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## Christchurch City Council

### AGENDA

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#### Notice of Meeting Te Pānui o te Hui:

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

**Date:** Wednesday 16 July 2025

**Time:** 9.30 am

**Venue:** Boardroom, Fendalton Service Centre, Corner Jeffreys  
and Clyde Roads, Fendalton

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#### 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

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10 July 2025

#### Principal 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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# What is important to us?

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

## Our focus this Council term 2022–2025

### Strategic Priorities



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



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



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

Adopted by the Council on 5 April 2023



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



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



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

## Our goals for this Long Term Plan 2024–2034

### Draft Community Outcomes



#### Collaborative and confident

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



#### Green and liveable

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

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



#### A cultural powerhouse

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



#### Thriving and prosperous

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

## Our intergenerational vision

A place of opportunity for all.

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



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

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Karakia Whakamutunga

## Karakia Tīmatanga

Whakataka te hau ki te uru

Whakataka te hau ki te tonga

Kia mākinakina ki uta

Kia mātaratara ki tai

E hī ake ana te atakura

He tio, he huka, he hau hū

Tihei mauri ora

### 1. Apologies Ngā Whakapāha

Apologies will be recorded at the meeting.

### 2. Declarations of Interest Ngā Whakapuaki Aronga

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

### 3. Public Participation Te Huinga Tūmatanui

#### 3.1 Public Forum Te Huinga Whānui

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

##### 3.1.1 Environment Canterbury (ECan) Councillor Peter Scott

ECan Councillor Peter Scott will speak regarding an ECan Notice of Motion relating to public transport operations and infrastructure in Christchurch.

##### 3.1.2 Flare Street Art Festival

Selina Faimalo will speak regarding the Flare Street art festival funding received from the Council through the Long Term Plan.

##### 3.1.3 Watch This Space

Dr Reuben Woods will speak on behalf of Watch This Space regarding the street art programme.

##### 3.1.4 RDU 98.5FM

Simon Claridge will speak on behalf of RDU 98.5FM regarding their 50-year milestone.

##### 3.1.5 Spokes Canterbury

Fox Bennetts (Spokes Chair) and Anne Scott (Spokes Coordinator) will speak on behalf of Spokes Canterbury regarding the top cycling priorities in the



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Christchurch Central area that were identified in a public consultation session that Spokes Canterbury ran earlier this year.

### **3.2 Deputations by Appointment Ngā Huinga Whakaritenga**

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

Deputations will be recorded in the meeting minutes.

## **4. Presentation of Petitions Ngā Pākikitanga**

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

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 - Annual Plan Minutes - 24 June 2025

Reference Te Tohutoro:	25/1301600
Responsible Officer(s) Te Pou Matua:	Samantha Kelly, Team Leader Democratic Services (Samantha.Kelly@ccc.govt.nz), Cathy Harlow, Democratic Services Advisor (Cathy.Harlow@ccc.govt.nz)
Accountable ELT Member Pouwhakarae:	Helen White, General Counsel / Director of Legal & Democratic Services


1. Purpose of Report Te Pūtake Pūrongo

For the Council to confirm the minutes from the Council - Annual Plan meeting held 24 June 2025.

2. Recommendation Te Tūtohu Council

That the Council confirms the Minutes from the Council - Annual Plan meeting held 24 June 2025.

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A 	Minutes Council - Annual Plan - 24 June 2025	25/1220623	8

Signatories Ngā Kaiwaitohu

Authors	Samantha Kelly - Team Leader Democratic Services Support Cathy Harlow - Democratic Services Advisor
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## Christchurch City Council OPEN MINUTES

Item 5

Attachment A

**Date:** Tuesday 24 June 2025  
**Time:** 9.31 am  
**Venue:** Boardroom, Fendalton Service Centre, Corner Jeffreys and Clyde Roads, Fendalton

### 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
	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

### Principal Advisor

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Chief Executive  
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**Karakia Tīmatanga:** The Mayor and all Councillors

The agenda was dealt with in the following order.

**1. Apologies Ngā Whakapāha**

**Council Decision**

There were no apologies received for Tuesday 24 and 26 June 2025.

**2. Declarations of Interest Ngā Whakapuaki Aronga**

Councillor Peters declared an interest in the proposal to grant \$5 million to the Air Force Museum. Councillors Henstock and McLellan declared an interest in Amendment A42. Banks Peninsula/Akaroa Information Centre and A36. Akaroa Visitor Economy.

Councillor Coker left the meeting at 9.54 am and returned at 9.57am during consideration of Item 3.  
The meeting adjourned at 10.03 am and reconvened at 10.20 am during the consideration of Item 3.

### 3. Development Contributions Policy 2025

#### Council Comment

1. Council Officers Ellen Cavanagh and Hannah Ballantyne joined the table to present the report.
2. The Officer Recommendations were Moved by the Mayor and Seconded by Deputy Mayor Cotter (the Motion).
3. Councillor McDonald Moved, Seconded by Councillor Gough, a Foreshadowed Motion to defer the adoption of the Development Contributions Policy 2025 until the Council considers the draft development contributions rebate scheme which is due to be reported back to the Council from late August 2025.
4. When put to the vote, the Motion (Officer Recommendations) were lost by way of division.
5. When put to the vote, the Foreshadowed Motion was declared carried.

#### Officer Recommendations

That the Council:

1. Receives the information in the Development Contributions Policy 2025 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. Adopts the draft Development Contributions Policy 2025 (**Attachment A** to this report).
4. Agrees that the Development Contributions Policy 2025 will come into force from 1 July 2025.
5. Delegates to staff to correct any typographical or minor drafting errors in the Development Contributions Policy 2025.
6. Agrees to remit the difference in cost between a development contributions assessment undertaken under a previous development contributions policy and the Development Contributions Policy 2025 where the total assessment is reduced under the 2025 policy.

#### Officer Recommendations Moved and Seconded

That the Council:

1. Receives the information in the Development Contributions Policy 2025 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. Adopts the draft Development Contributions Policy 2025 (**Attachment A** to this report).
4. Agrees that the Development Contributions Policy 2025 will come into force from 1 July 2025.
5. Delegates to staff to correct any typographical or minor drafting errors in the Development Contributions Policy 2025.

6. Agrees to remit the difference in cost between a development contributions assessment undertaken under a previous development contributions policy and the Development Contributions Policy 2025 where the total assessment is reduced under the 2025 policy.

Mayor/Deputy Mayor

**Moved/Seconded**

### Council Decision

That the Council:

1. Receives the information in the Development Contributions Policy 2025 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. Adopts the draft Development Contributions Policy 2025 (**Attachment A** to this report).
4. Agrees that the Development Contributions Policy 2025 will come into force from 1 July 2025.
5. Delegates to staff to correct any typographical or minor drafting errors in the Development Contributions Policy 2025.
6. Agrees to remit the difference in cost between a development contributions assessment undertaken under a previous development contributions policy and the Development Contributions Policy 2025 where the total assessment is reduced under the 2025 policy.

The division was declared **lost** by 8 votes to 9 votes the voting being as follows:

**For:** Deputy Mayor Cotter, Councillor Coker, Councillor Donovan, Councillor Fields, Councillor Harrison-Hunt, Councillor Johanson, Councillor McLellan and Councillor Templeton

**Against:** Mayor Mauger, Councillor Barber, Councillor Gough, Councillor Henstock, Councillor Keown, Councillor MacDonald, Councillor Moore, Councillor Peters and Councillor Scandrett

Mayor/Deputy Mayor

**Lost**

### Council Resolved CAPL/2025/00025

That the Council:

1. Defers the adoption of the Development Contributions Policy 2025 until the Council considers the draft development contributions rebate scheme which is due to be reported back to the Council from late August 2025.

Councillor MacDonald/Councillor Gough

**Carried**

Councillor Johanson requested that his vote against the resolution be recorded.

The meeting adjourned at 10.59 am and reconvened at 11.17 am.

## Secretarial Notes: Overview of the 2025/26 Annual Plan adoption meeting process

1. The purpose of the Secretarial Notes below are to provide an overview of the process undertaken during the meeting.
2. The following key documents are available for ease of reading:
  - **Minutes Attachment A** – The final carried resolutions (including any carried amendments) relating to the adoption of the 2025/26 Annual Plan.
  - **Minutes Attachment B** – Councillors' proposed amendments and staff advice.
3. The Council considered and dealt with the following matters and recommendations:  
*Recommendations 1 to 7 - Noting provisions and financial prudence*
  4. Bruce Robertson, Chair of the Council's Audit and Risk Management Committee (ARMC) provided a verbal update regarding the ARMC recommendations from its meeting held on 13 June 2025.
  5. Chief Financial Officer Bede Carran, Acting Head of Finance Bruce Moher and Head of Corporate Planning and Performance Management Peter Ryan presented the Officers' Report.
  6. The Council resolved Recommendations 1 to 7.*Recommendations 8 and 9 – Climate Resilience Fund Policy*
  7. The Council resolved Recommendations 8 and 9 to adopt the Climate Resilience Fund Policy, which was consulted on as part of the draft Annual Plan.*Temporary Suspension of Standing Orders*
  8. The Council temporarily suspended Standing Orders 4.2, 17.5, 18.1, 18.8 and 18.9.*Consideration of the 2025/26 Annual Plan (Recommendations 10 to 26 – Moved and Seconded)*
  9. The Council put the 2025/26 Annual Plan on the table to enable the consideration of Councillors' proposed amendments and debate.*Councillor Proposed Amendments to the 2025/26 Annual Plan (Moved and Seconded)*
  10. Councillors put forward their proposed amendments and confirmed their Seconders.
  11. The meeting adjourned to allow Officers to prepare advice on the proposed amendments.
  12. When the meeting reconvened, Councillors considered the Council Officers advice provided on each proposed amendment.
  13. The meeting adjourned and reconvened to Thursday 26 June 2025.
  14. The Movers and Seconders of the amendments confirmed the finalised wording of each amendment.*Debate*
  15. The Council held one debate for all amendments and the adoption of the 2025/26 Annual Plan.



*Councillor Proposed Amendments to the 2025/26 Annual Plan (Vote)*

16. The Council considered and voted on Councillors' proposed amendments to the draft 2025/26 Annual Plan in the following category order:

- Noting provisions and requests for advice.
- Recreation and Sport and Property.
- Parks.
- Community.
- Transport.
- Remaining amendments.

*Council Officer Update*

17. Council Officers provided the rates update based on the carried amendments.

*Adoption of 2025/26 Annual Plan Attachments and Property Disposal (Recommendations 10 to 19)*

18. The Council adopted the 2025/26 Annual Plan Attachments and resolved the Property Disposal Recommendations.

*Adoption of 2025/26 Annual Plan (Recommendation 20)*

19. The Council adopted the 2025/26 Annual Plan.

*Authorisations and setting the rates (Recommendations 21 to 26)*

20. The Council agreed to the relevant authorisations and setting of the rates.

*Resumption of Standing Orders*

21. The Council resumed the temporarily suspended Standing Orders.

**Attachments**

- A Final carried resolutions for the 2025/26 Annual Plan
- B Councillors' proposed amendments and staff advice

**Tuesday 24 June 2025**

Councillor Coker left the meeting at 11.55 am and returned at 11.57 am during consideration of Item 4.5.  
Councillor Gough left the meeting at 12.19 pm and returned at 12.25 pm during consideration of Item 4.5.  
Councillor Keown left the meeting at 12.24 pm and returned at 12.26 pm during consideration of Item 4.5.

The meeting adjourned at 12.36 pm and reconvened at 3.05 pm during consideration of Item 4.5.

Councillor Gough left the meeting at 4.05 pm and returned at 4.09 pm during consideration of Item 4.5.  
Councillor Barber left the meeting at 4.13 pm and returned at 4.18 pm during consideration of Item 4.5.  
Councillor MacDonald left the meeting at 4.29 pm and returned at 4.33 pm during consideration of Item 4.5.

Councillor Gough left the meeting at 4.30 pm and returned at 4.34 pm during consideration of Item 4.5.

The meeting adjourned at 5.25 pm and reconvened at 5.42 pm.

Councillor MacDonald left the meeting during the adjournment and did not return.

Councillor Gough left the meeting at 5.57 pm during consideration of Item 4.5 and did not return.  
Councillor Barber left the meeting at 6.36 pm during consideration of Item 4.5 and did not return.

The meeting adjourned at 6.39 pm to 11.30 am, Thursday 26 June 2025, Fendalton Service Centre.

**Thursday 26 June 2025**

The meeting reconvened at 11.33 am. Councillor Johanson was not present at this time.

Councillor Johanson joined the meeting at 11.35 am.

Councillor MacDonald left the meeting at 11.54 am and returned at 11.55 am during consideration of Item 4.5 Continued.

Councillor Gough left the meeting at 12.25 pm and returned at 12.30 pm during consideration of Item 4.5 Continued.

The meeting adjourned at 12.40 pm and reconvened at 1.11 pm during consideration of Item 4.5 Continued.

The meeting adjourned at 1.15 pm and reconvened at 1.24 pm during consideration of Item 4.5 Continued.

The meeting adjourned at 2.29 pm and reconvened at 3.10 pm during consideration of Item 4.5 Continued.

Councillor Keown left the meeting at 2.29 pm and did not return.

**4. Annual Plan 2025/26**

**4.1 Noting provisions and financial prudence (Recommendations 1 to 7)**

**Council Comment**

1. Bruce Robertson, Chair of the Council's Audit and Risk Management Committee (ARMC) provided a verbal update regarding the ARMC recommendations from its meeting held on 13 June 2025.
2. Councillors were provided an opportunity to ask questions of clarification regarding the ARMC Recommendations.
3. Chief Financial Officer Bede Carran, Acting Head of Finance Bruce Moher and Head of Corporate Planning and Performance Management Peter Ryan presented the Officers' Report.
4. Councillors were provided an opportunity to ask questions of clarification of staff relating to the Annual Plan.
5. Officer Recommendations 1 to 7 were Moved by the Mayor and Seconded by Deputy Mayor Cotter, and when put to the vote were declared carried.

**Council Resolved CAPL/2025/00026**

That the Council:

1. Receives the information in the Annual Plan 2025/26 Report and the attachments to this 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. Notes the recommendations of the Council's Audit and Risk Management Committee at its meeting held on 13 June 2025, as set out in Attachment A of this report.
4. Notes the Thematic Analysis of the Annual Plan 2025/26 Submissions, set out in Attachment B of this report.
5. Notes the Annual Plan 2025/26 - Management Sign-off for Process set out in Attachment C of this report; and
6. Notes the Annual Plan 2025/26 - Management Sign-off for Significant Forecasting Assumptions set out in Attachment D of this report.
7. Resolves that in accordance with section 100(2) of the Local Government Act 2002, it is financially prudent not to set the Council's projected operating revenues at a level sufficient to meet the projected operating expenses in the 2025-26 financial year, having regard to:
  - a. The ratio, which is forecast to be 96% in the 2025-26 year; and
  - b. The estimated expenses of achieving and maintaining the predicted levels of service provision set out in the long-term plan, including the estimated expenses associated with maintaining the service capacity and integrity of the Council's assets; and
  - c. The projected revenue available to fund the estimated expenses associated with maintaining the service capacity and integrity of the Council's assets throughout their useful life; and
  - d. The equitable allocation of responsibility for funding the provision and maintenance of the Council's assets and facilities; and
  - e. The Council's funding and financial policies.

Mayor/Deputy Mayor

**Carried**

**4.2 Climate Resilience Fund Policy**

**Council Comment**

1. Recommendations 8 and 9 to adopt the Climate Resilience Fund Policy were Moved by Councillor Templeton and Seconded by Councillor Donovan, and when put to the vote were declared carried.

### Council Resolved CAPL/2025/00027

That the Council:

8. Adopts the Climate Resilience Fund Policy as set out in Attachment K of this report.
9. Resolves to hold the Climate Resilience Fund in accordance with the Investment Policy adopted by the Council with the 2024-2034 Long Term Plan.

Councillor Templeton/Councillor Donovan

**Carried**

### 4.3 Suspension of standing orders

#### Council Resolved CAPL/2025/00028

That pursuant to Standing Order 3.5 (Temporary Suspension of Standing Orders), the following Standing Orders be suspended to enable a more informal discussion:

- 4.2 length of meeting
- 17.5 members may speak only once.
- 18.1 general procedure for speaking and moving motions.
- 18.8 foreshadowed amendments.
- 18.9 lost amendments.

Mayor/Deputy Mayor

**Carried**

### 4.4 Recommendations 10 to 26 Moved and Seconded

#### Council Comment

1. Recommendations 10 to 26 were Moved by the Mayor and Seconded by Deputy Mayor Cotter to enable the 2025/26 Annual Plan to be put on the table and to enable the consideration of Councillors' proposed amendments and debate.

#### Moved and Seconded

That the Council:

##### **Draft Annual Plan – Adoption of Attachments**

10. Adopts the summary of the financial, rates, and benchmark impacts including proposed operational changes for 2025/26 set out in **Attachment E** of this report.
11. Adopts the changes to the Council's capital programme for 2025/26 set out in **Attachment F** of this report.
12. Adopts the proposed Funding Impact Statement – Rating Information set out in **Attachment G** of this report.
13. Adopts a minor change to a level of service identified since the publication of the draft Annual Plan 2025/26, set out in **Attachment H** of this report.

14. Adopts minor changes to the Fees and Charges schedule identified since the publication of the draft Annual Plan 2025/26, set out in **Attachment I** of this report.

**Disposal of Council-owned properties**

15. Notes the following in respect of the disposal of Council-owned properties consulted on as part of the 25/26 draft Annual Plan process:
  - a. Separate advertising was undertaken to satisfy the requirements of section 138 of the Local Government Act and section 24 of the Reserves Act in respect of the following properties:
    - 44 Canada Drive and Sir James Wattie Drive (no title/street number) reserves subject to the Reserves Act 1977.
    - 8 Penn Place and 38 Bexley Road considered to be a 'Park' pursuant to section 138 of the Local Government Act 2002.
    - 8 Martindales Road, 191r Worsleys Road and 193r Worsleys Road reserves subject to the Reserves Act 1977 and are also considered a 'Park' pursuant to section 138 Local Government Act 2002 for disposal purposes.
  - b. Advertising comprised public notices in the Press on 8 and 15 March 2025 for each property and publication on the council main public notice page. Any resulting submissions have been incorporated into the overall draft 2025/26 Annual Plan submissions (refer **Attachment B** of this report, Thematic Analysis of Submissions) to inform the Council's decision.
  - c. Fair and reasonable consideration has been given to all submissions/objections and all information in accordance with section 78 and 138 of the Local Government Act 2002 and section 24 of the Reserves Act 1977 to inform the Council's decision.
16. Resolves that all of the properties on the list in the draft 2025/26 Annual Plan, except 48 Balmoral Lane, as set out in **Attachment J** of this report, do not meet the Council's retention criteria and are therefore declared surplus and to be disposed of.
17. Resolves that 48 Balmoral Lane shall be retained due to its ecological restoration potential.
18. Authorises that the reserve revocation process for the following listed properties is commenced in accordance with the Reserves Act 1977:
  - a. 44 Canada Drive and Sir James Wattie Drive (no title).
  - b. 8 Martindales Road.
  - c. 191r Worsleys Road.
  - d. 193r Worsleys Road.
19. Authorises the Manager Property Consultancy to implement resolutions 15-18 above and in doing so make any reasonable decisions necessary at their sole discretion to effect the sale of these properties in accordance with Council normal practises and Policies and subject to applicable legislation.

**Draft Annual Plan - Adoption**

20. Adopts the Annual Plan 2025/26 comprising the information and underlying documents adopted by the Council at the meeting dated 12 February 2025 (the draft

Annual Plan 2025/26), as amended by resolutions 10 to 19 above and **Attachments E-I and K** of this report and including any carried amendments made at this meeting.

**Draft Annual Plan – Authorisations and setting the rates**

21. Authorises the General Manager Finance, Risk & Performance/Chief Financial Officer to make the amendments required to ensure the published 2025/26 Annual Plan aligns with the Council’s resolutions of 24 June 2025 and to make any other minor changes that may be required.
22. Authorises the Chief Executive to borrow, in accordance with the Liability Management Policy, sufficient funds to enable the Council to meet its funding requirements as set out in the 2025/26 Annual Plan.
23. Having set out rates information in the Funding Impact Statement – Rating Information contained in the Annual Plan 2025/26 (adopted as **Attachment G** by the above resolutions), resolves to set the following rates under the Local Government (Rating) Act 2002 for the 2025/26 financial year, commencing on 1 July 2025 and ending on 30 June 2026 (all statutory references are to the Local Government (Rating) Act 2002).
  - a. A **uniform annual general charge** under section 15(1)(b) of \$193.00 (incl. GST) per separately used or inhabited part of a rating unit;
  - b. a **general rate** under sections 13(2)(b) and 13(3)(a)(ii) set differentially based on property type, and capital value as follows:

<b>Differential Category</b>	<b>Basis for Liability</b>	<b>Rate Factor (incl. GST) (cents/\$ of capital value)</b>
Standard	Capital Value	0.256336
Business	Capital Value	0.569065
City Vacant	Capital Value	1.159406
Remote Rural	Capital Value	0.192252

- c. a **sewerage targeted rate** under sections 16(3)(b) and 16(4)(a) on all rating units in the serviced area of 0.088232 cents per dollar of capital value (incl. GST);
- d. a **land drainage targeted rate** under sections 16(3)(b) and 16(4)(a) on all rating units in the serviced area of 0.045166 cents per dollar of capital value (incl. GST);
- e. a **water supply targeted rate** under section 16(3)(b) and 16(4)(b) set differentially depending on whether a property is connected or capable of connection to the on-demand water reticulation system, as follows:

<b>Differential Category</b>	<b>Basis for Liability</b>	<b>Rate Factor (incl. GST) (cents/\$ of capital value)</b>
Connected (full charge)	Capital Value	0.073750
Serviceable (half charge)	Capital Value	0.036875

- f. a **restricted water supply targeted rate** under sections 16(3)(b) and 16(4)(a) on all rating units with one or more connections to restricted water supply systems of \$406.00 (incl. GST) for each standard level of service received by a rating unit;
- g. a **water supply fire connection targeted rate** under sections 16(3)(b) and 16(4)(a) on all rating units receiving the benefit of a water supply fire connection of \$135.00 (incl. GST) per connection;

- h. an **excess water supply commercial targeted rate** under section 19(2)(a) set for all rating units which receive a commercial water supply as defined in the Water Supply, Wastewater and Stormwater Bylaw 2022 **plus** boarding houses, motels, and rest homes, of \$1.47 (incl. GST) per m<sup>3</sup> or any part of a m<sup>3</sup> for consumption in excess of the rating unit's water supply targeted rate daily allowance:
- where the rating unit's water supply targeted rate daily allowance is an amount of cubic meters per day, calculated as the total amount payable under the water supply targeted rate (above), divided by the cubic meter cost (\$1.47), divided by 365;
  - **provided that** all properties will be entitled to a minimum consumption of 0.6986 cubic metres per day.
- i. an **excess water supply residential targeted rate** under section 19(2)(a) set for the following:
- all metered residential rating units where the meter records usage for a single rating unit;
  - a rating unit where the meter records usage for multiple rating units where there is a special agreement in force specifying which rating unit / ratepayer is responsible for payment,
- of \$1.47 (incl. GST) per m<sup>3</sup> or any part of a m<sup>3</sup> for consumption in excess of 900 litres per day, per separately used or inhabited part of the rating unit;
- j. a **waste minimisation targeted rate** under sections 16(3)(b) and 16(4)(b) set differentially depending on whether a full or partial service is provided, as follows:

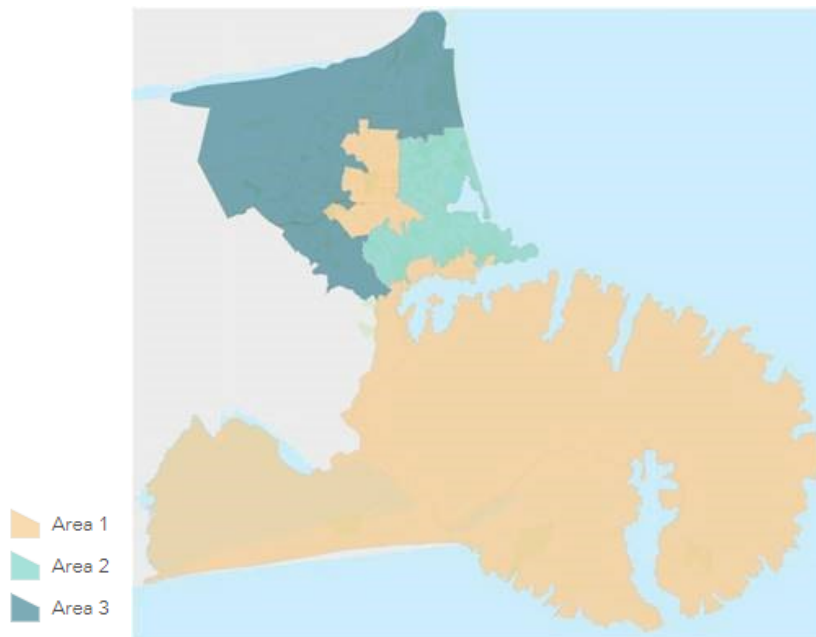
<i><b>Differential Category</b></i>	<i><b>Basis for Liability</b></i>	<i><b>Rate Factor (incl. GST)</b></i>
Full service	Per separately used or inhabited part of a rating unit	\$176.49
Partial service	Per separately used or inhabited part of a rating unit	\$132.36

- k. an **active travel targeted rate** under section 16(3)(a) and 16(4)(a) of \$20.00 (incl. GST) per separately used or inhabited part of a rating unit;
- l. a **special heritage (Arts Centre) targeted rate** under section 16(3)(a) and 16(4)(a) of 0.000277 cents per dollar of capital value (incl. GST);
- m. a **Central City Business Association targeted rate** under section 16(3)(b) and 16(4)(a) of \$545.69 (incl. GST) per business rating unit in the Central City Business Association Area, where the land value of the rating unit is greater than or equal to \$90,000;

24. Resolves that all rates except the excess water supply commercial targeted rate and the excess water supply residential targeted rate are due in four instalments, and to set the following due dates for payment:

<b>Instalment</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>Area 1</b>	15 August 2025	15 November 2025	15 February 2026	15 May 2026
<b>Area 2</b>	15 September 2025	15 December 2025	15 March 2026	15 June 2026
<b>Area 3</b>	31 August 2025	30 November 2025	28 February 2026	31 May 2026

Where the Instalment Areas are defined geographically as follows:



<b>Area 1</b>	<b>Area 2</b>	<b>Area 3</b>
Includes generally the Central City and the suburbs of St Albans, Merivale, Mairehau, Papanui, Riccarton, Addington, Spreydon, Sydenham, Beckenham, Opawa and Banks Peninsula.	Includes generally the suburbs of Shirley, New Brighton, Linwood, Woolston, Mt Pleasant, Sumner, Cashmere and Heathcote.	Includes generally the suburbs of Belfast, Redwood, Parklands, Harewood, Avonhead, Bishopdale, Ilam, Fendalton, Hornby, Templeton and Halswell.

25. Resolves that the excess water supply commercial targeted rate and the excess water supply residential targeted rate (together, “excess water charges”) have Due Dates and Penalty Dates based on the week in which amounts are invoiced, according to the following table:





Week Beginning	Due Date	Penalty Date
Mon-30-Jun-25	Thu-28-Aug-25	Tue-02-Sep-25
Mon-07-Jul-25	Thu-04-Sep-25	Tue-09-Sep-25
Mon-14-Jul-25	Thu-11-Sep-25	Tue-16-Sep-25
Mon-21-Jul-25	Thu-18-Sep-25	Tue-23-Sep-25
Mon-28-Jul-25	Thu-25-Sep-25	Tue-30-Sep-25
Mon-04-Aug-25	Thu-02-Oct-25	Tue-07-Oct-25
Mon-11-Aug-25	Thu-09-Oct-25	Tue-14-Oct-25
Mon-18-Aug-25	Thu-16-Oct-25	Tue-21-Oct-25
Mon-25-Aug-25	Thu-23-Oct-25	Tue-28-Oct-25
Mon-01-Sep-25	Thu-30-Oct-25	Tue-04-Nov-25
Mon-08-Sep-25	Thu-06-Nov-25	Tue-11-Nov-25
Mon-15-Sep-25	Thu-13-Nov-25	Tue-18-Nov-25
Mon-22-Sep-25	Thu-20-Nov-25	Tue-25-Nov-25
Mon-29-Sep-25	Thu-27-Nov-25	Tue-02-Dec-25
Mon-06-Oct-25	Thu-04-Dec-25	Tue-09-Dec-25
Mon-13-Oct-25	Thu-11-Dec-25	Tue-16-Dec-25
Mon-20-Oct-25	Thu-18-Dec-25	Tue-23-Dec-25
Mon-27-Oct-25	Thu-25-Dec-25	Tue-30-Dec-25
Mon-03-Nov-25	Thu-01-Jan-26	Tue-06-Jan-26
Mon-10-Nov-25	Thu-08-Jan-26	Tue-13-Jan-26
Mon-17-Nov-25	Thu-15-Jan-26	Tue-20-Jan-26
Mon-24-Nov-25	Thu-22-Jan-26	Tue-27-Jan-26
Mon-01-Dec-25	Thu-29-Jan-26	Tue-03-Feb-26
Mon-08-Dec-25	Thu-05-Feb-26	Tue-10-Feb-26
Mon-15-Dec-25	Thu-12-Feb-26	Tue-17-Feb-26
Mon-22-Dec-25	Thu-19-Feb-26	Tue-24-Feb-26
Mon-29-Dec-25	Thu-26-Feb-26	Tue-03-Mar-26

Week Beginning	Due Date	Penalty Date
Mon-05-Jan-26	Thu-05-Mar-26	Tue-10-Mar-26
Mon-12-Jan-26	Thu-12-Mar-26	Tue-17-Mar-26
Mon-19-Jan-26	Thu-19-Mar-26	Tue-24-Mar-26
Mon-26-Jan-26	Thu-26-Mar-26	Tue-31-Mar-26
Mon-02-Feb-26	Thu-02-Apr-26	Tue-07-Apr-26
Mon-09-Feb-26	Thu-09-Apr-26	Tue-14-Apr-26
Mon-16-Feb-26	Thu-16-Apr-26	Tue-21-Apr-26
Mon-23-Feb-26	Thu-23-Apr-26	Tue-28-Apr-26
Mon-02-Mar-26	Thu-30-Apr-26	Tue-05-May-26
Mon-09-Mar-26	Thu-07-May-26	Tue-12-May-26
Mon-16-Mar-26	Thu-14-May-26	Tue-19-May-26
Mon-23-Mar-26	Thu-21-May-26	Tue-26-May-26
Mon-30-Mar-26	Thu-28-May-26	Tue-02-Jun-26
Mon-06-Apr-26	Thu-04-Jun-26	Tue-09-Jun-26
Mon-13-Apr-26	Thu-11-Jun-26	Tue-16-Jun-26
Mon-20-Apr-26	Thu-18-Jun-26	Tue-23-Jun-26
Mon-27-Apr-26	Thu-25-Jun-26	Tue-30-Jun-26
Mon-04-May-26	Thu-02-Jul-26	Tue-07-Jul-26
Mon-11-May-26	Thu-09-Jul-26	Tue-14-Jul-26
Mon-18-May-26	Thu-16-Jul-26	Tue-21-Jul-26
Mon-25-May-26	Thu-23-Jul-26	Tue-28-Jul-26
Mon-01-Jun-26	Thu-30-Jul-26	Tue-04-Aug-26
Mon-08-Jun-26	Thu-06-Aug-26	Tue-11-Aug-26
Mon-15-Jun-26	Thu-13-Aug-26	Tue-18-Aug-26
Mon-22-Jun-26	Thu-20-Aug-26	Tue-25-Aug-26
Mon-29-Jun-26	Thu-27-Aug-26	Tue-01-Sep-26

26. Resolves to add the following penalties to unpaid rates pursuant to sections 57 and 58:
- A penalty of 10 per cent will be added to any portion of an instalment (for rates other than excess water charges) not paid on or by the due dates set out in paragraph 24 above, to be added on the following penalty dates:

Instalment	1	2	3	4
Area 1	20 August 2025	20 November 2025	19 February 2026	20 May 2026
Area 2	18 September 2025	18 December 2025	19 March 2026	18 June 2026
Area 3	04 September 2025	04 December 2025	05 March 2026	05 June 2026

- A penalty of 10 per cent will be added to any portion of excess water supply commercial targeted rates and excess water supply residential targeted rates not paid on or by the due dates set out in paragraph 25 above, to be added on the Penalty Dates set out for these targeted rates in paragraph 25.
- For all rates, an additional penalty of 10 per cent will be added on 01 October 2025 to all rates assessed (including penalties) before 01 July 2025 which remain unpaid on 01 October 2025.
- For all rates assessed before 01 July 2025 which remain unpaid on 01 October 2025 (including penalties), and which remain unpaid on 01 April 2026, a further penalty of 10 per cent will be added on 01 April 2026.

Mayor/Deputy Mayor

**Moved/Seconded**

## 4.5 Councillor proposed amendments

### Council Comment

1. Councillors put forward their proposed amendments and confirmed their Seconders.
2. The meeting adjourned to enable Council Officers to prepare advice.
3. Upon reconvening, Council Officers provided advice relating to Amendment A61, which was for the Council to not consider any Councillor proposed amendments to the 2025/2026 Annual Plan that increased the rates.
4. Councillor MacDonald as the Mover and Councillor Keown as the Seconder confirmed the wording of Amendment A61.
5. The Council debated and voted on Amendment A61 which was declared lost by way of division.
6. The Council then considered the Council Officer advice and revised wording, where applicable, for each amendment. Following the Council Officer advice the Movers and Seconders for amendments provided further clarity on their proposed amendments.
7. During discussions the following amendments were withdrawn either for lack of a Seconder, because they were no longer required or as there was insufficient information to put the amendment to the vote.
  - a. A18 – Property – 48 Balmoral Lane
  - b. A35 – Finance – Rates
  - c. A40 – Capital Programme Reduction
  - d. A47 – Property – Residentially Zoned
  - e. A52 – Transport – Engagement Te Ara Tai Cycleway
  - f. A57 – Parks – Parkland/Queenspark Youth Play Space
8. The meeting adjourned to Thursday 26 June 2025.

### Council Decision

#### A61. Overall rate impact

That the Council:

A61. Does not consider any Councillor proposed-amendments to the 2025/2026 Annual Plan that increases the rates.

*The division was declared **lost** by 7 votes to 10 votes the voting being as follows:*

**For:** Mayor Mauger, Councillor Barber, Councillor Gough, Councillor Henstock, Councillor Keown, Councillor MacDonald and Councillor Peters

**Against:** Deputy Mayor Cotter, Councillor Coker, Councillor Donovan, Councillor Fields, Councillor Harrison-Hunt, Councillor Johanson, Councillor McLellan, Councillor Moore, Councillor Scandrett and Councillor Templeton

Councillor MacDonald/Councillor Keown

**Lost**

**Council Resolved CAPL/2025/00029**

**Adjournment of meeting**

That the Council:

1. Adjourns the meeting at 6.39 pm to 11.30 am, 26 June 2025 in the Boardroom, Fendalton Service Centre, Corner Jeffreys and Clyde Roads, Fendalton.

Mayor/Councillor Scandrett

**Carried**

**4.5 Continued – Councillor proposed amendments**

**Council Comment**

1. Upon reconvening Council Officers tabled a document containing revised wording for the proposed amendments as previously discussed (refer to Minutes Attachment B).
2. The Movers and Seconders confirmed their proposed amendment for proceeding.
3. The meeting adjourned to enable Council Officers and Movers and Seconders of amendments to finalise wording for amendments: A12, A58, A23, A36, A59 and A53.
4. Upon reconvening the Movers and Seconders for amendments A12, A58, A23, A36, A59 and A53 confirmed the finalised wording.
5. A new Amendment A62 was Moved by Councillor Fields and Seconded by Councillor Henstock.
6. The meeting held one debate for all proposed amendments and the adoption of the Annual Plan.
7. The Mayor Moved, Seconded by Deputy Mayor Cotter, a Motion to put all noting provision/advice request amendments to the vote as a block, and when put to the vote, those amendments were declared carried.
8. The Council then voted on the remaining proposed amendments individually.

**Noting and Advice Request Amendments**

**Council Resolved CAPL/2025/00030**

**Procedural Motion**

The Council block resolves all noting provision and advice requests amendments.

Mayor/Deputy Mayor

**Carried**

**Item 5**

**Attachment A**

**Council Resolved CAPL/2025/00031**

**A4. Community – Report regarding sPACIFICally Pacific Canterbury (SPACPC) multi-year funding**

A4. That the Council:

1. Requests staff to prepare a report on partnership funding options with SPACPAC and report back to the Council before the end of August 2025.

Councillor Johanson/Councillor Barber

**Carried**

**Council Resolved CAPL/2025/00032**

**A11. Transport – Lower Styx Road Cycleway**

A11. That the Council:

1. Requests staff investigate and report back on the implementation requirements for a low cost, low impact, gravel cycle path beside Lower Styx Road between Spencerville and Brooklands.
2. Requests staff advice on possible funding budgets for this work.
3. Notes that, while much of the Lower Styx cycleway route is already fit for purpose, this small but important section once completed will largely complete a potentially very popular tourist route.

Councillor Barber/Councillor Donovan

**Carried**

**Council Resolved CAPL/2025/00033**

**A12. Parks - Plant Species Management Plan Implementation**

A12. That the Council:

1. Requests staff report back to update the Council on a coordinated strategy regarding the Plant Species Management Plan by 30 September 2025.

Councillor Donovan/Deputy Mayor

**Carried**

**Council Resolved CAPL/2025/00034**

**A13. Democracy Services – Transparency Tool**

A13. That the Council:

1. Notes that staff will report to the Council by the end of September 2025 on options for a decision-making management system.
2. Notes it is anticipated that the first year of funding for a decision-making management system could be funded via prioritisation within the digital programme.

Councillor Templeton/Councillor Harrison-Hunt

**Carried**

**Council Resolved CAPL/2025/00035**

**A14. Parks – Elmwood Park Playground**

A14. That the Council:

1. Requests that staff work with the Waimāero Fendalton-Waimairi-Harewood Community Board to prioritise the renewal of Elmwood Park Playground.

Councillor Gough/Councillor Johanson

**Carried**

**Council Resolved CAPL/2025/00036**

**A17. Transport – Green turning arrow workshop**

A17. That the Council:

1. Holds an Information Session on traffic signal function and the operation of green-turning arrows across the city, and the impact that changes have on the wider network.
2. Notes that feedback will inform the work programme that is developed in conjunction with Community Boards to inform the 2026/27 draft Annual Plan.

Councillor Templeton/Councillor Johanson

**Carried**

**Council Resolved CAPL/2025/00037**

**A19. Property – Leslie Street**

A19. That the Council:

1. Requests that investigate whether or not the Council should retain properties at 11, 13, 19 and 21 Leslie Street, Upper Riccarton, as part of the 2026/27 Annual Plan “Properties for Review” process.

Mayor/Councillor MacDonald

**Carried**

**Council Resolved CAPL/2025/00038**

**A20. Planning and Consents – City Vacant Differential**

A20. That the Council:

1. Requests that staff report to the Council on the options for, and implications of, extending the city vacant differential rating area within the Four Avenues, noting that consultation will be required.

Councillor McLellan/Deputy Mayor

**Carried**

**Council Resolved CAPL/2025/00039**

**A22. Parks – 367 Hereford Street**

A22. That the Council:

1. Requests staff undertake investigation regarding option for a small, low-cost neighbourhood park at 367 Hereford Street, noting that there would be funding available in the programme budget if approved.

Councillor McLellan/Deputy Mayor

**Carried**

**Council Resolved CAPL/2025/00040**

**A25. Digital - AI Policy**

A25. That the Council:

1. Notes that staff have an Artificial Intelligence (AI) Policy in place to guide the ethical, secure and responsible use of AI within council operations.
2. Notes staff already provide commentary around AI-related risks and safeguards relating to data security, privacy and public trust within the Cyber Security report to the Audit and Risk Committee.
3. Requests a report to the Council in FY2026/27 outlining the:
  - a. Organisational strategy and work programme related to AI opportunities.
  - b. Governance and training requirements in place to manage for safe and effective AI adoption.
  - c. Insights and practical applications of AI in local government.

Councillor Harrison-Hunt/Deputy Mayor

**Carried**

**Council Resolved CAPL/2025/00041**

**A26. Finance – capitalisation staff time**

A26. That the Council notes:

1. Staff are currently conducting a review of the capitalisation of staff costs and will report on this work as part of the 2026/27 Annual Plan process.
2. The capitalisation of staff time is subject to accounting standards.

Councillor Harrison-Hunt/Councillor Scandrett

**Carried**

**Council Resolved CAPL/2025/00042**

**A27. Finance – Further income streams**

A27. That the Council:

1. Requests staff arrange a Council workshop to discuss and identify opportunities to generate additional revenue from Council owned land and buildings.
2. Requests that following the workshop, staff to formally report on options to generate additional revenue from Council owned land and buildings in time to consult on these options as part of the 2026/27 Annual Plan.

Councillor Harrison-Hunt/Councillor Scandrett

**Carried**

**Council Resolved CAPL/2025/00043**

**A28. Community Services & Property – Bus Exchange**

A28. That the Council:

1. Requests staff investigate and report on public safety matters and user experience at the Bus Interchange and surrounding area.
2. Notes that the report should assess current issues, explore design and safety enhancements, consider youth engagement options, identify placemaking opportunities, gather user feedback, align with Environment Canterbury's responsibilities, and outline potential budget implications.

Councillor Harrison-Hunt/Councillor McLellan

**Carried**

**Council Resolved CAPL/2025/00044**

**A29. Transport – Ilam Road pedestrian crossing**

A29. That the Council:

1. Notes the current work underway between staff and the University of Canterbury to develop a new pedestrian crossing point on Ilam Road near Homestead Lane, in response to increased pedestrian demand in the area.
2. Notes the Ilam Road pedestrian crossing project is currently prioritised for delivery in FY27 under the Minor Road Safety Programme, subject to community engagement and a Community Board decision before construction can begin.
3. Notes staff will continue regular engagement with the University of Canterbury and provide updates to the Waipuna Halswell-Hornby-Riccarton Community Board and relevant ward councillors as the project progresses.

Councillor Harrison-Hunt/Councillor Coker

**Carried**

**Council Resolved CAPL/2025/00045**

**A32. Community - Te Ūaka Lyttelton Museum – Long Term Funding Commitment**

A32. That the Council:

1. Considers and consults on a capital grant for Te Ūaka Lyttelton Museum as part of the upcoming 2026/27 Annual Plan process.

Councillor Fields/Councillor Coker

**Carried**

**Council Resolved CAPL/2025/00046**

**A33. Community - Te Ūaka Lyttelton Museum – FY25/26 funding**

A33. That the Council:

2. Invites the Te Ūaka Lyttelton Museum to make an application to the Strengthening Communities Fund or other grant funding programmes.

Councillor Fields/Councillor Coker

**Carried**

**Council Resolved CAPL/2025/00047**

**A34. Community Facilities - Multicultural / Youth engagement in Akaroa**

A34. That the Council:

1. Notes that staff have identified the need to improve access to the Council's community facilities in Akaroa, and will continue working collaboratively to support multicultural, youth, and general community use.

Councillor Fields/Councillor Coker

**Carried**

**Council Resolved CAPL/2025/00048**

**A37. Property - Kukupa Hostel Akaroa**

A37. That the Council:

1. Notes that community consultation on the future of the Kukupa Hostel in Akaroa is planned for early 2026, with feedback to be reported to the Banks Peninsula Community Board in early 2026.

Councillor Fields/Councillor Coker

**Carried**



**Council Resolved CAPL/2025/00049**

**A39. Community Facilities – Gaiety Hall internet**

A39. That the Council:

1. Requests that staff install internet capability at the Gaiety Hall within existing budgets.

Councillor Fields/Councillor Coker

**Carried**

**Council Resolved CAPL/2025/00050**

**A41. Property – Steadfast reserve “garage”**

A41. That the Council:

1. Requests that staff continue discussions with the Cass Bay Residents Association regarding the feasibility and location of the proposed community facility.
2. Requests that staff keep the Community Board informed of progress on a quarterly basis via memo.

Councillor Fields/Councillor Coker

**Carried**

**Council Resolved CAPL/2025/00051**

**A42. Banks Peninsula / Akaroa Information Centre**

A42. That the Council:

1. Requests that staff provide advice on the operational funding for three information centres on Banks Peninsula.
2. Requests that ChristchurchNZ provide advice regarding the availability of funding for i-sites on banks peninsula.

Councillor Fields/Councillor Coker

**Carried**

Councillors Henstock and McLellan declared an interest and took no part in the discussion or vote on this matter.

**Council Resolved CAPL/2025/00052**

**A43. Three Waters – Akaroa Wastewater**

A43. That the Council:

1. Notes that the Council is waiting for the outcome of the wastewater discharge consent process and exploration of alternative disposal options.
2. Requests that staff update the Council on the overall project progress and consent application of the Akaroa Wastewater, including the environmental management plan for the site.

3. Notes that no work beyond basic site maintenance is planned after September 2025.

Councillor Fields/Councillor Coker

**Carried**

**Council Resolved CAPL/2025/00053**

**A44. Transport – Springfield Road pedestrian crossing**

A44. That the Council:

1. Requests that staff report back to the Council and Community Board urgently on options to address a safe pedestrian refuge or crossing option at the Springfield Road / Edgware Road intersection.
2. Notes that the Springfield Road / Edgware Road intersection is part of the downstream effects monitoring area for the Northern Corridor.

Deputy Mayor/Councillor Templeton

**Carried**

**Council Resolved CAPL/2025/00054**

**A45. Parks – McFarlane Park Toilet Block**

A45. That the Council:

1. Notes that staff are working closely with local sporting community groups (users) to scope the renewal of these facilities.
2. Notes that funding is currently allocated FY27-29 and that once the scoping is complete the timing of early construction can be considered.
3. Notes that staff will provide an update on the project to the Community Board at the end of the calendar year.

Deputy Mayor/Councillor McLellan

**Carried**

**Council Resolved CAPL/2025/00055**

**A48. Community facilities – Homelessness and youth emergency housing**

A48. That the Council:

1. Notes that a report on options to address housing and homelessness matters is due to be presented at a Council meeting in September 2025, with decisions on consultation and funding to be made following that report.

Councillor Johanson/Councillor McLellan

**Carried**

**Council Resolved CAPL/2025/00056**

**A49. Transport – Scruttons Roads**

A49. That the Council:

1. Requests staff advice on the implications and process for reducing the budget for the Scruttons Road rail crossing.

Councillor Johanson/Councillor Moore

**Carried**

**Council Resolved CAPL/2025/00057**

**A53. Planning and Consents – Linwood Regeneration Project**

A53. That the Council:

1. Notes that a briefing will be held in July 2025 on the Linwood Regeneration Framework, which will include potential prioritisations, noting that any additional projects requiring funding would need to be considered as part of a future annual plan process.

Councillor Johanson/Councillor McLellan

**Carried**

**Council Resolved CAPL/2025/00058**

**A54. Parks – Cutler Park Renewal**

A54. That the Council:

1. Requests that staff work with the Waitai Coastal-Burwood-Linwood Community Board to consider the priority of the Culter Park Renewal project.
2. Notes that staff will report back to the Community Board on the reprioritised programme.

Councillor Johanson/Councillor McLellan

**Carried**

**Council Resolved CAPL/2025/00059**

**A55. Parks – Aranui Playground Renewal**

A55. That the Council:

1. Requests that staff work with the Waitai Coastal-Burwood-Linwood Community Board to consider the priority of the Aranui Playground Renewal project.
2. Notes that staff will report back to the Community Board on the reprioritised programme.

Councillor Johanson/Councillor McLellan

**Carried**

**Council Resolved CAPL/2025/00060**

**A58. Parks – Parklands toilet**

A58. That the Council:

1. Requests that staff undertake investigations and confirm scope and estimated cost of the Parklands Toilet refurbishment and, once complete, provide a report to the Community Board outlining how the project can be funded within the Parks FY 2026/27 programme.

Councillor Donovan/Councillor Johanson

**Carried**

**Council Resolved CAPL/2025/00061**

**A62. Capital Programme**

A62. That the Council:

1. Requests that staff report back, in time to inform the 2026/27 draft Annual Plan, on the deliverability of the proposed capital programme for 2026/27 which will include acknowledging and accounting for constraints in the delivery of the programme.

Councillor Fields/Councillor Henstock

**Carried**

**Recreation, Sport and Events and Property**

**Council Resolved CAPL/2025/00062**

**A23. Rec, Sports and Events – Tertiary student rate**

A23. That the Council:

1. Agrees to introduce a casual entry rate of \$4.90 for tertiary students at Christchurch City Council pool facilities, effective from 1 July 2026.
2. Agrees that the tertiary student casual entry rate will apply upon presentation of a valid tertiary student ID from a New Zealand tertiary education provider (including universities, polytechnics, and wānanga).
3. Requests that staff:
  - a. Incorporate the \$4.90 tertiary swim concession into the 2026/27 fees and charges schedule.
  - b. Promotes the new rate in collaboration with tertiary institutions and student associations (e.g., UCSA, ARA & Te Wānanga).
4. Notes that the student rate is in line with associated community services card, Hāpai card and Gold Card.

Councillor Harrison-Hunt/Councillor Moore

**Carried**

**Council Resolved CAPL/2025/00063**

**A46. Property – 4 Canon Hill Crescent**

A46. That the Council:

1. Agrees that the property at 4 Cannon Hill Crescent be withdrawn from the list of properties for disposal, pending further advice on ecological values.

Councillor Johanson/Councillor Templeton

**Carried**

**Council Resolved CAPL/2025/00064**

**A56. Property – Investigate Roy Stokes Hall parking**

A56. That the Council:

1. Requests that staff investigate the acquisition and development of land in New Brighton, adjacent to Roy Stokes Hall for car parking.

Councillor Donovan/Councillor Barber

**Carried**

**Parks**

**Council Resolved CAPL/2025/00065**

**A21. Parks – Bangor Pump Station**

A21. That the Council:

1. Requests staff to commence restoration works on the Bangor Pump Station to prevent further deterioration of the structure, acknowledging its heritage status.
2. Agrees that funding be reallocated from future years within the existing Long Term Plan budget (61692 – Heritage Buildings, Structures and Furnishings Renewals) to enable the project commencement in FY 2025/26.

Councillor McLellan/Deputy Mayor

**Carried**

## Community

### Council Resolved CAPL/2025/00066

#### A15. Grants and Funding – Accessibility Fund

A15. That the Council:

1. Agrees to increase the Accessibility Improvements Fund by \$50,000 per annum to improve accessibility for residents, noting that staff will report to the Council on the terms of reference and allocation process.

Councillor Templeton/Councillor Donovan

**Carried**

### Council Resolved CAPL/2025/00067

#### A24. Grants and Funding – Culture Galore

A24. That the Council:

1. Agrees to allocate \$25,000 in the FY26/27 Discretionary Response Fund to support the continued delivery of Culture Galore, Christchurch's flagship multicultural community event.

Councillor Harrison-Hunt/Deputy Mayor

**Carried**

### Council Resolved CAPL/2025/00068

#### A38 – Akaroa Bays Emergency Response

A38. That the Council:

1. Utilises contestable funding to support Akaroa Bays Emergency Response in 2025/26 and allocate funding from this funding to Akaroa and the Bays' emergency response.
2. Requests that staff report back in time for the 2026/27 Annual Plan on whether additional or ongoing funding is required to sustain Akaroa Bays Emergency Response and similar community-led emergency response groups.

Councillor Fields/Councillor Coker

**Carried**

## Transport

### Council Resolved CAPL/2025/00069

#### A1. Transport - Harewood School Crossing raised platform

A1. That the Council:

1. Agrees to install a raised platform at the pedestrian crossing outside Harewood School that is consistent with the original design approval for the MCR Wheels to Wings.
2. Notes that funding for this will be from the existing MCR Wheels to Wings programme budget (#26613).

The division was declared **carried** by 9 votes to 8 votes the voting being as follows:

**For:** Deputy Mayor Cotter, Councillor Coker, Councillor Donovan, Councillor Fields, Councillor Harrison-Hunt, Councillor Johanson, Councillor McLellan, Councillor Scandrett and Councillor Templeton

**Against:** Mayor Mauger, Councillor Barber, Councillor Gough, Councillor Henstock, Councillor Keown, Councillor MacDonald, Councillor Moore and Councillor Peters

Councillor Coker/Councillor Scandrett

**Carried**

### Council Resolved CAPL/2025/00070

#### A5. Transport - Lincoln Road PT Corridor

A5. That the Council:

1. Agrees to bring forward funding for Lincoln Road Bus Priority Stage 2B Curletts to Wrights to start in FY26.
2. Notes that the project will not be eligible for NZTA subsidy.

The division was declared **carried** by 12 votes to 5 votes the voting being as follows:

**For:** Deputy Mayor Cotter, Councillor Coker, Councillor Donovan, Councillor Fields, Councillor Harrison-Hunt, Councillor Johanson, Councillor Keown, Councillor McLellan, Councillor Moore, Councillor Peters, Councillor Scandrett and Councillor Templeton

**Against:** Mayor Mauger, Councillor Barber, Councillor Gough, Councillor Henstock and Councillor MacDonald

Councillor Moore/Councillor Coker

**Carried**

**Council Resolved CAPL/2025/00071**

**A30. Transport – footpaths**

A30. That the Council:

1. Requests staff ensure the following are considered as part of the development and prioritisation of the New Footpath Programme (#75051 and #81682):
  - a. Springs Road between Boston Ave and Halswell Junction Road
  - b. Main South Road Hornby
  - c. Sutherlands Road between Glendore and Muirhill
  - d. Cashmere Road between Sutherlands Road and Quarry Reserve
2. Notes that an information session on the prioritisation methodology and draft delivery programme for the New Footpath Programme is planned for 8 July 2025.

Councillor Moore/Councillor Peters

**Carried**

**Council Resolved CAPL/2025/00072**

**A50. Transport – Bromley Roads**

A50. That the Council:

1. Agrees add funding for the Improving Bromley Roads project, allocating \$1 million in 2025/26 and \$4 million in 2026/27.

Councillor Johanson/Councillor McLellan

**Carried**

**Council Resolved CAPL/2025/00073**

**A51. Transport – Woodhouse Street**

A51. That the Council:

1. Agrees to include budget provision of \$50,000 to green Woodhouse Street with street trees and to calm traffic.

Councillor Johanson/Councillor McLellan

**Carried**



## Remaining Amendments

### Council Resolved CAPL/2025/00074

#### A6. Water - Chlorine-free water stations

A6. That the Council:

1. Approves an increase to the Three Waters capital and operational budgets to support the installation and ongoing operation and maintenance of chlorine-free taps, as follows:
  - a. \$15,000 operational funding for planning in FY26
  - b. \$300,000 capital funding for installations in FY27, FY28; and FY29
  - c. \$75,000 operational funding per annum from FY27 onwards
2. Notes that the projected rate impact of the increased funding for the installation and ongoing operation cost of the additional chlorine-free taps is 2025/26: <0.01%, 2026/27: 0.01%, and <0.01% for the subsequent years.
3. Notes that staff will report to the Finance and Performance Committee on the proposed programme, once planning is complete and the updated Drinking Water Quality Assurance Rules have been confirmed.

Councillor Templeton/Deputy Mayor

**Carried**

### Council Resolved CAPL/2025/00075

#### A16. Three Waters – Water Meters

A16. That the Council:

1. Approves an increase of \$3.5m to the Three Water capital programme budget for the installation water meters on unmetered connection in FY26 and a further \$3.5m in FY27, noting that this will have a rate impact of 2025/26: 0.01%, 2026/27: 0.03% 2027/28: 0.02%.
2. Requests that staff report to the Finance and Performance Committee regarding the implementation programme in the first quarter of F26.

Councillor Templeton/Deputy Mayor

**Carried**

**Council Resolved CAPL/2025/00076**

**A31. Parks - Addington Park Toilet**

A31. That the Council:

1. Requests that staff undertake investigations and confirm scope and estimated cost of the Addington Park Toilet refurbishment and, once complete, provide a report to the Community Board outlining how the project will be funded within the Parks FY 2025/26 programme.

Councillor Coker/Councillor Scandrett

**Carried**

**Council Resolved CAPL/2025/00077**

**A36. Akaroa Visitor Economy**

A36. That the Council:

1. Request, through its letter of expectation in December 2025, that ChristchurchNZ continues to report separately on the destination and attraction initiatives for Banks Peninsula and progress on implementation of the Banks Peninsula Destination Management Plan.
2. Requests ChristchurchNZ provide advice on the financial implications regarding the implementation of the Banks Peninsula Destination Management Plan.

Councillor Fields/Councillor Coker

**Carried**

Councillors Henstock and McLellan declared an interest and took no part in the discussion or vote on this matter.

**Council Resolved CAPL/2025/00078**

**A59. Transport – Moorhouse / Stuart intersection lights**

A59. That the Council:

1. Defers the line item of \$300,000 for the Moorhouse / Stewart intersection improvements from the capital programme for reconsideration in the next Long Term Plan.

Councillor Johanson/Councillor McLellan

**Carried**

## 4.6 Adoption of Annual Plan Attachments and Property Disposal

### Council Comment

1. The meeting adjourned at 2.29 pm and reconvened at 3.10 pm to enable Council Officers to update the rates figures, including the rates figures contained in Recommendation 23. Councillor Keown left the meeting at 2.29 pm and did not return.
2. Upon reconvening Council Officers provided the updated rates figures based on the amendments that were declared carried.
3. The Council voted on Recommendations 10 to 19, which were declared carried.

### Council Resolved CAPL/2025/00079

That the Council:

#### Draft Annual Plan – Adoption of Attachments

10. Adopts the summary of the financial, rates, and benchmark impacts including proposed operational changes for 2025/26 set out in **Attachment E** of this report.
11. Adopts the changes to the Council’s capital programme for 2025/26 set out in **Attachment F** of this report.
12. Adopts the proposed Funding Impact Statement – Rating Information set out in **Attachment G** of this report.
13. Adopts a minor change to a level of service identified since the publication of the draft Annual Plan 2025/26, set out in **Attachment H** of this report.
14. Adopts minor changes to the Fees and Charges schedule identified since the publication of the draft Annual Plan 2025/26, set out in **Attachment I** of this report.

#### Disposal of Council-owned properties

15. Notes the following in respect of the disposal of Council-owned properties consulted on as part of the 25/26 draft Annual Plan process:
  - a. Separate advertising was undertaken to satisfy the requirements of section 138 of the Local Government Act and section 24 of the Reserves Act in respect of the following properties:
    - 44 Canada Drive and Sir James Wattie Drive (no title/street number) reserves subject to the Reserves Act 1977.
    - 8 Penn Place and 38 Bexley Road considered to be a ‘Park’ pursuant to section 138 of the Local Government Act 2002.
    - 8 Martindales Road, 191r Worsleys Road and 193r Worsleys Road reserves subject to the Reserves Act 1977 and are also considered a ‘Park’ pursuant to section 138 Local Government Act 2002 for disposal purposes.
  - b. Advertising comprised public notices in the Press on 8 and 15 March 2025 for each property and publication on the council main public notice page. Any resulting submissions have been incorporated into the overall draft 2025/26 Annual Plan submissions (refer **Attachment B** of this report, Thematic Analysis of Submissions) to inform the Council’s decision.

- c. Fair and reasonable consideration has been given to all submissions/objections and all information in accordance with section 78 and 138 of the Local Government Act 2002 and section 24 of the Reserves Act 1977 to inform the Council's decision.
- 16. Resolves that all of the properties on the list in the draft 2025/26 Annual Plan, except 48 Balmoral Lane and 4 Cannon Hill Crescent, as set out in **Attachment J** of this report, do not meet the Council's retention criteria and are therefore declared surplus and to be disposed of.
- 17. Resolves that 48 Balmoral Lane shall be retained due to its ecological restoration potential.
- 18. Authorises that the reserve revocation process for the following listed properties is commenced in accordance with the Reserves Act 1977:
  - a. 44 Canada Drive and Sir James Wattie Drive (no title).
  - b. 8 Martindales Road.
  - c. 191r Worsleys Road.
  - d. 193r Worsleys Road.
- 19. Authorises the Manager Property Consultancy to implement resolutions 15-18 above and in doing so make any reasonable decisions necessary at their sole discretion to effect the sale of these properties in accordance with Council normal practises and Policies and subject to applicable legislation.

Mayor/Deputy Mayor

**Carried**

Councillor Gough requested that his votes against Resolutions 10 to 14 be recorded.

Councillor Johanson requested that his votes against Resolutions 10 to 16, 18 and 19 be recorded.

## 4.7 Adoption of the 2025/26 Annual Plan

### Council Comment

- 1. The Council voted on Recommendation 20 to adopt the Annual Plan, which was declared carried.

### Council Resolved CAPL/2025/00080

That the Council:

#### **Draft Annual Plan - Adoption**

- 20. Adopts the Annual Plan 2025/26 comprising the information and underlying documents adopted by the Council at the meeting dated 12 February 2025 (the draft Annual Plan 2025/26), as amended by resolutions 10 to 19 above and **Attachments E-I and K** of this report and including any carried amendments made at this meeting.

Mayor/Deputy Mayor

**Carried**

Councillors Gough and Johanson requested that their votes against Resolution 20 be recorded.

## 4.8 Authorisations and setting the rates

### Council Comment

1. The Council voted on Recommendations 21 to 26 which were declared carried.

### Council Resolved CAPL/2025/00081

That the Council:

#### Draft Annual Plan – Authorisations and setting the rates

21. Authorises the General Manager Finance, Risk & Performance/Chief Financial Officer to make the amendments required to ensure the published 2025/26 Annual Plan aligns with the Council's resolutions of 24 June 2025 and to make any other minor changes that may be required.
22. Authorises the Chief Executive to borrow, in accordance with the Liability Management Policy, sufficient funds to enable the Council to meet its funding requirements as set out in the 2025/26 Annual Plan.
23. Having set out rates information in the Funding Impact Statement – Rating Information contained in the Annual Plan 2025/26 (adopted as **Attachment G** by the above resolutions), resolves to set the following rates under the Local Government (Rating) Act 2002 for the 2025/26 financial year, commencing on 1 July 2025 and ending on 30 June 2026 (all statutory references are to the Local Government (Rating) Act 2002).
  - a. A **uniform annual general charge** under section 15(1)(b) of \$193.00 (incl. GST) per separately used or inhabited part of a rating unit;
  - b. a **general rate** under sections 13(2)(b) and 13(3)(a)(ii) set differentially based on property type, and capital value as follows:

<i><b>Differential Category</b></i>	<i><b>Basis for Liability</b></i>	<i><b>Rate Factor (incl. GST)</b> (cents/\$ of capital value)</i>
Standard	Capital Value	<u>0.255954</u>
Business	Capital Value	<u>0.568219</u>
City Vacant	Capital Value	<u>1.157681</u>
Remote Rural	Capital Value	<u>0.191966</u>

- c. a **sewerage targeted rate** under sections 16(3)(b) and 16(4)(a) on all rating units in the serviced area of 0.088055 cents per dollar of capital value (incl. GST);
- d. a **land drainage targeted rate** under sections 16(3)(b) and 16(4)(a) on all rating units in the serviced area of 0.045076 cents per dollar of capital value (incl. GST);
- e. a **water supply targeted rate** under section 16(3)(b) and 16(4)(b) set differentially depending on whether a property is connected or capable of connection to the on-demand water reticulation system, as follows:

<i>Differential Category</i>	<i>Basis for Liability</i>	<i>Rate Factor (incl. GST) (cents/\$ of capital value)</i>
Connected (full charge)	Capital Value	<u>0.073615</u>
Serviceable (half charge)	Capital Value	<u>0.036808</u>

- f. a **restricted water supply targeted rate** under sections 16(3)(b) and 16(4)(a) on all rating units with one or more connections to restricted water supply systems of \$406.00 (incl. GST) for each standard level of service received by a rating unit;
- g. a **water supply fire connection targeted rate** under sections 16(3)(b) and 16(4)(a) on all rating units receiving the benefit of a water supply fire connection of \$135.00 (incl. GST) per connection;
- h. an **excess water supply commercial targeted rate** under section 19(2)(a) set for all rating units which receive a commercial water supply as defined in the Water Supply, Wastewater and Stormwater Bylaw 2022 **plus** boarding houses, motels, and rest homes, of \$1.47 (incl. GST) per m<sup>3</sup> or any part of a m<sup>3</sup> for consumption in excess of the rating unit's water supply targeted rate daily allowance:
  - where the rating unit's water supply targeted rate daily allowance is an amount of cubic meters per day, calculated as the total amount payable under the water supply targeted rate (above), divided by the cubic meter cost (\$1.47), divided by 365;
  - **provided that** all properties will be entitled to a minimum consumption of 0.6986 cubic metres per day.
- i. an **excess water supply residential targeted rate** under section 19(2)(a) set for the following:
  - all metered residential rating units where the meter records usage for a single rating unit;
  - a rating unit where the meter records usage for multiple rating units where there is a special agreement in force specifying which rating unit / ratepayer is responsible for payment,
 of \$1.47 (incl. GST) per m<sup>3</sup> or any part of a m<sup>3</sup> for consumption in excess of 900 litres per day, per separately used or inhabited part of the rating unit;

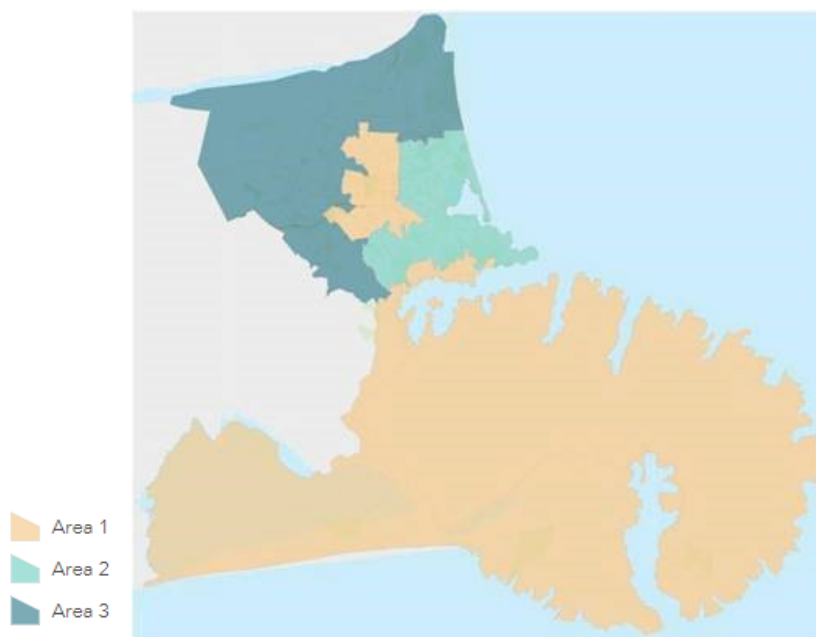
- j. a **waste minimisation targeted rate** under sections 16(3)(b) and 16(4)(b) set differentially depending on whether a full or partial service is provided, as follows:

<i>Differential Category</i>	<i>Basis for Liability</i>	<i>Rate Factor (incl. GST)</i>
Full service	Per separately used or inhabited part of a rating unit	<u>\$176.13</u>
Partial service	Per separately used or inhabited part of a rating unit	<u>\$132.10</u>

- k. an **active travel targeted rate** under section 16(3)(a) and 16(4)(a) of \$20.00 (incl. GST) per separately used or inhabited part of a rating unit;
- l. a **special heritage (Arts Centre) targeted rate** under section 16(3)(a) and 16(4)(a) of 0.000277 cents per dollar of capital value (incl. GST);
- m. a **Central City Business Association targeted rate** under section 16(3)(b) and 16(4)(a) of \$575.00 (incl. GST) per business rating unit in the Central City Business Association Area, where the land value of the rating unit is greater than or equal to \$90,000;
24. Resolves that all rates except the excess water supply commercial targeted rate and the excess water supply residential targeted rate are due in four instalments, and to set the following due dates for payment:

<i>Instalment</i>	<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>
<b>Area 1</b>	15 August 2025	15 November 2025	15 February 2026	15 May 2026
<b>Area 2</b>	15 September 2025	15 December 2025	15 March 2026	15 June 2026
<b>Area 3</b>	31 August 2025	30 November 2025	28 February 2026	31 May 2026

Where the Instalment Areas are defined geographically as follows:





<b>Area 1</b>	<b>Area 2</b>	<b>Area 3</b>
Includes generally the Central City and the suburbs of St Albans, Merivale, Mairehau, Papanui, Riccarton, Addington, Spreydon, Sydenham, Beckenham, Opawa and Banks Peninsula.	Includes generally the suburbs of Shirley, New Brighton, Linwood, Woolston, Mt Pleasant, Sumner, Cashmere and Heathcote.	Includes generally the suburbs of Belfast, Redwood, Parklands, Harewood, Avonhead, Bishopdale, Ilam, Fendalton, Hornby, Templeton and Halswell.

25. Resolves that the excess water supply commercial targeted rate and the excess water supply residential targeted rate (together, “excess water charges”) have Due Dates and Penalty Dates based on the week in which amounts are invoiced, according to the following table:

<b>Week Beginning</b>	<b>Due Date</b>	<b>Penalty Date</b>
Mon-30-Jun-25	Thu-28-Aug-25	Tue-02-Sep-25
Mon-07-Jul-25	Thu-04-Sep-25	Tue-09-Sep-25
Mon-14-Jul-25	Thu-11-Sep-25	Tue-16-Sep-25
Mon-21-Jul-25	Thu-18-Sep-25	Tue-23-Sep-25
Mon-28-Jul-25	Thu-25-Sep-25	Tue-30-Sep-25
Mon-04-Aug-25	Thu-02-Oct-25	Tue-07-Oct-25
Mon-11-Aug-25	Thu-09-Oct-25	Tue-14-Oct-25
Mon-18-Aug-25	Thu-16-Oct-25	Tue-21-Oct-25
Mon-25-Aug-25	Thu-23-Oct-25	Tue-28-Oct-25
Mon-01-Sep-25	Thu-30-Oct-25	Tue-04-Nov-25
Mon-08-Sep-25	Thu-06-Nov-25	Tue-11-Nov-25
Mon-15-Sep-25	Thu-13-Nov-25	Tue-18-Nov-25
Mon-22-Sep-25	Thu-20-Nov-25	Tue-25-Nov-25
Mon-29-Sep-25	Thu-27-Nov-25	Tue-02-Dec-25
Mon-06-Oct-25	Thu-04-Dec-25	Tue-09-Dec-25
Mon-13-Oct-25	Thu-11-Dec-25	Tue-16-Dec-25
Mon-20-Oct-25	Thu-18-Dec-25	Tue-23-Dec-25
Mon-27-Oct-25	Thu-25-Dec-25	Tue-30-Dec-25
Mon-03-Nov-25	Thu-01-Jan-26	Tue-06-Jan-26
Mon-10-Nov-25	Thu-08-Jan-26	Tue-13-Jan-26
Mon-17-Nov-25	Thu-15-Jan-26	Tue-20-Jan-26
Mon-24-Nov-25	Thu-22-Jan-26	Tue-27-Jan-26
Mon-01-Dec-25	Thu-29-Jan-26	Tue-03-Feb-26
Mon-08-Dec-25	Thu-05-Feb-26	Tue-10-Feb-26
Mon-15-Dec-25	Thu-12-Feb-26	Tue-17-Feb-26
Mon-22-Dec-25	Thu-19-Feb-26	Tue-24-Feb-26
Mon-29-Dec-25	Thu-26-Feb-26	Tue-03-Mar-26

<b>Week Beginning</b>	<b>Due Date</b>	<b>Penalty Date</b>
Mon-05-Jan-26	Thu-05-Mar-26	Tue-10-Mar-26
Mon-12-Jan-26	Thu-12-Mar-26	Tue-17-Mar-26
Mon-19-Jan-26	Thu-19-Mar-26	Tue-24-Mar-26
Mon-26-Jan-26	Thu-26-Mar-26	Tue-31-Mar-26
Mon-02-Feb-26	Thu-02-Apr-26	Tue-07-Apr-26
Mon-09-Feb-26	Thu-09-Apr-26	Tue-14-Apr-26
Mon-16-Feb-26	Thu-16-Apr-26	Tue-21-Apr-26
Mon-23-Feb-26	Thu-23-Apr-26	Tue-28-Apr-26
Mon-02-Mar-26	Thu-30-Apr-26	Tue-05-May-26
Mon-09-Mar-26	Thu-07-May-26	Tue-12-May-26
Mon-16-Mar-26	Thu-14-May-26	Tue-19-May-26
Mon-23-Mar-26	Thu-21-May-26	Tue-26-May-26
Mon-30-Mar-26	Thu-28-May-26	Tue-02-Jun-26
Mon-06-Apr-26	Thu-04-Jun-26	Tue-09-Jun-26
Mon-13-Apr-26	Thu-11-Jun-26	Tue-16-Jun-26
Mon-20-Apr-26	Thu-18-Jun-26	Tue-23-Jun-26
Mon-27-Apr-26	Thu-25-Jun-26	Tue-30-Jun-26
Mon-04-May-26	Thu-02-Jul-26	Tue-07-Jul-26
Mon-11-May-26	Thu-09-Jul-26	Tue-14-Jul-26
Mon-18-May-26	Thu-16-Jul-26	Tue-21-Jul-26
Mon-25-May-26	Thu-23-Jul-26	Tue-28-Jul-26
Mon-01-Jun-26	Thu-30-Jul-26	Tue-04-Aug-26
Mon-08-Jun-26	Thu-06-Aug-26	Tue-11-Aug-26
Mon-15-Jun-26	Thu-13-Aug-26	Tue-18-Aug-26
Mon-22-Jun-26	Thu-20-Aug-26	Tue-25-Aug-26
Mon-29-Jun-26	Thu-27-Aug-26	Tue-01-Sep-26

26. Resolves to add the following penalties to unpaid rates pursuant to sections 57 and 58:
- A penalty of 10 per cent will be added to any portion of an instalment (for rates other than excess water charges) not paid on or by the due dates set out in paragraph 24 above, to be added on the following penalty dates:

<b>Instalment</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>Area 1</b>	20 August 2025	20 November 2025	19 February 2026	20 May 2026
<b>Area 2</b>	18 September 2025	18 December 2025	19 March 2026	18 June 2026
<b>Area 3</b>	04 September 2025	04 December 2025	05 March 2026	05 June 2026



- b. A penalty of 10 per cent will be added to any portion of excess water supply commercial targeted rates and excess water supply residential targeted rates not paid on or by the due dates set out in paragraph 25 above, to be added on the Penalty Dates set out for these targeted rates in paragraph 25.
- c. For all rates, an additional penalty of 10 per cent will be added on 01 October 2025 to all rates assessed (including penalties) before 01 July 2025 which remain unpaid on 01 October 2025.
- d. For all rates assessed before 01 July 2025 which remain unpaid on 01 October 2025 (including penalties), and which remain unpaid on 01 April 2026, a further penalty of 10 per cent will be added on 01 April 2026.

Mayor/Deputy Mayor

Carried

Councillor Gough requested that his vote against Resolution 23 be recorded.

## 4.9 Resumption of Standing Orders

### Council Resolved CAPL/2025/00082

That the Standing Orders set aside above be resumed.

Mayor/Deputy Mayor

Carried

**Karakia Whakamutunga:** The Mayor and all Councillors

**Meeting concluded at 3.13 pm.**

**CONFIRMED THIS 16<sup>TH</sup> DAY OF JULY 2025**

**MAYOR PHIL MAUGER  
CHAIRPERSON**



**Report from Te Pātaka o Rākaihautū Banks Peninsula Community Board – 7 July  
2025**

**Item 6**

## **6. Te Pātaka o Rākaihautū - Banks Peninsula Settlements Stormwater Management Plan**

Reference Te Tohutoro:	25/1361156
Responsible Officer(s) Te Pou Matua:	Paul Dickson, Drainage Engineer
Accountable ELT Member Pouwhakarae:	Andrew Rutledge, General Manager Citizens and Community

### **1. Te Pātaka o Rākaihautū Banks Peninsula Community Board Consideration Te Whaiwhakaarotanga**

1. The Board took into consideration the deputation from Ms Philips, representing Sustainable Ōtautahi Christchurch.

### **2. Te Pātaka o Rākaihautū Banks Peninsula Community Board Recommendation to Council**








**Original Officer Recommendations accepted without change**

That the Council:

1. Receives the information in the Te Pātaka o Rākaihautū - Banks Peninsula Settlements Stormwater Management Plan 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. Adopts the Te Pātaka o Rākaihautū - Banks Peninsula Settlements Stormwater Management Plan as **Attachment C** to the report on the meeting agenda.

## **Attachments Ngā Tāpirihanga**

No.	Report Title	Reference	Page
1	Te Pātaka o Rākaihautū - Banks Peninsula Settlements Stormwater Management Plan	25/826358	49

No.	Title	Reference	Page
A 	Banks Peninsula Stormwater Management Plan - Consultation opening 30 April 2025 Report <i>(Under Separate Cover)</i>	25/740773	
B 	Te Pātaka o Rākaihautū Banks Peninsula Stormwater Management Plan - Submissions Table Attachments <i>(Under Separate Cover)</i>	25/1313537	
C 	Te Pātaka o Rākaihautū - Banks Peninsula Settlements Stormwater Management Plan - 2 July 2025 <i>(Under Separate Cover)</i>	25/1311171	
D 	Te Hapū o Ngāti Wheke Rūnanga Position Statement - Te Pātaka o Rākaihautū SMP <i>(Under Separate Cover)</i>	25/1196042	
E 	Te Rūnanga o Koukourarata Position Statement - Te Pātaka o Rākaihautū SMP <i>(Under Separate Cover)</i>	25/1196063	
F 	Wairewa Rūnanga Position Statement - Te Pātaka o Rākaihautū SMP <i>(Under Separate Cover)</i>	25/1196049	
G 	Ōnuku Rūnanga Position Statement - Te Pātaka o Rākaihautū SMP <i>(Under Separate Cover)</i>	25/1196025	

## Te Pātaka o Rākaihautū - Banks Peninsula Settlements Stormwater Management Plan

Reference Te Tohutoro: 25/826358

Responsible Officer(s) Te Pou Matua: Paul Dickson, Drainage Engineer

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

### 1. Purpose and Origin of the Report Te Pūtake Pūrongo

- 1.1 Te Pātaka o Rākaihautū-Banks Peninsula Settlements Stormwater Management Plan (SMP) is presented for adoption ahead of its submission to Canterbury Regional Council by the deadline of 31 July 2025.
- 1.2 The stormwater management plan is required by the Comprehensive Stormwater Network Discharge Consent (CSNDC) CRC252424 Condition 4 that requires the Council to develop SMPs for those parts of the District where there are stormwater networks.
- 1.3 The decision in this report is of medium significance in relation to the Christchurch City Council's Significance and Engagement Policy. The level of significance was determined by considering the requirements under the comprehensive consent, the significance of stormwater management to mana whenua, the degree of expressed public interest in stormwater management, previous Councillor interest, and the quantum of funding available from the 2024-34 Long Term Plan (LTP) during the term of the Stormwater Management Plan (SMP).

### 2. Officer Recommendations Ngā Tūtohu

That Te Pātaka o Rākaihautū Banks Peninsula Community Board recommends to the Council to:

1. Receive the information in the Te Pātaka o Rākaihautū - Banks Peninsula Settlements Stormwater Management Plan Report.
2. Note that the decision in this report is assessed as medium significance based on the Christchurch City Council's Significance and Engagement Policy.
3. Adopt the Te Pātaka o Rākaihautū - Banks Peninsula Settlements Stormwater Management Plan (Attachment B to this report).

### 3. Executive Summary Te Whakarāpopoto Matua

- 3.1 The Council develops stormwater management plans (SMPs) for its seven major catchments to comply with conditions of the Comprehensive Stormwater Network Discharge Consent (CSNDC). Stormwater management plans demonstrate the means by which urban stormwater discharges will be managed to improve the quality and quantity of stormwater discharges towards receiving environment objectives.
- 3.2 SMPs are among several responses by the Council (including environmental strategies) to an environment that is degraded by contaminants and can experience water quantity effects. This SMP is developed to enable the Council to plan and fund works, develop targets and construct facilities that will trap contaminants and mitigate water quality and quantity.

Contaminant discharges could also be addressed by regulating to eliminate contaminant sources, and by educating or regulating to encourage gains to be made by others. Controls at source or by others is thought to be a more effective strategy in the long term; however, there is significant uncertainty about how to bring such controls into effect. The CSNDC requires ongoing work by the Council on those other methods (condition 40) and the Council is pursuing them.

- 3.3 The SMP is developed to meet consent deadlines, giving effect to programmes of work in the 2024-34 LTP. Its major activities are construction of treatment devices (filters) and stream improvements. The SMP complies with conditions of the CSNDC within the scope of the 2024-34 LTP funding provision.
- 3.4 The SMP supports the Community Outcome *Healthy Environment* and is one of many equally important activities toward obtaining a healthier environment.

#### 4. Background/Context Te Horopaki

- 4.1 The CSNDC requires the Council to develop stormwater management plans (SMPs) to demonstrate how the quality and quantity of stormwater discharges will be progressively improved towards meeting receiving environment objectives. The rate of quality improvement is indicated by environmental indicators and contaminant load reduction targets set by the Council in the SMP. Stormwater contaminants can be captured in filter devices. Proposed environmental improvements include riparian planting for shading and bank stabilisation and dredging of contaminated sediments. Controls at source (e.g. choosing non-contaminating building materials) are recognised as effective but would require technology or law changes that are beyond the Council's control. Treatment basins and wetlands are moderately effective but not suited to the Banks Peninsula topography and the scale of settlements. Stormwater filters are effective but individually treat quite small areas and can be difficult to install. Street sweeping is an uncomplicated intervention but is considered less effective than others. All methods were considered in the context of effectiveness and practicability in the development of the SMP.

- 4.2 The following related memos/information were circulated to the meeting members:

Date	Subject
16/4/2025	A memo to the Board at the start of public consultation for the SMP

- 4.3 The following related information session/workshops have taken place for the members of the meeting:

Date	Subject
15/11/2021	Powerpoint presentation to the Board and discussion about the proposed stormwater management plan
22/7/2024	Powerpoint presentation to the Board and discussion about the proposed stormwater management plan and consultation process.

#### Options Considered Ngā Kōwhiringa Whaiwhakaaro

- 4.4 The following reasonably practicable options were considered and are assessed in this report:
  - 4.4.1 Option A: environmental improvement plus treating priority waterways.
  - 4.4.2 Option B: install stormwater filters to the extent permitted by the LTP budget.
- 4.5 The following options were considered but ruled out:

Carry out instream environmental improvement only. This option would not allow the Council to meet a consent condition requiring some contaminant capture.

### Options Descriptions Ngā Kōwhiringa

#### 4.6 Preferred Option: Option A: environmental improvement plus treating priority waterways.

- **Option Description:** Install stormwater filters on the worst practicably accessible sites and carry out some instream environmental improvement. Option A is an amalgam of the Options 1 and 2 released for public consultation.
- Option Advantages
  - Addresses urban-related degradation in selected streams.
  - Compliant with Consent Condition 6b. (setting contaminant load reduction targets).
- It also complies with all relevant conditions of the CSNDC consent, as follows:
  - Conditions 4, 8 and 13 and require consultation with specified parties including Rūnanga and Community Boards when preparing the SMP and providing them with a draft for consideration. The parties were consulted with and provided with the draft SMP.
  - Conditions 14-18 require the Council to set up a Technical Peer Review Panel and invite their comments on a draft of the SMP. The Panel was set up and provided its views most of which have been included in the SMP.
  - Condition 6 sets out the purpose of SMPs as:
    - Improving the annual load of contaminants toward achieving targeted reductions in contaminants and improvements in environmental indicators over time. The SMP does that to the extent that Council's draft 2024-34 LTP budget allows.
    - Discharge to land infiltration systems where practicable – there is no opportunity to do that in this catchment.
  - Condition 6 requires the setting of contaminant load reduction targets and these have been set in the SMP.
  - Condition 7 lists matters that must be included in SMPs. SMP Table 15, Appendix A sets out how this SMP provides that information.
  - Condition 23 requires use of best practical options to mitigate the effects of discharges. The SMP shows and describes how the Council is meeting that requirement.
  - Condition 25 requires that facilities treat existing catchments where practicable. All proposed treatment targets existing catchments.
  - Condition 28 requires that the SMP consider and include guidelines for basin design to minimise the risk of bird strike. However, bird strike is not relevant due to the distance from the airport.
- Option Disadvantages
  - Very small contaminant reduction as a proportion of overall urban contaminant loads.

#### 4.7 Option B: maximise stormwater contaminant removal.

- **Option Description:** Install approximately 22 stormwater filters on the most practicable sites.
- Option Advantages
  - Achieves the most stormwater filtration treatment with available funding.
  - Compliant with Consent Condition 6b. (setting contaminant load reduction targets). More contaminant removal than Option A.
- Option Disadvantages
  - Contaminant load reduction still small. Little contribution to environmental improvement.

#### Analysis Criteria Ngā Paearu Wetekina

- 4.8 A multi-criteria analysis (MCA) preferred Option A for its greater contribution to environmental improvement. The MCA scored the options on:
- Degree of compliance with CSNDC Condition 6b on a contaminant target,
  - Amount of zinc removed by treatment,
  - Contribution toward the Cultural Health Index target,
  - Contribution toward a QMCI/RHA targets. (QMCI means Quantitative Macroinvertebrate Community Index which is an indicator of stream ecological health. RHA means Rapid Habitat Assessment and provides a 'habitat quality score' for a river reach.)
- 4.9 Rūnanga were consulted and prefer an option with environmental components. Public responses indicate the same.

## 5. Financial Implications Ngā Hīraunga Rauemi

#### Capex/Opex Ngā Utu Whakahaere

	Recommended Option	Option B – Maximise stormwater contaminant removal
Cost to Implement	\$8,600,000	\$8,600,000
Maintenance/Ongoing Costs	\$4-20,000 p.a. estd.	\$43,000 p.a. estd.
Capital Funding Source	LTP Programme 42000	LTP Programme 42000
Funding Availability	2028/29 – 2033/34	2028/29 – 2033/34
Impact on Rates	Inconsequential	Inconsequential

## 6. Considerations Ngā Whai Whakaaro

#### Risks and Mitigations Ngā Mōrearea me ngā Whakamātautau

- 6.1 The Canterbury Regional Council may question aspects of the stormwater management plan including this Council's preference for environmental targets over contaminant load targets. There is opportunity during the approval process for the two organisations to discuss how targets could be revised. This could also happen at any stage after the plan has been submitted within its ten year term if more effective treatment/mitigation options become available.



### Legal Considerations Ngā Hiraunga ā-Ture

- 6.2 Statutory and/or delegated authority to undertake proposals in the report:
- The Local Government Act 2002 provides the statutory power for the Council to make this decision.
- 6.3 Other Legal Implications:
- The stormwater management plan is produced to enable the Council to comply with a resource consent issued under the Resource Management Act. This report sets out the relevant conditions of the stormwater discharge resource consent regarding development of the SMP (at section 4.6.3) and describes how the SMP meets those requirements.
  - This report has been reviewed and approved by Legal Services.

### 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](#) to manage funds wisely and actively balance the needs of today's residents.
- 6.4.2 Is assessed as medium significance based on the Christchurch City Council's Significance and Engagement Policy. The level of significance was determined by considering the requirements under the comprehensive consent, the significance of stormwater management to mana whenua, the degree of expressed public interest in stormwater management and the quantum of funding during the term of the Stormwater Management Plan.
- 6.4.3 Is consistent with Council's Plans and Policies, specifically the Integrated Water Strategy.
- 6.5 This report supports the [Council's Long Term Plan \(2024 - 2034\)](#):
- 6.6 Stormwater Drainage
- Activity: Stormwater Drainage
    - Level of Service: 14.1.7.1 Annual rolling average reduction in the discharge of zinc/copper/Total Suspended Solids (TSS) to be equal or greater than that required to meet the reduction set in the 14.1.7.1 Comprehensive Stormwater Network Discharge Consent (CSNDC) for 2023 and 2028, derived through contaminant load reduction modelling of the stormwater treatment facilities which have been installed - Pass

### Community Impacts and Views Ngā Mariu ā-Hāpori

- 6.7 The decision affects the following wards/Community Board areas:
- 6.7.1 Te Pātaka o Rākaihautū – Banks Peninsula Community Board.
- 6.8 Early engagement with Wairewa, Ngāti Wheke, Koukourarata and Ōnuku started in March 2025. Staff attended hui with kaitiaki from each of the four Papatipu Rūnanga in the catchment area.
- 6.9 Position statements were collated by Mahaanui Kurataiao Ltd on behalf of each of the rūnanga. Information on the feedback provided through the position statements can be found in the Impacts on Mana Whenua section of this report.
- 6.10 Public consultation started on 17 April and ran until 17 June 2025.

- 6.11 Consultation details including links to the project information shared on the [Kōrero mai | Let's Talk webpage](#) were advertised via:
- An initial email to 326 stakeholders, including Banks Peninsula Conservation Trust, community groups, and stream and harbour restoration groups.
  - A reminder email to Residents' Associations and Reserve Committees from across Banks Peninsula.
  - Posts in seven local community group social media pages.
  - Consultation documents delivered to Akaroa Library, Akaroa Service Centre, Diamond Harbour Library, Little River Service Centre, Lyttelton Service Centre, and Tūranga.
- 6.12 Staff attended Akaroa and Lyttelton markets in April and May with token voting boxes to collect feedback on sentiment for the options, and to provide project information.
- 6.13 The [Kōrero mai | Let's Talk](#) page had 619 views throughout the consultation period. The summary document was downloaded 75 times and the full Stormwater Management Plan was downloaded 100 times.

### Summary of Submissions Ngā Tāpaetanga

- 6.14 Submissions were made by five organisations and eight individuals. All submissions are available on our Kōrero mai webpage.
- 6.15 In terms of preferred options:
- 4 submitters were in favour of Option 1
  - 6 were in favour of Option 2
  - 1 was in favour of Option 1 or 2,
  - And 2 were in favour of none of the options.
- 6.16 The specific issues raised in submissions were unique with no overarching themes able to be drawn from them. It is advised that elected members read submissions in their entirety.
- 6.17 Key issues raised by submitters are addressed by staff in **Attachment B**.

### Supplementary information

- 6.18 A quick poll was conducted on the [Kōrero mai | Let's Talk webpage](#) to reduce barriers to participate. Of the people who responded:
- 26 people liked Option 1
  - 11 liked Option 2,
  - 5 liked Option 3,
  - And 3 selected 'None of these'.
- 6.19 A total of 64 tokens were received in the token voting box for the plans at the Akaroa and Lyttelton markets.
- 25 people liked Option 1
  - 32 liked Option 2,
  - And 7 liked Option 3.

### **Impact on Mana Whenua Ngā Whai Take Mana Whenua**

- 6.20 The decision involves 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.
- 6.21 The decision involves a matter of interest to Mana Whenua and could impact on our agreed partnership priorities with Ngā Papatipu Rūnanga.
- 6.22 The decision is to adopt a plan dealing with the interception and removal of a small part of the district's urban contaminant load. The plan also proposes improvements to selected waterways. Mana Whenua were consulted about the options and preferred a mixture of enhancement and treatment. Rūnanga delivered Position Statements on the SMP at the conclusion of consultation. According to Position Statements the SMP only meets the aspirations of rūnanga on environmental matters in a small way. Major expectations by rūnanga include avoiding discharges of contaminants into streams and harbours, restoration of mahinga kai, catchment planning toward planting and stabilising stream corridors and unstable hillsides and more direct involvement of rūnanga in environmental stewardship.
- 6.23 Position Statements from the four Papatipu Rūnanga are attached.

### **Climate Change Impact Considerations Ngā Whai Whakaaro mā te Āhuarangi**

- 6.24 The decisions in this report are likely to:
  - 6.24.1 Contribute neutrally to adaptation to the impacts of climate change.
  - 6.24.2 Contribute some emissions from filter installations.
- 6.25 The activity described in the report will create some carbon dioxide emissions from the use of concrete components in stormwater filters.

## **7. Next Steps Ngā Mahinga ā-muri**

- 7.1 If the staff recommendation is accepted the SMP will be submitted to the Council for adoption and then to Environment Canterbury by 31 July 2025 for approval.
- 7.2 Capital work is funded in the LTP from the 2029/30 to 2033/34 financial years.

## Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A	Banks Peninsula Stormwater Management Plan - Consultation opening 30 April 2025 Report	25/740773	
B	Te Pātaka o Rākaihautū Banks Peninsula Stormwater Management Plan - Submissions Table Attachments	25/1313537	
C	Te Pātaka o Rākaihautū - Banks Peninsula Settlements Stormwater Management Plan final to Board 2 July 2025	25/1311171	
D	Te Hapū o Ngāti Wheke Rūnanga Position Statement - Te Pātaka o Rākaihautū SMP	25/1196042	
E	Te Rūnanga o Koukourarata Position Statement - Te Pātaka o Rākaihautū SMP	25/1196063	
F	Wairewa Rūnanga Position Statement - Te Pātaka o Rākaihautū SMP	25/1196049	
G	Ōnuku Rūnanga Position Statement - Te Pātaka o Rākaihautū SMP	25/1196025	

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

Document Name - Location / File Link
Not applicable

## Signatories Ngā Kaiwaitohu

<b>Authors</b>	Paul Dickson - Drainage Engineer Amy Rice - Engagement Advisor
<b>Approved By</b>	Kevin McDonnell - Team Leader Asset Planning Gavin Hutchison - Head of Three Waters

## 7. Decision in-part on Plan Change 14 - Only 265 Riccarton Road and 9 Daresbury Lane

Reference Te Tohutoro: 25/1269856

Responsible Officer(s) Te Pou Matua: Ike Kleynbos, Principal Advisor Planning, Brent Pizzey, Senior Legal Counsel

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 for the Council to accept or reject zoning recommendations of the Independent Hearing Panel (IHP) on Plan Change 14 (PC14) for Antonio Hall and Daresbury.
- 1.2 In December 2025 the Council recommended to Hon Chis Bishop, Minister Responsible for Resource Management Act (RMA) Reform, that those properties not be scheduled as heritage items and settings. The Minister's response on 5 June 2025 was that he defers that decision until the Council makes a decision on the underlying zoning. This report enables the Council to decide on the IHP recommendations for zoning of those two sites, which then enables the Minister to make a decision on the scheduling of the two heritage items and associated settings in the District Plan.

### 2. Officer Recommendations Ngā Tūtohu

That the Council:

1. Receives the information in the Decision in-part on Plan Change 14 - Only 265 Riccarton Road and 9 Daresbury Lane – as detailed in the Independent Hearings Panel Recommendations.
2. Receives the Independent Hearings 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 Webpage:  
<https://chch2023.ihp.govt.nz/recommendations-report>
3. Notes that the decision in this report is assessed as moderate significance based on the Christchurch City Council's Significance and Engagement Policy.  
**Decision on only 265 Riccarton Road and 9 Daresbury Lane**
4. Limits decision making on recommendations of the Independent Hearing Panel (IHP) on Plan Change 14 (PC14) to only the following sites:
  - a. 265 Riccarton Road, Upper Riccarton (legally described as Pt Lot 1 DP 52478); and
  - b. 9 Daresbury Lane, Fendalton (legally described as Lots 2, 3 DP 49363).
5. Having limited the decision making on recommendations of the Independent Hearing Panel on Plan Change 14 to only 265 Riccarton Road and 9 Daresbury Lane, where relevant:
  - a. Accepts the Panel's recommendations for Medium Density Residential Zoning.
  - b. Accepts the Panel's recommendations on Significant and Other Trees qualifying matter.
  - c. Accepts the Panel's recommendation on Waterbody setbacks qualifying matter.

- d. Accepts the Panel's recommendation on Sunlight Access qualifying matter.

**Clerical delegations and approvals:**

6. 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 these recommendations.
7. Delegates authority to the Head of Planning and Consents to contact the Minister regarding the referred recommendations for 265 Riccarton Road and 9 Daresbury Lane and any associated administration needed for the Minister to complete decision making.
8. Resolves to publicly notify its decisions on resolutions 4 to 8 NO LATER THAN **1 August 2025** and to serve that public notice on every person who made a submission on Plan Change 14.

### 3. Executive Summary Te Whakarāpopoto Matua

- 3.1 In December 2024 the Council rejected the IHP PC14 recommendations for Antonio Hall and Daresbury and recommended to the Minister that they not be scheduled in the District Plan as heritage items and settings.
- 3.2 The Minister's reply was that he deferred that decision on the scheduling recommendations until after the Council makes a decision on the IHP's zoning recommendations for those sites.
- 3.3 In Plan Change 13 (heritage), the Council position is in support of submitters seeking the de-scheduling of those sites. One option for the Council is to await a recommendation from the PC13 hearing panel and then make a decision on those recommendations. However, there could be appeals on those decisions and that make take over a year to resolve. There might be a resolution of the heritage scheduling issues sooner if the Council makes the PC14 zoning decisions now, enabling the Minister to decide on the recommendations about whether these buildings and settings stay in the heritage schedule.

### 4. Background/Context Te Horopaki

- 4.1 Plan Change 14 is the Council's response to national direction in the National Policy Statement on Urban Development (NPS-UD) and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (RM Amendment Act), by enabling intensification in and around commercial areas and permitting development in accordance with Medium Density Residential Standards (MDRS) in the District Plan except where a qualifying matter necessitates limiting that development.
- 4.2 The Council made its first decision on recommendations of the IHP on 18 September 2024, when it accepted the recommendations in respect of part of the City Centre zone, related qualifying matters and the delisting of six (6) heritage items. The relevant provisions were made operative on 3 October 2024.
- 4.3 The Council made its second decision on recommendations of the IHP on 2 December 2024, making decisions on all National Policy Statement for Urban Development Policy 3 areas – being those within and around commercial centres - as well as select other zoning and decisions on financial contributions. Council rejected 20 recommendations from the IHP, referring them to the Minister on 24 February 2025.

- 4.4 On 5 June 2025, Hon Chris Bishop, issued his decision in-part on referred recommendations<sup>1</sup>, deferring his decision for select qualifying matters where Council had not yet made a decision on the underlying zoning. This affects three areas, being: 265 Riccarton Road (removal of Heritage Item and associated setting); 9 Daresbury Lane (removal of Heritage Item and associated setting); and the Piko Character Area (removal of operative Character Area). The Minister stated that the Council could refer these decisions back to the Minister either when the zoning is decided for affected sites, or when the balance of PC14 is decided.
- 4.5 If a decision has been made to accept the IHP recommendations on the zoning of the two sites, the Minister will be notified and he will be enabled to make a decision on the alternative recommendation to remove the heritage listings and their associated settings. However, if the Council rejects the IHP recommendation for Medium Density Residential zoning for the site(s), an additional report and referred recommendations will need to be submitted to the Minister for consideration. The zoning of the Piko Character Area is intended to be decided at a later date when the balance of PC14 is considered.
- 4.6 The Council is required to make a decision on all aspects relevant to the zoning of each site. While the Council has rejected qualifying matters associated with heritage controls for these two sites, the sites are also subject to other qualifying matters that must also be decided. These are detailed in recommendations 5b-5c of this report. Here, recommendation 5d states that the IHP recommendation on Sunlight Access qualifying matter is accepted, which is to remove the qualifying matter. The recommendation to accept its removal accords with the Minister's decision on 5 June to accept the IHP recommendation that the qualifying matter should be rejected due to insufficient evidence and that applying MDRS is more consistent with the Resource Management Act. Given the Minister's reasons, it appears unlikely that the Minister would make a different decision in this instance. However, the Act does not restrict the Council from making a decision to reject the IHP's recommendation on the Sunlight Access qualifying matter. Such a decision would need to be re-considered by the Minister alongside the already referred heritage listing alternative recommendations.
- 4.7 Mapping of the full IHP Recommendation on PC14 is available on the Council's Webpage at the following address:

<https://experience.arcgis.com/experience/150f0f2837fb4214ac7f1e561c4ac932>

#### **Effect of MRZ zoning and descheduling**

- 4.8 Both sites would be zoned Medium Density Residential zone and only be subject to qualifying matters for significant trees and, for Daresbury only, a 10m setback from Waimairi Stream. Both sites are of a significant size given their residential context and would provide opportunities for large residential redevelopment.
- 4.9 The site at 9 Daresbury Lane is about 6,800m<sup>2</sup> and the site at 265 Riccarton Road is about 15,000m<sup>2</sup>. High level analysis of each site suggests that over 150 residential units could be enabled across both sites, approximately 50 units at 9 Daresbury Lane and over 100 units at 265 Riccarton Road.
- 4.10 In each case, Medium Density Residential (MRZ) zoning would apply instead of the operative zoning. This is currently Residential Medium Density for 265 Riccarton Road and Residential Suburban) for 9 Daresbury Lane. Residential Medium Density zoning is fairly comparable with MRZ, but the change from Residential Suburban to MRZ will deliver a very different housing form. For example, Residential Suburban contains a density restriction of one unit per 450m<sup>2</sup>

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<sup>1</sup> Decision letter to Christchurch City Council regarding IHP recommendations – 5 June 2025:  
<https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Proposed-changes/PC14/CB-COR1290-Letter-to-Christchurch-City-Council-re-IHP-recommendations.pdf>



and MRZ contains no such restriction. Building form is also greatly increased, permitting three storey units built at a recession plane taken at 4m and 60° (MDRS), rather than 2.3m and between 26-55°, and permitting a site coverage of 50%, rather than 35% under Residential Suburban.

- 4.11 The zoning outcome in each instance is illustrated below, showing RS and prospective MRZ for each sites. Nearby HRZ (High Density Residential zone) and RSDT (Residential Suburban Density Transition) is also showing.

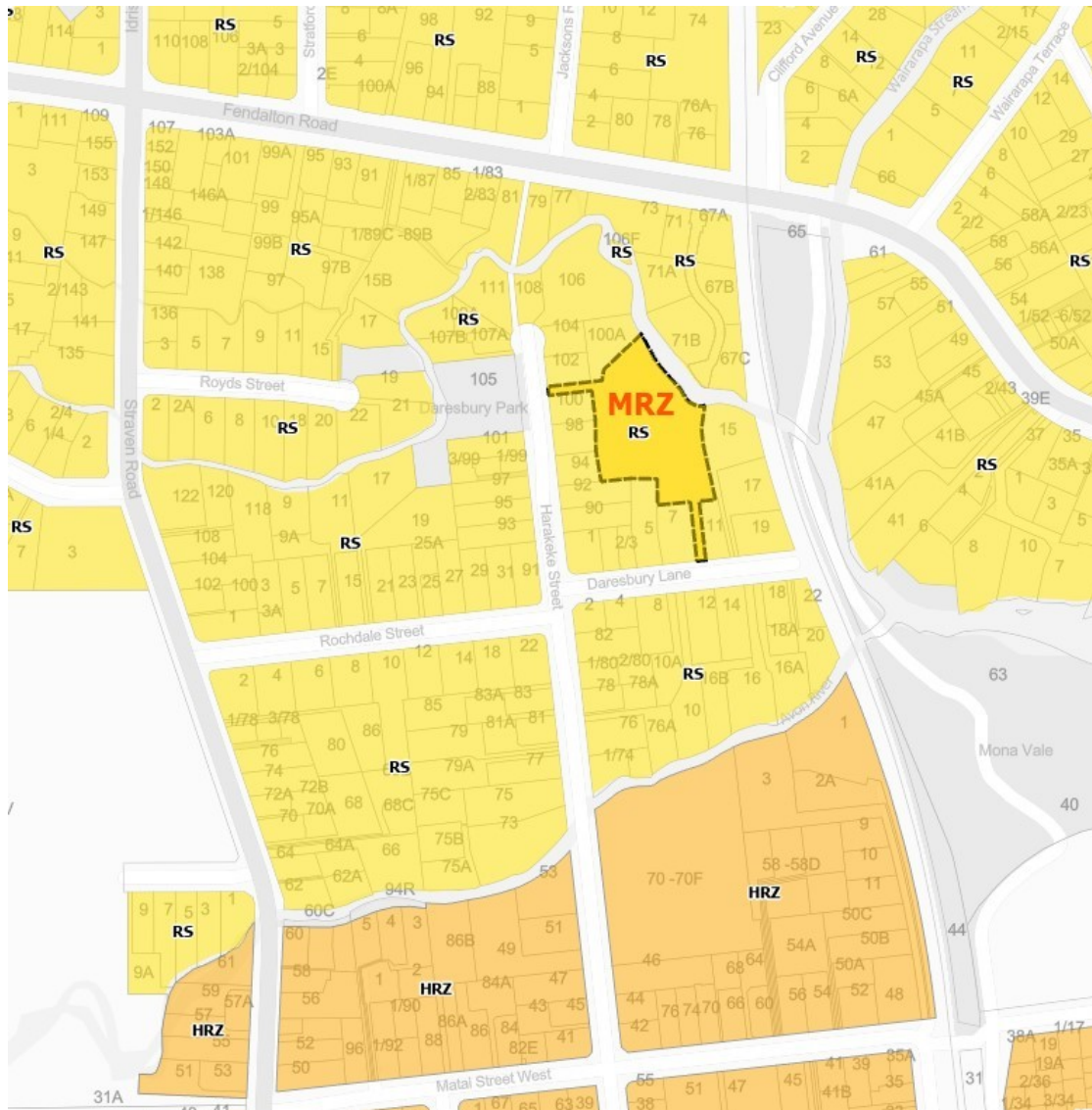


Figure 1 - Prospective MRZ (red label) for Daresbury overlaid on operative RS zoning (black label)



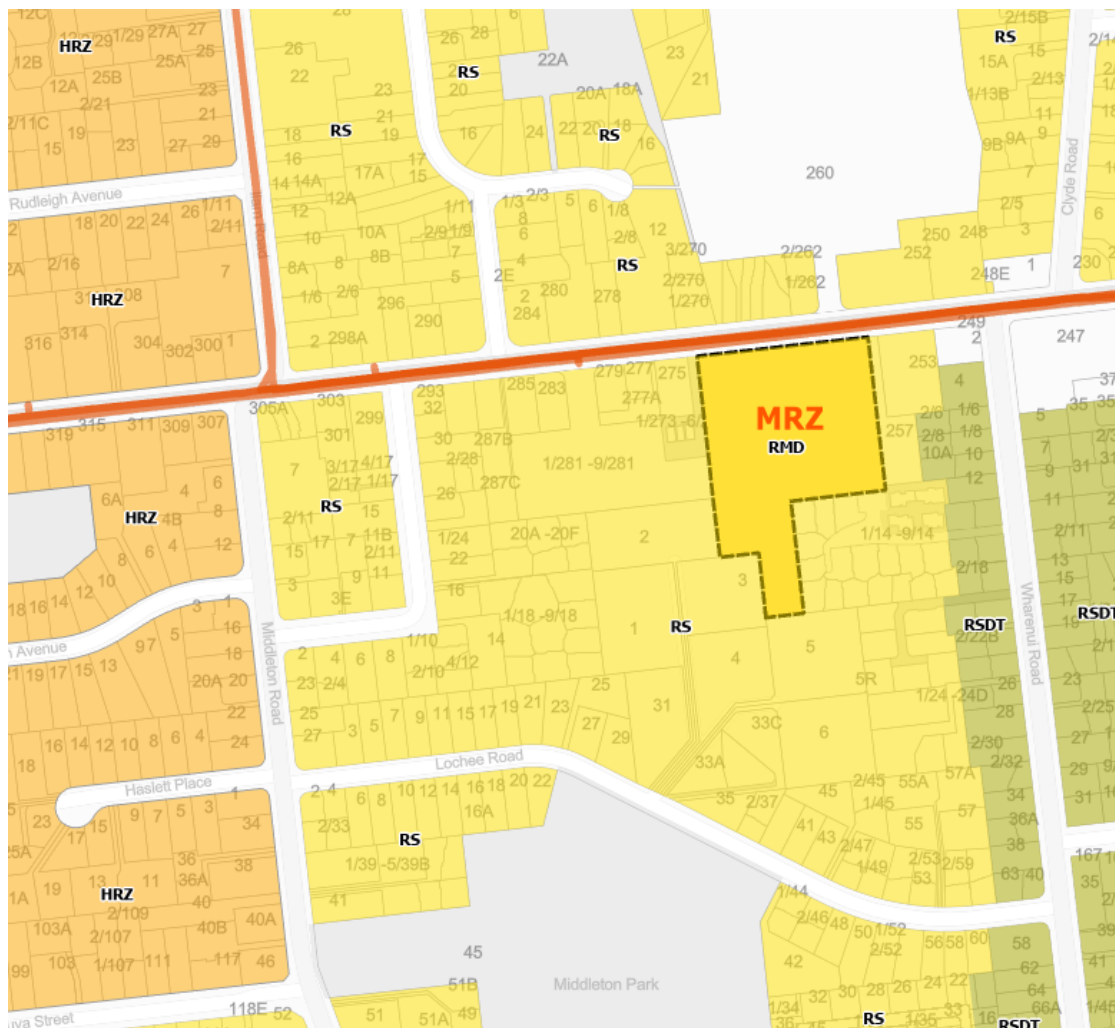


Figure 2 - Prospective MRZ (red label) for Antonio Hall overlaid on operative RS zoning (black label)

## 5. Considerations in making a decision

- 5.1 For the purposes of this report, the Council must either accept or reject IHP recommendations and may provide an alternative recommendation to the Minister for any IHP recommendations that the Council rejects. The Council must refer to the Minister each rejected recommendation and the reasons for the Council rejecting it. The Council may also provide its alternative recommendation to the Minister<sup>2</sup>. Should an alternative recommendation proceed, the Council should state the alternative it is recommending as this directs to the Minister that the decision is only between what the IHP recommended and what the Council is recommending.
- 5.2 The Council must make that decision in a manner that is consistent with any iwi participation agreement, Mana Whakahono a Rohe or joint management agreement<sup>3</sup>. None of those are relevant here.
- 5.3 In making its accept/reject decision the Council must not consider any submission or other evidence unless it was made available to the IHP before the IHP issued its recommendation report<sup>4</sup>. That is why Officers are not advising on the merits of the IHP recommendations. The Officer Recommendations contained in this report to accept some IHP recommendations are

<sup>2</sup> RMA Schedule 1 clause 101(1) and (2).

<sup>3</sup> RMA Schedule 1 clause 101(3).

<sup>4</sup> RMA Schedule 1 clause 101(4)(b).

solely based on the Mayor and Councillors not having raised any concerns with these IHP recommendations.

- 5.4 If the Council accepts IHP recommendations, there are no appeal rights<sup>5</sup> and the provisions then become operative in the District Plan<sup>6</sup>.
- 5.5 If the Council rejects the IHP recommendations, the Minister's decision on them is final. There are no appeal rights<sup>7</sup> and the provisions become operative in the District Plan after the Minister's decision<sup>8</sup>.
- 5.6 MDRS (Medium Density Residential Standards) apply as a baseline for all urban residential zones, subject to qualifying matters. Accepting the IHP recommendation for these sites means that MDRS would apply via the Medium Density Residential zone. The ability to develop the sites to the maximum provided for by MDRS will be dependent on the future decision of the Minister on relevant heritage qualifying matters.

## 6. Previously circulated materials and options assessment

- 6.1 The following related memos/information were circulated to the meeting members:

Date	Subject
19 July 2024	Plan Change 14: preparing for decision making on panel recommendations
30 July 2024	Independent Hearings Panel Recommendations Report – Plan Change 14 Housing and Business Choices
31 July 2024	Independent Hearings Panel recommendations on PC14
2 August 2024	Updated IHP recommendations on PC14
9 August 2024	Plan Change 14
22 August 2024	Plan Change 14 decisions possible on 4 September

- 6.2 The following related information session/workshops have taken place for the members of the meeting:

Date	Subject
6 August 2024	IHP Recommendations on PC14
13 August 2024	IHP Recommendations on PC14
20 August 2024	IHP Recommendations on PC14
28 August 2024	IHP Recommendations on PC14
3 September 2024	IHP Recommendations on PC14
29 October 2024	IHP Recommendations on PC14
6 November 2024	IHP Recommendations on PC14
26 November 2024	IHP Recommendations on PC14
10 June 2025	<a href="#">Minister's Decisions on Alternative Recommendations</a>

### Options Considered Ngā Kōwhiringa Whaiwhakaaro

- 6.3 The following reasonably practicable options were considered and are assessed in this report:
- 6.3.1 Making decisions on 16 July 2025, as per Recommendations 4 to 8 of this report;
  - 6.3.2 Deciding on the zoning of these two sites after a decision is finalised on PC13 (likely early September if there are no appeals, and in 2026 if there are appeals);

<sup>5</sup> RMA Schedule 1 clause 107.

<sup>6</sup> RMA Schedule 1 clause 104(2).

<sup>7</sup> RMA Schedule 1 clause 107.

<sup>8</sup> RMA Schedule 1 clause 105(7).

- 6.3.3 Deciding on the zoning of these two sites if or when the balance of PC14 is decided.
- 6.4 The following options were considered but ruled out:
- 6.4.1 Waiting on any future decision regarding opting out of the MDRS. The Council has already made a decision that it does not want to retain heritage scheduling for these two sites and opting out of the MDRS for these sites would preclude the Minister from a decision on the de-scheduling recommendation.

### Options Descriptions Ngā Kōwhiringa

- 6.5 **Preferred Option:** Making accept/reject decisions on IHP recommendations in accordance with Recommendations 4 to 5 of this report.
- 6.5.1 **Option Description:** This would seek that the IHP recommendation to apply Medium Density Residential zoning is accepted for 265 Riccarton Road and 9 Daresbury Lane.
- 6.5.2 Option Advantages
- It accords with the requirement to decide on PC14 by 12 December 2025.
  - Removes uncertainty about zoning outcomes and PC14 proposals for the two sites.
  - Means that the Minister can determine the heritage listing and associated setting for the two sites.
  - Could potentially simplify future decision making for Plan Change 13 – Heritage (PC13).
- 6.5.3 Option Disadvantages
- At this stage there is little certainty for how and where the balance of PC14 will be decided. The zoning decision for the two sites could be in contrast to surrounding areas, depending on where the Council may decide to zone as Medium Density Residential additional to its decisions to date, if at all i.e. the Council may later decide that medium density zoning for the areas surrounding the two sites is inappropriate and reject the IHP recommendations.
- 6.6 Decide on zoning of two sites after PC13 is decided.
- 6.6.1 **Option Description:** PC13 is considering all heritage-related controls throughout Christchurch, including the standards relating to the heritage item and associated setting for these two sites. In addition, submitters have requested for and against the retention of the heritage status of these two sites, amongst others. The Hearings Panel for PC13 will therefore also consider the heritage status of these sites.
- 6.6.2 Option Advantages
- Provides the opportunity to issue a decision that may be consistent with the decision on PC13.
  - Provides a greater opportunity to be consistent with the decision making on the balance of PC14 e.g. consistency of zoning of the area surrounding the two sites
- 6.6.3 Option Disadvantages
- Would further delay zoning for respective sites.
  - Removes the advantage of a PC14 decision being made before PC13 on the zoning and scheduling of the two sites, which would likely assist the decision making of PC13 e.g. If the Minister accepts the Council's alternative

recommendation for removal of the two sites from the schedule, there is nothing for the PC13 Panel to decide on for those sites.

- Potentially duplicates decision making process as the heritage status of sites will be considered under both PC13 and PC14.

### Analysis Criteria Ngā Paearu Wetekina

- 6.7 The option criteria considered above include making decisions on IHP recommendations at the earliest reasonable time, improving certainty for people, and avoiding avoidable delays.

## 7. Financial Implications Ngā Hīraunga Rauemi

### Capex/Opex Ngā Utu Whakahaere

	Recommended Option	Option 2 – After PC13 decision
Cost to Implement	Same costs for both options.	
Maintenance/Ongoing Costs	Nil	Nil
Funding Source	Within existing budget for City Planning	Within existing budget for City Planning
Funding Availability	Funded in LTP	Funded in LTP
Impact on Rates	No additional impact beyond LTP	No additional impact beyond LTP

## 8. Considerations Ngā Whai Whakaaro

### Risks and Mitigations Ngā Mōrearea me ngā Whakamātautau

- 8.1 The predominant risk with the zoning decisions on the two sites is delay if the Council rejects the Panel recommendations for zoning. The Council must then prepare a report to the Minister and wait for the Minister's decision on the IHP and the Council's recommendations. That would delay decision making by the Minister on the heritage scheduling.

### Legal Considerations Ngā Hīraunga ā-Ture

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

- 8.2.1 The Minister for Resource Management Reform and Housing has directed that the Council is to decide on the balance of PC14 by December 2025.

The Council has referred alternative recommendations, to de-schedule these two sites, to the Minister under Clause 101(2) of the First Schedule of the Resource Management Act . The Minister requires that the Council must make a decision on IHP zoning recommendations for the two sites before he decides on the IHP and Council alternative recommendations regarding the heritage scheduling for the two sites.

- 8.3 Other Legal Implications:

- 8.3.1 Other legal implications are described throughout this report.

### Strategy and Policy Considerations Te Whai Kaupapa here

- 8.4 The required decision:

- 8.4.1 Aligns with the [Christchurch City Council's Strategic Framework](#).
- 8.4.2 Is assessed as moderate significance based on the Christchurch City Council's Significance and Engagement Policy. The level of significance was determined by the broader public interest in PC14 and influence on the urban form outcomes of

Ōtautahi Christchurch balanced with this decision being about 2 sites and therefore limited in the number of persons affected.

8.4.3 Is consistent with Council's Plans and Policies.

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

8.6 Regulatory and Compliance

8.6.1 Activity: Strategic Planning and Resource Consents

- Level of Service: 9.5.1.1 Prepare plan changes to the District Plan to address issues and to implement national and regional direction, identified as a high priority by Council - In accordance with statutory processes and timeframes

### **Community Impacts and Views Ngā Mariu ā-Hāpori**

8.7 The decisions in this report are of significant interest to the communities affected. The effects of the plan change as recommended by the IHP on communities has been considered as part of recommendations on the submissions and evidence.

8.8 The decision affects the Waipuna Halswell-Hornby-Riccarton Community Board that Antonio Hall (265 Riccarton Road) is located in, and Waimāero Fendalton-Waimairi-Harewood Community Board that Daresbury House (9 Daresbury Lane) is located in. The views of the Community Boards are expressed in their submissions and verbal presentation to the Independent Hearings Panel on Plan Change 14.

### **Impact on Mana Whenua Ngā Whai Take Mana Whenua**

8.9 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.

8.10 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.

### **Climate Change Impact Considerations Ngā Whai Whakaaro mā te Āhuarangi**

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

8.16 Intensification in this area would enable a more efficient use of a finite resource (land) and enable more people to live in an area strongly supported by public transport connections and other services, lessening private vehicle dependence.

## **9. Next Steps Ngā Mahinga ā-muri**

9.1 If approved, staff will engage directly with Ministry staff to inform them that decisions have been completed for the zoning of the two sites and the Minister is able to complete his decisions on the referred alternative recommendations regarding the heritage listings and associated settings of Antonio Hall (265 Riccarton Road) and Daresbury House (9 Daresbury Lane).

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	Ike Kleynbos - Principal Advisor Planning Brent Pizzey - Senior Legal Counsel
Approved By	Mark Stevenson - Head of Planning & Consents John Higgins - General Manager Strategy, Planning & Regulatory Services

## 8. Confirmation of Dates for Adoption of the Local Alcohol Policy (LAP)

Reference Te Tohutoro: 25/1311075

Responsible Officer(s) Te Pou Matua: Ron Lemm, Manager, Public, Regulatory & Litigation, Legal and Democratic Services

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

### 1. Purpose and Origin of the Report Te Pūtake Pūrongo

- 1.1 The purpose of this report is for the Council to confirm the dates on which the Local Alcohol Policy (LAP) is adopted and comes into force.

### 2. Officer Recommendations Ngā Tūtohu

That the Council:

1. Receives the information in the Confirmation of Dates for Adoption of the Local Alcohol Policy (LAP) report.
2. Alters the Council resolution made at its meeting of 11 June 2025 to read as follows:  
**Secretarial Note:** *Alterations are denoted by underlining and strikethroughs.*

3. Finalises ~~Adopts~~ the draft Local Alcohol Policy as it went for consultation with the following amendments:

- a. *Remove, in relation to “7. Restriction on the location of new bottles stores” the clause “7.3 The policy provision stated in 7.2 of the Policy shall not apply to applications made in respect of sites located within the City Centre Zone as shown in Appendix 2”, remove Appendix 2, and remove in “9. Definitions” the definition of ‘Central City Zone’,*
- b. *Amend in “9. Definitions” the definition of ‘Sensitive sites’ to include further bullet points – The University of Canterbury.*
- c. *Amend in “9. Definitions” the definition of ‘Sensitive sites’ to include further bullet points – the Christchurch Bus Interchange.*

4. Confirms that the Local Alcohol Policy is “adopted” under section 81(a) of the Sale and Supply of Alcohol Act 2012 30 days after it is publicly notified (in The Press newspaper and on the Council website).

5. Resolves that the Local Alcohol Policy will come into effect on 25 August 2025, except for the elements in Clause 5, which relates to maximum trading hours for off-licences, which will come into force on 25 October 2025 (3 months after public notification of the policy is given in The Press newspaper).

### 3. Background/Context Te Horopaki

- 3.1 The Council finalised its LAP on Monday, 30 June 2025. While staff appreciated that the public notification (notification) of the policy was required they overlooked, for the policy to be brought into force, resolutions were required to confirm that the policy was adopted 30 days after notification, and that elements of the policy would come into effect on specified dates.

- 3.2 If the Council wishes to adopt the LAP, it must give public notice of the policy<sup>9</sup> in accordance with the regulations made under the Sale and Supply of Alcohol Act 2012.<sup>10</sup>
- 3.3 The public notice given by the Council must be by the publication in a newspaper that is a daily newspaper circulating in the Council's district, and, as long as the policy is current it must also be published by being prominently displayed on the Council's internet site.<sup>11</sup>
- 3.4 The LAP is adopted 30 days after the date on which it is publicly notified<sup>12</sup> but is of no effect until it is brought into force.<sup>13</sup>
- 3.5 On being adopted, the LAP is brought into force on the day stated by resolution.<sup>14</sup>
- 3.6 If elements of the LAP have the effect of stating maximum trading hours for licensed premises that differ from those applying previously, they cannot be brought into effect on a day earlier than the day 3 months after the day on which public notification of the LAP is given.<sup>15</sup>
- 3.7 The Sale and Supply of Alcohol Act 2012 and the Regulations under the Act are unclear with respect to whether a date must be specified in a public notice.
- 3.8 To avoid any confusion and to err on the side of caution, staff advice is that specific dates are stated in the public notification of the policy as to when the LAP is adopted and when it comes into force.
- 3.9 The public notification will confirm that the LAP has been adopted and that:
  - 3.9.1 On 16 July 2025 the Christchurch City Council resolved to bring the LAP, except for the elements in Clause 5, which relates to maximum trading hours for off-licences, into force on the 25<sup>th</sup> of August 2025; and
  - 3.9.2 Elements in section 3, hours provisions, will come into force on the 25<sup>th</sup> of October 2025.

## 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

<sup>9</sup> Section 80(1) of the Sale and Supply of Alcohol Act 2012

<sup>10</sup> Section 80(2) of the Sale and Supply of Alcohol Act 2012

<sup>11</sup> Regulation 17 of the Sale and Supply of Alcohol Regulations 2013

<sup>12</sup> Section 81(a) of the Sale and Supply of Alcohol act 2012

<sup>13</sup> Section 81(b) of the Sale and Supply of Alcohol act 2012

<sup>14</sup> Section 90(1)1 of the Sale and Supply of Alcohol act 2012

<sup>15</sup> Section 91(2) and (6) of the Sale and Supply of Alcohol act 2012



Signatories Ngā Kaiwaitohu

Author	Ron Lemm - Manager Legal Service Delivery
Approved By	Helen White - General Counsel / Director of Legal & Democratic Services John Higgins - General Manager Strategy, Planning & Regulatory Services



## 9. 66E Hills Rd - Sale of Land

Reference Te Tohutoro: 25/1111308

Responsible Officer(s) Te  
Pou Matua: Luke Rees-Thomas, Property Consultant

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 resolve a decision for the Council to divest a minor section of land, located at 66E Hills Rd, Edgware, and to surrender an associated easement.
- 1.2 The report is submitted as a result of the adjoining land owner's request, to acquire the land from the Council which shall enable them to complete a more comprehensive re-development of their site.
- 1.3 The land in question is not utilised by the Council for any strategic or operational purpose and is not publicly accessible. The site presently contains an Orion kiosk, which is being relocated closer to the road boundary as part of the private owner's development project.

### 2. Officer Recommendations Ngā Tūtohu

That the Council:

1. Receives the information in the 66E Hills Rd - Sale of Land 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. Resolves to sell the land located at 66E Hills Rd, Edgware, being an area of 3m<sup>2</sup> and defined as Pt Lot 26 DP 2740, currently held in gazette, to Morgan & Partners Developments Limited for a sum of \$2,160 plus GST.
4. Resolves to surrender the existing easement, held in favour of the Council, being a Right of Way over record of title CB29K/587, originally registered via gazette notice A27267.1.
5. Authorises the Manager Property Consultancy to conclude any negotiations and sign documents required to implement the resolutions contained above.

### 3. Executive Summary Te Whakarāpopoto Matua

- 3.1 The owner of 66 Hills Rd is intending to re-develop their site and has approached the Council to acquire a small section of Council owned land located within their wider boundary.
- 3.2 The Council's land is addressed as 66E Hills Rd and comprises a small 3m<sup>2</sup> section that was originally acquired in 1992 for electrical purposes. An Orion kiosk is situated on this location and a Right of Way easement is registered on the private owner's surrounding title to enable access to the kiosk. If the Council resolves to sell its land, the easement will become redundant and needs to be surrendered as a secondary action.
- 3.3 Staff have facilitated a conditional contract with the adjoining owner to transfer the land (subject to this report decision), and the private owner has coordinated a separate agreement with Orion to relocate the existing electrical kiosk towards the road boundary on their land.

- 3.4 The Council land is not classified as a Reserve under the Reserves Act 1977, nor is the site deemed a publicly accessible 'park' space per Section 138 of the Local Government Act 2002.
- 3.5 Staff have reviewed the specifics of this land holding and consider there to be no reason for Council to own this land into the future. Therefore, a recommendation to divest the land to the adjoining private owner is recommended, including an additional action to surrender the associated easement.

#### 4. Background/Context Te Horopaki

- 4.1 Staff have been approached by the owner of 66 Hills Rd, being Morgan & Partners Developments Limited, with request to acquire a small section of land located within their wider site:



- 4.2 This 3m2 land is owned by the Christchurch City Council and is held in a gazette notice. The land was originally acquired from the former owners of the surrounding land in 1992 for the purpose of conveying electricity. An easement was also registered over the private land (covering approx. 16m2) to enable Council's access from the legal road. An Orion kiosk is present on the land, however, there does not appear to be any active agreement with Orion to manage this occupation.
- 4.3 Now, the adjacent owner, Morgan & Partners Developments Limited, is intending to develop their land with a series of 7 townhouse units and has lodged resource and building consents in this regard. The owner proposes, by relocating the existing Orion kiosk closer to the road boundary, and surrendering the surrounding easement, a more effective use of the property land can be achieved.
- 4.4 An agreement has been negotiated with the property owner, to facilitate transfer of the land. This agreement requires the purchaser to enter an agreement with Orion for relocation of the existing kiosk and raise a new title for the Council land, which shall be transferred upon deposit of their subdivision survey plan.
- 4.5 As the land is being held with no current Council operational purpose or public access provision, it is considered by staff that the significance of divesting this land is low and therefore there are no affected parties from whom to seek views.
- 4.6 A review has been completed to confirm the Council's obligations pursuant to Section 40 of the Public Works Act 1981. This section of the Act requires the Council, in the event land is deemed surplus to requirements, to provide a first right of purchase to the party from whom the land was originally acquired. In this instance, the land was acquired from the party who previously owned the surrounding land at 66 Hills Rd. Given the location, scale and current

surrounding land ownership structure, a clear determination can be relied upon that it is not practicable to offer this land to the original vendor of the land. Specifically, the section of the Public Works Act applicable to this determination is Section 40(4).

- 4.7 In consideration of the minor land area being transferred, in avoidance of unnecessary valuation fees, the land is to be transferred at a sum of \$2,160 + GST (if any), being an apportionment of the current ratable value of the surrounding land (\$720/m<sup>2</sup>). This rate is an appropriate consideration of anticipated market value for the land, noting the minor area involved.
- 4.8 In addition, all the Council's costs, in relation to negotiation and completion of the proposed transfer, are being met by the purchaser, including staff time and legal fees.

### Options Considered Ngā Kōwhiringa Whaiwhakaaro

- 4.9 The following reasonably practicable options were considered and are assessed in this report:
- 4.9.1 Approve sale of land and surrender of easement.
- 4.9.2 Decline sale of land and surrender of easement.
- 4.10 The following options were considered but ruled out:
- 4.10.1 Nil.

### Options Descriptions Ngā Kōwhiringa

- 4.11 **Preferred Option:** Approve sale of land and surrender of easement
- 4.11.1 **Option Description:** Authorise the sale of 66E Hills Rd, being a 3m<sup>2</sup> section of land, held in a gazette, to the adjoining private owner and surrender of the surrounding Right of Way Easement. Noting the existing Orion kiosk will be relocated to the road boundary on the private land, as subject to an agreement between those parties.
- 4.11.2 Option Advantages
- Council can divest a small parcel of land for which it has no operation purpose (current or future).
  - A minor financial return will be received from the transfer.
  - The adjoining owner will be able to create a more effective residential development on their land by unlocking the encumbered portion.
- 4.11.3 Option Disadvantages
- Nil.
- 4.12 Option 2 - Decline sale of land and surrender of easement.
- 4.12.1 **Option Description:** Decline sale of the 3m<sup>2</sup> site at 66E Hills Rd to the adjoining owner. The Orion Kiosk will remain in situ and the adjoining neighbour will need to develop their site around these limitations.
- 4.12.2 Option Advantages
- Council will retain ownership of the land, albeit for no likely operational purpose.
  - Orion will not need to relocate their kiosk.
- 4.12.3 Option Disadvantages

- The 3m2 site and surrounding Right of Way easement will continue to occupy an area within the private site and optimum residential development outcomes will not be achieved.

### Analysis Criteria Ngā Paearu Wetekina

- 4.13 In considering the presented options and its decision, the Council should factor in; the operational requirement to retain this land (none), the financial implications of retention (low) and the revenue gained from the recommended sale (moderate, in relation to the land area).

## 5. Financial Implications Ngā Hīraunga Rauemi

### Capex/Opex Ngā Utu Whakahaere

	Recommended Option	Option 2 – Decline Sale
Cost to Implement	Nil – Costs borne by purchaser	Nil – No change from current
Maintenance/Ongoing Costs	Nil – Costs borne by purchaser	Minor to nil – Land occupied by Orion
Funding Source	Not applicable	Not applicable
Funding Availability	Not applicable	Not applicable
Impact on Rates	Nil	Nil

## 6. Considerations Ngā Whai Whakaaro

### Risks and Mitigations Ngā Mōrearea me ngā Whakamātautau

- 6.1 There is a low risk that, following transfer of the land and relocation of the Orion kiosk, the property owner stalls or does not complete their intended developments. Should this occur, the Council's will not be exposed to any form of financial claim or obligation. The land will no longer be in under Council ownership and no assurances have been made on development suitability.

### Legal Considerations Ngā Hīraunga ā-Ture

- 6.2 Statutory and/or delegated authority to undertake proposals in the report:
- 6.2.1 The delegation to divest land sits with the full elected Council.
- 6.3 Other Legal Implications:
- 6.3.1 The legal consideration is the agreement necessary to facilitate the sale of land and surrender of easement. Council's legal team has taken the lead in the drafting of this agreement.

### 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 considered the low impact on the public (inaccessible site) and the agreed process which shall enable the relocation of the existing Orion kiosk unit.
- 6.4.3 Is consistent with Council's Plans and Policies.
- 6.5 This report does not support the [Council's Long Term Plan \(2024 - 2034\)](#).

### **Community Impacts and Views Ngā Mariu ā-Hāpori**

- 6.6 Through the course of its decision-making processes, the Council is required to consider the views and preferences of persons likely to be affected by, or to have an interest in, the matter (Section 78 of the Local Government Act 2002). However, a local authority is not required by that section alone of the Act to undertake any consultation process or procedure.
- 6.7 In this instance, the land is not classified as Reserve under the Reserves Act 1977, nor is the site considered an open publicly accessible space (i.e. deemed 'park' under Section 138 of the Local Government Act 2002).
- 6.8 Therefore, in consideration of the location, area and historical use of the land in question – staff are of the view that affected parties are limited and no public consultation is necessary for Council to consider divestment of the site.
- 6.9 The decision affects the following wards/Community Board areas:
- 6.9.1 Waipapa Papanui-Innes-Central Community Board.
- 6.10 The Community Board's view has not been requested on this occasion, as the matter is of minor significance and the delegation to divest the land is held by the full Council.

### **Impact on Mana Whenua Ngā Whai Take Mana Whenua**

- 6.11 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.
- 6.12 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.
- 6.13 The land is not located in an area of significance, nor has the site historically been under Mana Whenua ownership.

### **Climate Change Impact Considerations Ngā Whai Whakaaro mā te Āhuarangi**

- 6.15 The proposals in this report are unlikely to contribute significantly to adaptation to the impacts of climate change or emissions reductions.
- 6.16 The relocation of the Orion Kiosk and sale of land to the adjoining owner, will have no bearing on the effects of climate change.

## **7. Next Steps Ngā Mahinga ā-muri**

- 7.1 Upon resolution from to divest the land and surrender the easement, staff will progress to confirm the Council's contract condition and move forward to determining remaining timeframes.

## **Attachments Ngā Tāpirihanga**

There are no attachments to this report.

Signatories Ngā Kaiwaitohu

Author	Luke Rees-Thomas - Property Consultant
Approved By	Angus Smith - Manager Property Consultancy Anne Columbus - General Manager Corporate Services/Chief People Officer



## 10. Unsolicited Proposal for sale of 1 Kinsey Terrace

Reference Te Tohutoro: 25/1104917

Responsible Officer(s) Te Pou Matua: Nigel Collings, Property Consultant

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

### 1. Purpose and Origin of the Report Te Pūtake Pūrongo

- 1.1 The purpose of this report is to present for consideration the Unsolicited Proposals received from the adjoining owners of 54 Clifton Terrace, Clifton, Christchurch and seek a decision to accept one of the two proposals or decline them. The proposal requests that Council deal unilaterally with them to purchase the Council-owned land situated at 1 Kinsey Terrace, Clifton, Christchurch, which was declared surplus through the Councils 2024 – 34 Long Term Plan.
- 1.2 This report is staff generated in response to unsolicited proposals submitted by Mr Stefan Huy and Ms Bruni Gebauer-Huy, the owners of 54 Clifton Terrace. The proposals seek to purchase either a portion of, or the entire, Council-owned site at 1 Kinsey Terrace, Clifton, Christchurch.

### 2. Officer Recommendations Ngā Tūtohu

That the Council:

1. Receive the information in the Unsolicited Proposal for sale of 1 Kinsey Terrace 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. Notes that 1 Kinsey Terrace has been declared surplus through the 2024-34 Long Term Plan.
4. Notes that the Council's consideration of the unsolicited proposals would require a departure from its *Disposal of Property Policy 2000*, specifically the requirement that surplus property be sold by way of public tender. As there is no clear and reasonable justification to support a departure, staff do not recommend this option.
5. Declines both unsolicited proposals submitted by Mr Stefan Huy and Ms Bruni Gebauer-Huy, the adjoining owners of 54 Clifton Terrace to seek purchase either a portion of, or the entire Council-owned site at 1 Kinsey Terrace.
6. Resolves to sell the land at 1 Kinsey Terrace in accordance with the relevant Council policies as previously planned, i.e. on the open market in a fair and transparent manner.
7. Authorises the Manager Property Consultancy, to undertake all actions, negotiate and conclude all the agreements necessary to facilitate the recommendations above made in general accordance with this report on terms and conditions acceptable to him at his sole discretion, and in doing so make any decisions necessary to give effect to this.
8. Notes that public excluded attachments can be reviewed for public release after a sale concludes.

### 3. Executive Summary Te Whakarāpopoto Matua

- 3.1 The Council declared 1 Kinsey Terrace, Clifton surplus through the 2024–2034 Long Term Plan (LTP). In the normal course of events, the property will be sold in accordance with the Council’s standard policies and procedures.
- 3.2 Following a submission to the Long-Term Plan process and discussions with Council staff, the owners of the adjacent property at 54 Clifton Terrace submitted a formal unsolicited proposal regarding 1 Kinsey Terrace.
- 3.3 This report provides background information, evaluates the proposal, and recommends declining it. As there is no clear or defensible rationale for a unilateral transaction, it is recommended that the property be sold on the open market in line with standard practice.
- 3.4 This report provides background information, evaluates the proposal, and recommends declining it. As there is no clear or defensible rationale for a unilateral transaction, it is recommended that the property be sold on the open market in line with standard practice.
- 3.5 This report provides background information and evaluates the proposal. Staff recommend declining the proposal as it would require a departure from the Council’s *Disposal of Property Policy 2000* and there is no clear or defensible rationale for a unilateral transaction. It is recommended that the property be sold on the open market in line with standard practice.

### 4. Background/Context Te Horopaki

- 4.1 Following the Canterbury Earthquakes, the property at 1 Kinsey Terrace was ‘red zoned’ and subsequently purchased by the Crown under a voluntary offer. The residential dwelling was demolished, and the site was grassed.
- 4.2 In 2021, 1 Kinsey Terrace was transferred to the Christchurch City Council as part of the Global Settlement with the Crown.
- 4.3 In 2024 the Christchurch City Council as part of its Long-Term Plan (LTP) resolved to sell 1 Kinsey Terrace.
- 4.4 1 Kinsey Terrace is a premium residential section in the desirable Clifton area. It is desired for its elevated position offering spectacular views toward Southshore, Sumner, and the Pacific Ocean. There has been much interest from members of the public in purchasing this section and with staff having fielded many enquiries from the public as to its availability.
- 4.5 Approximately 50% of the site at 1 Kinsey Terrace falls within the Mass Movement Area 2 (MMA2) District Plan hazard overlay. However, a geotechnical report commissioned by the Council indicates there is no significant difference in ground stability between the land within the hazard overlay and the land outside of the hazard overlay. Additionally, the report suggests that the site is suitable for residential construction.
- 4.6 54 Clifton Terrace is situated to the south of 1 Kinsey Terrace and occupies an elevated position. The property does not have drive-on access and is accessible only by foot via a steep staircase from the roadway.
- 4.7 Since the demolition of the dwelling at 1 Kinsey Terrace, the owners of 54 Clifton Terrace have expressed a longstanding desire to obtain driveway access through the 1 Kinsey Terrace site. They have actively lobbied the Canterbury Earthquake Recovery Authority (CERA), Land Information New Zealand (LINZ), and more recently, the Christchurch City Council in support of this objective.

- 4.8 As part of the Long-Term Plan 2024–2034 consultation, the owners of 54 Clifton Terrace submitted a request to purchase 1 Kinsey Terrace.
- 4.9 Following the decision to declare the property surplus, the owners of 54 Clifton Terrace have contacted Council, via their ward Councillor. In response, staff suggested that the best process to have the Council consider a unilateral dealing was via a formal unsolicited bid.
- 4.10 That formal bid including purchasing proposals and their justification for the Council to sell unilaterally is attached as publicly excluded **Attachment A**.
- 4.11 The purchase proposals are:
  - 4.11.1 To purchase the entire 1 Kinsey Terrace site, or;
  - 4.11.2 To purchase an accessway over part of 1 Kinsey Terrace (shown in **Attachment C** as “Sec 1” and “Lot 2 DP 43517”). Leaving the Council with the balance of the site to sell. They would meet all subdivision costs and grant the Council a Right of Way over the driveway portion (Sec 1) that they purchase.
- 4.12 To evaluate the options the Council has obtained independent registered valuations of:
  - 4.12.1 The entire site at 1 Kinsey Terrace and this is attached as publicly excluded **Attachment E**. The proposed driveway area publicly excluded **Attachment F**, and the balance parcel at 1 Kinsey publicly excluded **Attachment G**. These valuations are summarised in publicly excluded **Attachment D**.
- 4.13 The applicants justify their request for a unilateral purchase of 1 Kinsey Terrace on the grounds of being long-standing adjoining owners who have endured 14 years of earthquake-related disruption. They argue that securing access to their damaged home at 54 Clifton Terrace is essential for their future endeavours, and that their offer provides fair value to ratepayers. They contend that their circumstances are unique, that their proposal presents a "win/win" outcome, and that accepting it would reflect a compassionate and reasonable departure from standard process.
- 4.14 However, while their personal situation evokes sympathy, the proposal does not meet the Council's policy thresholds for a justified unilateral dealing, as the property has independent development potential, no operational or strategic imperative applies, and the public interest is best served through an open market process as this maximises return. The applicants would be able to fully participate in an open market process.

### 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:** Decline both proposals from the owners of 54 Clifton Terrace and approve the sale of 1 Kinsey Terrace on the open market in accordance with the Council's policy.
  - 4.15.2 **Option 2:** Accept the unsolicited proposal to sell the entire site at 1 Kinsey Terrace held in Record of Title CB22K/782 to the owners of 54 Clifton Terrace.
  - 4.15.3 **Option 3:** Accept the unsolicited proposal to sell an accessway over part of 1 Kinsey Terrace (shown in **Attachment C** as “Sec 1” and “Lot 2 DP 43517”). Leaving the Council with the balance of the site to sell.
- 4.16 The following options were considered but ruled out:
  - 4.17.1 Sell the property to the owners of 54 Clifton Terrace, subject to a registered covenant prohibiting the resale of the property within a specified period, to be agreed upon as

part of the sale terms. However, it was considered that this offer does not align with the Council's Disposal Policy and would also result in a reduction in value.

### Options Descriptions Ngā Kōwhiringa

4.17 **Preferred Option: Option 1** Decline both proposals from the owners of 54 Clifton Terrace and sell the land.

4.17.1 **Option Description:** Sale of the land at 1 Kinsey Terrace, held in Record of Title CB22k/782, on the open market, in accordance with the relevant Council policies and practices.

4.17.2 Option Advantages

- Transparency and public confidence.
- Fair market transaction 'willing buyer, willing seller'.
- Value determined by the market.
- Adjoining property owners can purchase in a transparent manner.
- Discharges responsibilities to ratepayers.
- Avoids the risk of the sale being contested in both process and value.
- The owners of 54 Clifton Terrace still could purchase.

4.17.3 Option Disadvantages

- Risk of not achieving the same net proceeds as offered in the unsolicited proposal.

4.18 **Option 2:** Accept the unsolicited proposal to sell the entire site at 1 Kinsey Terrace held in Record of Title CB22K/782 to the owners of 54 Clifton Terrace. – **Not Recommended**

4.18.1 **Option Description:** To depart from policy and sell the entire site at 1 Kinsey Terrace to the adjoining owners of 54 Clifton Terrace through a unilateral dealing as set out in their unsolicited proposal. This is essentially an unconditional offer at the values set out in the public excluded **Attachment A**.

4.18.2 Option Advantages

- Guaranteed proceeds of sale.
- Higher return than the Registered Valuation received by the Council.
- Avoids auctions risks and real estate fees.

4.18.3 Option Disadvantages

- A unilateral sale may raise concerns about transparency and equity, potentially creating perceptions of preferential treatment and undermining public trust in the Council's decision-making.
- Significant public interest suggests competitive bidding could maximize sale revenue, which may not be achieved through a unilateral deal.
- While allowable, this does not meet the responsibility to rate payers under the Local Government Act or council's policies and practices as well as an open market process.
- There are insufficient justifications for unilateral dealing.

4.19 **Option 3:** To depart from policy and sell an accessway over part of 1 Kinsey Terrace (shown in **Attachment C** as “Sec 1” and “Lot 2 DP 43517”). **Not Recommended**

4.19.1 **Option Description:** To depart from policy and sell an accessway strip along the western boundary over part of 1 Kinsey Terrace (shown in **Attachment C** as “Sec 1” and “Lot 2 DP 43517”) to the adjoining owners of 54 Clifton Terrace through a unilateral dealing as set out in their unsolicited proposal. This is essentially an unconditional offer at the values set out in the public excluded **Attachment A and Attachment D**. Leaving council with the balance of the site to sell. Option Advantages

- Offers a practical solution to a long-standing problem for the owners of 54 Clifton Terrace.
- Leaves the balance lot to be sold in accordance with Council Policy and practices.

4.19.2 Option Disadvantages

- Removing the access strip would decrease the portion of 1 Kinsey Terrace that lies outside the Mass Movement Management Area 2 overlay—from approximately 580 square metres to 380 square metres—potentially affecting the site's appeal and marketability.
- The registered valuations indicate that this option is likely to result in lower sale proceeds for the Council compared to the preferred option, suggesting a reduced financial return.
- Negative impact on access to the balance of 1 Kinsey due to the narrow entrance way.
- Subdividing the site would reduce its appeal and value, as the current section size is ideal for buyers seeking large homes with ample garaging and space for a pool.
- There are insufficient justifications for unilateral dealing.

### Analysis Criteria Ngā Paearu Wetekina

4.20 These proposals were assessed against the Councils Guidelines for Submission and Assessment of Unsolicited Proposals and Disposal of Property Policy and the Local Government Act Principles.

4.21 The **Unsolicited Proposals Guidelines for Submission and Assessment** provide a clear framework that supports the preference for open market processes over unsolicited proposals, except in exceptional circumstances. Attached as **Attachment B**, Key sections include:

- 4.21.1 Section 2.1 states that unsolicited proposals are only to be considered in *exceptional* cases and must demonstrate uniqueness, strategic alignment, and value for money. Open market sales avoid the need to justify such exceptions, reducing administrative and reputational risk.
- 4.21.2 Section 2.4 defines *Maximizing Value for Money* as achieving the best value over the asset's life, including financial and non-financial benefits. Open market sales test the market, often resulting in higher prices and better outcomes.
- 4.21.3 Section 3.2 stresses the importance of managing actual or perceived conflicts. Public sales reduce the risk of perceived favouritism, particularly when dealing with adjacent landowners.

- 4.21.4 Section 5 highlights the need for transparency and compliance with LGOIMA. Open market processes are more transparent and less susceptible to public or media challenge.
- 4.21.5 Section 6.2 affirms the Council's right to reject unsolicited proposals and opt for open market sales, supporting risk management and alignment with strategic goals.
- 4.21.6 **Local Government Act 2002 Principles:**
- Section 14(1)(a)(i) conduct its business in an open, transparent, and democratically accountable manner;
  - Section 14 (1)(f) a local authority should undertake any commercial transactions in accordance with sound business practices.
- 4.22 The offer amounts were assessed against an independent Registered Valuations obtained by the Council. These Valuations are attached as; **Attachment E** (Valuation of 1 Kinsey), **Attachment F** (Valuation of Driveway) **Attachment G** (Valuation of 1 Kinsey after driveway removed). These offers and valuations are summarised in **Attachment D**.

## 5. Financial Implications Ngā Hīraunga Rauemi

### Capex/Opex Ngā Utu Whakahaere

	Recommended Option	Option 2	Option 3
Cost to Implement	Internal staff costs	Internal staff costs	Internal staff costs Real estate fees
Maintenance/Ongoing Costs	N/A	N/A	N/A
Funding Source	N/A	N/A	N/A
Funding Availability	N/A	N/A	N/A
Impact on Rates	N/A	N/A	N/A

- 5.1 The decision of this report does not have a direct financial implication but rather considers the options of disposal of the land.
- 5.2 As noted in the disadvantages for option 1 in paragraph 4.17.3 above, there is a risk of not achieving the same net proceeds as offered in the unsolicited proposal.
- 5.3 As noted in the disadvantages for option 2 in paragraph 4.18.3 above, significant public interest suggests competitive bidding could maximize sale revenue, which may not be achieved through a unilateral deal.
- 5.4 As noted in the disadvantages for option 3 in paragraph 4.19.2 above, the registered valuations indicate that this option is likely to result in lower sale proceeds for the Council compared to the preferred option, suggesting a reduced financial return.

## 6. Considerations Ngā Whai Whakaaro

### Risks and Mitigations Ngā Mōrearea me ngā Whakamātautau

- 6.1 The property in question has already been declared surplus and generally well received by the community.
- 6.2 However, deviating from policy can damage the organisation's reputation, especially when the property would be sought after by many.

- 6.3 Dealing unilaterally (i.e. negotiating directly with a specific party rather than going to a public sale process) is allowed only in exceptional cases where there is a clear and justifiable reason. These justifications typically include the following:
- 6.3.1 Adjoining Landowner: When the property logically or practically has value only to an adjacent landowner (e.g. sliver of land, access way).
  - 6.3.2 Strategic Purpose: When the property contributes to an identified Council or partner project (e.g. regeneration, housing, or infrastructure initiative) or sale may be part of a wider agreement or MOU.
  - 6.3.3 Public Benefit or Community Outcome: Disposal to a community organisation or government entity for a specific non-commercial use with wider social or environmental value. This can include use for parks, health facilities, social housing, etc.
  - 6.3.4 Heritage, Cultural or Treaty Considerations: For transfer to iwi or hapū as part of Treaty settlements or ongoing partnership obligations, or if there is significant cultural/heritage value tied to a specific party.
  - 6.3.5 Operational Efficiency or Cost Avoidance: When holding the land would incur ongoing costs with no benefit, and the buyer is uniquely placed to assume those costs (e.g. liability or maintenance burdens), or when timing and market factors necessitate a fast and practical disposal.
- 6.4 While the applicant's circumstances may generate sympathy there remains insufficient policy or strategic justification to support a unilateral dealing in this case. Council's standard processes exist to ensure fairness, transparency, and defensibility, and should not be set aside in the absence of a clear, objective rationale. In addition, if the property is placed on the open market, the applicant will have the same opportunity as any other interested party to purchase it through a fair and competitive process.

### Legal Considerations Ngā Hīraunga ā-Ture

- 6.5 When selling land, officers follow the requirements of legislation and the Council's "Disposal of Council Property Policy 2000". This Policy states that:
- Council's policy of publicly tendering properties for sale unless there is a clear reason for doing otherwise be confirmed as applying to all areas of the City.
- 6.6 Normal practice is to treat the statement "clear reason for doing otherwise" as a policy inconsistency under Clause 80 of the Local Government Act 2002. This clause requires the Local Authority to clearly identify any significant inconsistencies with the policy including the reasons for the inconsistency. The specific clause is:
- 80 Identification of inconsistent decisions**
- (1) If a decision of a local authority is significantly inconsistent with, or is anticipated to have consequences that will be significantly inconsistent with, any policy adopted by the local authority or any plan required by this Act or any other enactment, the local authority must, when making the decision, clearly identify—
    - (a) the inconsistency; and
    - (b) the reasons for the inconsistency; and
    - (c) any intention of the local authority to amend the policy or plan to accommodate the decision.
  - (2) Subsection (1) does not derogate from any other provision of this Act or of any other enactment.
- 6.7 In this case the inconsistency is to not publicly tender the sale of the property.
- 6.8 The unsolicited proposals are inconsistent with the policy.

### Strategy and Policy Considerations Te Whai Kaupapa here

6.9 The required decision:

6.9.1 Align with the [Christchurch City Council's Strategic Framework](#).

6.9.2 Is assessed as low significance based on the Christchurch City Council's Significance and Engagement Policy. The level of impact was determined by assessing the value of the land against the overall value of the land resolved for disposal in the Long-Term Plan.

6.9.3 Is consistent with Council's Plans and Policies. *Property Policy 2000*.

6.10 This report and recommendations does not support the [Council's Long Term Plan \(2024 - 2034\)](#).

### Community Impacts and Views Ngā Mariu ā-Hāpori

6.11 As this property has already been declared surplus through the Long-Term Plan Community Board engagement is not required. In addition, the substantive matter under consideration is to depart from policy which is a Council decision.

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

6.12.1 Heathcote Ward.

### Impact on Mana Whenua Ngā Whai Take Mana Whenua

6.13 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.

6.14 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

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

6.16 The enabling of vehicular access and potential rebuilding at 54 Clifton Terrace, would have no significant impact on climate change adaptation or emissions reductions.

## 7. Next Steps Ngā Mahinga ā-muri




7.1 Should the Council adopt the recommended **Option 1** as per 4.18, staff will proceed with the disposal of 1 Kinsey Terrace via an open market process in accordance with the Council's *Disposal of Property Policy 2000* and the Council's standard sale terms and procedures.

7.2 Should the Council adopt **Option 2** as detailed in 4.19, staff will proceed to enter into a Sale and Purchase Agreement with the owners of 54 Clifton Terrace (Mr Stefan Huy and Ms Bruni Gebauer-Huy) for the full acquisition of 1 Kinsey Terrace. The agreement will reflect the Council's standard terms and the proposed purchase price as per their proposal.

7.3 Should the Council adopt **Option 3** as detailed in 4.20, staff will proceed to enter into a Sale and Purchase Agreement with the owners of 54 Clifton Terrace (Mr Stefan Huy and Ms Bruni Gebauer-Huy) for the partial acquisition of 1 Kinsey Terrace. The agreement will reflect the Council's standard terms, with all subdivision costs to be met by the purchasers and purchase price as per their proposal.



## Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A	Unsolicited Proposal ( <i>Under Separate Cover</i> ) - <b>CONFIDENTIAL</b>	25/1286077	
B 	Unsolicited Proposal Guidelines for Submission and Assessment	25/1205363	86
C 	Proposed subdivision 1 Kinsey	25/1205358	103
D	Offer and Valuation Summary ( <i>Under Separate Cover</i> ) - <b>CONFIDENTIAL</b>	25/1257734	
E	Valuation 1 Kinsey ( <i>Under Separate Cover</i> ) - <b>CONFIDENTIAL</b>	25/1205362	
F	Driveway Market Valuation - <b>CONFIDENTIAL</b>	25/1254741	
G	Valuation 1 Kinsey Balance Parcel ( <i>Under Separate Cover</i> ) - <b>CONFIDENTIAL</b>	25/1254747	
H 	Aerial Images	25/1287988	104

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

Document Name – Location / File Link
The original LTP submission is at pages 79 to 91 of <a href="#">Agenda of Council - Long Term Plan 2024 - 2034 - Friday, 3 May 2024</a>
Below is a link to the LTP Hearings Agenda when submitters spoke: <a href="#">03.05.24 - Stefan and Brune Huy-Gebauer - Christchurch City Council Meetings</a>

## Signatories Ngā Kaiwaitohu

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<b>Approved By</b>	Angus Smith - Manager Property Consultancy Bruce Rendall - Head of Facilities & Property Anne Columbus - General Manager Corporate Services/Chief People Officer

*Christchurch City Council*

# Unsolicited Proposals

## Guidelines for Submission and Assessment



Item 10  
Attachment B

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## 1 Introduction

### 1.1 Purpose and Scope of this Guide

From time to time, suppliers may approach Christchurch City Council ("Council") with a proposal to meet a perceived need of Council, without being asked by Council to do so. This is an unsolicited proposal.

This document sets out general guidance for how such unsolicited proposals may be submitted and managed by Council.

### 1.2 Why consider Unsolicited Proposals?

As a territorial local authority the Council is required to fulfil the purpose of local government as specified in the Local Government Act 2002.

The purpose of local government is:

- (a) to enable democratic local decision-making and action by, and on behalf of, communities; and
- (b) to meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses.

Under the Local Government Act, **good-quality**, in relation to local infrastructure, local public services, and performance of regulatory functions, means infrastructure, services, and performance that are:

- (a) efficient;
- (b) effective; and
- (c) appropriate to present and anticipated future circumstances.

To help achieve this purpose, the Council encourages innovative ideas and solutions from the private and community sectors to be put forward as business solutions even though the Council may not have identified a present need for the solution offered.

The Council wants to maximise the value provided to our community and sometimes unsolicited proposals can assist with this.

### 1.3 What is an Unsolicited Proposal?

An unsolicited proposal is a proposal that is:

- (a) unique; and
- (b) not requested by Council (i.e. it has not been initiated as a result of competitive tendering process initiated by Council).

The unsolicited proposals process is not a substitute for Council's normal competitive procurement practice. The framework outlined in this guide is aimed at ensuring that Council still applies general good procurement practice in the event it receives an unsolicited proposal.

Council will generally adopt a stepped process for consideration of unsolicited proposals. A summary of that process is set out in section 6 of this guide. A flowchart of the process is included at section 7.

#### 1.4 References

Council's approach to managing unsolicited proposals is based on review of best practice public sector processes, including references from the New Zealand Treasury, the Office of the Auditor General New Zealand, the Ministry of Business Innovation and Employment and Auckland Council.

## 2 General Criteria for Assessment of an Unsolicited Proposal

In deciding whether or not an unsolicited proposal should progress through the process, Council will consider the proposal against the general criteria discussed below.

### 2.1 When an Unsolicited Proposal will be given further consideration

The Council will generally only give serious consideration to exceptional proposals.

These are unsolicited proposals that demonstrate unique concepts or benefits that cannot otherwise be obtained in the marketplace or that are only able to be provided by a single supplier, e.g. as a result of IP or capability issues.

Three key criteria must be met by any unsolicited proposal. Such proposals must:

- be unique;
- align with Council community outcomes and strategic priorities; and
- demonstrate value for money to Council.

Each key criteria is explained further below. If the three key criteria cannot be demonstrated an unsolicited proposal will not progress.

### 2.2 Key Criteria - Uniqueness

An unsolicited proposal must be sufficiently unique so that a direct sourcing approach is justified. This is because when spending public funds councils must use a competitive process wherever possible.

To be unique, something must be the only one of a kind; unlike anything else. While it may be very difficult to demonstrate that something is "one of a kind", the initiator must be able to provide some facts and evidence that their idea is original.

In order to judge whether or not the proposal is truly unique, Council will consider factors such as how innovative the proposal is and whether there are any other products or concepts in the market that meet the perceived need.

In addition to information provided in the initiator's proposal, Council will undertake its own research and investigations into how unique the proposal is.

#### **Proposals generally not considered unique**

Types of proposals that are not considered unique and/or proposals that are unlikely to be progressed include:

- those where the initiator is seeking to directly purchase or acquire a Council-owned asset;
- those where an initiator with an existing Council contract to provide goods and services is seeking to bypass a future tender process;
- proposals for significant extensions to existing contracts or the next stage of a staged project on the basis that the initial supplier already has some advantage, but no other unique elements;
- proposals seeking to develop land that is not owned by the Council or the initiator;
- proposals that do not contain a commercial or social proposition for the Council;
- in general, proposals that identify the initiator's skills or workforce capability as the only unique characteristic.;
- proposals solely for consultancy services unless the consultancy work is to deliver a unique opportunity to the Council; or
- proposals seeking grants e.g. scientific grants.

Unsolicited proposals will not be considered by Council when they:

- are promotional or advertising materials, such as special pricing, modifying or extending an existing contract;
- are goods or services readily available in the marketplace; or
- are an advance proposal for a known requirement, for which a competitive process is planned.

#### **2.3 Key Criteria - Alignment with Community Outcomes and Strategic Priorities**

An unsolicited proposal must be consistent with the Council's community outcomes and strategic priorities and the current annual and long terms plans.

Accordingly, initiators should demonstrate how their proposal will:

- create additional economic activity and/ or social wellbeing for Christchurch residents;
- meet unmet community needs; and/or
- assist with the achievement of the Council's community outcomes and strategic priorities.



## 2.4 Key criteria - Value for Money – Optimising Outcomes

For an unsolicited proposal to be considered by the Council, the proposal must contain an economic assessment that demonstrates best value for money over whole of life, and captures the benefits and costs to all parties involved. An economic assessment should also take into account non-monetary costs and benefits.

“Best value for money over whole of life” is a measure of quality that assesses the monetary cost of the product or service against the quality and/or benefits of that product or service, taking into account subjective factors such as fitness for purpose, along with whole-of life costs such as installation, training, maintenance, disposal and wastage.

## 2.5 Other Factors

The Council in its discretion may take into account any other factors or considerations that it deems relevant to the unsolicited proposal including any factor that may arise as a consequence of:

- the nature and content of the proposal; and/or
- economic, social, legal or other events.

# 3 Probity and Ethical Conduct

Council procurement must take place in an open and fair environment to ensure all potential suppliers are given impartial and equitable treatment. This applies equally to unsolicited proposals.

## 3.1 Probity

An initiator must not offer any incentive to, or otherwise attempt to, influence any person who is either directly or indirectly involved in an assessment or negotiation process. If the Council determines that an initiator has violated this condition, the Council may, in its sole and absolute discretion, decline to consider the proposal further.

For major, complex or high-risk proposals, a probity auditor may be appointed by Council to provide guidance and probity assurance.

## 3.2 Conflict of Interest

A conflict of interest arises where the interests (financial or otherwise) or relationship of an individual or organisation involved in the proposal could reasonably compromise, or appear to compromise, their judgement or actions when performing their duties in relation to the proposal. Council will take steps to ensure that any conflict of interest with respect to its own personnel and advisors is disclosed and appropriately managed.

An initiator of an unsolicited proposal must comply with all laws in force in New Zealand regarding probity in procurement. When requested by Council the initiator must declare any actual or potential conflict of interest in the form provided by the Council.

## 4 What information should be included in an Unsolicited Proposal?

An unsolicited proposal must contain enough information to enable Council to assess whether or not the proposal deserves further consideration. The level of detail will vary depending on the nature and complexity of the proposal.

It is in the initiator's best interest to provide sufficient information for Council to complete a reasonable assessment of the proposal against the key criteria described at section 2 above.

An unsolicited proposal should be completed in the form attached as Appendix 1.

Any proposal should include the following:

- Details of party making the proposal, including:
  - Full legal name and company/business number;
  - Contact details; and
  - Brief business profile;
- Brief but thorough description of the nature of the proposal;
- Explanation of the benefits that the proposal will deliver to the goals of Council;
- How the initiator can authenticate the innovative or unique elements of its proposal;
- Declaration of all ownership interests in the subject matter of the proposal (i.e. real property rights or intellectual property rights);
- Identification of content of the proposal which is commercially sensitive;
- Period for which the proposal is valid;
- Identification to whom else the proposal has been sent to (i.e. other territorial authorities or government agencies);
- Costs in sufficient detail for Council to undertake an initial meaningful evaluation;
- Identification of any support the initiator requires from the Council to execute the proposal, if appropriate.

## 5 Public Interest and Transparency

### 5.1 Local Government Official Information and Meetings Act 1987 (LGOIMA)

Initiators should be aware that the LGOIMA allows members of the public rights of access to information about what Council does and Council's records have to be open and freely available when requested, to the extent required by the Act. The LGOIMA applies to the information provided by an initiator in a proposal. Any responses to requests from the public for more information on a proposal will also be governed by the LGOIMA.



Accordingly, any information in an unsolicited proposal that is commercially sensitive or confidential must be clearly marked "commercial and confidential". This special notation must not be used unless the information is genuinely confidential.

The withholding of commercial and confidential information by the Council under LGOIMA (if possible) does not imply obligations of confidentiality on the Council or limit the Council's ability to act in relation to the proposal subject matter. Confidentiality obligations (if any) must be recorded in the Participation Agreement or other written agreement.

If an initiator requires Council to enter into a non-disclosure or other agreement prior to the Participation Agreement then this must be clearly communicated to and agreed with Council.

## 5.2 Publication

Where a contract is concluded between an initiator and Council as a result of an unsolicited proposal, Council may post a Contract Award Notice on the Christchurch City Council website.

# 6 Overview of the Assessment Process

## 6.1 Stepped process

Council will generally adopt a stepped process for consideration of unsolicited proposals. A summary of that process is set out below. A flowchart of the process is included at section 7.

**Step 1**      **Has the Unsolicited Proposal Been Received by the Procurement & Contracts Team?**

If not, any proposals received by any other unit within Council must be forwarded to the Procurement & Contracts team

**Step 2**      **Is the Proposal Unsolicited?**

If not, this guide is not relevant and a proposal should be assessed in accordance with the process that solicited it.

**Step 3**      **Does the Proposal meet a current or future need?**

If yes, proceed to Step 4

If not, proposal should not proceed. Council to advise initiator proposal will not proceed further. Give reasons.

**Step 4**      **Is the Proposal Unique?**

If unsure, Council should undertake its own due diligence and investigations.

If yes, proceed to consider against other key criteria (Step 5 and Step 6).

If it does not meet the unique criteria, proposal should not proceed. Council to advise initiator proposal will not proceed further. Give reasons.

- Step 5 Does the Proposal align with Council's Community Outcomes and Strategic Priorities?**
- If yes, proceed to consider against other key criteria.
- If not, proposal should not proceed. Council to advise initiator proposal will not proceed further. Give reasons.
- Step 6 Does the Proposal demonstrate Value for Money?**
- If yes, complete Departure Request. Once departure approved, proceed to Step 7.
- If no, proposal should not proceed. Council to advise initiator proposal will not proceed further. Give reasons.
- Step 7 Does Council want to proceed to purchase?**
- If yes, prepare business case for internal approval to proceed to further investigation and assessment.
- If not, Council to advise initiator proposal will not proceed further. Give reasons.
- Step 8 If Business Plan approved?**
- If yes, proceed to Step 9.
- If not, Council to advise initiator proposal will not proceed further. Give reasons.
- Step 9 Undertake Due Diligence and other investigations**
- If satisfied with due diligence and Council considers it wishes to proceed with proposal Council to, proceed to Step 10.
- If not satisfied with due diligence Council to advise initiator, proposal will not proceed further. Give reasons.
- Step 10 Prepare Participation Agreement**
- Council and initiator to enter into Participation Agreement recording basis under which Council and initiator will enter into negotiations.
- Step 11 Enter into Negotiations on Commercial Terms**
- Council to engage assistance of Legal Services Unit.
- Step 12 Does Council wish to proceed?**
- If yes, proceed to enter into contract. Seek assistance of Legal Services Unit. Proceed to Step 13.
- If not, cease negotiations with initiator.
- Step 13 Council to publish outcome on CCC website**

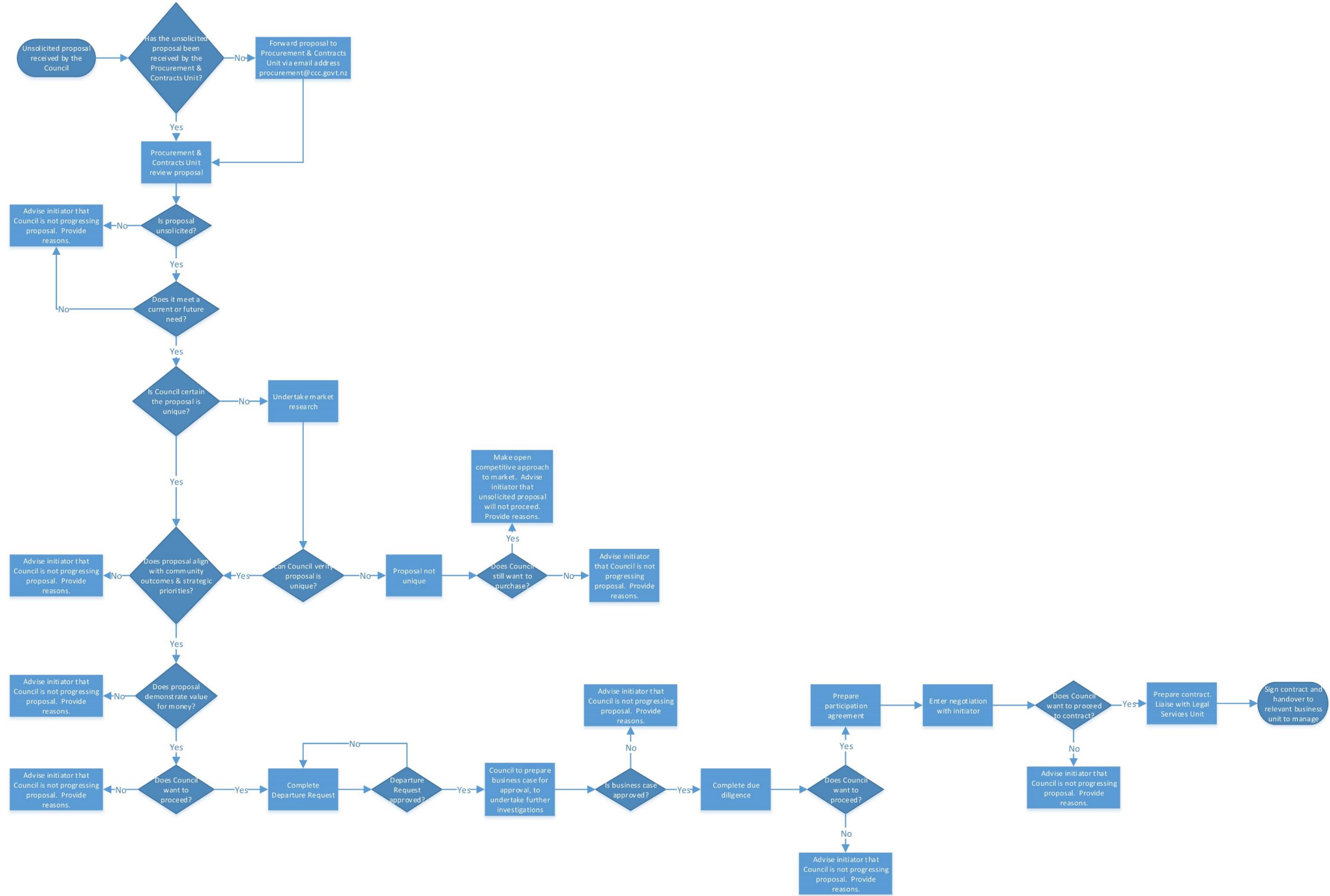
## 6.2 Council's discretion

Council reserves the right to decline any unsolicited proposals at any stage of the analysis process and request proposals from the open market.

Even if the proposal meets Council's needs and any key criteria identified it may not be line with Council's priorities and the Council may not proceed with it.

7 Assessment process flowchart

Council reserves the right to decline any unsolicited proposals at any stage of the analysis process and request proposals from the open market. Even if the proposal meets Council's needs and any key criteria identified it may not be line with Council's priorities and the Council may not proceed with it.



8 Appendices

**Appendix 1 - Schedule of Information Requirements**

This form is to be completed by the initiator organisation(s) when presenting an unsolicited proposal to Christchurch City Council. Please ensure all sections of this form are adequately addressed. Information may be presented in the form of cross referenced agenda if preferred.

<b>Initiator name(s)</b>			
<b>Address</b>		<b>Type of Organisation/ Consortium:</b>	[profit / non-profit, educational, small business, etc.]
<b>Contact person(s) details for evaluation purposes:</b>		<b>Date of Submission:</b>	

**Concise title and abstract of proposal** (approx.200 words)

**Short Title**

Abstract

**Proposal Details**

Provide information on the:

- (i) objectives of the proposal;
- (ii) method of approach;
- (iii) nature and extent of anticipated outcomes; and
- (iv) benefits the proposal will bring to Christchurch and/or Christchurch City Council.

#### How does proposal meet Council's key criteria?

Please provide a brief description of how the proposal would meet each of the key assessment criteria. Refer to section 2 of the guidelines for a detailed description of each criteria to be addressed.

1. Uniqueness of the proposal  
What are the unique elements of the proposal that would provide justification for Council entering into direct negotiations? Unique elements may include characteristics such as:
  - intellectual property or genuinely innovative ideas
  - ownership of real property
  - ownership of software or technology offering a unique benefit
  - unique financial arrangements
  - unique ability to deliver strategic outcomes which support the achievement of Council's strategic priorities
  - other demonstrably unique elements
2. Strategic alignment with Council's Community Outcomes and Strategic Priorities
3. Value for Money
  - value for money
  - whole of Council impact
  - return on investment
  - capability and capacity
  - affordability
  - risk allocation

#### Financial and commercial details

Please provide a brief description of the financial and commercial details of the proposal and the proponent's financial capacity to deliver the proposal. Clearly explain what the proposed commercial proposition is for Council to consider.

#### Costs and requirements of Council

Please provide details of purchase costs to Christchurch City Council.

Clearly explain what the proposal requires of Council (i.e. what support/assistance is being sought from Council)

*[This may include legislative/regulatory amendments, finance or the use of Council assets, facilities, equipment, materials, personnel, resources and land.]*

Please advise if the same or a similar proposal has been made to another territorial authority or government agency?

#### Intellectual Property details

If applicable, please provide a description of:

- (i) inventory of each item of intellectual property;
- (ii) nature of the intellectual property claimed (eg. copyright, patent, etc.);
- (iii) the owner(s) of the intellectual property claimed;
- (iv) registration details (where applicable); and
- (v) clearly and specifically detail any items which are of a confidential/commercially sensitive nature (Note, Council will not be bound by confidentiality obligations until agreed in writing. You may wish to withhold sensitive information until a later stage of the unsolicited proposals process.).

#### Conflict of Interest

Detail any applicable conflict of interest and attach completed Conflict of Interest Declarations (see Appendix 2).

#### Other Statements

For example, please detail any applicable environmental or social impacts.

Preferred Contractual Arrangements
Identify key contract terms

Council and CCO points of contact			
If applicable, please provide <u>names and contact information</u> of any other Christchurch City Council or Council Controlled Organisation (CCO) representatives <b>already</b> engaged regarding this proposal.			
<b>Period of time for which the proposal is valid</b>	Minimum six months	<b>Proposed duration of the arrangement</b>	

This proposal is to be signed by a representative of the initiator authorised to represent and contractually bind your organisation.

Name: \_\_\_\_\_

Position: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



## Appendix 2 – Conflict of Interest Declaration

<b>Name:</b>	
<b>Position:</b>	
<b>Organisation of Person Making Declaration:</b>	

### Do you have any actual, potential or perceived conflicts of interest?

A conflict of interest arises if a supplier's personal or business interests or obligations do, could, or could be perceived to, conflict with any other obligations it may have to Christchurch City Council.

A conflict of interest can also be a situation in which a supplier could gain (or be seen to gain) an unfair advantage through an association with an individual or organisation. Associations include financial, personal, professional, family-related or community-related relationships. A conflict of interest can be categorised as follows:

- an actual conflict of interest is where there already is a conflict;
- a potential conflict of interest is where the conflict is about to happen or could happen; and
- a perceived conflict of interest is where other people may reasonably think there is a conflict and is compromised.

**Instruction:** Provide the following details in relation to each party which has an interest in the proposal being submitted to Christchurch City Council.

Do you or any of your employees, consultants or advisors have a relative or close friend who is (or could be involved in any evaluation or decision-making in relation to the proposal submitted?

☐ Yes ☐ No  
☐ Potential/Perceived

Has any person in your organisation recently provided any special discounts, gifts, trips, hospitality, rewards or favours to any person involved in any evaluation or decision-making relating to your proposal?  
(e.g. free travel; free samples for your own use)

☐ Yes ☐ No  
☐ Potential/Perceived

Are you aware of anything that might give the appearance that any person involved in the evaluation stage or decision-making stage relating to your proposal is biased towards or against your organisation? (e.g. the person has used your organisation's corporate box, is a shareholder or otherwise has a financial interest in your organisation)

☐ Yes ☐ No  
☐ Potential/Perceived

Is there anything else we should know?

### Ongoing responsibilities

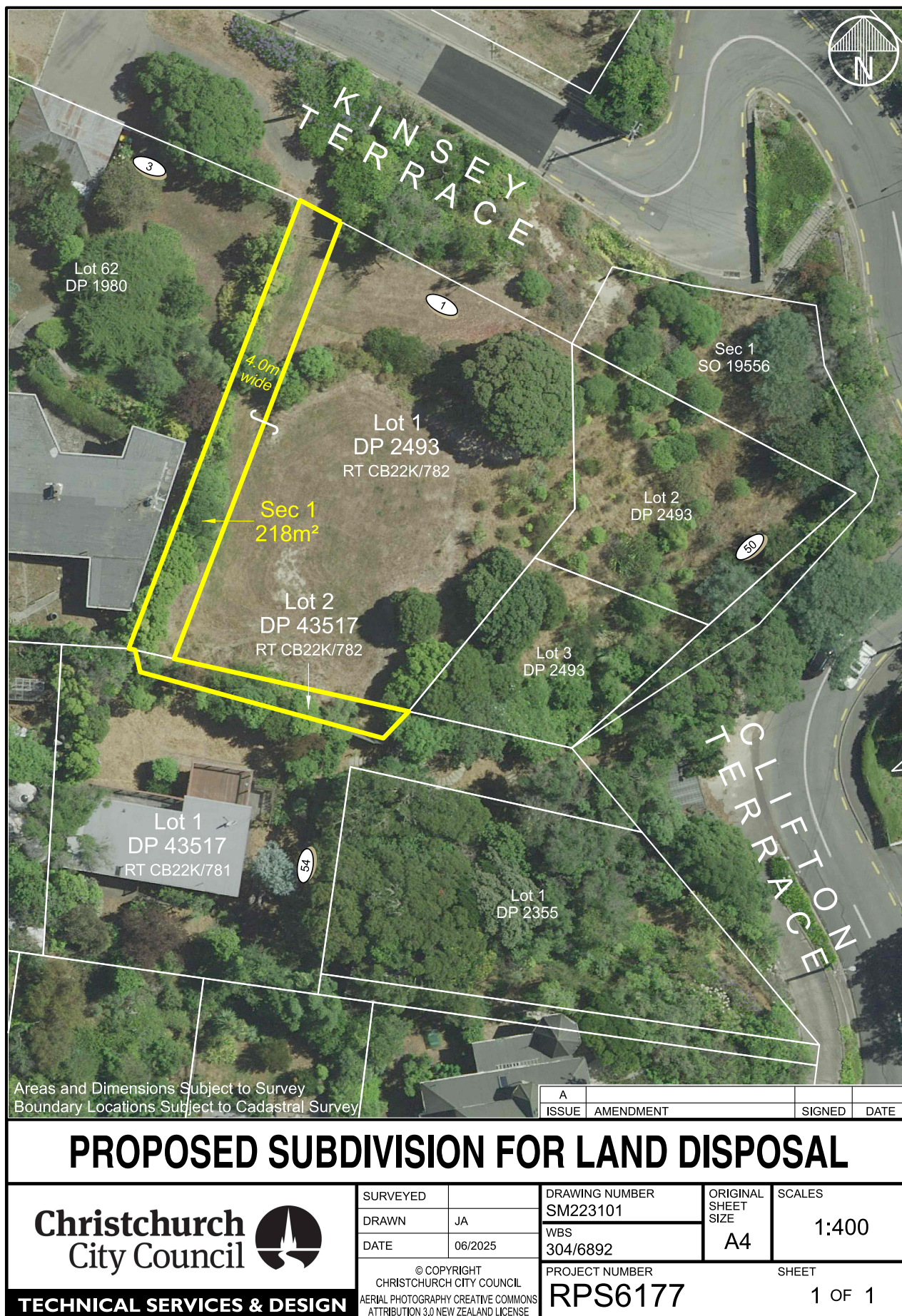
I understand that my obligation to declare any conflicts of interest continues throughout the unsolicited proposal consideration process and I agree to notify Christchurch City Council should any of my responses in this declaration change during the course of the tender process.

### Declaration of conflict of interest

<p><b>Actual</b> conflict of interest is where you already have a conflict.</p> <p><b>Potential</b> conflict of interest is where the conflict is about to happen or could happen.</p> <p><b>Perceived</b> conflict of interest is where other people might reasonably think you are not being objective.</p>	<p>If you have answered ‘<b>Yes</b>’ or ‘<b>Potentially</b>’ to any of the above questions, please provide details here. Otherwise sign the declaration below.</p>
---	--

### Your declaration

<p><b>Declaration</b> – I confirm that the above details are correct to the best of my knowledge and I make this declaration in good faith.</p>		
<p>Signature:</p>		<p>Date:</p>























## 11. Notice of Motion - Feasibility of free overnight parking at Parakiore Recreation and Sport Centre

Reference Te Tohutoro: 25/1315301

Elected Member Te  
Mema Pōti: Mayor Phil Mauger

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 provide the Council with a Notice of Motion submitted by Mayor Phil Mauger and the associated Council Officer advice.
- 1.2 Pursuant to Standing Order 22 of Christchurch City Council's Standing Orders Mayor Mauger provided a Notice of Motion outlined in the recommendation section.

### 2. Recommendations Ngā Tūtohu

#### Notice of Motion Recommendations:

That the Council:

1. In response to concerns raised by hospital staff working nights shifts, requests staff to investigate and engage with Christchurch Hospital management regarding the feasibility of:
  - a. providing free overnight car parking at Parakiore Recreation and Sport Centre for Christchurch Hospital staff working night shifts; and
  - b. the Christchurch Hospital providing free transport options for hospital staff night shifts to and from Parakiore.

**Secretarial Note:** *The associated Officer Advice will be separately circulated.*

e.

### Signatories Ngā Kaiwaitohu

<b>Officer Advice Provided by</b>	Jacque Hibbs - Manager Active Recreation Craig Hutchings - Facilities Establishment Programme Manager
<b>Approved By</b>	Mary Richardson – Chief Executive

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A	Officer Advice - Feasibility of free overnight parking at Parakiore Recreation and Sport Centre <i>(Additional Documents - Circulated Separately)</i>		

Item 11

## 12. Mayor's Monthly Report

Reference Te Tohutoro: 25/588745

Report of Te Pou Matua: Phil Mauger, Mayor

### 1. Purpose of Report Te Pūtake Pūrongo

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

### 2. Mayors Recommendations Ngā Tūtohu o Te Koromatua

That the Council:

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

### Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A 	Mayor's Monthly Report June 2025	25/1290453	112

# Mayor's monthly report

June 2025

Item 12

Attachment A

Kia ora

June was a significant month at Council, with discussions taking place on the Development Contributions Policy, the Local Alcohol Policy, and of course, the Annual Plan.

These decisions matter. They help shape the future of our city and Banks Peninsula, so I want to thank everyone who contributed through submissions, feedback, and their participation.

June also saw the shortest day and, despite the cold and dark of winter, there was still plenty of warmth around the city.

Tirama Mai brought light, culture, and connection to the central city, it's always great to see people out enjoying all the city and Banks Peninsula have to offer.



This month I had the pleasure of meeting a cohort of this year's Youth MPs. We had a good discussion about the ups and downs of being Mayor, and I was genuinely impressed by their understanding of the issues facing our communities. The quality of their thinking gives me great hope—if they choose a path in public service, Ōtautahi will be in excellent hands.

Speaking of service, June also gave us a chance to honour the many volunteers across our city and the country as part of *Te Wiki Tūao ā-Motu – National Volunteer Week*. I'm always impressed by the selfless contribution volunteers make every day. Whether in formal roles or just helping out where it's needed, your mahi makes a real difference. Thank you.

Finally, by the time this report is tabled at Council, candidate nominations for this year's local elections will be open. The people elected to the Council and to community boards get to make decisions about our daily lives and the future of our city. I encourage everyone to enrol and have your say on who represents your community by voting later this year. Importantly, if you've got a vision or strong views on the future, I'd encourage you to consider standing. Local government is where real change starts.

Phil Mauger  
MAYOR

## Community Events, Meetings, and Highlights

### Champions!

Congratulations to the Crusaders for taking out the Super Rugby Pacific Trophy this year.

A culture of winning doesn't come easily—it takes grit, determination, discipline, and commitment to the team.

It was fantastic to celebrate with the team and the wider community at the Champions Parade—and I can't wait to be standing shoulder to shoulder with 30,000 other one-eyed Cantabrians in our new stadium next year, supporting the boys as they chase another title.

What a moment that will be for our city.



### National Volunteer Week Te Wiki Tūao ā-Motu

National Volunteer Week was held from 15 to 21 June, celebrating the vital role volunteers play across New Zealand. This year's theme, "*Whiria te tangata—Weave the people together*," speaks to the power of connection, community and collective effort.

I want to take the opportunity to say a heartfelt thank you to all the volunteers in Christchurch and Banks Peninsula. Whether you're part of a Council programme, helping out in your neighbourhood, supporting a local group, or coaching at the local sports club—your time and effort is truly appreciated.

The work you do may not always be visible, but it makes a real difference. You make our communities stronger, more connected, and better places to live, work, and belong.

#### Volunteering Canterbury—Volunteer Recognition Awards

The Deputy Mayor and I had the privilege of being hosted by the Salvation Army and Volunteering Canterbury at this year's Volunteer Recognition Awards.

As I shared in my remarks on the day—I know volunteers don't do it for the recognition. But, taking time to honour those who give so selflessly is important. It was a real privilege to acknowledge the individuals and organisations who dedicate themselves to helping others and strengthening our communities.

Volunteers are our quiet heroes—often working behind the scenes but playing a vital role in making Christchurch and Canterbury better places to live. Their work is woven into every part of our community.

Each year, volunteers contribute over one million hours in our region, an effort valued at nearly \$30 million. Thanks to Volunteering Canterbury's work, we know those efforts have supported close to 400,000 people in our wider community. That's a remarkable achievement.

#### Other community engagements

This month I've had the opportunity to connect with a wide range of people—through local community events to national forums.

It was a real privilege to support the **BrainTree Wellness Centre** at their annual BrainTree Ball and to speak with committed groups, including **Garden City Rotary**, the **New Brighton Lions Club**, and residents at **Holly Lea Rest Home** and **Summerset at Wigram**.

I was also pleased to take part in the launch of the new pilot boat, **Terra Nova**, in Lyttelton Harbour.

Featuring cutting-edge technology and a self-righting design, this state-of-the-art, fuel-efficient vessel will strengthen safety and resilience on the water, while also helping to reduce the harbour's carbon footprint.

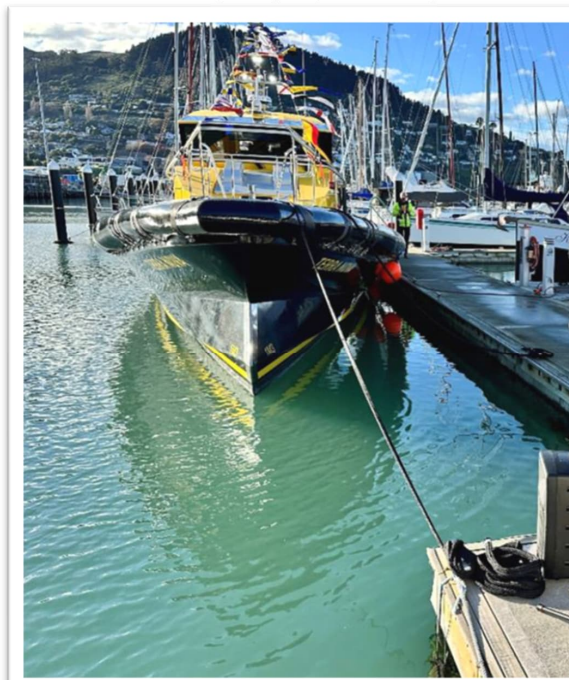
Other highlights included celebrating 10 years of the **Superhome Movement**, speaking at the **Antarctic Heritage Trust's Explorer Conference**, and engaging with this year's **Youth MPs**.

I also joined a **Governance Discussion Group**, attended the **Waitaha Canterbury Aerospace Strategy** event, and took part in a **Future of Canterbury** panel alongside mayors from our neighbouring towns.

Closer to home, I visited our **Emergency Department** team at Christchurch Hospital, met with staff and students at **Burnside Primary School**, and attended a breakfast to acknowledge and thank accredited **Living Wage** employers across the city.

Each of these moments reminded me of what makes Christchurch special—it's a city grounded in history, driven by innovation, and powered by people who care.

Whether through service, creativity, or leadership, it's clear that Ōtautahi thrives because of its people.





## Civic and International Relations

### Formal Engagements

#### His Majesty the King's Birthday

Alongside my wife and fellow Councillors, I had the pleasure of attending His Majesty the King's Birthday celebration, hosted by the British High Commission.

The event was a fitting tribute—celebrating not only the King's birthday but also shining a light on young people, communities, and sustainability.

It was a great opportunity to connect with others who share a commitment to service, stewardship, and the future we're building together.



#### 75<sup>th</sup> anniversary Korean War

The Deputy Mayor took my place attending the 75<sup>th</sup> anniversary service for the Korean War—a solemn and significant occasion to remember those who served and those who made the ultimate sacrifice.

It was a time to reflect on the bravery and resilience of the New Zealanders who served in that conflict and the deep bonds of friendship and mutual respect that have grown between New Zealand and the Republic of Korea in the decades since.

Memorials are a powerful reminder that peace is hard won and never to be taken for granted. We owe a deep debt of gratitude to those who served and to their whānau who bore the cost of that service.

#### Malaysian Parliamentarians' Visit

I had the pleasure of hosting a delegation of Members of Parliament from Malaysia, all members of the Public Accounts Committee of the Federal Parliament.

The group was highly engaged and particularly interested in Christchurch's experience with Recovery following significant events.

Our discussions focused on how Recovery is financed, the importance of strong governance, and the cost-sharing arrangements between local and central government. It was a valuable exchange, and I appreciated the opportunity to share our lessons and insights with international peers.



## 13. Resolution to Exclude the Public

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

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

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

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

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

### Note

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

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

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



ITEM NO.	GENERAL SUBJECT OF EACH MATTER TO BE CONSIDERED	SECTION	SUBCLAUSE AND REASON UNDER THE ACT	PUBLIC INTEREST CONSIDERATION	POTENTIAL RELEASE REVIEW DATE AND CONDITIONS
10.	UNSOLICITED PROPOSAL FOR SALE OF 1 KINSEY TERRACE				
	ATTACHMENT A - UNSOLICITED PROPOSAL	S7(2)(B)(II)	PREJUDICE COMMERCIAL POSITION	THE SUBMISSION CONTAINS THE APPLICANT'S VALUATION. DISCLOSURE OF THIS MAY PREJUDICE THEM IN AN OPEN MARKET PROCESS WHICH OUTWEIGHS THE PUBLIC INTEREST.	30 JUNE 2026  REVIEW AFTER A PROPERTY TRANSMISSION OCCURS.
	ATTACHMENT D - OFFER AND VALUATION SUMMARY	S7(2)(H)	COMMERCIAL ACTIVITIES	THE RELEASE OF INFORMATION MAY IMPACT ON THE COUNCIL'S ABILITY TO NEGOTIATE COMMERCIAL OUTCOMES BENEFICIAL TO RATEPAYERS WHICH OUTWEIGHS THE PUBLIC INTEREST.	25 JUNE 2026  TO BE RELEASED AFTER A SALE CONCLUDES.
	ATTACHMENT E - VALUATION 1 KINSEY	S7(2)(H)	COMMERCIAL ACTIVITIES	THE RELEASE OF INFORMATION MAY IMPACT ON THE COUNCIL'S ABILITY TO NEGOTIATE COMMERCIAL OUTCOMES BENEFICIAL TO RATEPAYERS WHICH OUTWEIGHS THE PUBLIC INTEREST.	25 JUNE 2026  OR AFTER SALE OF PROPERTY CONCLUDES.
	ATTACHMENT F - DRIVEWAY MARKET VALUATION	S7(2)(H)	COMMERCIAL ACTIVITIES	THE RELEASE OF INFORMATION MAY IMPACT ON THE COUNCIL'S ABILITY TO NEGOTIATE COMMERCIAL OUTCOMES BENEFICIAL TO	25 JUNE 2026  AFTER A SALE CONCLUDES

				RATEPAYERS WHICH OUTWEIGHS THE PUBLIC INTEREST.	
	ATTACHMENT G - VALUATION 1 KINSEY BALANCE PARCEL	S7(2)(H)	COMMERCIAL ACTIVITIES	THE RELEASE OF INFORMATION MAY IMPACT ON THE COUNCIL'S ABILITY TO NEGOTIATE COMMERCIAL OUTCOMES BENEFICIAL TO RATEPAYERS WHICH OUTWEIGHS THE PUBLIC INTEREST.	25 JUNE 2026  AFTER A SALE CONCLUDES
14.	PROPERTY MATTER	S7(2)(B)(II), S7(2)(H)	PREJUDICE COMMERCIAL POSITION, COMMERCIAL ACTIVITIES	THIS REPORT CONTAINS COMMERCIALY SENSITIVE INFORMATION ABOUT UPCOMING DECISIONS RELATING TO A PROPERTY LEASING OR SALE ARRANGEMENT AND IF PUBLICLY AVAILABLE AT THIS POINT IN TIME COULD PREJUDICE A COMMERCIAL POSITION.	27 MAY 2036  REVIEW WHEN THE SITE IS SOLD OR LEASED AND THAT INFORMATION BECOMES PUBLIC
15.	ŌTAUTAHU CHRISTCHURCH ORGANICS PROCESSING FACILITY OPERATING COST	S7(2)(B)(II), S7(2)(C)(I)	PREJUDICE COMMERCIAL POSITION, PROTECTION OF SOURCE OF INFORMATION	THE INFORMATION IN THIS REPORT IS COMMERCIALY SENSITIVE AND SUBJECT TO AN OBLIGATION OF CONFIDENCE WHICH OUTWEIGHS THE PUBLIC INTEREST.	30 JUNE 2027  AT COMPLETION OF PROCUREMENT PROCESS AND ON ADVICE FROM THE HEAD OF PROCUREMENT AND THE GENERAL COUNSEL / DIRECTOR OF LEGAL & DEMOCRATIC SERVICES.



# 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

