: 25/815866

Responsible Officer(s) Te Pou Matua: Naomi Soper - Senior Legal Counsel

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 for some amendments to delegations from the Council to the Chief Executive, from the Council to staff and from the Council to Community Boards and an Officer sub-committee.
- 1.2 The report has been written because only the Council can resolve to provide for these delegations.

2. Officer Recommendations Ngā Tūtohu

That the Council:

1. Receives the information in the Amendments to the Register of Delegations 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. Relying on clause 32 of Schedule 7 of the Local Government Act 2002 and for the purposes of efficiency and effectiveness in the conduct of the Council's business and any other applicable statutory authority, amends the delegations register in Parts A, B and D as shown in Attachment A of this report to:
 - a. reflect title changes or changes in positions; and
 - b. delegate responsibilities, duties and powers to staff resulting from the Resource Management (Consenting and Other System Changes) Amendment Act 2025, alongside other minor amendments; and
 - c. remove the Diamond Harbour and Districts' Health Support Group and the Banks Peninsula Pest Liaison Committee from the Te Pātaka o Rākaihautā Banks Peninsula Community Board's powers of appointment.
4. Notes that these delegations above take effect on the date of this resolution, and Legal Services will update the Delegations Register accordingly.

3. Executive Summary Te Whakarāpopoto Matua

- 3.1 **Part A** of the Council's delegations register contains the Council's statutory and other delegations to the Chief Executive. The Chief Executive is then able to sub-delegate those responsibilities, duties and functions to staff as she sees fit (subject to any express exclusions). These sub-delegations are set out in Part C of the Delegations Register.
- 3.2 **Part B** of the Council's delegations register contains the Council's statutory and other delegations to officers because, for the most part, the law does not allow for sub-delegations of these matters.

- 3.3 **Part D** of the delegations register contains the delegations from the Council to community boards, committees, and other subordinate decision-making bodies.
- 3.4 The proposed amendments to the delegations are sought to improve the efficiency and effectiveness of Council processes.

4. Background/Context Te Horopaki

Parts A, B and D

Change of job title – Head of Legal and Democratic Services to Director Legal and Democratic Services

- 4.1 The Head of Legal and Democratic Services title has changed to Director Legal and Democratic Services. The Council has:
 - 4.1.1 delegated matters relating to the settlement of claims to the Chief Executive on the condition the Head of Legal and Democratic Services approves the settlement (Part A, Sub-part 4 – other matters, of the register); and
 - 4.1.2 provided the Head of Legal with certain powers under the Resource Management Act 1991 (Part B, Sub-part 1 – legislative delegations); and
 - 4.1.3 listed the role in Part B, Sub-part 3 – other matters, of the register; and
 - 4.1.4 delegated the Head of Legal to the Council's Procurement Rules Departure Staff Subcommittee (Part D, Sub-part 5 – Officer Subcommittee, of the register).
- 4.2 The changes proposed reflect the change in title. Similar changes will then be sought from the Chief Executive in relation to Part C of the register.

Part B

Updates to reflect changes in positions – Local Government (Rating) Act 2002

- 4.3 Under Part B- sub-part 1 – legislative delegations, the Council has delegated various staff with certain powers under the Local Government (Rating) Act 2002, including to the Rates Revenue Manager¹ and Team Leader Rates. The amendments update the register to reflect changes to those roles.
- 4.4 The position of Rates Manager now replaces Team Leader Rates, and Group Treasurer has assumed the responsibilities of the previous Rates Revenue Manager role. Similar changes will then be sought from the Chief Executive in relation to Part C of the register.

Updates required by the Resource Management (Consenting and Other System Changes) Amendment Act 2025 (the amendment Act) and minor amendments to existing delegations

- 4.5 The Government has decided on a three-phase work programme to reform the resource management system. This will culminate in the repeal of the Resource Management Act 1991 and its replacement with new legislation based on the enjoyment of property rights and focused on managing material environmental effects. The replacement resource management

¹ The delegations currently refer to Rates Manager, this is an administrative error as it was the Rates Revenue Manager as reflected by the acronym.

system would establish two Acts. One would manage the environmental effects arising from activities and the other would enable urban development and infrastructure.

- 4.6 The amendment Act forms the legislative component of the second phase (the first phase involved repealing the Natural and Built Environment Act 2023 and Spatial Planning Act 2023 in December 2023.) Its objective is to make targeted changes to the Resource Management Act 1991 that can be progressed quickly and have an effect in the short to medium term.
- 4.7 The amendment Act includes new consenting provisions such as, an ability to return an application if the applicant does not respond to a request for information, suspension of processing while the applicant and any submitters review draft conditions, and a new processing timeframe for specified energy or wood processing applications.
- 4.8 It is proposed that delegations relating to these functions in Part B – sub-part 1 – legislative delegations, sit with senior planning staff, in line with other existing delegations (Senior Planner, Principal Advisor Resource Consents, Planning Team Leader, Manager Resource Consents, and Head of Planning and Consents).
- 4.9 Other minor amendments to the existing delegations include:
 - 4.9.1 the role of Principal Advisor – Resource Consents, also having the authority remit the whole or part of a charge under section 36AAB (alongside the General Manager Strategy, Planning & Regulatory Services, Head of Planning and Consents, Manager Resource Consents, Team Leader Planning); and
 - 4.9.2 providing a Planning Technician with the same powers as provided to the role of planner or consultant planner.

Part D

Appointments

Removal of appointment for the Diamond Harbour and Districts' Health Support Group

- 4.10 Formed in 1992, the Diamond Harbour and Districts Health Support Group Inc. ("the Group") exists to organise and maintain health support services for residents, both permanent and temporary, within Diamond Harbour and surrounding districts. The Group also aims to promote community involvement in local health services and improve access to available support.
- 4.11 The Group owns the Diamond Harbour Health Centre, located on land leased from the Council in central Diamond Harbour. The Centre is subleased to health professionals operating as the Diamond Harbour Medical Practice.
- 4.12 In 2023, the Group updated its rules, including changes to the composition of the Executive, removing the requirement for a representative from the Christchurch City Council. Accordingly, this appointment under Part D – Sub-Part 1 – Community Boards, can now be removed from the register.

Removal of appointment for the Banks Peninsula Pest Liaison Committee

- 4.13 The Banks Peninsula Pest Liaison Committee is now the Biosecurity Advisory Group. It is a community advisory group for ECAN to support the delivery of ECAN's biosecurity programme.
- 4.14 The terms of reference for the Biosecurity Advisory Group now requires a Christchurch City Councillor and a staff member as part of the Committee. Given this, the community board no longer needs to appoint a board member or other person to the Committee. Accordingly, this

appointment under Part D – Sub-part 1 – Community Boards, can now be removed from the register. A report will be provided to the Council in the new Triennium regarding appointment of a Councillor and staff member to the Group.

Options Considered Ngā Kōwhiringa Whaiwhakaaro

- 4.15 The other alternative option that was considered, but not selected as the preferred option, is not making the above changes to the delegations. This is not a reasonably practicable option. This would not promote efficiency and effectiveness in the Council's decision-making.

5. Financial Implications Ngā Hīraunga Rauemi

- 5.1 Cost to Implement – The changes to the delegations will be entered in the Delegations Register by Legal Services.
- 5.2 Maintenance/Ongoing costs – There are no outgoing costs from making these changes to delegations. In relation to certain proposed changes, there are also anticipated savings in staff time in having delegations sit at the appropriate level.
- 5.3 Funding Source – Staff time in implementing the changes to the Delegations Register is met out of the Legal and Democratic Services' budget.

6. Considerations Ngā Whai Whakaaro

Risks and Mitigations Ngā Mōrearea me ngā Whakamātautau

- 6.1 Conditions and limitations are included in the above delegations where appropriate.

Legal Considerations Ngā Hīraunga ā-Ture

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

- 6.2.1 Clause 31 of Schedule 7 of the Local Government Act 2002 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—

- (a) the power to make a rate; or*
- (b) the power to make a bylaw; or*
- (c) the power to borrow money, or purchase or dispose of assets, other than in accordance with the long-term plan; or*
- (d) the power to adopt a long-term plan, annual plan, or annual report; or*
- (e) the power to appoint a chief executive; or*
- (f) the power to adopt policies required to be adopted and consulted on under this Act in association with the long-term plan or developed for the purpose of the local governance statement; or*
- (g) [Repealed]*
- (h) the power to adopt a remuneration and employment policy.*

- 6.3 The proposed changes to the delegations also do not infringe the restrictions in the Local Government Act 2002.
- 6.4 This report has been written by Legal Services.

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](#).

6.5.2 Are assessed as low significance based on the Christchurch City Council's Significance and Engagement Policy. The level of significance was determined by considering the criteria in the Significance and Engagement Policy.

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

Governance

Activity: Governance and Decision-Making

- Level of Service: 4.1.28.3 Governance processes are maintained and published on the Website that ensure statutory compliance - 1

Community Impacts and Views Ngā Mariu ā-Hāpori

6.7 The benefits to the community include efficient and effective decision-making by the Council by having decisions made at the appropriate level.

Impact on Mana Whenua Ngā Whai Take Mana Whenua

6.8 The decision is not 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.

6.9 The decision is not a matter of interest to Mana Whenua and will not impact on our agreed partnership priorities with Ngā Papatipu Rūnanga.


Climate Change Impact Considerations Ngā Whai Whakaaro mā te Āhuarangi

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

7. Next Steps Ngā Mahinga ā-muri

7.1 Legal Services will update the Register of Delegations.

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A 	Attachment A: relevant sub-parts of Parts A, B and D of the delegations register showing the proposed amendments for Council meeting 17 September 2025 (<i>Under Separate Cover</i>)	25/1786345	

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

Document Name – Location / File Link
Not applicable

Signatories Ngā Kaiwaitohu

Author	Naomi Soper - Senior Legal Counsel
Approved By	Helen White - General Counsel / Director of Legal & Democratic Services Mary Richardson - Chief Executive

12. Council submission: Local Government Commission - Standardised Code of Conduct

Reference Te Tohutoro: 25/1801708

Responsible Officer(s) Te Pou Matua: Helen White, General Counsel / Director of Legal & Democratic Services

Accountable ELT Member Pouwhakarae: Mary Richardson, Chief Executive

1. Purpose and Origin of the Report Te Pūtake Pūrongo

- 1.1 The purpose of this report is to seek the Council's approval to submit feedback on the Local Government Commission's draft Standardised Code of Conduct (the draft Code) and delegate authority to the Chief Executive to finalise the submission, including making any necessary amendments.
- 1.2 The Local Government Commission (the Commission) is inviting feedback on the draft Code, with the deadline for feedback set for Friday, 26 September 2025.

2. Officer Recommendations Ngā Tūtohu

That the Council:

1. Receives the information contained the report titled the Council submission: Local Government Commission - Standardised Code of Conduct Report.
2. Notes that the decision in this report has been assessed as having low significance based on the Christchurch City Council's Significance and Engagement Policy.
3. Agrees to lodge the Council's submission on the draft Standardised Code of Conduct and delegates authority to the Chief Executive to approve any further amendments to the submission as required (Attachment A of this report).

3. Executive Summary Te Whakarāpopoto Matua

- 3.1 The Minister of Local Government (the Minister) has tasked the Commission with developing a standardised code of conduct for local authorities. The Commission is due to report back to the Minister by 20 December 2025.
- 3.2 The Commission's Terms of Reference state:
 - 3.2.1 "The Minister's priorities in developing a standardised code of conduct include highlighting freedom of speech for elected members, democratic decision making, and conflict management principles, while not restricting council decision-making.

The purpose of developing the model code of conduct is to provide consistency and certainty to the sector about their roles, responsibilities, and professional standards".
- 3.3 The Commission is currently inviting feedback on the draft Code with submissions due by Friday, 26 September 2025. Staff have prepared a draft submission (**Attachment A**) for the Council's consideration.

4. Background/Context Te Horopaki

- 4.1 The Local Government (System Improvements) Amendment Bill (the Bill) introduced on 15 July 2025 included provisions for the development of a standardised Code of Conduct for all local authorities. The Council submitted feedback on the Bill on the 27 August 2025, which included the following observations regarding the proposed standardised Code:
- 4.1.1 “The provisions that strengthen transparency and accountability are generally supported, but the Council notes that, in regard to a new code of conduct and standing orders, there is a lack of detail about how these are being developed. It is critical that there is a meaningful opportunity for councils to provide input into these processes, particularly regarding standing orders.”
- 4.1.2 “The Council also has an effective code of conduct in place. It is hard to comment on the impact of a new standardised and binding code of conduct without knowing the details of the new code. An effective code of conduct will need to set out clear and unambiguous expectations that facilitate professional and cooperative behaviour, and outline how code violations are to be managed.”
- 4.1.3 “Regarding both the code of conduct and standing orders, there is little information about how these are being developed. As each council is uniquely positioned, it critical that there is a meaningful opportunity for councils to provide input into any proposed standing orders to ensure good decision-making is not undermined due to a lack of engagement.”

Summary

- 4.2 The Commission has identified that the draft Code aims to:
- Prioritise constructive and proactive dispute resolution before making complaints.
 - Give opportunity for early resolutions and early off-ramps for complaints.
 - Provide for complaints to be largely dealt with independently by an investigator rather than in-house, including giving investigators decision-making of sanctions.
 - Balance the needs of natural justice (enabling a member to properly defend themselves against a complaint) versus ensuring the safety of complainants.
 - Satisfy public interest (as recognised in LGOIMA) and accountability of elected members, while maintaining right to privacy under the Privacy Act.
 - Balance between an absolute right to freedom of expression with the need to use that freedom responsibly.
 - Minimise the role of Chief Executives in the process.
 - Allow the public to lodge complaints.
- 4.3 The Commission has also identified that the following topics are out of scope of the draft Code and relate to the work the Department of Internal Affairs is undertaking:
- Penalties and sanctions.
 - Control over staff behaviour.
 - Disqualification from office as a potential penalty.
 - Creation of offences.

Summary of submission

4.4 The draft Council submission on the Commission's proposed Standardised Code of Conduct highlights three key themes:

4.4.1 The need for expectations to reflect a higher ethical standard

4.4.2 Concerns regarding the clarity of the expectations as currently drafted

4.4.3 Suggested revisions to the proposed complaints process.

Expectations and Behaviours

4.5 The Council's current Code of Conduct outlines expected behaviours of elected members, with reference to key ethical values. These values act as a reference point for the remainder of the Council's Code. The draft submission draws a comparison with the Cabinet Manual.

4.6 The draft submission raised concerns that the language in the draft standardised code allows for ambiguity. The submission recommends that expectations be sufficiently clear so that there is no room for doubt about what the expectations are. One approach suggested is to incorporate a reference framework based on ethical principles, similar to the Council's current code. Additional suggestions are made to improve readability and accessibility.

4.7 Additional points are included to emphasise the importance of safeguarding information and to propose an alternative method of determining which Council policies apply to elected members.

Complaints process

4.8 Under the proposed Code all complaints would automatically be referred to an external investigator who would undertake a preliminary assessment of whether a breach may have occurred or whether the matter should be subject to full investigation. The draft Code outlines the factors that are relevant to this assessment and proposes that the investigator's decision is final.

4.9 The Council's draft submission notes that there will be an unknown cost to the Council if all complaints are automatically referred to an external investigator.

4.10 Under the Council's current code the preliminary assessment is undertaken by the Chief Executive in consultation with the Mayor and often results in the matter being resolved informally without the need for a formal investigation. The draft submission suggests that this preliminary stage be undertaken by the Chief Executive.

4.11 Under our current Code of Conduct a full formal investigation is undertaken by an external investigator. This process is broadly reflected in the draft Code and is supported in the draft submission.

4.12 However, the draft Code proposes that the external investigator determine the appropriate sanction. The draft submission recommends that decisions on sanctions remain with the Council.

Conflicts of Interest

4.13 The draft Code includes a proposal to require elected members to withdraw from participation when advised of a conflict of interest. Failure to comply may expose the Council to legal and reputational risk. Under the draft Code, a failure to withdraw in these circumstances would be considered a serious breach of the code leading to investigation. This provision is supported in the Council's draft submission.

Reform

- 4.14 The draft submission notes that there is a need for legislative reform in relation to availability of sanctions and to clarify the legal obligations related to conflicts of interest.
- 4.15 The draft submission is provided as **Attachment A**.
- 4.16 The following related information session/workshops will have taken place for the members of the meeting:

Date	Subject
16/09/2025	Council Workshop regarding the draft submission

Options Considered Ngā Kōwhiringa Whaiwhakaaro

- 4.17 The option considered as the most reasonably practicable is that the Council provides feedback to the commission on the draft code.
- 4.18 The Council routinely makes submissions on proposals which may significantly impact Christchurch residents or Council business. Submissions are an important opportunity to influence thinking and decisions through external agencies' consultation processes.
- 4.19 The alternative option would be to not submit. This course of action is not recommended in this case, as the Council would forgo an opportunity to provide feedback on the draft code which applies to the conduct of all elected members.

5. Financial Implications Ngā Hīraunga Rauemi

Capex/Opex Ngā Utu Whakahaere

	Recommended Option	Option 2 – Not to submit
Cost to Implement	Met from existing operational budgets.	No cost
Maintenance/Ongoing Costs	No cost	No cost
Funding Source	Met from existing operational budgets.	No cost
Funding Availability	Available	No cost
Impact on Rates	No impact on rates.	No cost

However, it should be noted that should the draft Code of Conduct become mandatory that there will be financial implications to cover the cost of the external investigator.

6. Considerations Ngā Whai Whakaaro

Risks and Mitigations Ngā Mōrearea me ngā Whakamātautau

- 6.1 The decision to lodge a council submission is low risk.

Legal Considerations Ngā Hīraunga ā-Ture

- 6.2 Statutory and/or delegated authority to undertake proposals in the report:
 - 6.2.1 Any person or organisation can submit on the draft code during the process.
- 6.3 Other Legal Implications:
 - 6.3.1 There is no legal issue or implication relevant to this decision.
 - 6.3.2 The Director of Legal and Democratic Services has led development of the draft submission.

Strategy and Policy Considerations Te Whai Kaupapa here

6.4 The required decision:

6.4.1 Aligns with the [Christchurch City Council's Strategic Framework](#).

6.4.2 Is assessed as low significance based on the Christchurch City Council's Significance and Engagement Policy. This recognises that the specific decision (to lodge a submission) is of a lower level of significance.

6.4.3 Is consistent with the Council's Plans and Policies.

6.5 This report does support the [Council's Long Term Plan \(2024 - 2034\)](#).

Community Impacts and Views Ngā Mariu ā-Hāpori

6.6 The decision of the Council to make a submission does not directly impact the community and community views have not been sought by staff.

6.7 As the code applies to all elected members, staff sought feedback from community board members by email on Friday 5 September 2025. No feedback was received.

Impact on Mana Whenua Ngā Whai Take Mana Whenua

6.8 The decision does not involve a significant decision in relation to ancestral land, a body of water or other elements of intrinsic value, therefore this decision does not specifically impact Mana Whenua, their culture, and traditions.

6.9 The decision to make a submission involves matters of interest to Mana Whenua and will not impact on our agreed partnership priorities with Ngā Papatipu Rūnanga.

6.10 Section 8 of the draft Code contains principles of how Members are expected to operate and make decisions in manner that recognises and respects the significance of Te Tiriti o Waitangi.

6.11 Views on these matters were provided by the Council's Treaty Partnerships Team and are reflected in the submission.



Climate Change Impact Considerations Ngā Whai Whakaaro mā te Āhuarangi

6.15 A decision to make a Council submission on the draft code is unlikely to contribute the impacts of climate change or emissions reductions.

7. Next Steps Ngā Mahinga ā-muri

7.1 Subject to approval, the Chief Executive will make any required changes and lodge the submission with the Commission on Friday 26 September 2025.

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A 	Draft Council Submission - LGC Standardised Code of Conduct	25/1849659	119
B 	Draft standard code of conduct	25/1802050	124

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

Document Name - Location / File Link
<ul style="list-style-type: none">Local government codes of conduct consultationCommission Draft Standard Code of Conduct

- [Commission Terms of Reference](#)
- [Local Government \(System Improvements\) Amendment Bill](#).

Signatories Ngā Kaiwaitohu

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Christchurch City Council submission on the Draft Standard Code of Conduct

Introduction

1. Christchurch City Council (the Council) thanks the Local Government Commission for the opportunity to provide comment on the Draft Standard Code of Conduct (the draft Code).

Submission

2. Firstly, by way of context, in the Council's submission¹ on the Local Government (System Improvements) Amendment Bill 2025 (the Bill), it expressed the desire for any standardised Code of Conduct (the Code) to 'set out clear and unambiguous expectations that facilitate professional and cooperative behaviour and outline how code violations are to be managed.' The Council is concerned that the draft Code does not provide unequivocal standards and we have several observations for the Commission's consideration in relation to the process for dealing with breaches of the Code.

Part 2: Expectations and Behaviors

3. The Council takes pride in the fact that it already sets high standards that support its accountability to the communities of Christchurch. It views the Code of Conduct as an opportunity to lift good practice, provide clarity in addressing behavioural challenges, strengthen public confidence, and support elected members to serve their communities with integrity. The Council considers its current Code of Conduct is effective and notes that further standardisation may limit the ability to accommodate local circumstances.
4. The Council concurs with the descriptors of general standards in paragraphs 6 and 7 and the standards of behaviour are expressed at paragraphs 10 to 12. However, the Council submits that certain elements remain ambiguous and would benefit from further clarification, either within the draft Code or through supplementary guidance. The Council suggests that without clarification, there is a risk of inconsistent interpretations of acceptable behaviour. This may reflect that each council in New Zealand has its own culture and levels of tolerance of political banter and acceptable standards of elected members but may not be consistent with the aims of the Bill to standardise conduct within local government.
5. Ethical standards such as integrity, honesty, respect, service to the public, accountability, transparency and stewardship of public resources are fundamental to local governance. Currently,

¹ See paragraphs 57-65 [Local-Government-System-Improvements-Amendment-Bill-2025.PDF](#)

these principles are not clearly articulated within paragraphs 10-11 of the draft Code. Explicitly stating these principles would establish a clear reference point within the Code to which the other provisions could be subject to. This would promote a more consistent understanding of expected standards of behaviour.

6. An additional way the ethical standards could be referenced is to look to the Cabinet Manual and the standards expected of Ministers. The Council considers that elected officials across all levels of government should be held to consistently high standards. The Council proposes that the following statement from the Cabinet Manual provides a clear expectation of behaviour and could be adapted to the local government setting:

'Ministers are expected to act lawfully and behave in a way that upholds, and is seen to uphold, the highest ethical and behavioural standards. This includes exercising a professional approach and good judgment in their interactions with the public, staff and officials, and in all their communications...'

7. The Council recommends that the expectations outlined in Part 2 of the draft Code explicitly define the parameters of freedom of expression and robust political debate, rather than limiting this to Part 6 (Freedom of Expression). If inclusion within the behaviours and expectations paragraphs is not feasible, the Council suggests that paragraphs 60-64 be elevated by including them into Part 2.
8. Should ambiguity remain within the Code, the Council anticipates that supplementary guidance and support materials will be provided. The Council requests that these materials be circulated for input prior to finalisation. It would be particularly helpful if these materials include case examples that demonstrate both acceptable and unacceptable conduct ("above and below the line behaviour"), thereby clarifying the standards expected. This would be especially valuable in relation to social media use, where it can be difficult to distinguish between personal activity and content shared in an official governance capacity by elected members.
9. Paragraph 12 of the draft Code allows individual councils to list policies with which elected members must comply. The Council notes that the policies that could be included here will be subject to periodic review and may change in content and number over time. If there is a finite list of policies adopted, then any amendment would require formal Council approval via a 75% vote. As an alternative to providing for a list, the Council proposes that the provision be amended to refer more broadly to 'policies that also apply to elected members'. This approach would place the onus on the organisation to clearly indicate within each policy whether it applies to elected members. This would also place an implicit duty on the Chief Executive to ensure that elected members receive appropriate education and support to facilitate compliance.
10. Information management is one area for expectations that may be covered in a listed policy, but the Council considers should have an express provision. The safe use of digital systems, the careful treatment of confidential information (including commercially sensitive and personal data) are obligations that elected members should be alert to the consequences if mishandling occurs. The consequences of an information breach can be serious.

Te Tiriti

11. The Council notes paragraph 8 of the draft Code identifies that members are expected to operate and make decisions in manner that recognises and respects the significance of Te Tiriti o Waitangi. The section identifies the principles of tino rangatiratanga, partnership, equity, active protection and options (to ensure that its services are provided in a culturally appropriate).

12. The Council requests clarification during the amendment process to support improved alignment with the obligations outlined in the Local Government Act 2002.

Breaches and Complaints Process

13. The draft Code provides for an inquisitorial process where an external investigator is appointed to both assess and determine complaints. The Council makes the following observations in relation to this part of the draft Code:
14. **Lack or provision for early informal resolution** – Under the draft Code, all complaints are referred directly to the independent investigator upon receipt. Based on the Council's experience, many breaches of the Code of Conduct, particularly those of a minor nature, can be effectively resolved at first instance by the Chief Executive or their delegate. While automatic referral to an external investigator may mitigate perceptions of bias, it also introduces immediate external costs and resource implications, even in cases that may be readily and amicably resolved.
15. The Council recommends the draft Code is amended to allow for discretion on behalf of the Chief Executive to manage and determine the preliminary assessment without the need to refer to the external investigator.
- a. **Use 'serious' instead of 'material'** – The use of the term 'serious' is generally more accessible than the word 'material'. The Council recommends this term is changed so the Code may have more practical weight for members of the public who may not be familiar with how the word 'material' is used in the local government legislative framework.
 - b. **The Chief Executive is best placed to complain on behalf of staff** – the draft Code specifies any member of staff may complain and immediately this will be referred to the external investigator. The Council considers that if a member of its 3000 staff has a concern about a possible breach of the Code, then it would be more appropriate for them to raise the matter with their employer, the Chief Executive. It will then be a matter for the Chief Executive to elect to raise the matter as a complaint direct. This will allow the Chief Executive to exercise their discretion and resolve the matter informally or refer the matter to investigation. It would also reduce the prospect of significant costs at this stage in the process, which will be borne by the ratepayer.
 - c. **Support the independence of the investigator** – The Council agrees that the investigation should be external and acknowledges there is a financial cost for this independence. The Council is aware that there have been suggestions of an external national body to determine standards and would be concerned at the financial levy that would likely be imposed to fund such a body. There would be consistency in approach if just one body determined all complaints made pursuant to the Code, however, on balance, the Council considers an external investigator provides the proportionate level of independence to provide integrity to the process.
 - d. **Sanctions to be imposed by the Council** – The Council recommends that where the investigator upholds the complaint, that the matter is referred to the Council so it may determine the applicable sanction. This would allow separation between the investigation and findings and the decision to impose a sanction. The decision to impose any sanction, may then take place in accordance with the Local Government Official Information and Meetings Act 1987 which will support public accountability and allow for local circumstances to be considered.

- e. **Supports references designed to prevent undermining of role of other elected members and staff** - The Council agrees with the inclusion of undermining other elected members and criticising staff as material breaches of the draft Code. This is within the context of elected members and Council staff experiencing increased levels of harassment and abuse both in their public facing roles and online. This trend has led the Council to run a 'Be Cool, Not Cruel' campaign to raise awareness about increasing abuse and appropriate standards of behaviour. The Council is concerned that in the event of such criticism by elected members, particularly when made online, that some members of the public will exacerbate the criticisms. This may have an indirect impact on the level of abuse and harassment experienced.

However, the Council suggests that references to acceptable banter and robust debate could also be expressly referred to in this part and not just in the standalone section towards the end of the draft Code.

Conflicts of Interest

16. The Council supports inclusion of this part of the draft Code, recognising that unmanaged conflicts of interest can pose a significant risk to the integrity of decision-making processes. Currently there is no mechanism to prevent an elected member from participating in a matter where they have a non-pecuniary conflict of interest and choose not to take advice that they should withdraw. Such participation may expose the Council to legal challenge, including judicial review proceedings, which are often costly and resource-intensive.
17. The Council considers that the provisions in the draft Code will enhance trust and integrity in decision-making by reducing the likelihood of conflicted participation. This, in turn, mitigates potential legal and reputational risks associated with unresolved conflicts of interest
18. The Council notes that the legislative and common law context governing conflicts of interest can be complex and difficult for members to navigate. The Council would welcome reform that clarifies the obligations. For example, there are some areas of conflict, such as between the common law obligations and the power of the Auditor-General under the Local Authorities (Members' Interests) Act 1968, where there is legal ambiguity.
19. In the absence of legislative reform, the Council recommends that the Code include provisions for situations where advice is equivocal. In such cases, elected members should be encouraged to err on the side of caution and refrain from participating in decision-making. Additionally, the Code should impose an obligation on members to seek advice well in advance of any decision, thereby allowing sufficient time for comprehensive guidance to be provided.
20. One way that may support elected members identifying potential conflicts of interest is if the Code included the obligation to register all interests, not just the pecuniary interests required by the Local Government Act 2002. This would not only provide a tool to allow the members to self-identify but will afford an additional level of transparency for all.

Penalties

21. Lastly, the Council acknowledges that expanding the available range of penalties is outside of the terms of reference for the Local Government Commission when it prepares the Standard Code of Conduct. The Council suggests that without an effective enforcement regime, that it is unlikely that a Standard Code of Conduct will raise the standards of conduct of elected members. There is a need for legislative reform to allow for a wider range of consequences for breaches.



Conclusion

22. The Council reiterates that a standardised Code of Conduct should set out clear expectations for behaviour and be able to provide a fair and proportionate process for managing any breaches without imposing significant costs on the ratepayer.

Thank you for the opportunity to provide this submission.

For any clarification on points within this submission please contact Helen White, General Counsel – Director of Legal and Democratic Services (helen.white@ccc.govt.nz).

Ngā mihi,

Phil Mauger
Mayor of Christchurch
Christchurch City Council

DRAFT STANDARD CODE OF CONDUCT

PART 1

PRELIMINARY

Introduction

1. Clause 15, Schedule 7 of the Local Government Act 2002 provides that the Secretary for Local Government may approve and issue a Code of conduct to apply to members of local authorities, local boards and community boards. Clause 15(4) provides that's members must comply with the Code of conduct.¹
2. The Code of conduct must set out:
 - (a) *understandings and expectations adopted by the local authority about the manner in which members may conduct themselves while acting in their capacity as members, including—*
 - (i) *behaviour toward one another, staff, and the public; and*
 - (ii) *disclosure of information, including (but not limited to) the provision of any document, to elected members that—*
 - (A) *is received by, or is in the possession of, an elected member in his or her capacity as an elected member; and*
 - (B) *relates to the ability of the local authority to give effect to any provision of this Act; and*
 - (b) *a general explanation of—*
 - (i) *the Local Government Official Information and Meetings Act 1987; and*
 - (ii) *any other enactment or rule of law applicable to members.*
3. This document sets out the Code of conduct provided for in Clause 15, Schedule 7 of the Act.

¹ This paragraph and paragraph 2 reflect the wording of clause 15 as proposed to be amended by the Local Government (System Improvements) Amendment Bill. It is possible that this wording may alter as a result of Parliament's consideration of the Bill.

Application

4. This Code applies to:
- Members of the governing body of a local authority
 - Members of a local board
 - Members of a community board
 - Members of a committee or sub-committee appointed under clause 31(3), [Schedule 7](#) of the Local Government Act 2002 or pursuant to another Act,
- while acting in their capacity as a member of a local authority, local board, community board, committee or sub-committee.

Interpretation

5. In this Code:
- Complainant** means a person who has made a complaint
- Council group** means a local authority and its related local boards, community board, committees and sub-committees
- Investigator** means a person appointed to investigate and determine a complaint appointed from outside the membership and employees of a local authority.
- Member** means a member of a local authority, local board, committee or sub-committee, and includes a Mayor or a Chairperson.
- Respondent** means a member who is the subject of a complaint

PART 2

EXPECTATIONS AND BEHAVIOURS OF MEMBERS

General expectations of members

6. The Mayor or the Chairperson of a local authority is expected to take a lead in developing and maintaining a constructive culture amongst the members of that council.
7. Members are expected to:
- contribute to developing and maintaining a constructive culture amongst the members of the local authority, board, committee or sub-committee of which they are a member
 - use their best endeavours to resolve issues outside of the Code of conduct complaints process
 - attend any induction programmes organised by the local authority for the purpose of facilitating agreement on Council's vision, goals and objectives and the manner and operating style by which members will work

- take part in any assessment or evaluation of Council's performance and operating style
- take all reasonable steps to acquire and maintain the required skills and knowledge to effectively fulfil their declaration of office and contribute to the good governance of the [Region/City/District/Local Board Area/Community].

Te Tiriti o Waitangi

8. Members are expected to operate and make decisions in manner that recognises and respects the significance of Te Tiriti o Waitangi taking into account the following principles²:
- Tino Rangatiratanga: The principle of self-determination provides for Māori self-determination and mana motuhake. This requires local authorities to be open to working with mana whenua partners in the design and delivery of their work programmes,
 - Partnership: The principle of partnership implies that local authorities will seek to establish a strong and enduring relationship with iwi and Māori, within the context of iwi and Māori expectations. Kaunihera should identify opportunities, and develop and maintain ways for Māori to contribute to kaunihera decisions, and consider ways kaunihera can help build Māori capacity to contribute to council decision-making,
 - Equity: The principle of equity requires local authorities to commit to achieving the equitable delivery of local public services,
 - Active protection: The principle of active protection requires local authorities to be well informed on the wellbeing of iwi, hapū and whanau within their respective rohe,
 - Options: The principle of options requires local authorities to ensure that its services are provided in a culturally appropriate way that recognises and supports the expression of te ao Māori.

Behaviours

9. Clauses 10 to 12 of the Code sets out understanding and expectations about the manner in which members should conduct themselves while acting in their capacity as members.

Trust

10. Members will:
- make decisions on their merits, in the interests of the public and unaffected by illegitimate considerations such as personal interest or other duties or relationships
 - disclose personal and outside interests, relationships and duties

² Sourced from the [LGNZ Code of Conduct template 2022](#).

- declare a conflict of interest and step aside from a decision where they are unable to approach a decision on its merits or it might appear that they will not approach a decision on its merits, in the interests of the public and unaffected by a personal or outside interest, relationship or duty
- when making decisions, have an open mind to the views of others and to alternatives, and be prepared, despite any predisposition they may have, to change their mind
- ensure that they are not under an obligation to those who might inappropriately try to influence them in the performance of their duties
- be accountable for the decisions they make and enable appropriate public scrutiny
- make an equitable contribution, including attending meetings and workshops, preparing for meetings, attending civic events, and participating in relevant training seminars
- act and make decisions openly and transparently
- be truthful and demonstrate honesty and integrity
- use council resources prudently and lawfully and not for their own purposes
- uphold the law, and promote and support high standards of conduct by leadership and example
- comply with the policies and protocols adopted with the Code.

Respect

11. Members will:

- respect the people they work with
- interact with other elected members, staff and the public in a way that:
 - encourages mutual respect and maintains the dignity of each individual
 - recognises others' roles and responsibilities
 - is inclusive
 - enables the co-existence of individual and collective responsibility
 - allows for robust discussion and debate focusing on issues rather than personalities
 - is not derogatory
 - encourages thoughtful analysis
 - maintains public confidence in the office to which they have been elected
 - is open and honest
 - maintains the confidentiality of confidential information provided to them.

Policies

12. Members are expected to be aware of and comply with the policies of the local authority listed below:

A local authority may include here a policy or similar document dealing with any of the following matters:

- *Conflicts of interest*

- *Confidential information*
- *Working with staff*
- *Election year policy*
- *Communications policy*
- *Media protocols*
- *Social media guidelines*
- *Governance role and responsibilities*
- *Expenses policy*

PART 3

BREACHES AND COMPLAINTS

Breaches of the Code

13. A breach of this Code occurs if:
- One or more of the principles listed in paragraphs 10 to 11 are breached
 - A policy listed in paragraph 12 is breached.

COMPLAINTS

Who may make a complaint?

14. Complaints about an alleged breach of the Code by a member may be made by:
- Members of a local authority, local board, community board, committee or sub-committee
 - An employee of a local authority
 - A member of the public

Making a complaint

15. Where a person listed in paragraph 14 believes that a member has breached the Code that person may make a complaint.
16. A complaint must be made in writing and lodged with the Chief Executive, and:
- Describe the breach
 - Reference the part of the Code which is alleged to have been breached
 - Provide evidence of the alleged breach; and
 - Provide evidence of any attempts to resolve the breach prior to the complaint having been lodged.

Member's capacity

17. A complaint must relate to the conduct of a member while acting in their capacity as a member.

18. For the avoidance of doubt, this Code applies to any interaction between a member and an employee of a local authority where:
- The member is acting in a personal capacity; and
 - The employee is employed by the local authority forming part of the council grouping the member relates to.

PRINCIPLES AND MATERIALITY

Principles for dealing with complaints

19. Complaints will be considered and dealt with in accordance with the following principles:
- The approach for investigating and assessing a complaint will be proportionate to the apparent seriousness, nature and complexity of the alleged breach.
 - The concepts of natural justice, fairness and reasonableness will apply in the determination of any complaints made under this Code.

Information privacy principles

20. When receiving or collecting information about a complaint or when providing information about a complaint the Chief Executive and the investigator shall apply the information privacy principles set out in [section 22](#) of the Privacy Act 2020.

Materiality

21. An alleged breach under this Code is material if, in the opinion of an investigator, it would if proven, bring a member or the local authority into disrepute or, if not addressed, reflect adversely on another member of the local authority.
22. The following may be taken into account when assessing materiality:
- The conduct was not stopped on request
 - The conduct appeared to be intentional, malicious or motivated by ill-will
 - The conduct caused serious harm, such as reputational harm for an individual or organisation, bringing the local authority into disrepute
 - There has been an ongoing pattern of breaches
 - Even though the conduct complained of occurs on only one or two occasions it represents a major departure from expected standards.
23. The following types of conduct shall be dealt with by an investigator as if they were material:
- participating in a decision where the member has been formally advised through the 'conflict of interest' provisions Part 4 of this Code that a conflict of interest exists
 - bullying, aggressive or offensive behaviour
 - discrimination
 - undermining the role of other elected members

- misrepresentation of the statements or actions of others
- disclosure of confidential information
- misuse of council resources
- harassment, including
 - violent threats or language directed against another person
 - discriminatory jokes and language
 - posting sexually explicit or violent material
 - posting (or threatening to post) other people's personally identifying information
 - personal insults
 - unwelcome sexual attention
 - advocating for, or encouraging, any of the above behaviour
- publicly criticising staff or calling into question their professionalism or integrity.

PROCESS FOR DEALING WITH COMPLAINTS

Chief Executive receives complaint

24. On receipt of a complaint under this Code the Chief Executive will refer the complaint to an investigator. The Chief Executive will also:
- inform the complainant that the complaint has been referred to the investigator and the name of the investigator, and refer them to the process for dealing with complaints as set out in the Code
 - inform the respondent that a complaint has been made against them, the name of the investigator and remind them of the process for dealing with complaints as set out in the Code.

Investigator makes preliminary assessment

25. On receipt of a complaint the investigator will undertake a preliminary assessment to determine the relative merit and seriousness of the alleged breach and the nature of the subsequent process that will be followed. The investigator will consider whether:
- the complaint is trivial, vexatious, frivolous, not made in good faith or politically motivated and should be dismissed
 - the complaint is without substance, or does not appear to be a breach of the Code and should be dismissed
 - the complaint is relatively minor and no further action is necessary
 - the complaint is outside the scope of the Code and should be re-directed to another agency or process
 - The complaint is not material and should be referred to the Mayor or Chairperson to be dealt with under paragraph 33
 - The complaint should in the first instance be dealt with by mediation
 - the complaint is material and a full investigation is required.

26. Factors that can be considered when determining if a complaint is trivial, frivolous, vexatious, not made in good faith, or without substance include whether complaints are intended to:
 - intimidate or harass another member or employee
 - damage another member's reputation
 - obtain a political advantage
 - influence the council in the exercise of its functions or to prevent or disrupt the exercise of those functions
 - avoid disciplinary action under this Code
 - prevent or disrupt the effective administration of this Code.
27. In making the assessment the investigator may make whatever initial inquiry is necessary to determine their recommendations, including interviewing relevant parties.
28. Subject to clause 29, a full copy of the complaint will be provided to the respondent which will include the name of the complainant.
29. Where appropriate and having considered relevant matters such as natural justice obligations, legal issues, privacy issues and potential prejudice to the future supply of complaint information the investigator may:
 - Decline to provide a copy of the complaint to the respondent; or
 - Provide a redacted copy of the complaint to the respondent.

Outcomes of preliminary assessment

30. Where an investigator determines that a complaint is trivial, vexatious, frivolous, or politically motivated, the complaint may be dismissed. The Chief Executive will advise both the complainant and the respondent of the investigator's decision.
31. Where the investigator finds that the complaint involves a potential legislative breach and/or is outside the scope of the Code, they may recommend that it should be re-directed by the Chief Executive to another agency or process. The Chief Executive will advise both the complainant and the respondent of the investigator's decision.
32. If the complaint is not dismissed or redirected, the investigator may initiate any of the following processes:
 - referral to the Mayor or Chairperson
 - mediation
 - a full investigation

Referral to Mayor or Chairperson

33. If the subject of a complaint is found to be non-material (not serious) and not amenable to mediation, the investigator will inform the Chief Executive and suggest that the respondent is referred to the Mayor or Chairperson for advice and guidance. A meeting or meetings with the Mayor or Chairperson will be regarded as sufficient to resolve the complaint. The investigator may also recommend a course of action appropriate to the breach for the Mayor or Chairperson's consideration, such as:
- that the respondent attend appropriate courses or programmes to increase their knowledge and understanding of the matters resulting in the complaint
 - that the respondent work with a mentor for a period
 - that the respondent tenders an apology to the complainant.
34. The Chief Executive will advise both the complainant and the respondent of the investigator's decision and any recommendations, neither of which are open to challenge.
35. The outcomes of any referral to the Mayor or Chairperson will be confidential and, other than reporting that a complaint has been resolved through referral to the Mayor or Chairperson for guidance, there will be no additional report to council.

Mediation

36. If the complaint concerns a dispute between two members, or between a member and another party, the investigator may recommend mediation.
37. The investigator will contact the parties and seek their agreement to independently facilitated mediation.
38. If the parties agree and the issue is resolved by mediation the matter will be closed and no further action is required. The outcomes of any mediation will be confidential and, other than reporting that a complaint has been resolved through mediation, there will be no additional report to council unless the complaint is referred for further investigation due to a failure of the mediation process.
39. The investigator will use their best endeavours to resolve a complaint through mediation before determining that a complaint is to be resolved through an investigation.

Referral for full investigation by investigator

40. If the subject of a complaint is found by the investigator to be material or if no resolution can be reached through mediation and/or mediation is refused by the complainant or the respondent, the investigator will inform the Chief Executive that the matter should proceed to full investigation and the Chief Executive will inform the complainant and respondent.

Investigator to undertake full investigation

41. Where a complaint proceeds to full investigation the investigator will undertake an investigation appropriate to the scale of the seriousness of the alleged breach and in doing that may:

- consult with the complainant, respondent, and any directly affected parties
 - undertake a hearing with relevant parties
 - refer to any relevant documents or information.
42. Following an investigation the investigator may uphold the complaint in whole or in part, or dismiss the complaint.
43. Where a complaint is upheld, the investigator will also determine whether to impose any of the following sanctions³ on the member:
- a requirement to apologise and, if applicable, withdraw remarks
 - a requirement to make a public statement correcting or clarifying previous remarks
 - a requirement to undertake specified training or personal development
 - suspending the elected member from committees or other representative bodies
 - requiring the member to seek guidance from the chairperson or a mentor
 - for a nominated period, restrict the member's access to council staff (other than the Chief Executive or their specific nominees) and/or to council offices or parts of council offices.
44. In deciding whether to impose a sanction, and what the sanction should be the investigator must take into account the materiality of the breach.
45. Following the investigation, the investigator will provide the Chief Executive with a report on the findings of the investigation and any sanctions that are imposed on the respondent.
46. The Chief Executive will within 2 weeks of having received it provide the report to the complainant, respondent, and the relevant local board or governing body for information purposes only.
47. There is no right of appeal of any decision made by the investigator.

Public disclosure of complaints and outcomes

48. The public interest in the accountability of elected members needs to be balanced against the requirements of natural justice and privacy. The outcomes of complaints relating to non-material breaches will not be publicly reported by the council, except in an anonymised form for the purpose of sharing good practice.
49. Where the complaint relates to a material breach of the Code, the investigator will determine whether the outcome of the investigation, or the report, should be publicly reported (having regard to [Local Government Official Information and Meetings Act 1987](#)). If such information is publicly reported, compliance with any sanctions imposed by the investigator will also be publicly reported.

³ The terms of reference given by the Minister of Local Government exclude from the Commission's consideration (1) disqualification from office as a potential penalty; (2) creation of offences. These issues, along with the wider issue of sanctions, are being considered by the Department of Internal Affairs and the Department's work may result in proposals to amend the legislation in relation to disqualification and offences. This part of the draft Code may require change after the outcome of the Department's work is known.

After a complaint has been dealt with

50. After a complaint has been dealt with:
- Members should reflect on how to rebuild any relationships impacted by the cause of a complaint
 - The Chief Executive shall consider whether there are administrative actions that can be taken to help ensure that the causes of a complaint are less likely to occur in the future or that the negative impacts of those causes can be better mitigated.

PART 4

CONFLICTS OF INTEREST

51. Members are expected to:
- Maintain a clear separation between their personal interests and their duties as members in order to ensure they are free from bias or predetermination (either real or perceived) when making decisions
 - Familiarise themselves with the provisions of the Local Authorities (Members' Interests) Act 1968 in relation to pecuniary interests
 - Familiarise themselves with the policies and protocols of the local authority relating to conflicts of interest
 - Identify actual or perceived conflicts of interest existing in relation to a matter they may make decisions on, and taking appropriate action to ensure they do not compromise the decisions of the local authority, board or committee they are a member of
 - Seek advice from the Chief Executive or other appropriate officer of the council about conflict of interest issues.
52. Where an alleged breach of the Code relates to a conflict of interest, the Chief Executive will inform the respondent of the complaint and arrange for the member to receive advice from the Chief Executive on the conflict of interest.
53. The Chief Executive will inform the complainant that advice on the matter has been sought. The complainant will not have any further involvement in the complaint following this.
54. The advice is provided to the member and to the governing body (in relation to a complaint against a governing body member), or the local board or community board (in relation to a complaint against a member of a local board) or community board.
55. If the advice is that it would be reasonable to conclude that the member has a conflict of interest, they are required to declare the conflict and recuse themselves from any future decision on that matter to which the conflict of interest relates and while the interest continues to exist. If the elected member does not take that action, the matter will be referred to an Investigator who will consider whether it should be investigated as a material breach of the Code.

PART 5

RIGHTS AND OBLIGATIONS OF MEMBERS

56. This Part of the Code provides an outline:

- of members' rights and obligations
- the ability of members to access information as part of their role.

Obligations of members

57. The obligations of members include:

- Taking responsibility for ensuring they understand their roles and responsibilities and this Code, and attending any appropriate training opportunities provided by the local authority
- Attending all meetings (including external organisations to which they are appointed), workshops and working groups
- Coming to meetings prepared, including having read relevant material
- Seeking personal and skill development opportunities to effectively fulfil their statutory declaration of office and contributing to the good governance of the local authority
- Ensuring that pecuniary interest returns are provided in an accurate and timely manner.

Rights of members

58. The rights of members include:

- subject to any conflicts of interest identified:
 - the right to attend and participate in any meeting of the local authority, local board, community board, committee or sub-committee they are a member of
 - the right to vote on decisions to be made by the local authority, local board, community board, committee or sub-committee
- the same rights as members of the public to request information under the [Local Government Official Information and Meetings Act 1987](#).
- the right, under section 26A of the Local Government Act 2002 to access information held by the local authority.⁴

Access to information

59. Section 26A of the Local Government Act 2002 sets out the entitlement of members access to documents held by local authority. These are that:

- (1) *A member of a local authority is entitled to have access to documents held by the local authority that are reasonably necessary to enable the member to effectively perform their duties as a member of the local authority.*
- (2) *A member of a local authority may request access to the documents specified in subclause (1) from the Chief Executive of the local authority.*

⁴ The ability for members to access information under section 26A is proposed to be included in the Local Government Act 2002 by the Local Government (System Improvements) Amendment Bill.

PART 6

FREEDOM OF EXPRESSION

60. This Part of the Code provides an explanation of how freedom of expression as guaranteed by the New Zealand Bill of Rights Act 1990 applies, including the limits placed on this right by other statutes such as the incitement provisions of the Human Rights Act 1993.
61. [Section 14](#) of the New Zealand Bill of Rights Act 1990 provides that:
- Everyone has the right to freedom of expression, including the freedom to seek, receive, and impart information and opinions of any kind in any form.*
62. The Code of conduct is not a means of preventing members from expressing their personal views provided they are clearly signalled as personal views. Rather the Code is designed to permit robust debate and the expression of a variety of points of view by providing a framework to ensure that debate is conducted in a civil and respectful way.
63. The right to freedom of expression should be used responsibly and not be used to breach the Code in a manner that is, for example, disruptive or derogatory.
64. Some Acts contain specific limitations to the freedom of expression. These include limitations relating to:
- Discrimination causing racial disharmony, [section 61, Human Rights Act 1993](#)
 - Communication constituting sexual harassment, [section 62, Human Rights Act 1993](#)
 - Communication constituting racial harassment, [section 63, Human Rights Act 1993](#)
 - Communication Inciting racial disharmony, [section 131, Human Rights Act 1993](#)
 - Offensive behaviour or language, [section 4, Summary Offences Act 1981](#)
 - Posting a digital communication with the intention it causes harm to a victim, [section 22, Harmful Digital Communications Act 2015](#)
 - Privacy breaches under the Privacy Act 2020, including those causing interference with the privacy of an individual, as described in [section 69](#) or breaches that either have caused or are likely to cause anyone serious harm as described in [section 112](#)
 - In relation to offers of stocks or bonds, disclosure of information that breaches the [Financial Markets Conduct Act 2013](#), in particular [Part 2](#) relating to fair dealing, [Subpart 2 of Part 5](#) relating to insider trading, and [Subpart 3 of Part 5](#) relating to market manipulation
 - The [Defamation Act 1992](#), which gives individuals the right to seek remedy against false statements that could harm reputation.

PART 7

GENERAL EXPLANATION OF ENACTMENTS

Explanations similar to those set out in the [LGNZ Code of Conduct template 2022](#) for:

- *Local Government Act 2002*
- *Local Government Official Information and Meetings Act 1987*
- *Local Authorities (Members' Interests) Act 1968*
- *Protected Disclosures (Protection of Whistleblowers) Act 2022*
- *Serious Fraud Act 1990*
- *Local Government (Pecuniary Interests Register) Act 2022*
- *Health and Safety at Work Act 2015*
- *Harmful Digital Communications Act 2015*

DRAFT

13. Council submissions process during the 2025 local elections

Reference Te Tohutoro: 25/1389072

Responsible Officer(s) Te Pou Matua: Sharna O’Neil, Policy Analyst Strategic Policy

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

1. Purpose and Origin of the Report Te Pūtake Pūrongo

- 1.1 The purpose of this report is to seek the Council’s direction on the management of submissions to external agencies during local elections. There is a significant amount of central government consultation expected over this period.

2. Officer Recommendations Ngā Tūtohu

That the Council:

1. Receives the information in the Council submissions process during the 2025 local elections 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. Delegates approval to the Chief Executive for submissions to external agencies made during the period between the last substantive Council meeting of the electoral term and the first substantive Council meeting of the new term.

3. Executive Summary Te Whakarāpopoto Matua

- 3.1 The Council expects several significant central government consultations in the second half of 2025.
- 3.2 Following the last substantive Council meeting of the local electoral term and before the first meeting of the new electoral term, staff will not be able to bring submissions to external agencies to a Council meeting for approval.
- 3.3 Staff are seeking the Council’s agreement to delegate submission approval to the Chief Executive, during this period.

4. Background/Context Te Horopaki

- 4.1 The Council regularly makes submissions to other organisations such as central government agencies, Parliament’s select committees, and regional councils.
- 4.2 Two types of submissions are prepared. Staff submissions are generally on consultations that are technical, have operational impacts and where there is an approved Council position. Council submissions are often on significant issues or new policy approaches that need the Council to determine a position.
- 4.3 Consultations expected to be released in the second half of this year include the:

- 4.3.1 Natural Environment Bill
- 4.3.2 Planning Bill
- 4.3.3 Local Government (Infrastructure Funding) Bill
- 4.3.4 Infrastructure Funding and Financing Amendment Bill
- 4.3.5 Emergency Management Bill
- 4.3.6 National Adaptation Framework
- 4.4 While exact consultation dates are unknown, staff need an agreed approach to submissions following the final Council meeting of the term.

Options Considered Ngā Kōwhiringa Whaiwhakaaro

- 4.5 The following reasonably practicable options were considered and are assessed in this report:
 - 4.5.1 Preferred option: Delegate to the Chief Executive to approve submissions to external agencies during the period between the last substantive Council meeting of the term and the first substantive Council meeting of the new term.
 - 4.5.2 Alternative option: The Council does not make submissions to external agencies during this period.

Options Descriptions Ngā Kōwhiringa

- 4.6 **Preferred Option:** Delegate to the Chief Executive to approve submissions to external agencies during the period between the last substantive Council meeting of the electoral term and the first substantive Council meeting of the new term.
 - 4.6.1 Option Advantages
 - Staff will be able to provide feedback on important legislation that impacts our sector.
 - 4.6.2 Option Disadvantages
 - Elected members will not be involved in the submission process.
- 4.7 **Alternative option:** The Council does not make submissions to external agencies that would normally go through the Council during the period between local electoral terms.
 - 4.7.1 Option Advantages
 - None identified.
 - 4.7.2 Option Disadvantages
 - The Council will miss opportunities to provide feedback and insights on key legislation that impacts our organisation and sector.

5. Financial Implications Ngā Hīraunga Rauemi

Capex/Opex Ngā Utu Whakahaere

	Recommended Option	Alternative Option
Cost to Implement	Existing operational budgets.	Existing operational budgets.
Maintenance/Ongoing Costs	Existing operational budgets.	Existing operational budgets.
Funding Source	Existing operational budgets.	Existing operational budgets.
Funding Availability	Existing operational budgets.	Existing operational budgets.
Impact on Rates	Existing operational budgets.	Existing operational budgets.

6. Considerations Ngā Whai Whakaaro

Risks and Mitigations Ngā Mōrearea me ngā Whakamātautau

- 6.1 The decision to delegate to the Chief Executive to approve submissions to external agencies during the period between local electoral terms is low risk.

Legal Considerations Ngā Hīraunga ā-Ture

- 6.2 Statutory and/or delegated authority to undertake proposals in the report:
- 6.2.1 The preferred option of delegating to the Chief Executive to approve submissions to external agencies during the period between local electoral terms comes within the broad delegation powers set out in section 32(1) of the Seventh Schedule of the Local Government Act 2002.
- 6.3 Other Legal Implications:
- 6.3.1 There is no other legal context, issue, or implication relevant to this decision.

Strategy and Policy Considerations Te Whai Kaupapa here

- 6.4 The required decision:
- 6.4.1 Aligns with the [Christchurch City Council's Strategic Framework](#).
- 6.4.2 Is assessed as low significance based on the Christchurch City Council's Significance and Engagement Policy. The level of significance was determined by the fact that it relates to administrative matters.
- 6.4.3 Is consistent with the Council's Plans and Policies.
- 6.5 This report supports the [Council's Long Term Plan \(2024 - 2034\)](#):
- 6.6 Strategic Planning and Policy
- 6.6.1 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

- 6.7 Staff engage with Community Boards on submissions when appropriate. The proposed approach to submissions over the end of the current term will also impact the ability of Community Boards to be involved.

Impact on Mana Whenua Ngā Whai Take Mana Whenua

- 6.8 The decision does not involve a significant decision in relation to ancestral land, a body of water or other elements of intrinsic value, therefore this decision does not specifically impact Mana Whenua, their culture, and traditions.
- 6.9 The decision does not involve a matter of interest to Mana Whenua and will not impact on our agreed partnership priorities with Ngā Papatipu Rūnanga.
- 6.10 The decision is an administrative matter to delegate decision making over the local election period. Staff will continue to work with the Treaty Relationships team in developing submissions to external agencies.

Climate Change Impact Considerations Ngā Whai Whakaaro mā te Āhuarangi

- 6.15 The proposals in this report are unlikely to contribute significantly to adaptation, the impacts of climate change, or emissions reductions.
- 6.16 The decision is an administrative matter to delegate decision making over the local election period. Staff will continue to engage with the Climate Resilience and CHAP teams as necessary when developing submissions to external agencies.

7. Next Steps Ngā Mahinga ā-muri

- 7.1 Staff will continue to bring Council submissions to Council meetings until the Council’s last substantial meeting.
- 7.2 After the final substantive Council meeting of the term, submissions will then be delegated to the Chief Executive approval.

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	Sharna O'Neil - Policy Analyst Luke Adams - Principal Advisor Policy Ron Lemm - Manager Legal Service Delivery
Approved By	Elizabeth Wilson - Team Leader Policy David Griffiths - Head of Strategic Policy & Resilience Helen White - General Counsel / Director of Legal & Democratic Services John Higgins - General Manager Strategy, Planning & Regulatory Services Mary Richardson - Chief Executive

14. Advice on Support for Emergency and Community Housing

Reference Te Tohutoro: 25/1591790

Responsible Officer(s) Te
Pou Matua: Bruce Rendall, Head of Facilities and Property

Accountable ELT Anne Columbus, General Manager Corporate Services/Chief People
Member Pouwhakarae: Officer

1. Purpose and Origin of the Report Te Pūtake Pūrongo

- 1.1 The purpose of this report is to present advice for the Council's consideration about support for emergency and community housing. The report provides a basis for the Council to determine the direction for a future work programme. Additional information will be required before decisions can be made on funding and/or consultation through a future Annual Plan or Long-Term Plan process.
- 1.2 The report originates from a Council resolution on 19 March 2025 (CNCL/2025/00001) requesting "advice on the ways in which the Council could support the provision of emergency and community housing." A separate report will be presented about homelessness in response to a noting provision in the 2025/26 Annual Plan requesting "a report on options to address housing and homelessness matters".

2. Officer Recommendations Ngā Tūtohu

That the Council:

1. Receives the information in the Advice on Support for Emergency and Community Housing Report.
2. Requests advice, including a feasibility study and information about next steps, about redeveloping Council-owned land in Hereford Street into a supportive transitional housing hub in collaboration with relevant stakeholders and partners and in time for potential consultation in the 2026/27 draft Annual Plan.
3. Noting the Local Government (System Improvements) Amendment Bill has signalled possible changes to the Council's rating powers, requests Officers undertake further work to prepare advice on the potential for rates funding to support community housing activities in time for consideration early in the next triennium.

3. Executive Summary

- 3.1 Information on housing stress and deprivation is outlined in the Background section and accompanying attachment to this report. The Council's existing policy frameworks and resource allocations currently provide limited capacity to fully support its housing objectives, particularly in the areas of transitional and social housing. This report presents two initiatives for the Council's consideration and seeks approval for further staff investigation.
- 3.2 Initiative 1: Developing a Supportive Transitional Housing Hub
 - 3.2.1 The concept of a supportive transitional housing hub is proposed as a potential long-term contribution to Christchurch's housing system. The initiative would aim to provide transitional housing places integrated with support services, addressing a current undersupplied sector within the local housing system.

- 3.2.2 Although the initiative may involve significant future costs and is not expected to deliver immediate housing outcomes, a phased development approach could help minimise initial financial exposure. This would include feasibility assessments, engagement with relevant stakeholders, and early-stage planning.
- 3.2.3 Given the proposal's potential scale and strategic relevance, it is recommended that the Council formally endorse the commencement of preliminary feasibility work before staff proceed.
- 3.3 Initiative 2: Leveraging Rates Funding for Housing Initiatives
 - 3.3.1 A rates-based funding mechanism is a possible medium-term financial approach that could support the Council's existing housing stock and, potentially, community housing initiatives.
 - 3.3.2 This approach may align with our effectiveness and efficiency criteria by utilising established revenue collection mechanisms and offering opportunities to collaborate with community housing providers. However, progressing this approach would involve a significant policy shift within the Council and may not fully align with broader government directives. Without identified offsetting savings within Council operations, it may also generate community concern.
 - 3.3.3 Given the potential implications, a formal Council resolution indicating support would be appropriate before staff undertake further development of this option.

4. Background/Context Te Horopaki

The Problem Summarised

- 4.1 Recent data indicates an increase in housing stress and housing deprivation in Christchurch. Housing stress refers to the financial pressure on households spending 30% or more of their income on housing costs. Housing deprivation is when people lack access to adequate shelter, which can range from rough sleeping to living in severely crowded or uninhabitable dwellings. The rate of severe housing deprivation in Christchurch has risen from 54.7 per 10,000 people in 2018 to over 150 per 10,000 in 2023.
- 4.2 Several factors are contributing to this growing problem:
 - 4.2.1 System-wide Shortages: There are currently limited supplies of emergency, transitional, and long-term public and affordable housing in Christchurch. These constraints can result in extended stays in temporary accommodation due to limited options for progression into more permanent housing, which may also affect the availability of spaces entering the system.
 - 4.2.2 Policy Changes: Recent changes in government policy may be influencing current housing pressures. These include adjustments to eligibility criteria for emergency housing, which have resulted in fewer approvals for assistance. In addition, the slowing or cancellation of public housing developments and changes to tenancy redirection policies have affected the rate at which new housing stock is delivered. These developments may also have implications for the long-term financial sustainability of the Council's housing portfolio. While recent policy announcements may offer some relief, they are unlikely to fully address the scale of current challenges.

- 4.2.3 Broader Issues: A range of social and economic factors, including cost of living pressures, mental health conditions, and substance use, can act as barriers to securing stable housing.
- 4.3 More background is available in Attachment 1.

Council's Response and Actions

- 4.4 Since a 2016 change in delivery model, the Council has been actively working to ensure its community housing portfolio is financially sustainable, warm, dry, and well-maintained. A further objective is for the Council, working with OCHT and other community housing providers, to increase the amount of social housing available by developing new complexes on vacant sites and redeveloping existing sites to accommodate more units.
- 4.5 While initially successful, achieving these objectives has become more difficult due to increasing costs and changes to the Government's Public Housing Plan and other housing policies.
- 4.6 Existing revenue from rents and subsidies is insufficient to cover essential operational and maintenance costs, let alone fund new construction. Accessing funding for new development or redevelopment is also difficult.
- 4.7 Throughout the period, the Council has implemented strategies to reduce costs and increase revenue to try to generate sufficient funds to achieve its aims (See Attachment 1). Under current policy settings, these actions have proved ineffective in generating significant additional funding for either the long-term financial sustainability of the portfolio or growth.
- 4.8 If it wishes to contribute further to addressing housing stress and housing deprivation, the Council may need to look to additional solutions. The rest of this report presents a proposal, which could help contribute to freeing up temporary housing, and an option for a policy change, that could create funding for community housing.

Analysis Criteria

- 4.9 While the background above is condensed, the approaches mentioned have been assessed against criteria to ensure alignment with the Council's strategic objectives and community needs. These criteria are:
 - 4.9.1 Effectiveness: Staff assess how the option could demonstrably contribute to the Council's housing vision (all residents have access to secure, safe, affordable, warm, and dry housing), thereby improving individual outcomes and strengthening communities.
 - 4.9.2 Efficiency: Staff determine if the intervention can achieve its intended outcomes at a reasonable cost and with long-term financial sustainability.
 - 4.9.3 Legislative Consistency: Staff verify that the option is compliant with the Council's legal responsibilities.
 - 4.9.4 Policy Alignment: Staff assess if the options are consistent with existing Council policies, including the Housing Policy 2016, Community Housing Strategy, and Strengthening Communities Strategy, while pragmatically addressing any limitations posed by current funding principles.

- 4.9.5 Long-Term Sustainability and Resilience: Staff assess the intervention's long-term viability and its capacity to contribute to an enduring and adaptable housing system, avoiding future dependencies.
- 4.9.6 Collaboration and Partnerships: Staff examine the extent to which the intervention could foster collaboration with central government agencies, Iwi, and Community Housing Providers to leverage diverse resources and expertise.

5. An opportunity to address Transitional Housing Needs

The Opportunity

- 5.1 The background information highlights challenges associated with transitional housing in Christchurch.
- 5.2 There may be an opportunity to explore a long-term response. The Council owns a converted motel on Hereford Street, currently leased to the YWCA and used for transitional housing for women and children. The facility was not originally designed for this purpose and is nearing the end of its operational life.
- 5.3 This Hereford Street property is located near the Christchurch City Mission.
- 5.4 The Council could consider facilitating the exploration of the feasibility of redeveloping this site into a supportive transitional housing hub.
- 5.5 This initiative proposes to investigate the redevelopment of this site into a long-term transitional housing hub that integrates essential support services. This concept draws from successful models implemented elsewhere, such as HomeGround in Auckland and Whakamaru in Wellington. To be successful the Council would need to collaborate with key partners, including the City Mission and YWCA, to define the scope and operational model, and explore funding mechanisms.
- 5.6 An initial feasibility study would help assess stakeholder interest and identify potential funding partners. If the study indicates support, the Council could consider preparing a preliminary business case for inclusion in the 2026/27 Annual Plan. It is noted that seed funding would be required to develop a full business case, and no current budget is allocated for this purpose.
- 5.7 Should the initiative progress to a full business case, it could be prepared in time for consideration as part of the 2027–2037 Long Term Plan.

Considerations and Limitations

- 5.8 This phased approach to exploring a supportive transitional housing hub offers several advantages:
 - 5.8.1 Potential Long-Term Solution: Exploring a supportive transitional housing hub may offer a strategic opportunity to increase the availability of transitional housing and improve access to integrated support services for individuals experiencing housing instability.
 - 5.8.2 Complementary Service Delivery: A dedicated facility with integrated support services could complement existing community services and infrastructure.
 - 5.8.3 No Immediate Expenditure: The initial phase focuses on a feasibility study, allowing for further assessment before any significant capital investment is considered.

- 5.9 The proposed initiative also carries certain disadvantages:
 - 5.9.1 No Immediate Impact: As the initial phase centres on feasibility, there may be limited immediate action to address current housing needs. This could lead to perceptions of delay or insufficient responsiveness among stakeholders.
 - 5.9.2 Potential Future High-Cost : While early-stage costs are minimal, full redevelopment and ongoing operations may require substantial financial investment.
 - 5.9.3 Not Core Council Business: Some stakeholders may view the development of a transitional housing hub as outside the Council's core responsibilities, which could prompt discussion around prioritisation and resource allocation.
- 5.10 Several critical issues require careful consideration throughout the feasibility process:
 - 5.10.1 Funding Availability: Identifying and securing substantial funding, both for capital development and ongoing operational sustainability, will be a significant challenge. The Council will need to ascertain the willingness of external funders to invest in such a project.
 - 5.10.2 Operating Sustainability: Ensuring the long-term operational sustainability of a supportive housing hub, which includes funding for comprehensive support services, requires a detailed and viable financial model. Potential operators already face financial pressures, particularly around operating expenditure.
 - 5.10.3 Shared City Vision: The success of a project of this scale and nature hinges on a shared city vision and broad community support. The feasibility study should assess whether such a unified vision exists and can be developed to support the project.
- 5.11 Analysis comments based on the criteria in 0 are:
 - 5.11.1 Effectiveness: This option may contribute to the Council's housing vision in the long term by increasing transitional housing beds and integrating crucial support services. However, it does not offer an immediate impact.
 - 5.11.2 Efficiency: The initial phase involves no immediate capital expenditure, focusing solely on a feasibility study. If successful, the full project will require substantial investment, necessitating a robust financial model for long-term operational sustainability. Its ultimate efficiency hinges on securing significant external funding and operating partners.
 - 5.11.3 Legislative Consistency: Exploring redevelopment for a supportive housing hub aligns with the Council's role in promoting community wellbeing under the Local Government Act 2002. It supports local decision-making to address a significant community need.
 - 5.11.4 Policy Alignment: This option is consistent with the Council's housing policies by aiming to provide secure and safe housing options. It represents a strategic investment which may address a gap in the housing continuum, which is consistent with the intent of the Housing Policy and Community Housing Strategy.
 - 5.11.5 Long-Term Sustainability and Resilience: This option may offer potential for long-term sustainability and resilience by creating a purpose-built, integrated housing solution. Its success depends on securing long-term operational funding and establishing effective partnerships for ongoing support services, which are critical for its enduring impact.
 - 5.11.6 Collaboration and Partnerships: This option prioritises collaboration from its inception, proposing partnerships with key agencies like the City Mission and YWCA.

This collaborative approach is essential for defining the scope, operational model, and securing funding partners, leveraging diverse expertise.

6. Rates Funding

An Option

- 6.1 The background information indicates that current funding levels may limit the Council's ability to fully achieve its community housing objectives. One option for addressing this constraint could involve the use of rates funding, although this would represent a notable policy shift.
- 6.2 This option would involve allocating rates funding to support community housing. Funding could be sourced through an increase in rates, either via the general rate or a targeted levy or through the reprioritisation of existing resources.
 - 6.2.1 Rates funding could be directed toward improving existing Council-owned housing stock, particularly properties that are in poor condition or no longer fit for purpose (e.g., bed-sits), with the aim of increasing the number of usable units. It could also be used to service loans for the development of new, unsubsidised rental housing.
 - 6.2.2 Another potential use of rates funding could be the establishment of a grants programme for community housing providers. This programme could support both operational costs (such as support services and private market rental subsidies) and capital investment. Funding priorities could be developed in collaboration with relevant agencies.
- 6.3 The current Revenue and Financing Policy does not provide for the use of rates funding to support Community Housing. As such, gauging the Council's willingness to consider rates funding as an option is a necessary preliminary step. If there is support, staff could prepare further information and develop a more detailed concept for consideration by Council and potential inclusion in a future Annual or Long-Term Plan consultation process.
- 6.4 The policy environment surrounding local government housing provision continues to evolve. Anticipated changes, such as amendments to the purpose of local government and the potential introduction of rates capping, may influence the viability of rates funding for social housing. While these changes are not yet finalised and their impacts remain uncertain, they underscore the importance of a phased and considered approach to exploring this option.

Considerations and Preliminary Analysis


- 6.5 Rates funding presents several advantages:
 - 6.5.1 Strategic Alignment: The proposal aligns with existing strategic documents, such as the Greater Christchurch Partnership's Joint Housing Action Plan, which includes a Phase 2 action to explore a Targeted Rate at circa \$20/ household per annum. The Council's Community Housing Strategy 2021 - 2031 includes an action to "Identify and evaluate funding and financing options to support the increased supply of community housing to meet current and expected demand". In its Housing Policy 2016, the Council commits to "Develop consenting, rating and development contributions assistance policies to support social and affordable housing."
 - 6.5.2 Efficiency: Utilising established Council processes for rates collection and potential grant distribution may support efficient implementation without requiring new administrative systems.

- 6.5.3 Community Focus: Directing funding toward community housing may help address identified needs. Involving established community agencies in the design and delivery of any programme could support targeted and practical investment.
- 6.5.4 Effectiveness: Reinvesting rates funding into Council-owned housing stock may result in short- to medium-term improvements by increasing the number of lettable units. A grants programme could also provide targeted support to community housing providers based on identified priorities.
- 6.6 Potential disadvantages associated with this initiative include:
 - 6.6.1 Policy Inconsistency: Implementing a new rates funding stream or significant reprioritisation will present inconsistencies with the Council's current Revenue and Financing Policy, which requires housing activities to be funded through user charges (i.e. rents). A policy departure or amendment, with clear justifications for deviation, would be necessary.
 - 6.6.2 Public Opposition: Any proposal involving rates increase is likely to encounter public opposition. Similarly, significant reprioritisation of funds will inevitably create concern among services or projects that experience reduced funding.
 - 6.6.3 Non-Core Spend Perception: Some stakeholders may perceive direct rates funding for housing services as a departure from the Council's core responsibilities, arguing that housing provision is not a primary function typically funded by general rates.
- 6.7 Several key issues require careful consideration to ensure the successful implementation of this initiative:
 - 6.7.1 Achievability of Funding Reprioritisation: A critical question would be whether the Council could realistically identify and reprioritise the necessary funding from existing budgets without unduly impacting other essential or important discretionary services. This would require a thorough and transparent review of current expenditures.
 - 6.7.2 Stakeholder Support: While there is some evidence of support for addressing housing affordability, securing broad public and political support for rates increases may be challenging. Reprioritisation, while avoiding a direct rate increase, would necessitate managing potential opposition from affected parties.
 - 6.7.3 Changing Legislation: The Government has introduced the Local Government (System Improvements) Amendment Bill. Under the Bill, a local authority's ability to deliver or fund community housing is likely to be constrained compared to previous legislative frameworks. The Bill removes all references to the four aspects of community well-being (social, economic, environmental, and cultural) from the Local Government Act 2002. This change refocuses councils on the cost-effective provision of core infrastructure and public services. It is not clear if housing is considered local infrastructure or public service, however, it is not included in the list of core services.
- 6.8 This option has been assessed using the evaluation criteria in 0:
 - 6.8.1 Effectiveness: This option may contribute to the Council's housing vision. It may address housing stress through creating funds to increase available housing units and providing financial support to frontline agencies.
 - 6.8.2 Efficiency: This option may demonstrate efficiency by leveraging existing Council processes for rates collection and grant distribution. Reinvesting rates into Council housing stock may offer a clear mechanism for capital deployment, improving

existing assets. Long-term financial sustainability may depend on public acceptance of rates funding for the housing activity.

- 6.8.3 Legislative Consistency: While consistent with promoting community outcomes under the Local Government Act 2002, a new rates funding stream or significant reprioritisation will require amendment of the Council's current Revenue and Financing Policy, which primarily relies on user charges for housing.
- 6.8.4 Policy Alignment: This option aligns with the Housing Policy 2016 and Community Housing Strategy, by assisting housing and support services.
- 6.8.5 Long-Term Sustainability and Resilience: This option may offer long-term sustainability by establishing a funding stream for housing initiatives. It may enhance the resilience of the housing system by enabling direct Council investment and supporting community agencies by reducing reliance on central government subsidies and rents.
- 6.8.6 Collaboration and Partnerships: This option may foster collaboration by involving established community agencies in the design and grant distribution. It may offer direct financial support, strengthening partnerships with providers of community housing services.

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A 	Attachment 1 - Background Information	25/1823961	151

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

Document Name – Location / File Link
Not applicable

Signatories Ngā Kaiwaitohu

Author	Bruce Rendall - Head of Facilities & Property
Approved By	Mary Richardson - Chief Executive

Attachment 1 Background Information

1. The Problem Summarised

- 1.1 Housing stress and deprivation in New Zealand, including Christchurch, is on the rise.
- 1.2 “Housing stress” and “housing deprivation” are distinct but related concepts that describe the challenges people face in securing adequate housing.
- 1.3 Housing stress is primarily a financial metric. It occurs when a household spends a disproportionately high percentage of its income on housing costs, such as rent or mortgage payments. A frequent definition of housing stress is spending 30% or more of a household's disposable income on housing. This financial strain can lead to households cutting back on other essential needs, like food, healthcare, and education, which in turn impacts their overall well-being.
- 1.4 Housing deprivation is the situation where people lack access to minimally adequate housing. This can be noticed in several ways, including living without shelter (rough sleeping), in temporary accommodation (such as motels, cars, or camping grounds), or in severely crowded dwellings. It also includes living in uninhabitable housing, which is defined as a dwelling that lacks at least one basic amenity like a safe water supply, electricity, or proper sanitation.
- 1.5 Evidence suggests that both housing stress and deprivation are on the rise in New Zealand. At a total household level, the 2023 census shows that rental stress (a subset of housing stress) is increasing. Data from other sources shows that a significant proportion of owner occupiers also face housing stress (Figure 1). The 2023 Census severe housing deprivation estimates by Stats NZ show a 8.9% increase in the number of people experiencing this condition, from 102,462 in 2018 to 112,496 in 2023.

Table 3.6: The number and proportion of households paying at least 30%, 40% and 50% of their gross household income in housing costs by household income and tenure in 2023

	Number of households				Proportion of households		
	At least 30%	At least 40%	At least 50%	Total	At least 30%	At least 40%	At least 50%
Owner occupiers with a mortgage							
Less than \$80,300	10,900	8,000	5,000	16,400	66%	49%	30%
\$80,300 to less than \$100,400	2,700	600	S	8,100	33%	7%	S
\$100,400 to less than \$120,500	2,000		S	9,000	22%	S	S
\$120,500 and over	2,000	1,100	S	44,400	5%	2%	S
Total	17,700	10,300	5,900	77,900	23%	13%	8%
Owner occupiers without a mtge							
Less than \$80,300	3,700	1,500	1,300	37,300	10%	4%	3%
\$80,300 to less than \$100,400	S	S	S	5,200	S	S	S
\$100,400 to less than \$120,500	S	S	S	5,000	S	S	S
\$120,500 and over	S	S	S	\$1,500	S	S	S
Total	4,300	2,000	1,600	68,900	6%	3%	2%
Private renters							
Less than \$80,300	18,900	13,400	8,900	24,000	79%	56%	37%
\$80,300 to less than \$100,400	S	S	S	4,700	S	S	S
\$100,400 to less than \$120,500	S	S	S	4,700	S	S	S
\$120,500 and over	S	S	S	16,900	S	S	S
Total	20,100	13,700	8,900	50,200	40%	27%	18%

Source: Statistics New Zealand - Household economic survey 2023

NB: No dwelling typology split was available for this data set.

Figure 1 Housing Stress in Greater Christchurch (BRANZ, 2025)

- 1.6 Christchurch has historically had lower rates of severe housing deprivation compared to other regions; however, it remains an issue according to local social support and housing agencies. Census data for Christchurch shows an increase from 54.7 per 10,000 people being severely housing deprived in 2018 to between 150 and 179.9 per 10,000 people in 2023.
- 1.7 Housing deprivation stems from multiple factors. While housing affordability and availability are central drivers, there are other factors including cost-of-living increases, addiction issues, mental health challenges and lack of support services.

2. A Changing Policy Environment

- 2.1 Government policy changes may also play a role.
- 2.2 Since April 2024 emergency housing eligibility criteria have tightened. Emergency housing serves as an immediate, short-term intervention for individuals and families facing acute housing insecurity. It provides temporary accommodation for those who have no place to stay immediately or within the next seven nights.
 - 2.2.1 Emergency housing is primarily provided either directly through non-government organisations or by way of special needs grants administered by the Ministry of Social Development.
 - 2.2.2 Since the change in eligibility, agencies have reported that “most people” are declined emergency housing.
 - 2.2.3 While much of the current media focus is on these changes, emergency housing is part of a wide system that also includes transitional and public housing. If access to emergency housing is restricted, and there is insufficient transitional, public or affordable rental housing, then is likely that the numbers of people who are severely housing deprived will increase.
- 2.3 Community agencies tell us that there is also a shortage of transitional housing in Christchurch.
 - 2.3.1 Transitional housing provides temporary accommodation for individuals and whānau who do not have anywhere to live and urgently need a place to stay. Accommodation is provided for up to 12 weeks, with the tenant paying rent of up to 25% of their income. It also offers tailored support to help these individuals and whānau into longer-term housing.
 - 2.3.2 A recent Te Waipounamu community housing providers network report (Closing the gap in greater Christchurch) shows that as of February 2023 the duration of stay for transitional housing averages between 12 to 53 weeks due to lack of permanent housing choices. More recent advice from community agencies is that this pattern has continued.
- 2.4 There is a shortage of public (government subsidised) and social (affordable rentals provided by Community Housing Providers without Government subsidies) housing. For instance, while not comprehensive, the social housing register is indicating 1499 people waiting for places in Christchurch as of May 2025.
- 2.5 Government policy changes have also led to the cancellation or slowing down of delivery of planned public housing developments.

- 2.5.1 A change in national focus, coupled with a lack of South Island-specific strategic partners, negatively impacts on the future pipeline of additional public housing. New, flexible funding mechanisms are being introduced, but their full effect on housing delivery remains uncertain. Kāinga Ora is also changing its approach.
- 2.5.2 These changes are contributing to slower delivery of additional housing units, and preventing the replacement of older, lower-quality stock. This environment aggravates existing housing challenges in Christchurch.
- 2.6 Another policy change is also likely to influence both affordability and quality. From July 2024, the Ministry of Housing and Urban Development (HUD) no longer accepts new “redirect tenancies”, except in limited cases.
 - 2.6.1 A redirect tenancy occurs when a property previously used for another purpose (e.g. Council social housing) is converted to public housing and becomes eligible for the Income-Related Rent Subsidy (IRRS). For example, if Ōtautahi Community Housing Trust (OCHT) wanted to use an existing rental property, previously occupied by a pre-2016 “Council tenant” to house someone from the Housing Register, that would be considered a redirect.
 - 2.6.2 Under the new rules there is a cap on the number of redirect tenancies. Redirects can still be replaced if a tenancy ends or a property becomes unavailable, but the overall number cannot increase.
 - 2.6.3 This change slows down revenue growth for OCHT, at a time when there are cost increase pressures, and therefore putting at risk both the steps taken to address past investment shortfalls and ongoing financial sustainability of the Council portfolio. More widely, it impacts on the ability of OCHT to generate sufficient surpluses to fund building new stock at speed and scale. It also restricts the ability of other Community Housing Providers (CHPs) to rent properties in the private market and lease these for public housing.
 - 2.6.4 In response, OCHT has introduced an “affordable rental” stream, however, even these are often financially out of reach for many households.

3. The Current Situation

- 3.1 The shortage of available long-term housing—whether public, private, or affordable rentals — effectively means that transitional housing does not function as designed i.e. it ceases to be temporary and creates a ripple effect through reducing the availability of short-term emergency or transitional housing places for new clients entering the system.
- 3.2 Despite the presence of essential components for new and renewed supply—including land, local capability, and established partnerships — the overarching issue remains a lack of sustainable funding to meet current and future housing demand.
- 3.3 Using the Council-owned, OCHT-managed housing portfolio as an example, funding for community housing comes from rents and Government subsidies. Rents are set at 25% of income for some tenants, and between 59% and 80% of market rents for others. Other providers may also have funding philanthropic sources or cross subsidies from other activities for both operating and capital purposes.
- 3.4 For the Council-owned, OCHT-managed portfolio, rents and subsidies do not generate sufficient revenue to cover essential maintenance and operating costs over the life of the Long-Term Plan or the remaining life of the portfolio. Assets sales are necessary to ensure a

balanced budget. Asset sales allow for a reduction in costs and the generation of revenue to use in essential renewals.

- 3.5 Under present policy settings, and assuming acceptable quality and affordability, the Council portfolio is only financial sustainable if complexes are sold and the return is reinvested. There is a risk that this will not be possible (or insufficient revenues are generated from sales) across the life of the current Long-Term Plan. This issue is exacerbated in future years as the need for renewals grows. Modelling to support these predictions is available.
- 3.6 Both the Council and OCHT work to reduce costs, however, there is very limited scope to reduce controllable costs such as operations and maintenance without adversely impacting on tenant and neighbour experiences, or the quality of homes.
- 3.7 There is also limited ability to increase revenue, particularly given current policy settings around “redirect tenancies”.
- 3.8 Since 2016, the Council has worked to reduce costs and grow revenue to help ensure that its portfolio is financially sustainable, warm and dry, and well maintained, and to assist OCHT and other CHPs grow social housing. These initiatives are summarised in the following sections.

4. "Reduce Costs" Initiatives

Staff and Overhead Costs:

- 4.1 Action to reduce internal overheads and staff costs, freeing up funds for reinvestment in housing, has already been taken following a previous report and actions. With the Council only employing one staff member, who is predominantly responsible for managing the leases of the Council’s portfolio, planning and reporting on the community housing activity, liaising with the community sector, and providing housing related customer service, there is little further that can be done in this area. The direct impact of further changes in internal overheads or staff costs on either the Council’s portfolio or on the wider housing system is limited.
- 4.2 The Council currently pays rates for its housing portfolio consistent with other providers.
- 4.3 Applying rates to all housing equally, regardless of ownership or purpose, is a policy grounded in the principle of fiscal neutrality. The primary argument is that all properties consume local services, such as water, waste, and road maintenance, and should therefore contribute equally to the local rates base that funds these services.
- 4.4 This approach prevents market distortions by not giving social housing providers an unfair financial advantage over private developers and landlords. Equal rates ensure a level playing field, promoting a more competitive and efficient housing market.
- 4.5 Arguments for providing rates remissions to public (i.e. government subsidised) and social (i.e. not subsidised) housing are based on their distinct social purpose. These properties serve individuals and families who cannot afford market-rate housing. Since their rents are kept low to meet a social need, rate relief can be a tool for ensuring financial viability.
- 4.6 Another argument is that the social benefits of affordable housing, such as reduced homelessness and increased community stability, outweigh the potential loss of rates revenue. Rates remissions can be seen as a form of indirect government subsidy that supports the provision of essential social infrastructure. Without this relief, the cost of rates

may lead to reduced investment in property maintenance and renewals, ultimately compromising the quality and sustainability of the housing stock.

- 4.7 Its Rate Remission policy allows for the Council to remit up to 100% of rates on land owned by or used by the Council and which is used for community housing. The Council could consider applying a partial rates remission with the saving, to the Community Housing Fund, being used to help meet maintenance costs.
- 4.8 Insurance costs, both premiums and deductibles, rose in recent years both for the Council's portfolio and for premiums within the sector generally. In response, Officers have examined ways of reducing costs.
- 4.9 The Council already effectively self-insures for the most common fire events, i.e. single unit blazes, because rebuild costs are similar to or less than the deductible. Our current focus is to maintain the balance of the housing development fund to cover fire related rebuild costs in most years.
- 4.10 Officers have considered putting an annual limit on our fire coverage, however, this would be enough to cover a fire at our largest single block. At this time point staff do not know how big the saving will be, and further research is required before determining the risks and benefits. The key risk would be if there were multi-block fires (very unlikely) or multiple "block" scale fires in a single year (again very unlikely). Any saving will not materially reduce costs.
- 4.11 Staff have also considered only insuring some complexes for indemnity value. There are complexes that staff know are reaching the end of the economic life or have been earmarked for future sales. These can be insured for indemnity value only rather than total replacement. Again, this is still being worked on, but any saving will not materially reduce costs.
- 4.12 For completeness, staff have also looked at ways to reduce EQC levy, having an earthquake loss limit, and not insuring / self-insuring completely. These options are not feasible at this time so have not been explored further.

Maintenance and Renewal:

- 4.13 Reducing renewal and maintenance investment in the Council's portfolio is possible but inadvisable. From experience staff know that deferring maintenance will lead to greater costs and a decline in housing quality over time, undermining the Council's aims of providing warm, dry, and safe housing.
- 4.14 With additional revenue since 2016, the Council has halted the decline in the quality of the portfolio, and reducing investment now risks undoing the improvements that have been made.
- 4.15 Steps have been taken to utilise different providers and delivery models, resulting in some "savings" but it is not possible to make more savings without impacting on levels of service.

Financial and Land Costs:

- 4.16 Reducing the cost of borrowing to some Community Housing Providers has already been done (e.g. loans to OCHT), and this has helped build new and replacement homes. This remains a useful tool to grow the number of community homes, however, without subsidies

the effect is limited as rents alone, at a level that tenants can afford, do not provide sufficient revenue to meet operating, maintenance and debt servicing costs.

- 4.17 Land costs remain a potential opportunity to lower the cost of development and operations for CHPs. The Council has previously approved the transfer of land at a discounted rate to allow for developments. It has also signalled a willingness to consider ground leases.
- 4.18 Any discounts or ground leases need to factor in the need for capital to reinvest in the Council's portfolio, with housing land sales essential to meet a balanced budget under current policy settings. The Council will continue to use this tool; however, its impact is limited without an increase in funding.

Development Costs:

- 4.19 Options to reduce the cost of development (e.g. fees, DCs, consenting time) already exist within the Council's policy toolbox, and while these can be adjusted, they will not make a significant difference in housing outcomes.
- 4.20 Finding ways to reduce construction costs can help, but community sector players are already delivering homes efficiently and the Council's direct impact here is unlikely to be significant.

5. "Increase Revenue" Options

Funding and Grants:

- 5.1 Through legislation, Council housing is not eligible for Government funding. Advocacy to change this has proved ineffective both from the Council and the broader local government sector. While further advocacy could be considered it is unlikely to be successful.
- 5.2 The Council could consider government funding requests for targeted development (i.e. one-off project) or pipeline (i.e. multiple developments over several years), either for its own portfolio or with CHPs. To increase chances of success, these pathways require collaboration and partnerships with community organisations, the private sector and/or Mana Whenua. The Council's role may be limited to facilitation through land, development cost assistance, and "coalition" building. Early discussions on possible projects have been held with community and other representatives and these will continue. Viable projects will be presented to the Council on a case-by-case basis.
- 5.3 Philanthropic funding and sponsorship are considered unlikely for the day-to-day operation of the Council's portfolio but are worth trying as part of an overall funding plan for specific developments, particularly where this involves collaboration with community sector partners. This form of funding is also important for CHPs; however, it is not within the Council's power to significantly influence external funding agency priorities.
- 5.4 Providing grants to CHPs is a potential option and a realistic lever for the Council to use to assist community organisations. As there is insufficient revenue in the Housing Development Fund, funding will need to come from another Council source, with rates funding the most likely opportunity.

Property-Based Revenue:

- 5.5 In the recent past, the Council has sold end of life (and often not fit for purpose) complexes to Community Housing Providers for redevelopment. This approach provided a win-win strategy for tenants, community housing providers and the Council.
 - 5.5.1 Sales released capital that the Council used to reinvest in its existing stock, lifting quality for existing tenants.
 - 5.5.2 Tenants displaced or moving into new housing were generally eligible for income related rents, reducing rents in many cases.
 - 5.5.3 The Community Housing Provider was able to increase their stock with new, warm, dry, fit for purpose housing on financially sustainable terms.
- 5.6 The future effectiveness of the “sale to CHPs” approach has been reduced by Government policy changes. In the long term it is now no longer a sustainable approach, although it does provide an exit strategy if the Council wishes to reduce its ownership role in community housing.
- 5.7 Increasing rents is seen as problematic, as it would make housing unaffordable for many, directly conflicting with the Council's vision and policies for providing affordable housing.

Broader Financial and Policy Tools:

- 5.8 Following discussion with both New Zealand and overseas private developers, staff believe that mixed tenure developments that use market sales to cross-subsidise social housing are unworkable without government subsidies, making this approach ineffective on its own.
- 5.9 Inclusionary zoning would generate funds for investing in community housing; however, it is unlikely to get support from Council and would be expensive to implement, which raises concerns about both policy alignment and efficiency.
- 5.10 Borrowing and investing is not a viable option because affordable rents are not high enough to cover the associated costs and fails the efficiency and long-term sustainability criteria. It could work if there was rates funding for repaying and servicing loans, however, there remains a long-term sustainability issue as rents alone do not cover the costs of operations, maintenance and renewal.
- 5.11 There is no current rates funded investment into the Council's housing activity. There is a limited amount of rates funding via ad hoc competitive grants to community providers. Rates funding is the only lever the Council has that is realistically possible to make a significant difference to community housing provision. This is a highly effective option for long-term sustainability, as it provides a stable and consistent funding source, aligning with the Council's policy direction.

15. 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
16.	PUBLIC EXCLUDED COUNCIL MINUTES - 3 SEPTEMBER 2025			REFER TO THE PREVIOUS PUBLIC EXCLUDED REASON IN THE AGENDAS FOR THESE MEETINGS.	
17.	RISKPOOL GOVERNANCE	S7(2)(B)(II)	PREJUDICE COMMERCIAL POSITION	THE INFORMATION IN THIS REPORT MUST REMAIN CONFIDENTIAL TO PROTECT RISKPOOL'S POSITION WHEN DEALING WITH REINSURERS. SHOULD THIS INFORMATION BE RELEASED IT MAY RESULT IN ADDITIONAL COST TO RATEPAYERS, WHICH OUTWEIGHS THE PUBLIC INTEREST IN THIS MATTER.	30 JANUARY 2027 THIS REPORT MAY BE RELEASED ONCE RISKPOOL COMPLETES THE CLOSURE OF THE FUND YEARS IN QUESTION.

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

