



Council Workshop

AGENDA

Notice of Workshop Te Pānui o te Hui:

A Council Workshop will be held on:

Date: Tuesday 9 September 2025
Time: 10.15 am - 11.45 am
Venue: Camellia Chambers, Level 2, Civic Offices,
53 Hereford Street, Christchurch
Open session will be livestreamed
<https://councillive.ccc.govt.nz/meeting-calendar/>

Membership Ngā Mema

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

5 September 2025

Principal Advisor

Mary Richardson

Chief Executive

Tel: 941 8999

mary.richardson@ccc.govt.nz

There will be no public admittance into the meeting room. The open session will be recorded and published online.

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

To find upcoming meetings, watch a recording after the meeting date, or view copies of meeting Agendas and Notes, go to:

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



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10:15am – 10:45am

[Presenters: Liz White, Planning Consultant, Hannah Ballantyne, Senior Engagement Advisor and Darren Bridgett, Team Leader City Planning]

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10:45am – 11:15am

[Presenter: Richard Wesley, Principal Advisor PMO]

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11:15am – 11:45am

[Presenters: Darren Bridgett, Team Leader City Planning, Sarah Oliver, Team Leader City Planning and Mark Stevenson, Head of Planning and Consents]

1. Apologies Ngā Whakapāha

Apologies will be recorded at the meeting.

2. Plan Change 21 - Central City Noise; Pre-Notification Engagement - Consultation Feedback

Reference Te Tohutoro: 25/1637012

Liz White, Planning Consultant


Presenter(s) Te Kaipāhō: Hannah Ballantyne, Senior Engagement Advisor
Darren Bridgett, Team Leader City Planning

1. Detail Te Whakamahuki

Purpose and Origin	<ul style="list-style-type: none"> This Information Session is regarding Plan Change 21 (PC21), which relates to the management of noise in the Central City. Staff presented the preferred and alternative options for amendments to the District Plan at the Council workshop on 27 May 2025. Informal public engagement on the preferred option (which incorporated feedback received from Councillors in the May Information Session) was undertaken in July and August 2025. This session will summarise the feedback received and key themes arising from the public engagement. During the informal engagement period, the Government announced its intention to amend the RMA to stop new plan changes from being notified ('plan stop' legislation), which impacts PC21. This session will outline the next steps in the process, in light of the feedback received and the implications of the 'plan stop' legislation.
Timing	This information session is expected to last for 30 minutes.
Outcome Sought	To update Mayor and Councillors
ELT Consideration	ELT are aware of the plan change and pre-notification engagement, and of the potential impact of the plan stop legislation.
Next Steps	<p>Continue developing the plan change in light of feedback received.</p> <p>Prepare the plan change for notification, subject to agreement by council to apply for an exemption under the Plan Stop legislation (report on 10 September 2025); and an exemption being granted by the Minister. Timeframes are dependent on that process.</p>
Key points / Background	<ul style="list-style-type: none"> Council resolved in April 2023 to commence a plan change process to the District Plan, including an evaluation of options for managing the effects of noise in the Central City. This followed on from concerns being raised with the Council over conflicts arising between new residential activities and established music venues, and various petitions and surveys indicating a level of support for increasing noise limits particularly in relation to live music and hospitality venues.

	<ul style="list-style-type: none"> PC21 is seeking to address issues that have arisen in relation to noise in the Central City. These issues include conflicts arising (including the potential for reverse sensitivity effects) between noisy activities and residential activities in the Central City, particularly in mixed use zones; that noise limits are too restrictive for music venues which have established in locations outside of Category 1 and 2 areas, requiring costly acoustic insulation and/or limiting their hours of operation; and that some noise sensitive activities do not have sufficient noise insulation to adequately mitigate higher noise levels. Staff last presented to Council on 27 May 2025 on the options, including the preferred option, for amendments to the District Plan (Plan Change 21), ahead of the informal public engagement on these options which took place between June and August. During the informal engagement period, the government announced its intention to amend the RMA to stop new plan changes from being notified. This would stop plan changes unless they have an exemption. Staff need to seek an exemption for PC21 from the Minister, which would need to be granted before it could be notified. This has impacted on the timeline for PC21. What was heard through pre-notification engagement is available in Attachment A.
Useful Links	Central City Noise Plan Change 21 – Proposed plan Kōrero Mai webpage Livestream – Information Session – 27 May 2025

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A 	Community views report - Plan Change 21 Central City Noise pre-notification engagement	25/1746235	7

Signatories Ngā Kaiwaitohu

Authors	Hannah Ballantyne - Senior Engagement Advisor Darren Bridgett - Team Leader City Planning (E)
Approved By	Mark Stevenson - Head of Planning & Consents John Higgins - General Manager Strategy, Planning & Regulatory Services

Pre-notification engagement report | Plan Change 21 Central City Noise

Background

1. Between 1 September and 3 October 2023, 3,399 residents and organisations provided feedback on a [Central City Noise Survey](#) that intended to understand community expectations around noise in the central city.
2. At a high-level –
 - Survey respondents were supportive of Ōtautahi Christchurch's nighttime economy.
 - There was a clear expectation from respondents that any changes to the District Plan should help to help to enable this nighttime economy.
 - Sentiment lent towards the idea that living in the central city comes hand-in-hand with increased noise level, and respondents didn't wish to see the central city's growing residential population come at the expense of the nighttime economy.
 - Altering noise precincts/zone locations was the preferred District Plan change indicated by respondents, followed by changes to noise limits or times to reflect an increased focus on the nighttime economy, and changes to acoustic insulation requirements.

The full analysis of this survey is available [here](#).

3. The results of this survey provided the basis for developing this draft District Plan Change. The draft plan change makes use of acoustic and economic evidence.

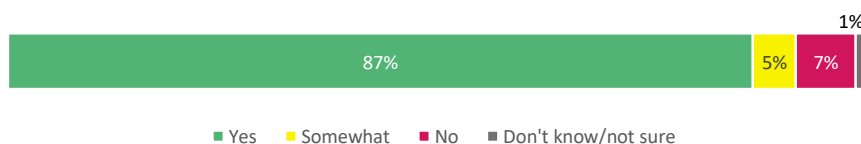
Pre-notification engagement process

4. Early discussions with Independent Music Venues Aotearoa from May 2025 focussed on the timeline and scale of the draft District Plan Change.
5. Pre-notification consultation started on 25 June and ran until 3 August 2025.
6. Project details including links to the [Kōrero mai | Let's Talk webpage](#) were advertised via:
 - An email sent to 2,536 identified stakeholders, including those who completed the 2023 Central City Noise Survey, central city developers and venues, central city residents' associations and body corporates
 - An email sent to the 1,600 subscribers of Council's District Plan e-newsletter.
 - A [Newsline story](#) (which received 953 views). This was shared to Council's Facebook page, where it was viewed 55,522 times. A Facebook post advertising the webinar was viewed 15,463 times.
 - Letters discussing the opportunity to provide feedback on the draft Plan Change were sent to all properties in the central city, including to property owners who live elsewhere.
7. The Kōrero mai | Let's Talk page had 5,135 views throughout the consultation period.
8. Webinars were held on 15 and 16 July and were attended by 15 people. The recording has had 59 views.
9. Darkroom hosted a Submission Party on 27 June, which had around 100 attendees. Staff attended to answer residents' questions about the proposal and the District Plan Change process.
10. Staff attended an Inner City West Neighbourhood Association meeting on 10 July to answer questions they had about the proposal prior to providing formal feedback.

Summary of Pre-Notification Submissions Ngā Tāpaetanga

11. Pre-notification submissions were made by 33 organisations and 1,396 individuals (N=1,429). All submissions are available on the [Kōrero mai webpage](#).
12. Live music venues, artists, and sound businesses supporting the proposed plan change including locations and limits/insulation requirements –
 - A Rolling Stone, Beware the Goatman, Cherry Red, Darkroom, Feral Grace Ltd, Garden of Sound, Horse Hands, Independent Music Venues Aotearoa, Jinx!, MusicWorks, Nivarna Lounge, Ride on Super Sound Ltd, and Yumm Productions
13. Central city resident groups that did not support increased noise levels in their neighbourhoods and don't believe that their neighbourhoods should be within louder-noise categories –
 - Atlas Quarter (Body Corporate 513813), Body Corporate 63354 (Kilmore Street), Inner City West Neighbourhood Association and Victoria Neighbourhood Association Inc.
14. Other central city businesses with mixed views –
 - Fillin Holes and SMP supported the plan change.
 - Te Matatiki Toi Ora The Arts Centre would like their area to be included in category 1.
 - Asteria Engineering Consultancy supported the overall plan change and limits but not the locations.
 - Coolpak Coolstores Ltd, Distinction Christchurch Limited and Fino Management Limited did not support the plan change because of impacts on central city residents or visitors.
 - The Recreation Collective did not support the changes as they believe they are too restrictive on live music venues.
15. Organisations outside of the central city that were at least somewhat supportive of the proposed plan change –
 - Bell, Lamb and Trotter, McLachlan Enterprises, The Mussell Inn (Onekaka) and University of Canterbury Greens supported the plan change.
 - Powell Fenwick somewhat supported the plan change but believe that the category 1 limit is not loud enough and that some of the zones could lead to more conflict between businesses and residents.
 - Stanmore Development Ltd and Event Optics Ltd somewhat supported the plan but think the scope should be extended beyond the Four Avenues.
- 2.13 Environment Canterbury Regional Council supported the proposed plan change.
16. Submitters were asked whether, overall, they supported the proposed plan change. Most submitters (1,233, 87%) said yes.

Overall, do you support the proposed Plan Change? (N=1,429)

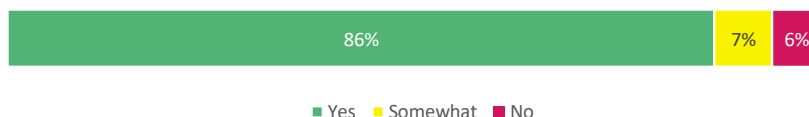


17. Submitters who live within the central city were less likely to support the plan than those living in other suburbs (66% support vs. 88%-95% in other suburbs). There was a large cluster of residents from the area surrounding Victoria Street that did not support the plan.
18. Submitters supported the plan for the following reasons:
 - It supports nighttime businesses and/or the economy, including live music venues (575)
 - The operation of these businesses builds community (27)
 - It supports vibrancy and/or nightlife within the central city (380)
 - It supports Ōtautahi Christchurch's arts and culture scene (134)
 - It strikes a balance in supporting both businesses and residents (57)
 - The insulation and/or ventilation requirements, including positive sentiment about supporting residents via more suitable housing (57)
 - The central city should be noisy/residents living within the central city should expect noise (49)
 - It reflects Christchurch as a growing city/enables further growth (40)
 - One New Zealand Stadium at Te Kaha provides a good reason for re-looking at the central city noise landscape (37)
19. Submitters were critical of the plan for the following reasons:
 - The noise limits are too low/should be increased further (107)
 - It will affect quality of life/comfort of central city residents (62)
 - Residents were there first and/or should be prioritised (40)
 - Increased noise will affect the health of central city residents (29)
 - It could have negative impacts on existing live music venues (the rules aren't enabling enough, confusion about the current rules in place, the cost of soundproofing for venues etc) (23)
 - Perception that increased noise leads to more antisocial behaviour (20)

Category locations

20. Submitters were asked whether they thought that the category locations were right. Most submitters (1,204, 86% of those who answered this question) said yes.

Do you think we've got the category locations right? n=1,393



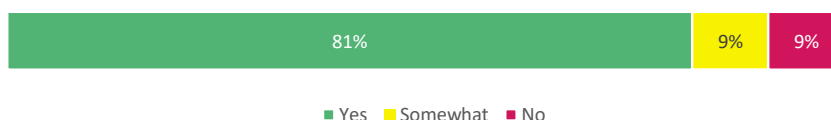
21. When asked if there were any additional areas that should be included in category 1 or 2, the most common answers were:
 - For all areas within the Four Avenues to be included in category 1 or have no limit (8)
 - St Asaph Street (5)

- Areas outside the scope of this central city plan change – Hagley Park (10) and the ‘central’ zone being wider than just the Four Avenues – including some of Sydenham, Linwood, Addington, Riccarton (14)
22. When asked if there were any areas that shouldn’t be included in category 1 or 2, the most common answers were:
- The area around Victoria Street (31) including some mentions of Salisbury, Beveridge, Conference, Peacock, Peterborough, Dublin (This comment was made by the Victoria Neighbourhood Association Inc and Inner City West Neighbourhood Association.)
 - The residential East Frame neighbourhoods (6)

Noise limits and insulation requirements

23. Submitters were asked whether they thought that the noise limits and insulation requirements were right. Most submitters (1,123, 81% of those who answered this question) said yes.

Do you think we've got the noise limits and insulation requirements right? n=1,377



3. Underground Assets Register

Reference Te Tohutoro: 25/1799299

Presenter(s) Te Kaipāhō: Richard Wesley, Principal Advisor PMO

1. Detail Te Whakamahuki

Purpose and Origin	<ul style="list-style-type: none"> The National Forward Works Viewer (NFWV) has been in use with Council since the completion of the SCIRT programme of work. It is used for the coordination of work programmes across the city. The Digital Built Aotearoa trust which owns the NFWV platform has now developed an underground asset register (UAR). We are working towards publishing Council data to this system. Elected members have requested more information on these systems.
Timing	This information session is expected to last for 30 minutes.
Outcome Sought	The presentation is to demonstrate to elected members the technology solutions already in use, and those which are under development for the visibility and coordination of both capital projects, and underground assets.
ELT Consideration	The ELT have had a long involvement with the National Forward Works Viewer, and no decision has been made at this level for the Underground Assets Register.
Next Steps	For information only
Key points / Background	<ul style="list-style-type: none"> The Digital Built Aotearoa Foundation was established in 2023 to serve as a neutral entity that hosts and publishes national infrastructure data. Its mission is to encourage collaboration and knowledge sharing to improve infrastructure resilience throughout Aotearoa New Zealand. The foundation aims to leverage lessons learned from past infrastructure recovery projects, particularly those following natural disasters, to enhance future planning and execution. National Forward Works Viewer (NFWV): (existing at Council) This platform is designed to facilitate collaboration among various stakeholders involved in infrastructure projects. It provides a comprehensive view of upcoming works and helps coordinate efforts across different agencies and organizations. Council makes use of this information for coordinating infrastructure and capital works across the city. Underground Assets Register (UAR): (proposed for Council adoption) This is aiming to be Aotearoa's first national online map that consolidates information about underground assets into a single, accessible format. The UAR aims to improve the management and visibility of underground infrastructure, which has historically been poorly documented. The PMO and Digital have been working with various teams around the building to gain support for making full use of the platform, to ensure leadership on industry best practice for infrastructure coordination under the streets of Christchurch City.

Useful Links	<ul style="list-style-type: none">Digital Built Aotearoa – Data driven solutions to enhance infrastructure resilience
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Attachments Ngā Tāpirihanga

There are no attachments to this coversheet.

Signatories Ngā Kaiwaitohu

Authors	Madeline McCormack - PMO Administrator Richard Wesley - Principal Advisor PMO
Approved By	Nicky Palmer - Head of Programme Management Office Brent Smith - General Manager City Infrastructure

4. Plan Change Programme - Plan Stop and Exemptions

Reference Te Tohutoro: 25/1798436

Darren Bridgett, Team Leader City Planning

Presenter(s) Te Kaipāhō : Sarah Oliver, Team Leader City Planning

Mark Stevenson, Head of Planning and Consents

1. Detail Te Whakamahuki

Purpose and Origin	<ul style="list-style-type: none">To brief the Mayor and Councillors ahead of receiving and making a decision on the report titled “Plan Change Programme - Plan Stop and Exemptions” at Council on 10 September 2025.The Resource Management (Consenting and Other System Changes) Amendment Act 2025 (Plan Stop legislation) stops plan changes being notified ahead of 31 December 2027 and directs that notified plan changes be withdrawn; unless automatic exemptions, or exemptions granted by the Minister, apply.
Timing	This information session is expected to last for 30 minutes.
Outcome Sought	<p>That Councillors understand the basis on which the Ministry for the Environment will be making decisions on plan change exemption applications.</p> <p>That Councillors have considered how this will inform the decision about which plan changes to make exemption applications for.</p>
ELT Consideration	ELT is aware of the implications of the Plan Stop legislation.
Next Steps	Councillors will consider the report on Plan Stop at the meeting of Council on 10 September 2025.
Key points / Background	<ul style="list-style-type: none">Plan Stop legislation stops notification of plan changes ahead of 31 December 2027 and directs withdrawal of notified plan changes.Exemptions from the legislation can be applied for, subject to criteria in the Act, and other considerations – to be discussed (see also the Plan Stop webinar – link below). <p>Discussion required around the extent to which plan changes align with the criteria.</p>
Useful Links	<ul style="list-style-type: none">Plan Stop Fact Sheet.Understanding Plan Stop.Plan Stop webinar.

Attachments Ngā Tāpirihanga

There are no attachments to this coversheet.

Signatories Ngā Kaiwaitohu

Authors	Darren Bridgett - Team Leader City Planning (E) Sarah Oliver - Team Leader City Planning
Approved By	Mark Stevenson - Head of Planning & Consents John Higgins - General Manager Strategy, Planning & Regulatory Services