

**Christchurch City Council**  
**Draft Annual Plan 2025-26**  
**ATTACHMENTS - UNDER SEPARATE COVER**

---

**Date:** Wednesday 12 February 2025  
**Time:** 9.30 am  
**Venue:** Council Chambers, Civic Offices,  
53 Hereford Street, Christchurch

---

**TABLE OF CONTENTS NGĀ IHIRANGI**

**PAGE**

**3. Draft Annual Plan 2025-26**

- A. Audit and Risk Management Committee Recommendations - 10 February 2025 ..... 3  
N. Draft AP 2025/26 Consultation Document ..... 6



Report from Audit and Risk Management Committee – 10 February 2025

## 0. Consideration of the Council's Draft Annual Plan 2025/26

Reference Te Tohutoro:	25/246144
Responsible Officer(s) Te Pou Matua:	Luke Smeele, Democratic Services Advisor, Luke.Smeele@ccc.govt.nz
Accountable ELT Member Pouwhakarae:	Helen White, General Counsel / Director of Legal & Democratic Services

---

### 1. Audit and Risk Management Committee Consideration Te Whaiwhakaarotanga

1. The Committee noted that they must advise Council that in their opinion an appropriate process has been followed in the preparation of the information that provides the basis for the Draft Annual Plan 2025/26.

### 2. Audit and Risk Management Committee Recommendation to Council - Annual Plan

That the Council:

1. [Be advised that in the Committee's opinion, an appropriate process has been followed in the preparation of the information that provides the basis for the Draft Annual Plan 2025/26.](#)

### 3. Officer Recommendations Ngā Tūtohu

That the Audit and Risk Management Committee:

1. Receives the information in the Consideration of the Council's Draft Annual Plan 2025/26 Report.
2. Notes that it has reviewed the general checklists and sign-offs by management, including Significant Forecasting Assumptions, in respect of the information that provides the basis for the Draft Annual Plan 2025/26.
3. Advises the Council that in the Committee's opinion, an appropriate process has been followed in the preparation of the information that provides the basis for the Draft Annual Plan 2025/26.
4. Notes that the Draft Annual Plan 2025/26 will be released when it is published in the Council Agenda for its meeting commencing 12 February 2025.

4. Audit and Risk Management Committee Decisions Under Delegation Ngā  
Mana kua Tukuna

Part C

That the Audit and Risk Management Committee:

1. Receives the information in the Consideration of the Council's Draft Annual Plan 2025/26 Report.
2. Notes that it has reviewed the general checklists and sign-offs by management, including Significant Forecasting Assumptions, in respect of the information that provides the basis for the Draft Annual Plan 2025/26.
3. Notes that the Draft Annual Plan 2025/26 will be released when it is published in the Council Agenda for its meeting commencing 12 February 2025.

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

Document Name – Location / File Link



---

[FRONT COVER]

Kōrero mai

Mahere Rautaki ā tau

## Have your say on our Draft Annual Plan 2025/26

Consultation document

letstalk.ccc.govt.nz

Tell us what you think by 28 March 2025

---

### A word from the Mayor

---

[Include photo of Mayor]

#### Welcome to Christchurch City Council's plan and budget for 2025/26.

Christchurch is experiencing significant growth and transformation – and Christchurch City Council is playing an important role in shaping this progress. From the water that flows from your tap to the dog park down the road, from the roads you drive on to the fun of Kite Day, the Council plays a central role in the daily life of the city. I'm proud of the work we do each day to support our community.

Thanks to careful planning and some difficult decisions over the past few years, Christchurch has become one of the most desirable places to live, work and visit. The city has gained recognition as the “capital of cool” and named as one of the “world's greatest places”. Christchurch is also the primary economic hub for the South Island. It has the most affordable housing of New Zealand's major urban centres, and a lifestyle that is highly valued by residents. We're New Zealand's second-largest city, and one of the fastest-growing cities in the country.

Several major projects are nearing completion and will bring lasting improvements to the city, including One New Zealand Stadium at Te Kaha, Parakiore Recreation and Sport Centre, and The Court Theatre. These projects are part of our ongoing effort to foster growth and development.

We've always tried to strike a balance between meeting today's issues head-on and keeping an eye on the future. The Long Term Plan set out our 10-year strategy, while the Annual Plan is where we fine-tune that 10-year strategy. However, making major changes could lead to a significant change in projected rates.

This year, we won't achieve a balanced budget. This reflects the current financial pressures, particularly the rising cost of living. Rather than increasing rates immediately to fund asset renewals, we're choosing to borrow more and spread the cost over time. While this approach

helps in the short term, we must return to a balanced budget in the longer term to ensure costs are managed responsibly and fairly for future generations. We aim to do this by 2028.

Christchurch City Council has a strong history of tackling challenges and embracing change. We are committed to developing a modern city that meets the needs of its residents. To continue this progress, we value and seek your input.

The best cities are the ones that listen to their communities, and that's exactly what we're doing. Your feedback is vital in shaping the services, infrastructure, and planning that will ensure Christchurch remains the city we're proud to call home.

We're looking forward to hearing from you.

**Phil Mauger**  
**Mayor of Christchurch**

---

## Working in partnership

---

Our engagement and relationships with Māori are founded on Te Tiriti o Waitangi as well as subsequent legislation such as the Local Government Act 2002, the Resource Management Act 1991 and Te Rūnanga o Ngāi Tahu Claims Settlement Act 1998.

We acknowledge the intertwined histories, values, and aspirations that shape Ōtautahi Christchurch. We recognise the takiwā of Ngāi Tūāhuriri Rūnanga, Te Hapū o Ngāti Wheke, Te Rūnanga o Koukourārata, Ōnuku Rūnanga, Wairewa Rūnanga, and Te Taumutu Rūnanga within our district.

Since 2015, the relationship anchored by the Te Hononga Council – Papatipu Rūnanga Agreement ensures both governance and ongoing kōrero between the Council and Ngā Pāpatipu Rūnanga. The Council's partnership with Ngā Pāpatipu Rūnanga ensures that the views and values of mana whenua are considered across Council activities as we make decisions about the district, its resources and the environment.

As part of the development of the Long Term Plan 2024–34, Ngā Papatipu Rūnanga shared their priorities, many of which are rooted in infrastructure. These included:

- Enabling and providing affordable housing.
- Access to safe drinking water supply and sources, protection of water sources; water quality monitoring.
- Management of stormwater systems to protect land and property, waterways and mahinga kai; sediment reduction.
- Protection and enhancement of reserves and native biodiversity.
- Adaptation planning by and with local communities and marae at risk of coastal hazards.
- Fit-for-purpose infrastructure, such as roads, footpaths and wharves, that enable access to local areas, sites of significance, waterways and coastal waters.
- Exploration of potential transfer of Council-owned land of importance to mana whenua.

These priorities, along with others, continue to help shape our investment in infrastructure in this Annual Plan. The Council is committed to engaging more effectively with all Māori to ensure they have opportunities to contribute to decision-making processes.

**[BREAKOUT BUBBLE]**

**What is an Annual Plan?**

It sets out our plan for the next financial year, providing information about how much our activities will cost and how we will fund them, including the setting of rates. It also highlights any key changes from the Long Term Plan for that year.

This Draft Annual Plan covers the second financial year of the Long Term Plan, from 1 July 2025 to 30 June 2026.

Every three years we prepare a Long Term Plan (LTP), including a 30-year infrastructure plan, outlining what we want to achieve over the next 10 years, and how we will pay for it. Our current LTP covers 2024–2034.

**[BREAKOUT BUBBLE]**

**We want your feedback**

You can make submissions from Wednesday 26 February until 11.59pm on Friday 28 March 2025. See our form at the back of this document or visit [letstalk.ccc.govt.nz](https://letstalk.ccc.govt.nz)

## A snapshot of the budget

Read the Draft Annual Plan for 2025/26 at [letstalk.ccc.govt.nz](https://letstalk.ccc.govt.nz)

We go into more detail later in this document, but here is a summary of our main proposals:

**[Present as an infographic]**

8.93%	Overall average rates increase across all properties. This is slightly higher than the 8.48% projected in the LTP.
8.64%	Average proposed rates increase for a typical household (an additional \$6.59 a week). See page XX for an explanation on how this works.
\$718 million	Operational spend. This is \$23.8 million more than what was in the LTP. This is spending on the day-to-day services we provide. See page XX
\$735 million	Capital spend invested into the city. This is \$29.6 million higher than what was in the LTP. This is spending on the construction of facilities and infrastructure. See page XX
\$443 million	Borrowing for the capital programme in 2025/26 is \$66.3 million greater than planned in the LTP. See page XX



## A day in the life of your rates

### A day in the life of your rates



## **SECTION BREAK: Our proposed spending to deliver our activities, services and projects**

---

### **Changes to spending**

Planned operational expenditure for 2025/26 is projected to be \$23.8 million higher than forecasted in the LTP. This increase reflects factors such as higher inflation and other external cost pressures, including the proposed Crown-imposed levies and the need to address nationally driven District Plan changes.

Our spending is primarily funded through rates, after accounting for other sources of revenue.

The major changes to spending proposed in this year's Draft Annual Plan from the LTP are:

- Extending the use of Burwood Landfill (\$4.8 million but fully recovered from users).
- Additional water services maintenance costs (\$4.1 million).
- Proposed Water Services Authority and Commerce Commission levies relating to the regulation of water services (\$2.1 million).
- Additional funding to manage the large number of District Plan Changes the Council is required to address (\$1.1 million).
- An additional \$75,000 for a feasibility assessment for a skate park upgrade, including a potential vert ramp at Washington Skatepark or an alternative venue, giving us the potential to host national or international skate events.
- Digital contract cost increases over and above inflation (\$1.1 million).
- Reduced ability to put costs against capital projects (\$3.7 million).
- An increase in staff salaries and wages costs due to pay equity, living wage and contract settlement adjustments, partially offset by increased revenue and other budget reductions (\$8.0 million).
- Higher inflation than the LTP provided (\$6.5 million).
- A reduction in insurance premium costs (\$9.2 million).

You can find more information about these proposed changes to our spending from page **XXX** in the Draft Annual Plan: [letstalk.ccc.govt.nz/annualplan](https://letstalk.ccc.govt.nz/annualplan)

### **Changes to the capital programme**

The Draft Annual Plan shows reflects our priorities for the capital programme:

- Maintaining and renewing our water supply and stormwater infrastructure.
- Improving our roads and footpaths.
- Enhancing our parks and riverbanks.
- Building our facilities.
- Adapting to climate change.

Our capital programme is funded through a combination of rates and debt, subsidies and grants, and development contributions.

The total investment in the capital programme for 2025/26 will be \$735.4 million, an increase of \$29.6 million compared to the forecast in the Long Term Plan 2024–2034.

We have reviewed the capital programme to assess its n deliverability. We want to avoid charging ratepayers for work in 2025/26 if we do not expect to undertake within that year.

The reprioritised capital programme budget includes changes in the following areas.

### Community facilities

- Re-timing of \$9.5 million of Jellie Park renewals from 2025/26 to 2026/27. This will allow the work to be completed after Parakiore has opened.
- Re-timing of \$2.0 million of Akaroa Wharf renewal to 2026/27 to align with the expected work programme.
- Re-timing of \$3.1 million for One New Zealand Stadium at Te Kaha to 2026/27 to align with the current work programme.

### Three waters

- An additional \$10.8 million has been added to the water supply mains renewals programme to help accelerate work.
- The Duvauchelle wastewater treatment project is being brought forward and combined with the Akaroa wastewater treatment plant project in order to achieve efficiencies.
- Reprioritisation of the Addington Brook and Riccarton Drain filtration devices, bringing \$4.7 million budget forward from 2030/31 to allow the project to be delivered earlier.
- Re-timing to 2027/28 of \$16.2 million for the Christchurch wastewater treatment plant activated sludge reactor as the initial budget phasing was done before the insurance settlement was reached.
- Re-timing to 2027/28 of \$8.8 million for the Christchurch wastewater treatment plant biogas storage upgrade.
- Ōtākaro Avon River Corridor stopbank project budgets brought forward to allow the projects to be delivered earlier.

### Transport

- We are proposing to stage the delivery of the Papanui ki Waiwhetū Wheels to Wings major cycle route, focusing initially on linking the Te Ara O-Rakipaoa Nor'West Arc and Puari ki Pū-harakeke-nui Northern Line major cycle routes and making road safety improvements to three parts of Harewood Road (see breakout box for more information).
- We are proposing to defer the Lincoln Road (Curletts to Wrights) Public Transport project from 2026/28 to 2029/30 while we work on a business case for NZTA funding.
- An additional \$3.5 million has been added in this and next year's budget (2025/26 and 2026/27) to enable us to complete the Te Aratai Cycle Connection project.
- An additional \$2.0 million in 2025/26 and \$1.5 million in 2026/27 has been added to address the speed limit changes announced by the Government.
- An additional \$2.0 million in 2025/26 and \$2.8 million in 2027/28 has been added to improve the hairpin bend on Evans Pass Road.
- An additional \$1.5 million has been added in 2025/26 and 2026/27 to complete the Simeon Street cycle connection project.

- An additional \$1.25 million has been added in 2025/26 for Antigua Street Cycle Network (Tuam – Moorhouse) to support the approved scheme design.
- An additional \$1.0 million has been added in 2025/26 and \$7.8 million in 2026–2028 for Major Cycleway – South Express Route (Section 1) Hei Hei Road to Jones Road, to complete the route to Templeton and deliver the KiwiRail crossing work.
- \$1.5 million in 2025/26 and \$3.0 million in 2026/27 has been transferred to Major Cycleway – Heathcote Expressway Route – Scruttons Road KiwiRail Crossing from Major Cycleway – Ōpāwaho River Route (Section 3) Waltham to Ferrymead Bridge in 2028/29.

Changing the timing of spending on certain projects does not necessarily mean the project is slowing down or will be delayed. Most projects are delivered over several years, and when we initially create project budgets, there is often uncertainty about the exact amount to be spent in each year. This is why we review our capital programme during the Annual Plan process, to ensure that we remain focused on what we can realistically deliver in the upcoming financial year.

You can find more information about the schedule of proposed changes to our capital programme from page **XX** in the Draft Annual Plan: [letstalk.ccc.govt.nz/annualplan](https://letstalk.ccc.govt.nz/annualplan)

**BREAKOUT BOX: Papanui ki Waiwhetū Wheels to Wings major cycle route**

Due to escalating project costs and confirmation from New Zealand Transport Agency Waka Kotahi that a government funding contribution is unlikely to be provided for Wheels to Wings, the Council has had to reconsider how it delivers the cycleway. This cycleway would provide a connection from Papanui to the airport via Bishopdale and Harewood.

The proposal is now to take a staged approach to construction:

\* Linking the Te Ara O-Rakipaoa Nor'West Arc and Puari ki Pū-harakeke-nui Northern Line major cycle routes, and installing a signalised pedestrian crossing on Harewood Road, between Matsons Avenue and Chapel Street (\$4.2 million).

\* Installing traffic lights at the Harewood Road, Gardiners Road and Breens Road intersection, and installing a signalised pedestrian crossing on Harewood Road at Harewood School Te Kura o Tāwera (\$5.5 million).

The construction of the remainder of the route is yet to be finalised and will be confirmed through future Annual Plan or Long Term Plan processes.

**BREAKOUT BOX:** An easy way to see all our proposed changes at a glance is using our online search tool at **XXXX**, a handy guide to the Council projects that are affected by the Draft Annual Plan. Search by the area you live in, the type of project, the project name or even just a key word, and see at a glance which project's funding has been updated for the next three years.

## At a glance: operational and capital expenditure

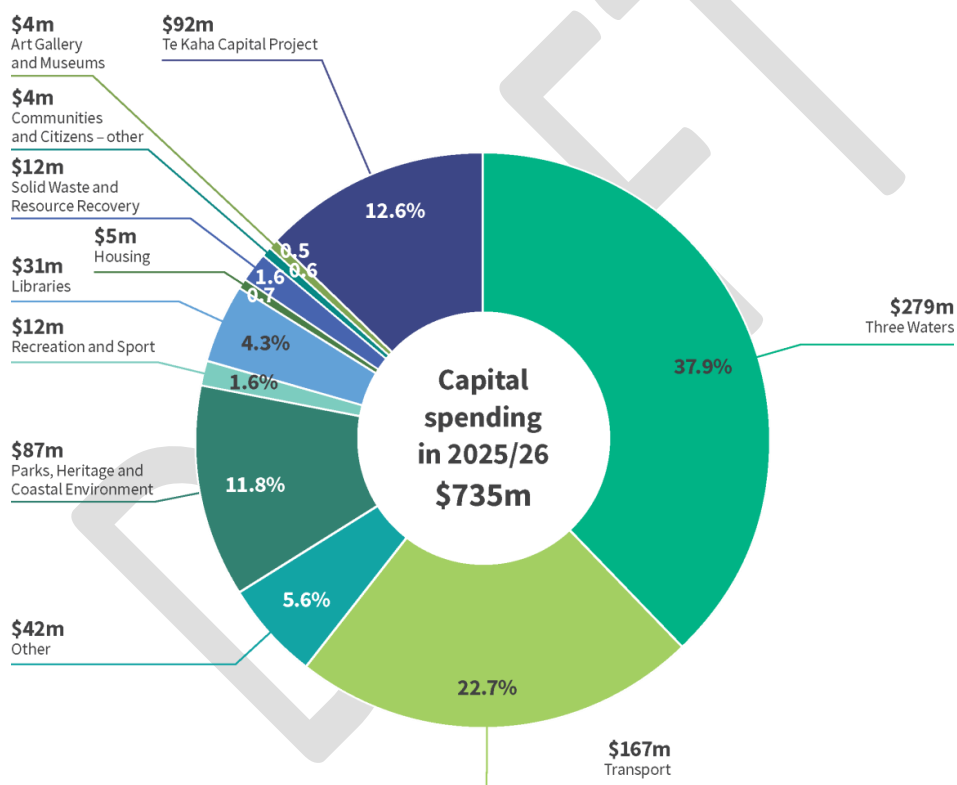
Capital and operational spending affect rates differently because we typically borrow for capital projects and fund operational expenses through rates.

Our capital spending funds physical infrastructure projects, such as community facilities or roads. Since these projects will benefit future generations, we borrow money to finance them, and spread the repayment costs over 30 years.

Operational spending funds the day-to-day services provided by Council and is primarily funded through rates. It therefore has a direct impact on the level of rates we set.

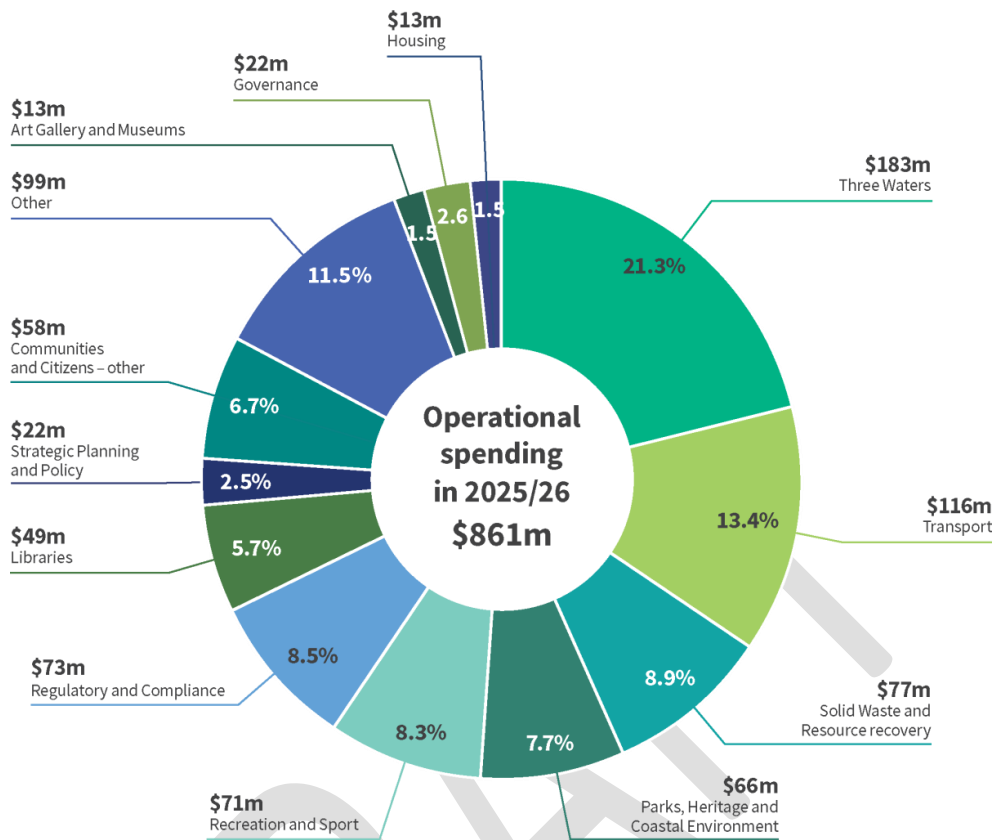
We propose spending \$1.7 billion on operational services and capital works across a range of activities in 2025/26.

### Capital spending in 2025/26



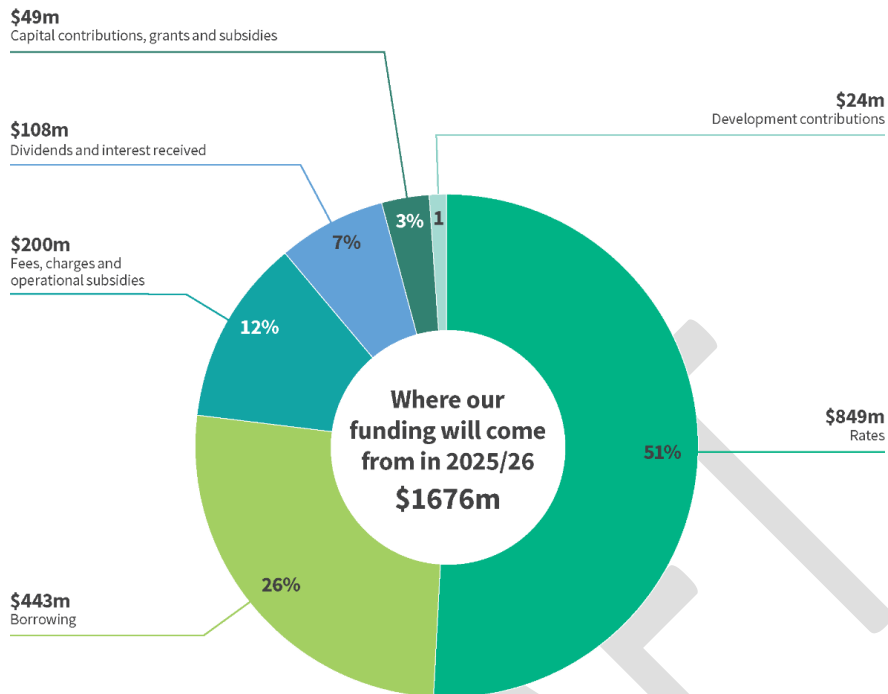
"Other" comprises capital expenditure relating to IT projects, Performing Arts Precinct, corporate investments, property and fleet replacement.

### Operational spending in 2025/26



“Other” includes corporate costs not charged to other activities, ie. interest on on-lending loans, business contingencies, etc.

**SECTION BREAK: How we propose to fund activities, services and projects**



Rates provide half (51%) of the Council’s funding for the services and activities that keep Christchurch running.

In the 2025/26 financial year we propose collecting \$848.9 million (excluding GST) in rates to help pay for essential services as well as capital renewal and replacement projects, events and festivals. This income is topped up with funding from fees and charges, government subsidies, interest, dividends from subsidiaries and development contributions. We borrow to fund a significant portion of the capital programme.

In the LTP we proposed an average rates increase of 8.48% for 2025/26. We are now proposing an overall average rates increase of 8.93% due to an increase in spending across our capital and operational programmes as highlighted in this document.

## Changes to rates

Rates are a tax on property, and most are collected in proportion to the property’s value, meaning properties with higher values pay more.

Rates increases for an individual property will depend on:

- The property’s classification (whether it’s a standard, business or remote rural property).
- Which rates the property pays (for example, a property only pays the sewer rate if it’s within the sewer serviced area).
- The capital value of the property.
- How many ‘separately used or inhabited parts’ (SUIPs) the property has. Fixed rates are paid based on the number of SUIPs. For example, a property with two flats will pay two fixed charges. Most residential properties have only one SUIP.

For the typical household, our proposed average rates increase for 2025/26 is 8.64%.

The average proposed rates increase across all ratepayers – households, and business and rural properties – is 8.93%.

All rates listed below include GST.

**[BREAKOUT BUBBLE – see 2023/24 Draft Annual Plan for example of image of a rates bill with the Council portion and the ECan portion highlighted to explain the difference]**

These increases relate to Christchurch City Council’s rates, not to Environment Canterbury’s (ECan) rates. As we collect these on ECan’s behalf, you’ll also see their rates on your invoices.

**BREAKOUT BUBBLE** The best way to find out exactly what your rates could be from 1 July 2025 is to look up your property at [ccc.govt.nz/rates](http://ccc.govt.nz/rates)

### Residential property rates

A typical house will see a rates increase of 8.64%

Typical residential properties with different capital values will experience slightly different rates increases.

The following table shows average rates increases for residential properties based on their 2022 valuation.

CV	2024/25 Rates	2025/26 Rates	Annual Increase	Weekly Increase	Change %
300,000	1,684.39	<b>1,819.22</b>	134.83	2.59	8.0%
400,000	2,116.41	<b>2,290.62</b>	174.21	3.35	8.2%
500,000	2,548.43	<b>2,762.02</b>	213.59	4.11	8.4%
600,000	2,980.45	<b>3,233.43</b>	252.98	4.86	8.5%
700,000	3,412.47	<b>3,704.83</b>	292.36	5.62	8.6%
800,000	3,844.48	<b>4,176.23</b>	331.75	6.38	8.6%
1,000,000	4,708.52	<b>5,119.04</b>	410.52	7.89	8.7%
1,200,000	5,572.56	<b>6,061.84</b>	489.28	9.41	8.8%
1,500,000	6,868.61	<b>7,476.05</b>	607.44	11.68	8.8%
2,000,000	9,028.70	<b>9,833.06</b>	804.36	15.47	8.9%
3,000,000	13,348.88	<b>14,547.08</b>	1,198.20	23.04	9.0%
<b>Average House</b>					
828,184	3,966.24	<b>4,309.09</b>	342.85	6.59	8.6%

### Business property rates

A typical business property would see a rates increase of 9.88%

Typical business properties with different capital values will experience slightly different rates increases. Based on their 2022 valuation, those average increases are:



CV	2024/25 Rates	2025/26 Rates	Annual Increase	Weekly Increase	Change %
300,000	2,558.89	<b>2,792.65</b>	233.76	4.50	9.1%
500,000	4,005.93	<b>4,384.41</b>	378.48	7.28	9.4%
1,000,000	7,623.51	<b>8,363.81</b>	740.30	14.24	9.7%
1,500,000	11,241.10	<b>12,343.20</b>	1,102.11	21.19	9.8%
2,000,000	14,858.68	<b>16,322.60</b>	1,463.92	28.15	9.9%
2,500,000	18,476.27	<b>20,302.00</b>	1,825.73	35.11	9.9%
3,000,000	22,093.85	<b>24,281.40</b>	2,187.55	42.07	9.9%
4,000,000	29,329.02	<b>32,240.19</b>	2,911.17	55.98	9.9%
5,000,000	36,564.19	<b>40,198.99</b>	3,634.80	69.90	9.9%
<b>Average Business</b>					
<b>2,490,288</b>	18,406.00	<b>20,224.70</b>	1,818.71	34.98	9.9%

### Remote rural property

**A typical farm property would see a rates increase of 10.63%**

Typical farms with different capital values will experience slightly different rates increases. Based on their 2022 valuation, those average increases are:

CV	2024/25 Rates	2025/26 Rates	Annual Increase	Weekly Increase	Change %
300,000	880.90	<b>957.26</b>	76.36	1.47	8.7%
500,000	1,240.08	<b>1,356.77</b>	116.69	2.24	9.4%
800,000	1,778.84	<b>1,956.02</b>	177.18	3.41	10.0%
1,000,000	2,138.02	<b>2,355.52</b>	217.50	4.18	10.2%
1,500,000	3,035.96	<b>3,354.28</b>	318.32	6.12	10.5%
2,000,000	3,933.90	<b>4,353.04</b>	419.14	8.06	10.7%
3,000,000	5,729.78	<b>6,350.56</b>	620.78	11.94	10.8%
4,000,000	7,525.66	<b>8,348.07</b>	822.41	15.82	10.9%
5,000,000	9,321.54	<b>10,345.59</b>	1,024.05	19.69	11.0%
<b>Average Remote Rural Property</b>					
<b>1,906,247</b>	3,765.53	<b>4,165.77</b>	400.24	7.70	10.6%

### **BREAKOUT BOX: Our rate to help reinstate the Christ Church Cathedral**

In 2017 the Council decided to grant \$10 million towards the capital cost of reinstating the Cathedral. The grant was funded via a targeted rate of around \$6.50 per rating unit for a period of 10 years.

The Anglican Church recently decided to stop work on the Christ Church Cathedral while it determines how to address a significant funding shortfall.

We are proposing pausing the collection of this targeted rate for the remaining three years we had left to collect it. This means a \$6.52 reduction in rates for every rating unit, and this is currently factored into our proposed rates increase of 8.93%.

If we were to continue to rate for the Cathedral, the rates increase would be 0.14% higher.

To date, we have paid out \$3.0 million.

We have collected (but not yet paid out) an additional \$5.0 million for the reinstatement of the Cathedral.

Interest will continue to accrue on the \$5.0 million. It will take around 12 years to accrue the additional \$2.0 million required to enable us to deliver on our commitment to provide the final \$7.0 million.

**We want to hear what you think**

What do you think of the proposal to pause the collection of the targeted rate for the Christ Church Cathedral reinstatement for the remaining three years we were due to collect it, and factor the saving into our proposed rates increase of 8.93%?

If we decide to continue to collect the targeted rate, the rates increase would be 0.14% higher.

Let us know what you think at [letstalk.ccc.govt.nz/annualplan](https://letstalk.ccc.govt.nz/annualplan)

## Changes to other revenue

Excluding property-based rates, which are the Council's biggest source of revenue, the total revenue for 2025/26 is \$388.1 million, which is \$26.8 million lower than what was forecast in the LTP.

Significant changes to revenue proposed in this year's Draft Annual Plan from the LTP are:

- A reduction in expected capital revenues of \$43.2 million from the Crown/New Zealand Transport Authority.
- Increased revenue from Burwood Landfill of \$6.8 million due to an extension of the consent.
- Increased subvention receipts of \$6 million.

We are also using the remaining \$55 million from the Christchurch Wastewater Treatment Plant insurance settlement to reduce borrowing in the interim, and using \$6 million of the forecast operating surplus for the current year to reduce next year's rates and debt.

## Changes to fees and charges

We are proposing to change some Council fees and charges in the Draft Annual Plan. We are conscious of the financial pressure many of our residents and ratepayers are under, and we have attempted to avoid cost increases to the community that would create a barrier for them using our services. In other areas the proposed fee increase is in keeping with the increased costs the Council is facing. Fees in some areas are staying the same.

You can find more information about these proposed changes to our fees and charges from page **xxxx** of the Draft Annual Plan: [letstalk.ccc.govt.nz/annualplan](http://letstalk.ccc.govt.nz/annualplan)

### **BREAKOUT BOX: Changes to how we charge for trade waste**

Trade waste is liquid waste that commercial and industrial operators discharge to the Council's wastewater network. Our Annual Plan sets out how much we charge for this service.

This year, we have reviewed the charging to help address a number of issues. Currently, we offer reduced rates for operators disposing of trade waste during off-peak hours (4pm–8am) to ease pressure on our wastewater system during peak periods. We are the only council in New Zealand with this approach. However, we are proposing some changes to how we charge to improve efficiency and address the following concerns:

- The off-peak hours for commercial and industrial operators overlap with peak residential hours, which leads to a concentration of disposal at the same time. This creates added stress on our wastewater system.
- Storing trade waste for later disposal allows hydrogen sulphide levels to build up, which can degrade pipes, access chambers, and pump stations, which is costly infrastructure to replace. Hydrogen sulphide is also highly toxic, and elevated levels can pose health risks.
- Retention tanks used for storing trade waste require significant space, maintenance, and additional costs for chemical treatments and odour control.

To address these issues, we are proposing a new charge, from three new charging options, all of which are designed to be revenue-neutral and require less administrative effort. The costs associated with each option vary. All other councils in New Zealand use one of these options. Most have gone with Fixed, and Auckland and Wellington use Tiered.

#### **Option 1: Three-tiered volume rate (the Council's preferred option)**

<b>Three-tiered volume rate</b>	<b>Fee</b>
Volume – <20m <sup>3</sup> /day	\$1.15/m <sup>3</sup>
Volume – >20m <sup>3</sup> /day – <230m <sup>3</sup> /day	\$0.89/m <sup>3</sup>
Volume – >230m <sup>3</sup> /day	\$0.58/m <sup>3</sup>

The Council's preferred option would be using a three-tiered structure to help balance the impact on medium-sized businesses, while still offering a cheaper discharge rate for our larger dischargers. About 20 companies discharge enough per day to apply for tier 3.

There would be a greater impact on small-sized companies that discharge 100% at off-peak rate but don't reach the >20m<sup>3</sup> tier. Ten companies would have their volume fee increase by \$50 to \$850 per quarter, or more than 90%. Medium-sized companies would benefit from the second tier.

With this structure, there would be around 60 consents with no billing change and around 70 consents with a net positive change in billing per quarter.

#### **Option 2: Two-tiered volume rate**

Two--tiered volume rate	Fee
Volume – <95m <sup>3</sup> /day	\$1.15/m <sup>3</sup>
Volume – >95m <sup>3</sup> /day	\$0.58/m <sup>3</sup>

With a tiered option, the fee per unit of discharged volume decreases as the discharge quantity increases. This option would have less of an impact on our larger dischargers, increasing their bill by around 5%, or \$3000 to \$5000 per quarter.

The impact would be greater on the 22 medium-sized companies that discharge 100% at the off-peak rate, but don't reach the second tier – their volume fee would increase by more than 90%.

**Option 3: Fixed volume rate**

Fixed Volume Rate	Fee
Volume	\$0.77/m <sup>3</sup>

One set fee for all discharged volume from a site. This option would be the simplest to implement, interpret and calculate billing. It would result in a 33% volume bill increase for companies that discharge only during “off-peak” times – currently, around 20 sites do this. The greatest impact would be seen by our largest dischargers. The charges would come to \$10,000 to \$40,000 per quarter, or a 33% increase.

**We want to hear what you think**

What do you think of our proposal to change how we charge for trade waste? Let us know what you think at [letstalk.ccc.govt.nz/annualplan](https://letstalk.ccc.govt.nz/annualplan)

**Changes to borrowing**

In the Draft Annual Plan, we propose \$442.7 million in new borrowing to support the delivery of our capital programme in 2025/26. This is \$66.3 million higher than originally planned in the Long Term Plan, due to both the expanded programme and lower capital subsidies. Additionally, we propose to repay \$82.1 million of existing debt.

Gross debt at 30 June 2026 is expected to be \$3.2 billion, which is \$51.7 million lower than planned in the LTP. This reduction is primarily due to the receipt of the insurance settlement for the Christchurch Wastewater Treatment Plant. Overall, 22.3% of Council rates will be allocated to debt servicing and repayment costs, which is slightly lower than the 23.0% originally projected in the LTP.

We currently borrow to fund part of the cost of our annual asset renewal programme. Since 2015 we have been moving towards fully funding these renewals from rates by 2031. The goal is to ensure that current ratepayers bear the full cost of renewing or replacing existing assets, rather than passing that cost on to future generations. In 2025/26 we propose to rate for \$220.9 million and borrow the balance of the \$355.2 million planned for infrastructure and facility renewals across Christchurch and Banks Peninsula.

To reduce the rates increase in last year's LTP, we temporarily reduced the level of rating for asset renewals in the first two years. We also overestimated Government funding towards our capital programme. As a result, we will have an unbalanced budget for 2025/26 and 2026/27. We have included an additional \$5 million for rating for renewals to help ensure we achieve a balanced budget from 2027/28 onwards.

We still intend to reach our target of fully funding renewals from rates by 2032.

**We want to hear what you think**

Have we got the balance right between rates and borrowing. Let us know at [letstalk.ccc.govt.nz/annualplan](https://letstalk.ccc.govt.nz/annualplan)

## **SECTION BREAK: OTHER MATTERS FOR FEEDBACK**

### **The Climate Resilience Fund**

---

As part of the 2024–34 LTP, the Council agreed to establish the Climate Resilience Fund to support future climate adaptation needs for Council assets. Establishing the Fund allows the Council to begin accumulating resources now, helping to spread costs over time so that future generations are not solely burdened with the expense of adapting the Council's assets to our changing climate. The Fund will be financed through a 0.25% rate increase starting in July 2025, with an additional 0.25% added each subsequent year, reaching a total increase of 2.25% by the end of the LTP period. This will enable the Fund to accumulate in the order of \$115 million by the end of the 10-year period.

While the decision to establish the Fund has been made, we are seeking your feedback on how the Fund will work, including what the fund can be used for, and how long it will be held in reserve before being used.

You can read the draft Climate Resilience Fund Policy [here].

**BREAKOUT BOX: We want to hear what you think**

Do you have any feedback on the draft Climate Resilience Policy, including how the Fund will work, what it can be used for and how long it will be held in reserve?

Let us know at [letstalk.ccc.govt.nz/annualplan](https://letstalk.ccc.govt.nz/annualplan)

### **Proposal to grant \$5 million to the Air Force Museum**

---

The Air Force Museum of New Zealand, the national museum for the Royal New Zealand Air Force and New Zealand military aviation, is located at the former air base in Wigram. It features 5000 square metres of display area, 14,000 square metres of storage and workshop space, and attracts over 100,000 visitors annually.

The Museum plans to build an extension to house additional historical aircraft and requested a capital grant of up to \$5 million from the Council during last year's Long Term Plan process. This grant, which needs to be available from 1 July 2027, would be borrowed by the Council, rather than funded through rates, resulting in a minor impact on rates – 0.01% in 2027/28 and 0.03% in 2028/29.

The grant is conditional on the Air Force Museum securing sufficient funding for the entire project and presenting a business case demonstrating community benefits and financial sustainability.

**BREAKOUT BOX: We want to hear what you think**

What do you think of the proposal to grant the Air Force Museum \$5 million towards an extension of its site? This proposal would have a very minor impact on rates – 0.01% in 2027/28 and 0.03% in 2028/29.

## Potential disposal of Council-owned properties

---

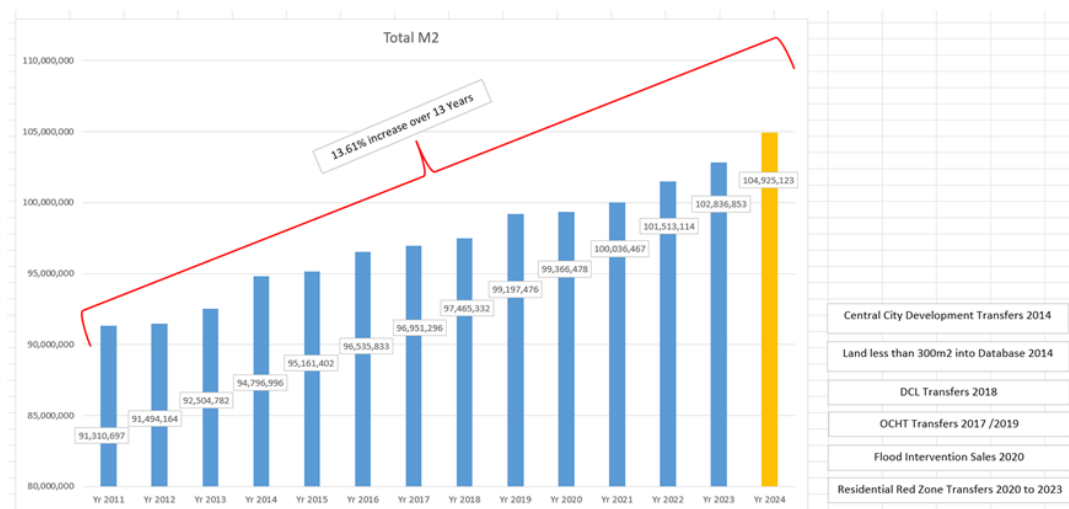
The Council has a small number of properties which are no longer required for the purpose we originally acquired them.

We are seeking your feedback as part of this Draft Annual Plan to help us determine the future of each property.

A full list of the properties and more information can be found at [letstalk.ccc.govt.nz/annualplan](https://letstalk.ccc.govt.nz/annualplan)

The properties under consideration make up less than 1% of the Council's overall portfolio and will not impact current levels of service. The Council's property portfolio includes a diverse range of properties, and it continues to grow. Since 2011, it has expanded by more than 12%.

As property ownership incurs costs, it is sound financial practice to regularly review the portfolio and assess whether to retain or dispose of properties that no longer serve their original purpose.



Our first step in this process was to identify properties that may be surplus and assess them against criteria for retention. These criteria include whether the property is being used for the purpose it was originally acquired for, its cultural, environmental or heritage value, and its potential to meet any of the Council’s immediate or longer-term needs. Properties that do not meet the retention criteria were shortlisted for consideration for disposal.

We are now at the next step: consulting the public. If, following consultation, this proposal is adopted and included in the Annual Plan 2025/26, all properties deemed surplus will be disposed of in accordance with Council policy and standard practices:

- **Policy:** Properties will generally be publicly tendered for sale unless there is a clear reason to do otherwise.
- **Practice:** The sale will be conducted in an open, transparent, and well-advertised manner at market value. This may include methods such as auction, deadline sale, or general listing.

In some cases, the Council may consider departing from these practices to support the objectives of the Housing Policy adopted in 2016. This could involve selling land to housing providers to develop or deliver social and affordable housing.

**Properties identified that are either reserve or parks:**

- **Park:** If the land is primarily used for community, recreational, environmental, cultural, or spiritual purposes, and we plan to lease it for more than six months (which may exclude or substantially interfere with public access), or sell it, we must consult under Section 138 of the Local Government Act 2002. This involves a greater level of detail being provided about each property and why we are proposing to dispose of it, and the reasonably practicable options that have been considered.
- **Reserve under the Reserves Act 1977:** If we decide a reserve is surplus, this decision will include revoking its "reserve" status. Under Section 24(2)(c) of the Reserves Act, we are required to notify the public of this proposed revocation.

At this stage, we are seeking your views on whether we should embark on these formal processes for all or any of those properties.

DRAFT



## How to have your say

---

We would like your feedback on our plan for the coming year, and the matters we have outlined in this consultation document.

**Submissions can be made from Wednesday 26 February 2025 until 11.59pm on Friday 28 March 2025.**

There are several ways you can give feedback:

Online: [letstalk.ccc.govt.nz](https://letstalk.ccc.govt.nz)

Email: [CCCPlan@ccc.govt.nz](mailto:CCCPlan@ccc.govt.nz)

Fill out a submission form at your nearest library or service centre.

Post a letter to:

Freepost 178 (no stamp required)

Annual Plan Submissions

Christchurch City Council

PO Box 73016

Christchurch 8154

Or deliver to the Te Hononga Civic Offices at 53 Hereford Street. *(To ensure we receive last-minute submissions on time, please hand deliver them to the Civic Offices).*

Regardless of the method you use to give feedback, your submission must include your **full name, email address and/or postal address**. If you wish to speak to your submission at the public hearings, please also provide a daytime phone number.

If your submission is on behalf of a group or organisation, you must include your organisation's name and your role in the organisation.

### Hearings

Public hearings will be held in April 2025 (specific hearings dates to be confirmed).

### Submissions are public information

As part of your submission, we require your name and contact details (email and/or postal address). Your feedback, name and contact details, will be provided to decision makers. Your feedback, including your name, will also be published on our website. We do not normally publish your contact details. However, if requested under the Local Government Official Information and Meetings Act 1987, we may make your contact details publicly available. If you feel there are reasons your submission should be kept confidential, or that your contact details should not be

released if requested under the Local Government Official Information and Meetings Act 1987, please contact us at [cccplan@ccc.govt](mailto:cccplan@ccc.govt) or on 027 291 8638.

### **Social media**

Informal feedback, which is not counted as a submission but will be summarised for our councillors to consider, can be made in the following ways:

- Go to our Facebook page [facebook.com/ChristchurchCityCouncil](https://facebook.com/ChristchurchCityCouncil) and include #cccplan in your post.
- Tweet us your feedback using #cccplan

### **Talk to the team**

You can give us a call on (03) 941 8999, provide your details and a good time for us to call, and one of our managers will be in touch.

Your local community board members will do their best to be out and about in your area during the time we're consulting on the Draft Annual Plan. If you'd like to talk directly with a councillor or community board member about the Draft Annual Plan, get in touch: [ccc.govt.nz/community-boards](https://ccc.govt.nz/community-boards)

DRAFT

## Draft Annual Plan 2025/26 submission form

---

Your details:

Full name:  
Email (preferred):  
Postal Address:  
Postcode:

If you're responding on behalf of a recognised organisation please provide:

Organisation name:  
Your role:  
Number of people your organisation represents:

Hearings will be held in April 2025 (specific dates are to be confirmed).

Would you like to speak to the Council about your submission?

No/Yes

If yes, please provide a daytime phone number so we can arrange a speaking time with you:

Before we get started we'd like to ask a few questions about you. This helps us better understand who we are hearing from:

[Include demographic data options from last year's form]

### Questions to think about when making your submission

- What do you think of our proposed average rates increase of 8.93% across all ratepayers (which is **higher** than the 8.48% signalled in the Long Term Plan 2021–31) and an average residential rates increase of 8.64%.
- Do you have any comments about our proposed changes to spending?
- Do you have any comments about our proposed programme of works for our transport network?
- Do you have any comments about our proposed programme of works for our water network?
- Do you have any comments about our proposed programme of works for our parks network?

- Do you have any other comments about our capital programme in general, for example our facilities?
- What do you think of our proposal to pause the collection of the targeted rate for the Christ Church Cathedral reinstatement for the remaining three years we were due to collect it, and factor the saving into our proposed rates increase of 8.93%?
- Do you have any comments on our proposed changes to fees and charges?
- What do you think of our proposal to change who we charge for trade waste? Which option do you prefer:
  - Option 1: Three-tiered volume rate (the Council's preferred option)
  - Option 2: Two-tiered volume rate
  - Option 3: Fixed volume rateWhy do you prefer this option?
- Have we got the balance right between rates and borrowing?
- Do you have any feedback on the draft Climate Resilience Fund Policy, specifically how the Fund will work, what the Fund can be used for and how long it will be held in reserve before being used?
- What do you think of the proposal to grant the Air Force Museum \$5 million towards an extension of its site?
- The Council has a small number of properties which are no longer being used for the purpose they were originally acquired for. Do you have any feedback to help us decide the future or next steps for these properties?
- Any further comments?

Thank you for your submission

Please put this submission form in an envelope and sent it to:

Freepost 178 (no stamp required)

Draft Annual Plan submissions

Christchurch City Council

PO Box 73016

Christchurch 8154

**Consultation on the draft Annual Plan closes at 11.59pm on Friday 28 March 2025.**