
Te Pātaka o Rākaihautū Banks Peninsula Community Board Information Session/Workshop AGENDA

Notice of Information Session/Workshop Te Pānui o te Hui:

Te Pātaka o Rākaihautū Banks Peninsula Community Board Information Session/Workshop will be held on:

Date: Monday 24 February 2025
Time: 10am
Venue: Akaroa Boardroom, 78 Rue Lavaud Akaroa

Membership Ngā Mema

Chairperson	Lyn Leslie
Deputy Chairperson	Nigel Harrison
Members	Tyrone Fields Jillian Frater Asif Hussain Cathy Lum-Webb Howard Needham Luana Swindells

18 February 2025

Principal Advisor

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Meeting Advisor

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Community Board Advisor
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Note: This forum has no decision-making powers and is purely for information sharing.

To watch the meeting live, or previous meeting recordings, go to:

<https://www.youtube.com/@bankspeninsulacommunityboa3600/streams>

To view copies of Agendas and Notes, go to:

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



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INFORMATION SESSION AND WORKSHOP ITEMS

3. New Zealand Police - Update	5
The time allocated for this Information Session/Workshop is 30 minutes.	
4. Draft Annual Plan 2025-26	7
The time allocated for this Workshop is 60 minutes.	

Karakia Whakamutunga

Karakia Tīmatanga

Whakataka te hau ki te uru	<i>English translation</i>
Whakataka te hau ki te tonga	Cease the winds from the west
Kia mākinakina ki uta	Cease the winds from the south
Kia mātaratara ki tai	Let the breeze blow over the land
E hī ake ana te atakura	Let the breeze blow over the ocean
He tio, he huka, he hau hū	Let the red-tipped dawn come with a sharpened air.
Tihei mauri ora!	A touch of frost, a promise of a glorious day.

1. Apologies Ngā Whakapāha

Apologies will be recorded at the meeting.

2. Open Forum Te Wā Kōrerorero

2.1 Akaroa Information Centre

Kerry Little, Manager Heartlands, Keith Harris and Victoria Andrews will speak to the Board giving an update on the Akaroa Information Centre.

3. New Zealand Police - Update

Reference Te Tohutoro: 24/2006752

Presenter(s) Te Kaipāhō: Inspector Peter Cooper, Area Commander – Canterbury Rural
Senior Sergeant Rachel Walker, Officer in Charge Selwyn District

1. Detail Te Whakamahuki

Timing	This information session is expected to last for 20 minutes.
Purpose / Origin of the Information Session	The purpose of this information session is for a representative of the New Zealand Police to be available to update the Board on local Police issues.
Background	Not Applicable.
Key Issues	<ul style="list-style-type: none">Update on local Police Issues.
Next Steps	<ul style="list-style-type: none">Not applicable.
Useful Links	<ul style="list-style-type: none">Not applicable.

Attachments Ngā Tāpirihanga

There are no attachments to this coversheet.

Signatories Ngā Kaiwaitohu

Author	Liz Beaven - Community Board Advisor
Approved By	Penelope Goldstone - Manager Community Governance, Banks Peninsula

4. Draft Annual Plan 2025-26

Reference Te Tohutoro: 25/287617







Presenter(s) Te Kaipāhō: Andrea Wild, Acting Community Governance Manager
 Liz Beaven, Community Board Adviser

1. Detail Te Whakamahuki

Timing	This workshop is expected to last for 60 minutes.
Purpose / Origin of the Workshop	<p>The purpose of an Annual Plan is to provide a one-year schedule of updates to the Long Term Plan(LTP), if any are required by changing circumstances.</p> <p>This Draft Annual Plan covers the second financial year of the Long Term Plan, from 1 July 2025 to 30 June 2026.</p> <p>The Council approved the Draft Annual Plan 2025-26 to be release for consultation at its meeting on 12 February 2025. The consultation period is 26 February to 28 March 2025.</p> <p>The purpose of this workshop is for the Board to commence development of its draft submission to the Council’s Draft Annual Plan 2025-26.</p>
Background	<p>The Draft Annual Plan is also an opportunity to check in with the community to let them know how the Council is tracking against the budget outlined in the LTP 2024-34.</p> <p>The main proposals are:</p> <ul style="list-style-type: none"> • An overall average rates increase across all properties of 7.58%. This is lower than the 8.48% projected in the LTP. Proposed Property Rates for Residential, Business and Remote Rural Properties are attached (Attachment A). • Pausing the collection of the targeted rate to help reinstate the Christ Church Cathedral for the remaining three years Council had left to collect it. • Operational expenditure – spending on everyday services such as rubbish collection – of \$718.5 million. That is \$23.8 million more than what was in the LTP. The increase is mainly owing to additional inflation than provided for in the LTP, increase in staff costs, additional water services maintenance costs, higher Burwood Landfill operating costs, higher regulatory costs, higher electricity costs, and a number of variances across different areas. • Capital expenditure – Council plans to invest \$735.4 million in the capital programme in 2025/26, an increase of \$29.6 million from that shown in the LTP. Additional capital programme expenditure is for Washington Park Skate Park upgrade or an alternative venue for a potential vert ramp, retiming the upgrade of Jellie Park, additional water supply mains renewals, retiming of funding for Akaroa wastewater treatment plant, linking various cycleways, and intersection improvements. • Borrowing - Council’s borrowing at 1 July 2025 is forecast to be \$119 million lower than forecast in the LTP. The Draft Annual Plan proposes to include new borrowing

	<p>in 2025/26 of \$442.7 million, an increase of \$66.3 million on the LTP, largely reflecting lower capital revenues.</p> <ul style="list-style-type: none"> • Council-owned Properties – there is one property within Te Pātaka o Rākaihautū Banks Peninsula Community Board that the Council proposed to seek community views and preferences as to their future use with the Draft Annual Plan 2025/26 that being 36 Brittan Terrace, Lyttelton. (Zoned residential). (Attachment B). • Consultation Questions – The consultation questions that the Council are asking for submitters to answer. (Attachment C).
Key Issues	<ul style="list-style-type: none"> • Not Applicable.
Next Steps	<ul style="list-style-type: none"> • Approval of final submission • Friday 28 March 2025 – consultation closes. • Hearing during April/May. • 26 June - the Council will adopt the Annual Plan 2025-26.
Useful Links	<ul style="list-style-type: none"> • Draft Annual Plan 2025-26 Report to Council for adoption https://christchurch.infocouncil.biz/Open/2025/02/CAPL_20250212_AGN_8568_AT.PDF.

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A  	Proposed Property Rates for Residential, Business and Remote Rural Properties	25/289777	9
B  	36 Brittan Terrace	25/289778	11
C  	Draft Annual Plan Consultation Questions as at 12 February 2025	25/290155	13

Signatories Ngā Kaiwaitohu

Author	Liz Beaven - Community Board Advisor
Approved By	Andrea Wild - Community Development Advisor

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	1,819.22	134.83	2.59	8.0%
400,000	2,116.41	2,290.62	174.21	3.35	8.2%
500,000	2,548.43	2,762.02	213.59	4.11	8.4%
600,000	2,980.45	3,233.43	252.98	4.86	8.5%
700,000	3,412.47	3,704.83	292.36	5.62	8.6%
800,000	3,844.48	4,176.23	331.75	6.38	8.6%
1,000,000	4,708.52	5,119.04	410.52	7.89	8.7%
1,200,000	5,572.56	6,061.84	489.28	9.41	8.8%
1,500,000	6,868.61	7,476.05	607.44	11.68	8.8%
2,000,000	9,028.70	9,833.06	804.36	15.47	8.9%
3,000,000	13,348.88	14,547.08	1,198.20	23.04	9.0%
Average House					
828,184	3,966.24	4,309.09	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	2,792.65	233.76	4.50	9.1%
500,000	4,005.93	4,384.41	378.48	7.28	9.4%
1,000,000	7,623.51	8,363.81	740.30	14.24	9.7%
1,500,000	11,241.10	12,343.20	1,102.11	21.19	9.8%
2,000,000	14,858.68	16,322.60	1,463.92	28.15	9.9%
2,500,000	18,476.27	20,302.00	1,825.73	35.11	9.9%
3,000,000	22,093.85	24,281.40	2,187.55	42.07	9.9%
4,000,000	29,329.02	32,240.19	2,911.17	55.98	9.9%
5,000,000	36,564.19	40,198.99	3,634.80	69.90	9.9%
Average Business					
2,490,288	18,406.00	20,224.70	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	957.26	76.36	1.47	8.7%
500,000	1,240.08	1,356.77	116.69	2.24	9.4%
800,000	1,778.84	1,956.02	177.18	3.41	10.0%
1,000,000	2,138.02	2,355.52	217.50	4.18	10.2%
1,500,000	3,035.96	3,354.28	318.32	6.12	10.5%
2,000,000	3,933.90	4,353.04	419.14	8.06	10.7%
3,000,000	5,729.78	6,350.56	620.78	11.94	10.8%
4,000,000	7,525.66	8,348.07	822.41	15.82	10.9%
5,000,000	9,321.54	10,345.59	1,024.05	19.69	11.0%

Average Remote Rural Property

1,906,247	3,765.53	4,165.77	400.24	7.70	10.6%
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36 Brittan Terrace, Lyttelton



Property Details

Property Address:	36 Brittan Terrace
Locality:	Lyttelton
Area:	850 sq. m
Valuation Roll Number:	2380227900
Capital Value:	\$28,000.00
Land Value:	\$28,000.00
Improvements Value:	\$0.00
Legal Description:	Closed Rd Canterbury Dist, Pt RSs 247,714 Canterbury Dist

Allotment
Closed Rd Canterbury Dist



[Open in Google StreetView](#)

DRAFT ANNUAL PLAN 2025-26 CONSULTATION QUESTIONS

Christ Church Cathedral

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.

Trade Waste

What do you think of our proposal to change how we charge for trade waste?

Rates and Borrowing

Have we got the balance right between rates and borrowing?

The Climate Resilience Fund

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?

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

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

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

Karakia Whakamutunga

Closing Prayer

Unuhia, unuhia Unuhia ki te uru tapu nui Kia wātea, kia māmā, te ngākau, Te tinana te wairua i te ara takatā Koia rā e Rongo, whakairia ake ki runga Kia tina! TINA! Hui e! TĀIKI E!	Draw on, draw on, Draw on the supreme sacredness To clear, to free the heart, the body and the spirit of mankind Rongo, suspended high above us (i.e. in 'heaven') Draw together! Affirm!
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