

Workshop - Council NOTES ATTACHMENTS

Tuesday 16 September 2025

Camellia Chambers, Level 2, Civic Offices,

9.34 am

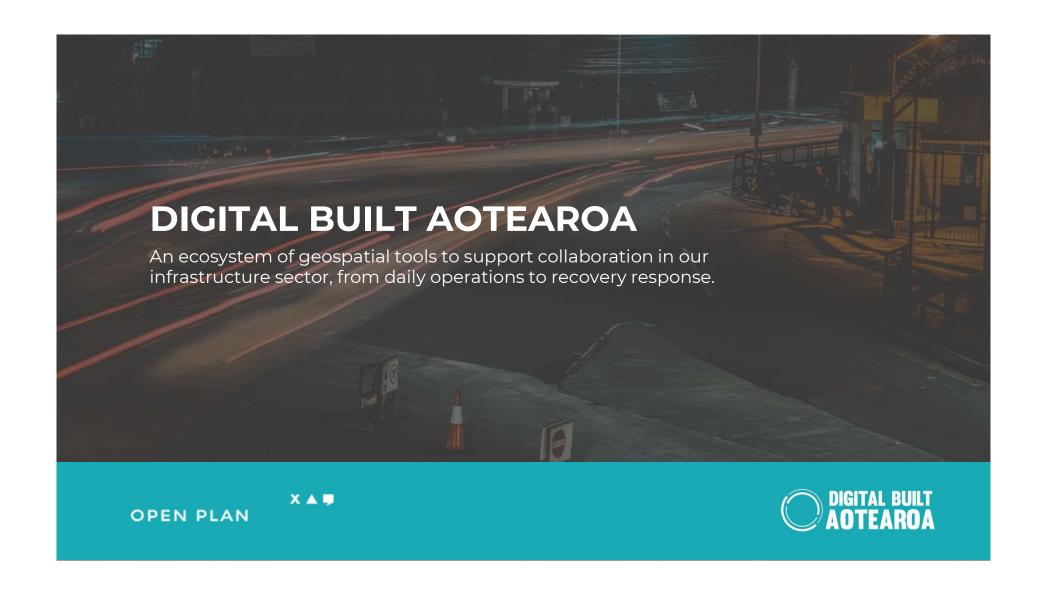
Date: Time:

Venue:

53 Hereford Street, Christchurch Open session will be livestreamed		
TA	BLE OF CONTENTS NGĀ IHIRANGI	PAGE
2.	Underground Assets Register A. Underground Assets Register - Presentation	3
3.	Lake Waiwera Lake Level Management A. Wairewa Rūnanga CCC - Presentation	22
4.	Findings from the latest survey on the Central City A. Findings - Survey on Life in Christchurch Central City 2025 - Pr	resentation39
5.	A. Central City Regeneration and Central City Business Association: A. Central City Regeneration Annual Update - Presentation B. Central City Business Association Annual Update - Presentation	52
6.	Council Submission: Local Government Commission Standardised Code of Conduct	









SHARING DATA HELPS CO-ORDINATION

KEY BENEFITS



You can share direct from your existing systems



Seamless collaboration within and across organisations



Better sequencing of programmes / visibility of assets means less rework



Reduced traffic disruption to the road user



Integrated view of planned activity / or underground assets in the corridor



Drives good data processes and management



Grows in value with each new participant and user



Open, neutral tools designed to strengthen disaster recovery and resilience efforts



Meet legislative requirements



Who is driving this?

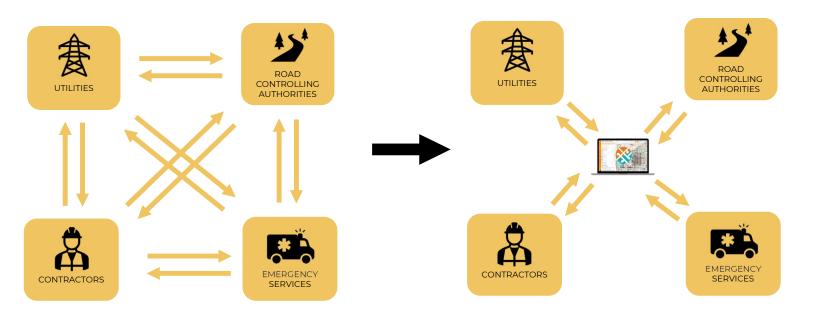


Change of mindset to one of open data stewardship in a neutral (charitable) entity



MANY TO MANY

A SHARED PORTAL









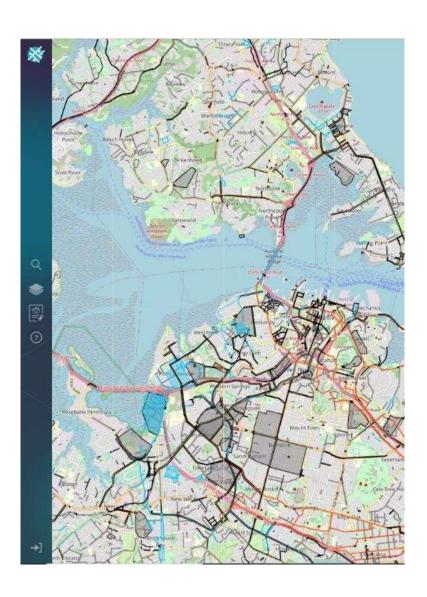


A mapped repository of multiple stakeholder's future infrastructure projects showing who, what, where and when

- Allows for collaboration between stakeholders
- Mitigates programme risk & community disruption
- Create efficiencies and delivers monetary savings







Helpful features:



- Bookmark projects of interest for easy viewing, create watchlists
- Display projects and contact information
- Displays clashes and opportunities
- Q Search for published projects by various attributes, or by custom boundary
- Spatialise your project data, if you don't have the ability to do this on your project management system
- Receive notifications on changes to your watchlists & bookmarked projects

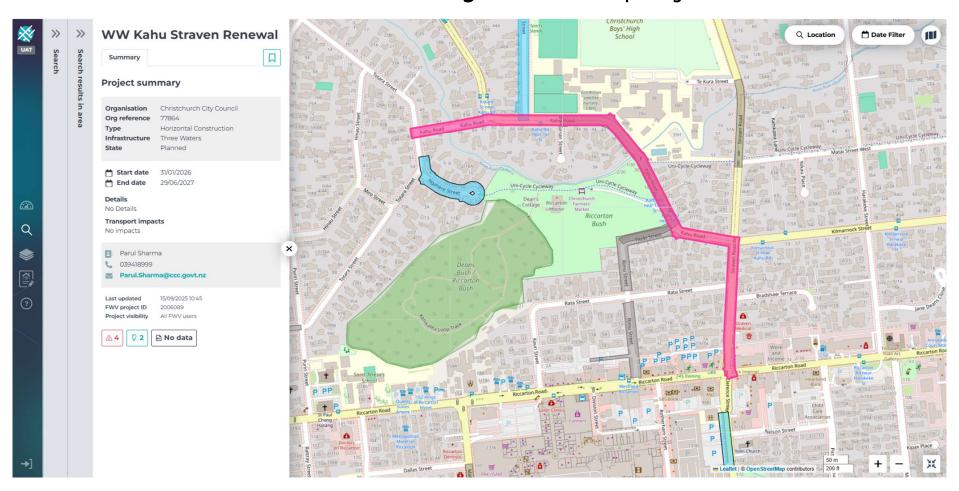
Coming soon:

- Load 'internal only' data and share internal projects with other organisations
- Add labels to projects so you can identify programmes of work

6

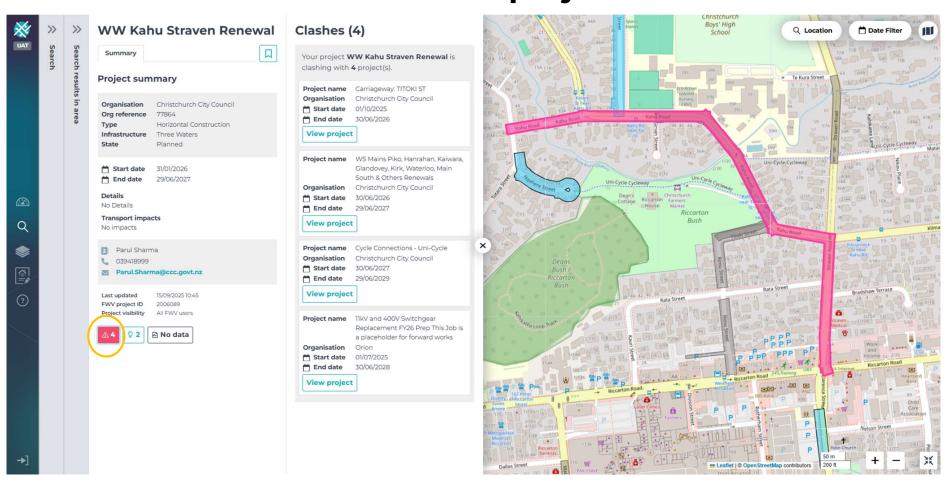


Check on Christchurch City Council projects



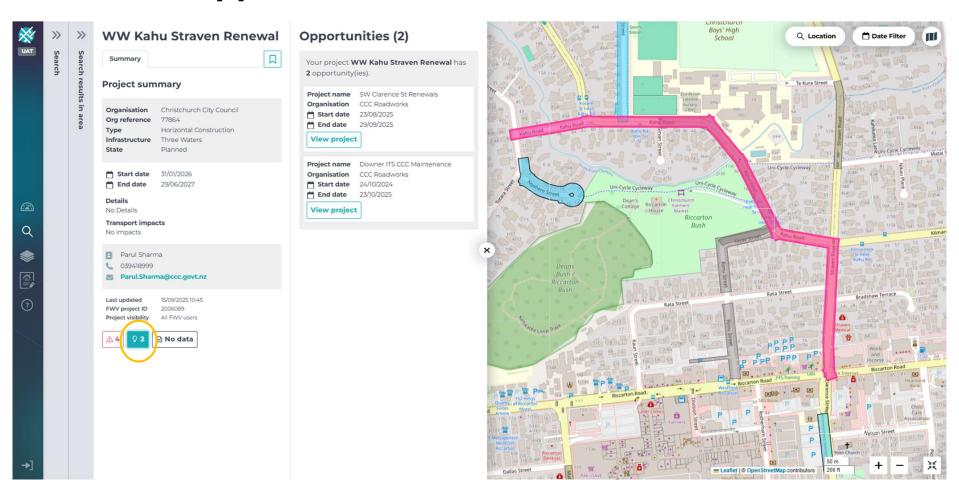


Check for clashes with other projects



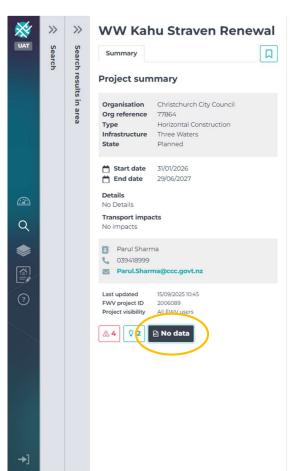


Check for opportunities to coordinate works



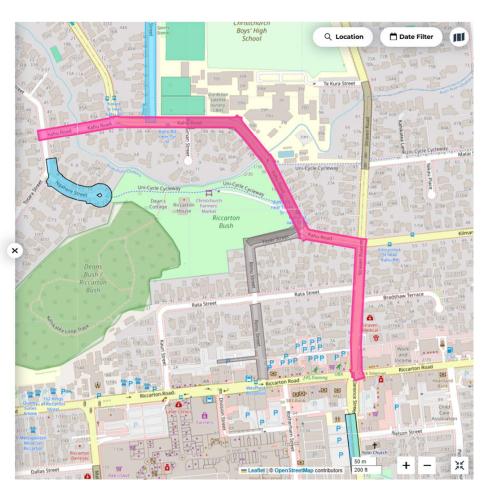


New Transport Disruption Assessment feature

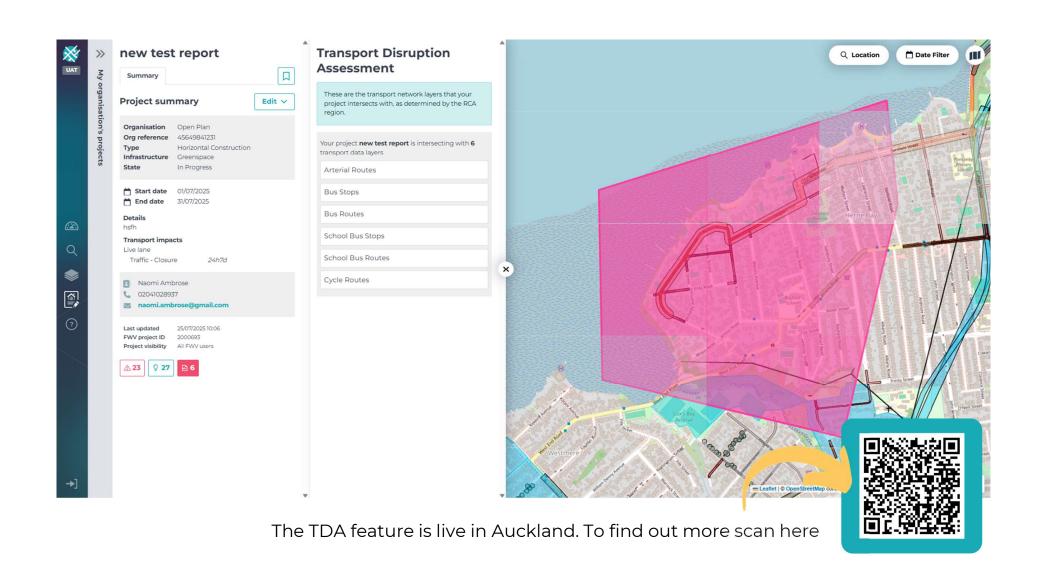


Transport Disruption Assessment

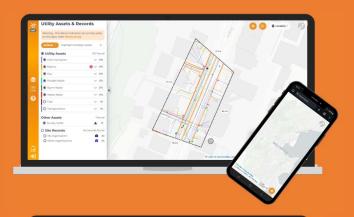
Your project boundary doesn't intersect with any transport layers within 1km of your project boundary, however you may want to check the contextual layers panel to see what else is nearby.

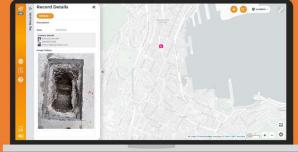












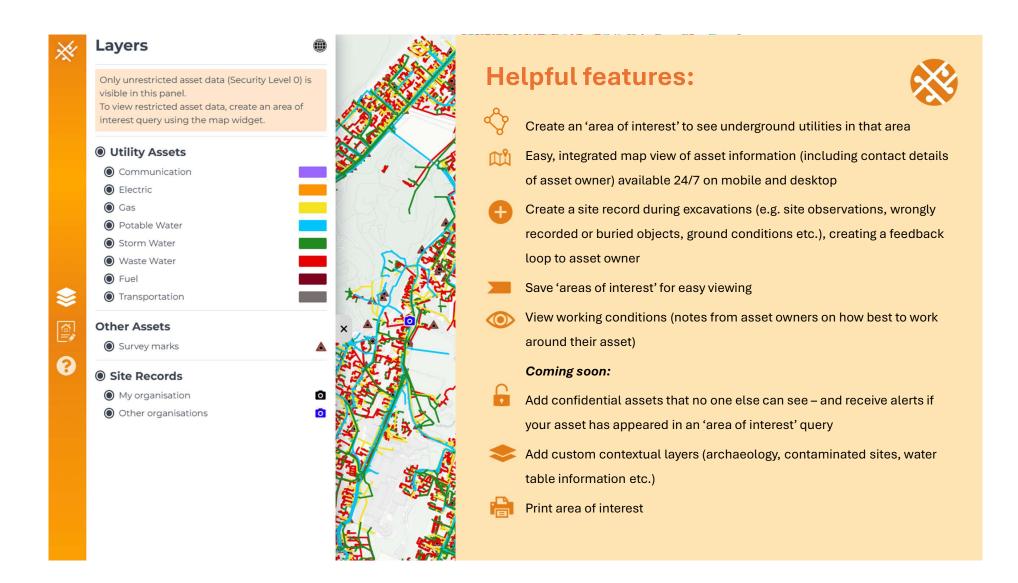


A mapped repository of **underground lifelines data** and taonga – easily available 24/7

- Provides a single unified view of underground utility data creating efficiencies and reducing rework
- Enables continuous improvement of underground asset records
- Reduces risk of asset strike, improving delays and disruption

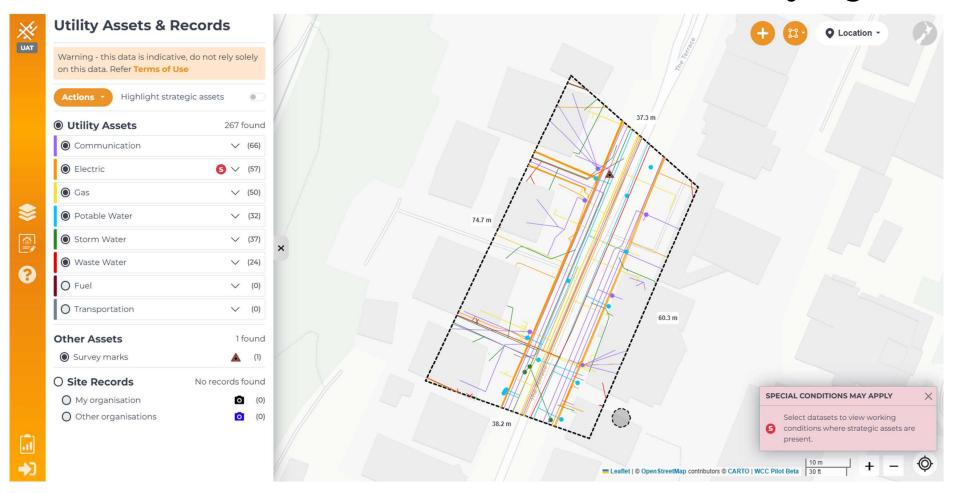






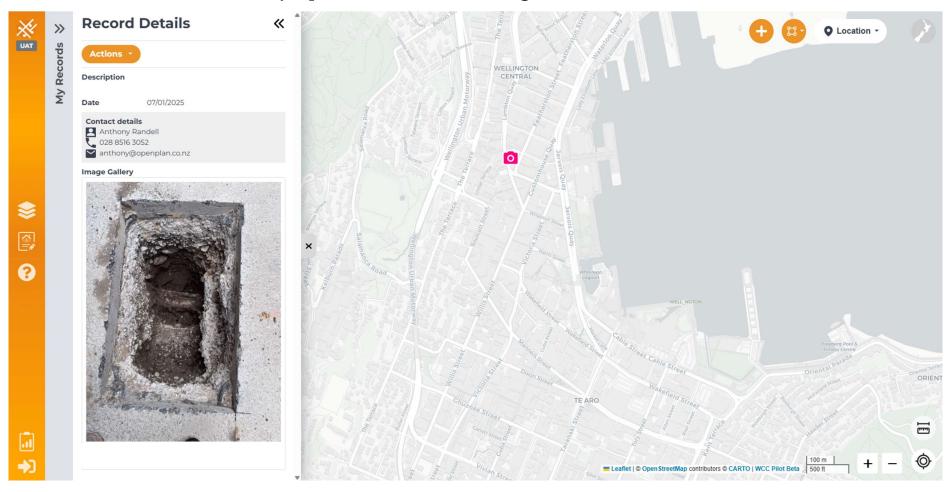


Contractors draw an 'area of interest' before they dig





Site records help prevent utility strikes



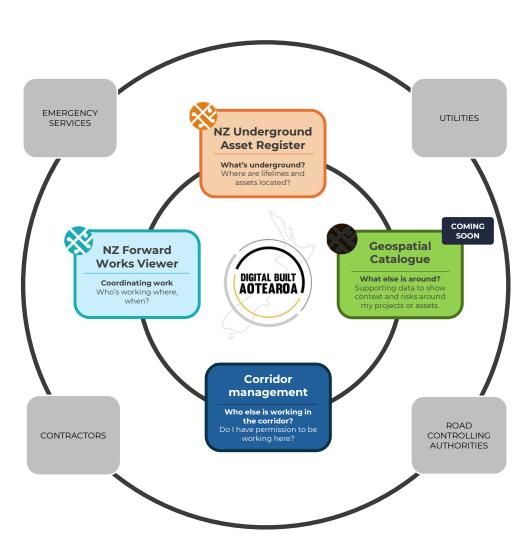




WHAT GOES INTO OUR PLATFORMS?

This graphic is indicative of what might go into our platforms when they're up and running in a council region. These are some examples of the programmes and data sources that may be pulled in.











www.digitalbuiltaotearoa.org.nz











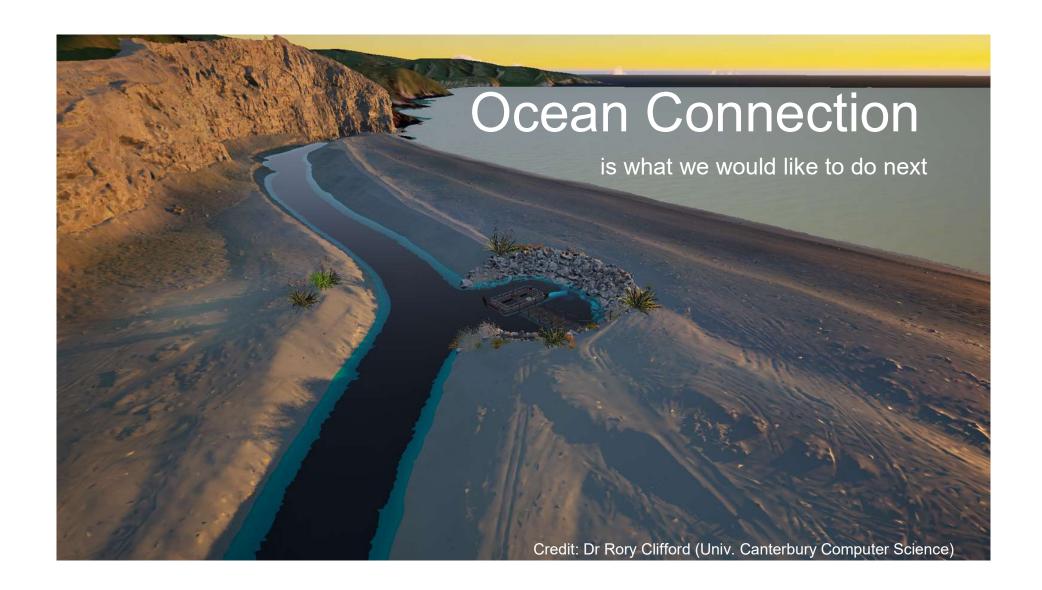


Te Roto o Wairewa

The lake of fastrising waters

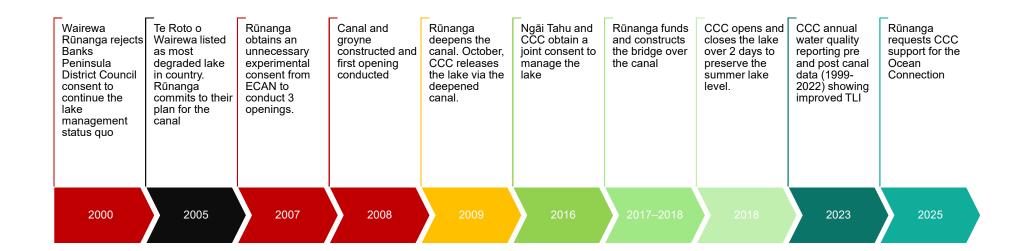
Ka hāhā te tuna ki te roto Ka hāhā te reo ki te kāika Ka hāhā te takata ki te whenua







25-year timeline of how we got here







Only complete lake catchment within CCC district Mechanically opened to the sea on average x4 per year Due to canal infrastructure is now a freshwater body







CCC has a statutory obligation to manage lake levels

ECAN Consent CRC134849

Drainage openings and closings

- 6 Drainage Openings for the purposes of reducing flood risk may be undertaken:
 - a. when the Lake level reaches 2.7 mamsl;
 - b. where there is an extreme storm event forecast for the Banks Peninsula area that is predicted to result in the Lake level exceeding 2.7 mamsl;
 - c. either or both the Beach Opening and Canal site(s) specified in condition 1.
- 7 Drainage Openings for management of inundation of land surrounding the Lake:
 - a. may be undertaken as follows:
 - i. Between May to August inclusive, when the Lake level reaches 2.1 mamsl;
 - ii. Between September to April inclusive, when the Lake level reaches 2.3 mamsl;
 - b. may be undertaken at either or both the Beach Opening and Canal site(s) specified in condition 1.
- **8** Following any Lake Drainage Opening specified in conditions 6 or 7 above, if the Lake level falls below 0.5 mamsl, the taking and diverting of water in terms of this permit shall cease by closing the Lake as soon as practicable.









All current openings are essentially "uncontrolled" because of the cost of closing the lake to the sea

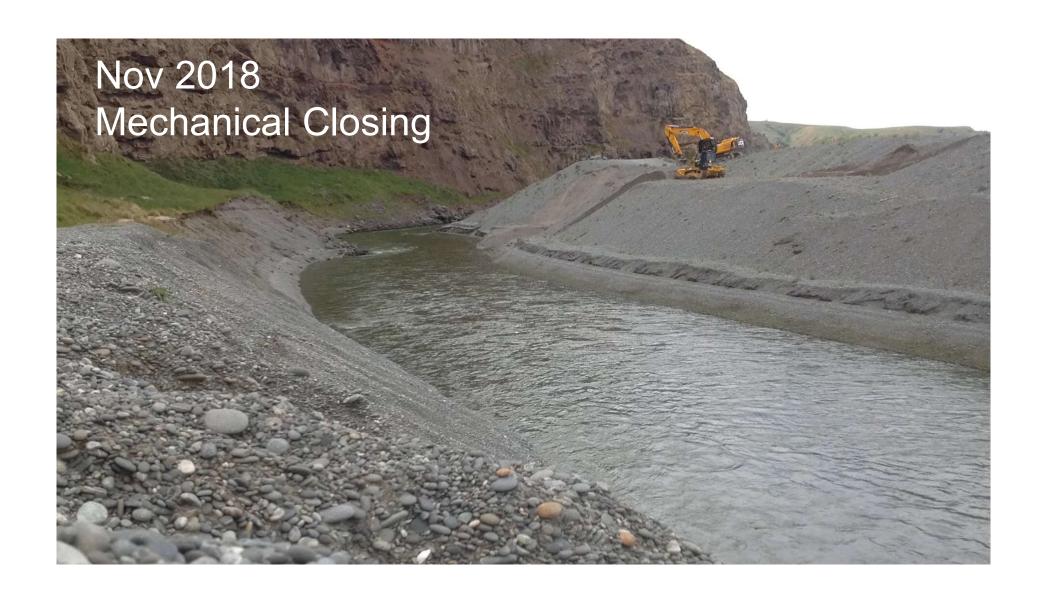
Mechanical openings are operationally challenging and come with significant health & safety risks

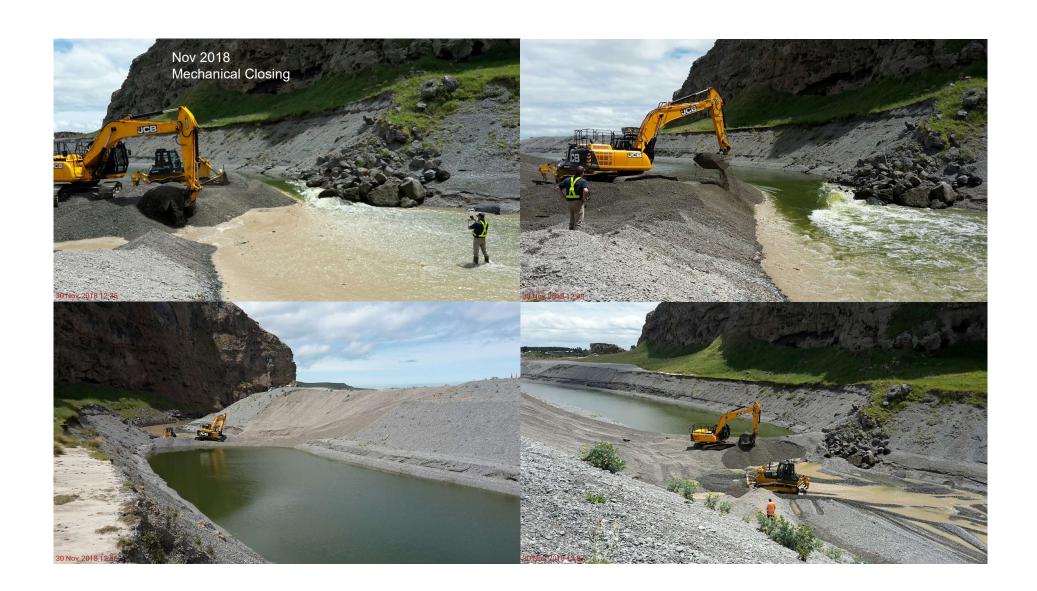


CCC has had one successful "controlled" opening in Nov 2018 due to risks associated with a low lake level over summer

A controlled opening is x3 cost of an "uncontrolled" opening







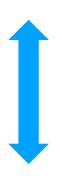






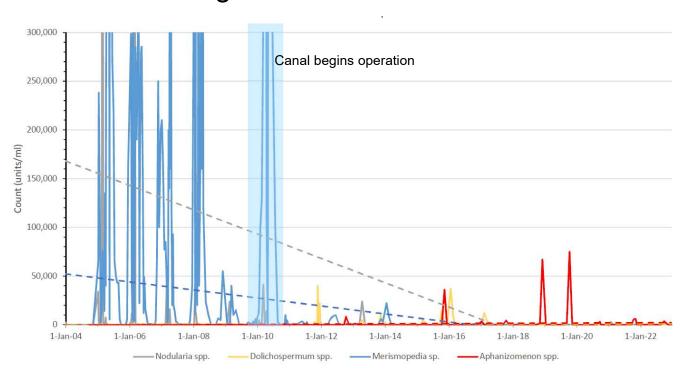
2025 May 1st-2nd Highest lake level in 50 Years

If the Ocean Connection had been in place and running for 5 weeks prior to this event the lake would have been 400 mm lower





2023 Changes to the Lake



CCC, ECAN, & science institutes show: 99% reduction in toxic blooms since canal construction 1725% increase in healthy freshwater diatoms.

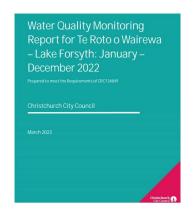
In-Confidenc

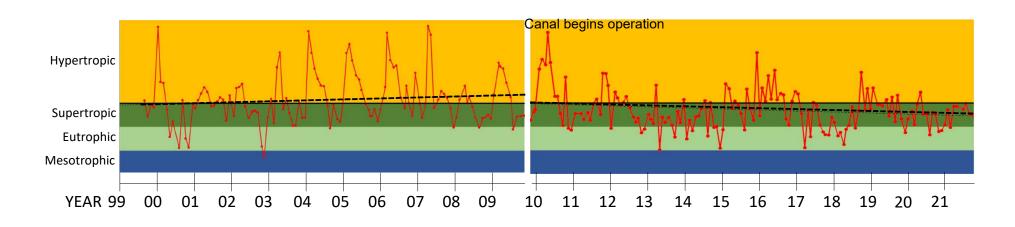


The water quality report (2023) produced annually by the CCC clearly shows the impact of the canal on the Trophic Level Index.

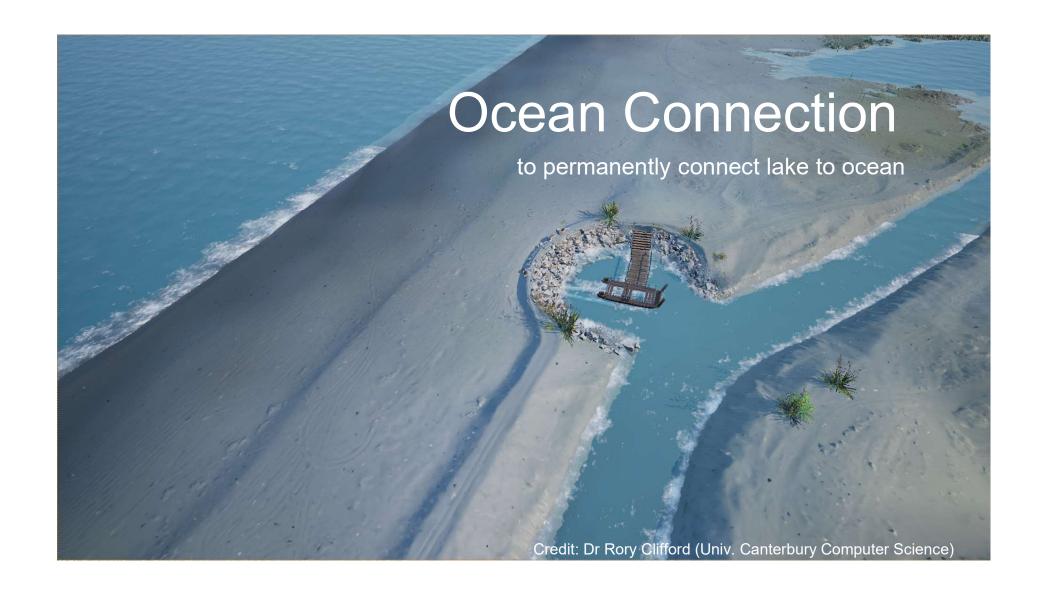
Left Graph - Alarming trend in water health status, Pre-canal

Right Graph - Post-canal, the most improved trend in country

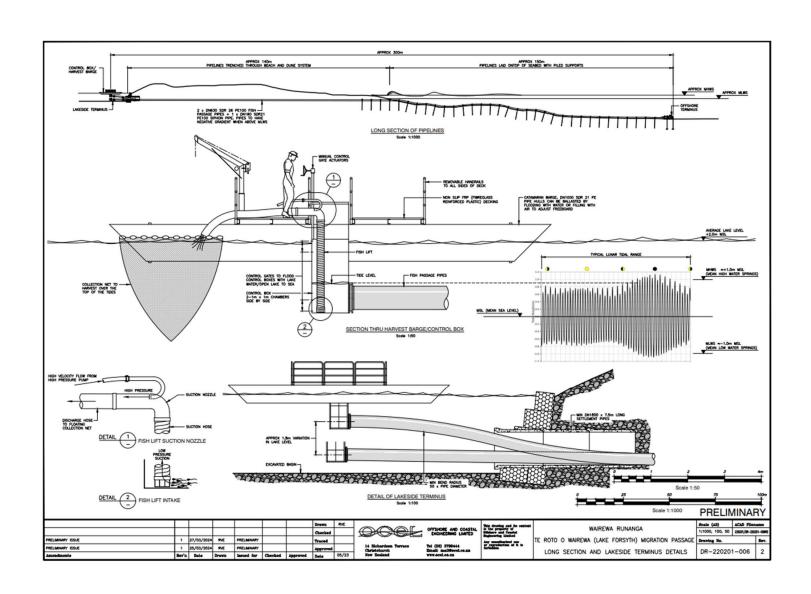














Ocean Connection can operate 24/7 365 days







Ocean Connection

The apparatus consists of 2 x 600mm PE pipes that will be installed during an opening conducted mid canal.

A seabed terminal held in place 125m offshore by 4 screw piles

A floating lake based barge 12m long connects to both pipes in a sluice box

30-year service life

Initial costings that include a 30% contingency price Ocean Connection at \$2.6 million

Initial modelling indicates a ~50% reduction in mechanical openings

Plant and equipment utilises well-established existing technology

Installed using accepted industry practices







Who did we hear from?

We heard from 3,748 respondents; 145 said they lived in the Central City

Age	Count	%
18 - 24 years	17	1%
25 - 34 years	196	6%
35 - 49 years	506	15%
50 - 64 years	1137	34%
65 - 79 years	1274	38%
80 years and over	215	6%

Gender	Count	%
As a man	1681	50%
As a woman	1640	49%
Non-binary / another gender	24	1%

Length Living in Christchurch	Count	%
Less than 1 year	16	0%
1 - 5 years	207	6%
6 - 10 years	261	7%
10 - 20 years	604	17%
More than 20 years	2459	69%





Generally residents are feeling positive about the Central City

When asked to describe the Central City in one word, the most used words were vibrancy or progress.

Vibrant was used by over **360 respondents** (e.g. vibrant, exciting, alive, thriving, revitalised, rejuvenated, happening, cool)

Progress was used by over **340 respondents** (e.g. progressing, emerging, developing, growing, evolving, changing, improving)



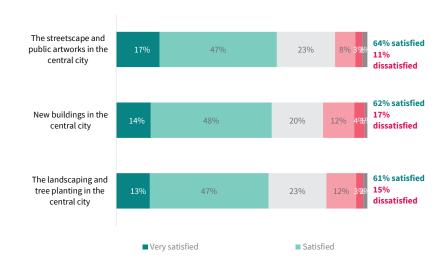




Appearance of the Central City

Generally respondents were positive about the look and feel of the built/urban environment in the Central City.





But they were less satisfied that the Central City is:

- Clean and free of litter (48% agree)
- Free of graffiti and vandalism (24% agree)

"Vandalism and graffiti on the neglected buildings post-quake needs to be dealt with."

"There is rubbish everywhere. Hereford Street seems to be completely forgotten in terms of creating nice spaces and keeping the street maintained and clean. There is new graffiti every day."

"The volume of graffiti, particularly around the East Frame is noticeable. This appears to be an easy target to taggers due to the lack of people living in the area, as many homes are short term rentals / Airbnb's, so largely vacant."

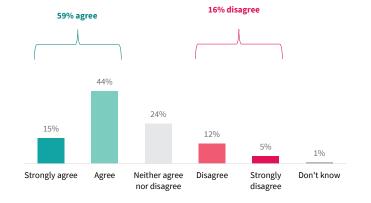




Pride in the Central City

The proportion who feel pride in the Central City agree has **increased compared to 2022** (from 47% who agreed and 23% who disagreed).

Overall, how much do you agree or disagree that you feel a sense of pride in the central city?



The Christchurch Botanic Gardens is a key contributor to feeling pride in the city

Some reasons for not feeling a sense of pride in the Central City include:

- Incomplete earthquake recovery with the Cathedral / The Cathedral Square being specific examples
- Expensive/lack of parking and car accessibility
- A sense that the Central city is lacking in heritage, character and 'soul'

The proportion of respondents who are more likely to agree they feel a sense of pride in the Central City \dots

- Is significantly higher for those living in the Central, Fendalton or Innes wards.
- Is significantly higher for women
- · Tends to increase as income increases
- Tends to decrease as the number of years living in Christchurch increases.

Christchurch City Council

Item



Living in the Central City

21% of respondents told us that they would consider moving to the Central City at some stage; 55% would not consider a move to the Central City.

The top 5 reasons why those who live in the Central City chose to live there are:

- 1. It is walking distance to shops, cafes and restaurants (79%)
- 2. It suits my lifestyle (78%)
- 3. I prefer to live in the central city (67%)
- 4. Access to Hagley Park & the Botanic Gardens (58%)
- 5. It is close to good entertainment options (53%)

The top 5 things that would make the Central City an appealing place to live by those who do not live in the Central City but would consider it:

- Proximity to natural features (e.g. Hagley Park, the Botanic Gardens, the Avon River) (89%)
- Proximity to shopping, cafes, bars and restaurants (82%)
- Proximity to a range of things to do (68%)
- Convenient transport options (54%)
- . The streetscapes, street trees and gardens (46%)

The top 5 reasons why people who do not live in the Central City would not consider a move are:

- 1. The types of housing in the central city do not meet my needs (66%)
- There is not enough parking (both on street and off street) (61%)
- Lifestyle factors (e.g. enjoy living near the beach or the hills) (52%)
- There are better value for money options on the periphery of the central city (40%)
- 5. The central city is too noisy (35%)

The proportion of respondents who ...

- Already live in the Central City or would consider moving in the next two years is higher among 18 34 year olds
- · Would consider moving in the next five to ten years is: higher for those living in the Fendalton, Innes, and Riccarton wards; increases as income increases
- · Would not consider moving under any circumstances: is higher for men; increases with age; generally increases with time spent living in Christchurch

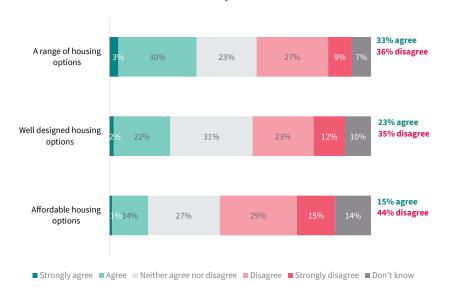




Housing in the Central City

More respondents disagree than agree that the Central City provides a range of housing options that that are well -designed and/or affordable.

The Central City Provides...



"When we initially looked at moving to Christchurch from Auckland three and a half years ago we looked first at the central city. However, the apartments we looked at had very small kitchens and were expensive for what facilities they offered compared to where we lived Auckland - (Parnell)."

"Some housing appears well designed, but the price tag often reflects this. Much is poorly designed, ad hoc, and frankly ugly. I'd love to see affordable but well designed dense housing utilising honest materials and providing access to quality private outdoor space."

"I like the increased number of townhouses, but query quality of build and design.

Would like to smarter design for maximising sun, natural spaces, passive heat/cooling, and long term conversion to solar, rain water collection etc."

"Not enough good quality, family sized apartments with good amenity, e.g. generous two or three bed with proportionate built in storage and outdoor living - similar to what you might see in Europe and not just designed to be an investment property/rental/even Airbnb. Where they are available they are premium products and become unaffordable."

12 September 2025



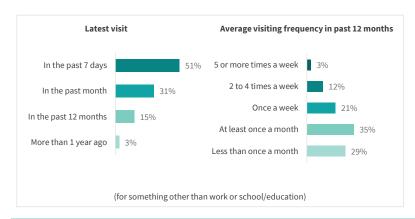
Item

Visiting the Central City

Half of respondents (51%) had **visited** the Central City for something other than work or school/education in the **past 7 days**.

Approximately a third (31%) had visited in the past month

Only 3% had not visited in the past year.



What would attract more people to the Central City?

- Almost half of comments mentioned transport issues, in particular parking (cheaper/free/easier etc)
- **Specific things to do** (e.g. shops/stores, events and entertainment, recreational activities, the museum, places to eat or drink)
- Places to visit/see (e.g. gardens and green spaces, the Cathedral and Cathedral Square, the Arts Centre etc)





Central City Offering

Almost **two-thirds (65%)** agree that the Central City provides a range of things to do for all people, and, a range of spaces and places where communities can gather, socialise, celebrate and hold events.

The Central City offers...



Access to a range of restaurants and bars:

88% agree



A range of cafes:

86% agree



A range of entertainment opportunities such as live music, theatre, movie cinemas and events:

78% agree





Access to parks, open spaces and other outdoor recreation opportunities:

76% agree



Access to a range of shops and services that meet everyday

57% agree



Residents good access to schools and learning opportunities for its children, young adults and life long learners: 54% agree*

The proportion of respondents who agree that there is a range of things to do:

- is higher for women.
- increases as income increases,
- decreases as age increases, and
- decreases as length living in Christchurch increases.

The proportion of respondents who agree that there is a range of spaces and places:

- tends to increase as income increases,
- is lower for those who are 65 years or older

"The accessibility to bars and shops is unparalleled. A short stroll, and you're amongst three of the cities largest green spaces, or being able to enjoy a majority of the Avon's winding banks."

"I would LOVE to see more opportunities for outdoor dancing. I was recently in Europe, and the outdoor dance scene there makes the cities a joy to wander around. I would absolutely love to see a space where the ground surface and space were conducive to difference dance companies booking the space, plugging in a speaker and having social dances."

"Parks, playgrounds and libraries are so fantastic, as they are free and accessible to all! Great to not need money to be able to hang out and enjoy being part of the city."

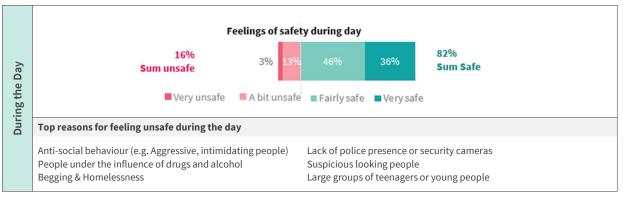
"Fun, Vibrant, Open. Nice to see people and families out and about."

12 September 2025

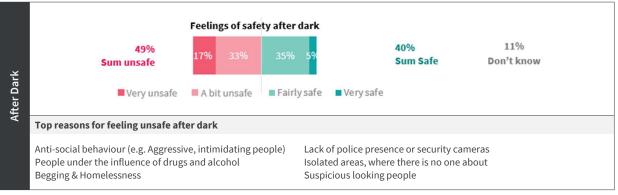




Safety in the Central City









12 September 2025





Priorities for the Central City

Respondents were asked to provide feedback on their top priorities for the Central City in the next 10 – 15 years. The top 5 overarching themes were...

Access: Parking; improving public transport; more bike and pedestrian friendly; improving accessibility for cars

Rebuilding, repairing and revitalising: vacant sites; damaged buildings; Cathedral Square

Safety and Cleanliness: general safety; antisocial behaviour; clean and tidy; free from graffiti

Green Spaces: Preserving, enhancing and increasing green spaces in the Central City

Vibrancy: Enabling more vibrancy though the arts, culture, heritage, events and entertainment, and spaces for people

"It needs a vibe. Things / places that attract people to congregate and just enjoy themselves. Bars and restaurants are fine but I'd like to see a place where everyone could feel welcome and just enjoy being there. An open area that had stuff going on (busters, food trucks, play space, etc) and felt safe and fun."

"It needs the little things that you can discover and that surprise you, like the murals. Little shops that do quirky but not overpriced stuff but with premise rents that may never happen. It all too planned."

"A city for its residents, priority for locals not tourists, more trees and spaces that we can 'hangout' together in, that are free for everyone."

"Get it finished! 14 years on, I don't think there is any remaining excuse for derelict buildings surrounded by 'temporary' security fencing. I'd much rather see small 'temporary' green spaces!"

"Tidying up the streets that look the most run down, ensuring good pedestrian and cycling connectivity between the key areas/features/venues"

"Getting the vibe back, making parking available, for disable. perhaps get "City Ambassadors" so they can see if someone is lost, confused etc. also telling people where they can find stuff/places/people etc.. People don't want bigger, they want better....."

Christchurch City Council



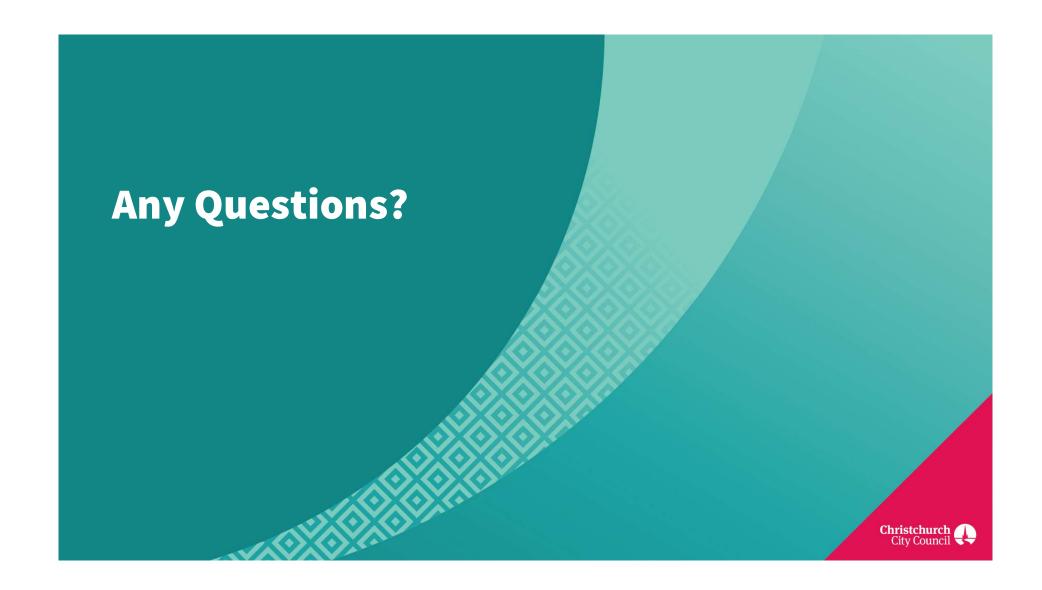
Describe Christchurch in one word

progressive christchurch accessible fantastic expensive recover evolve liveable attractive lovely changepleasant interesting improve awesome grow greateasygood potential nome cityvibrantflatbore alive beautiful friendly garden greenfelax comfortable modern exciting develop unfinished fabulous progress emerge livable conservative peaceful average opportunity convenient

12 September 2025









Central City Regeneration: Annual Update

July 2024 – June 2025

Robbie Schmidt John Meeker

Urban Regeneration





Key Progress

The Thriving Economic Heart of an International City

Visible progress on Anchor projects

- Court Theatre complete
- Te Kaha surrounding streets major works done six months ahead of schedule
- One NZ stadium nears completion (due April 2026)

Central City employee and business growth

- Workforce grew by 6.9% to over 50,000 employees in 2024
- 186 new businesses largely professional services.

Visitors and major events

- International visitor spending (excl. Australia) grew by 10.3%.
- Major events (e.g. Electric Avenue) attracted boosts in spending.

Key commercial/mixed-use developments:

- Sheraton Hotel on Oxford Terrace is confirmed and underway,
- Multiple 'superlot' developments on the East Frame.

<u>Central City Progress Dashboard</u> or Google: CCC Central City Progress







Growing Liveable Central City Neighbourhoods

Project 8011

Population

- 9,160 residents at 2024.
- 4 6% growth p.a. since 2020.

Housing

- 260 new homes built over the period,
- 573 homes in the pipeline (under construction/consented).
- East Frame/One Central is a major contributor.

South-East Central Neighbourhoods

- Land purchase investigations for mid-block greenspace,
- · Ongoing transport upgrades,
- Priority analysis funding of future street upgrades,
- Temporary amenity improvements (Enliven Places).



Item



MS1 Vibrant, People Focused Place Day and Night

Vacant Sites Programme

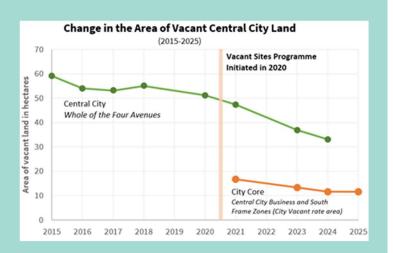
- Significant reduction in vacant land since 2020.
- Vacant sites improving in City Core only 25% of ratable sites liable for the City Vacant differential rate.

Barrier Sites Programme

- 12 sites remain on Barrier Sites list. Two were removed during the reporting period.
- Notable progress made on 170 Oxford Tce (future Sheraton hotel) and 137 Cambridge Tce (former Harley Chambers).

Central City Noise Programme

- Non-regulatory noise initiatives complete.
- Neat Places advertising campaign, and Council noise webpages (Sound in the Central City) were developed and released.
- Plan Change 21 now main focus early public feedback in support; next step of an application for exemption from Minister.









Slide 4

MS1 Can the last point of this slide be amended to "Plan Change 21 now main focus = early public feedback in support; Next step of an application for exemption from Minister" Stevenson, Mark, 2025-09-10T07:18:40.133



A Vibrant, People Focused Place Day and Night

Travel and Activity

- Footfall continues to grow yearly: 6% growth in 2025.
- Bus Interchange trips in 2025 exceed pre-COVID levels by 11%.
- Perceptions of cycling and walking have improved since 2021.
- Smart Christchurch have expanded the number of pedestrian counting sensors in the Central City.

Events

- Vibrant calendar of events produced/funded by the Council (e.g. Tīrama Mai, SCAPE, Chinese NY Festival).
- Major events sponsored by ChchNZ (e.g. Electric Avenue, World Buskers Festival).
- Events tend to attract boosts in spending and footfall.









Questions?



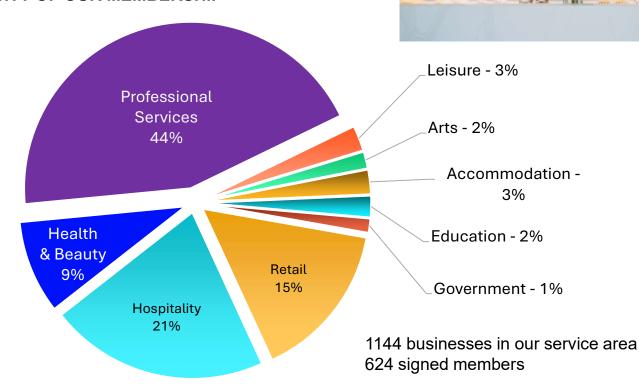
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WHO WE ARE BY THE NUMBERS

DIVERSITY OF OUR MEMBERSHIP



S





WHAT WE DID FOR THEM

STRENGENTHENING CONNECTIONS AND PROMOTING THE CITY'S OFFERING



ADVOCACY – Worked with strategic partners to ensure our voice was heard and provided opportunities for our members to connect with what was going on

MEMBER ENGAGEMENT - 2024 / 25

- 18 newsletters
- 16 feature stories
- Hundreds of business visits
- + 40 new members → 615 total

MARKETING

- Built a new outward facing website
- Social media positives stories about what is happening in the city



ill CCBA

WE WORK WITH PARTNERS TO DELIVER A SAFER CITY ... and its working



SAFETY

CCBA Safety Team

- Co-funded with Christchurch City Council
- 52% ↓ in reported antisocial behaviour
- Partnerships: Police Council City Mission

Inner City Collaborative

Strong partnerships delivering real results

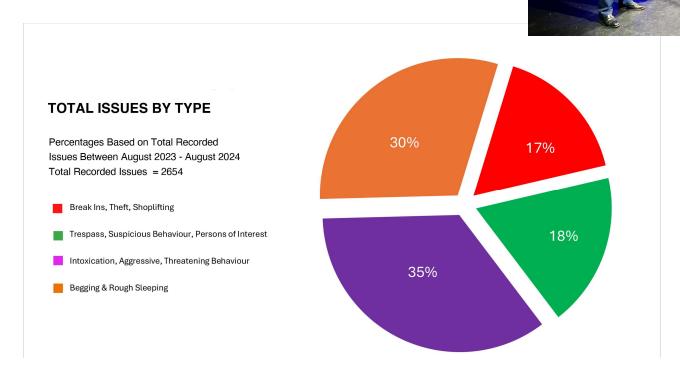
"I used to feel unsafe working in the city, being threatened and intimidated but since the CCBA initiated the Safety Service I now feel safe at I just want to thank them for the work they do" Amanda – Working Style



ill CCBA

WE WORK WITH PARTNERS TO DELIVER

A SAFER CITY. ... and its working



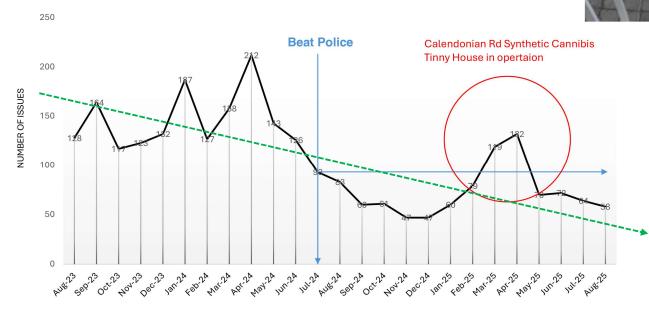


111 CCBA

WE WORK WITH PARTNERS TO DELIVER

A SAFER CITY. ... and its working

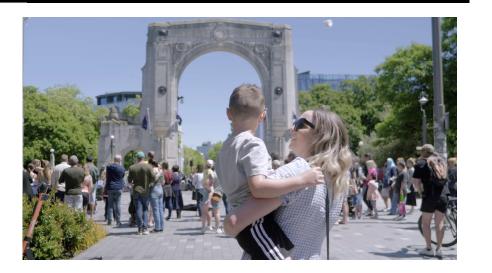
TOTAL NUMBER OF ISSUES BY MONTH







11'I' CCBA



LOOKING AHEAD

- Continue to Run and manage our CCBA Safety Team
- Continue to Monitor the maintenance and upkeep of Central City streets
- Manage the Installation of the Council Christmas Decorations
- Develop Commercial Win-Win Partnerships with partners, service providers and businesses
- Continue to Work with Strategic Partners to amplify city activities
- Continue to Use Media platforms to promote the city in a positive way
- Continue to Profile CCBA Businesses and Members







Background

Creating a PowerPoint presentation

- Local Government (Systems Improvement) Bill 2025 includes a clause allowing the Secretary for Local Government to mandate a Code of Conduct
- Local Government Commission has been tasked with preparing a Standard Code of Conduct for this purpose
- In its submission on the Bill, the Council stated the Code should 'set out clear and unambiguous expectations that facilitate professional and cooperative behaviour and outline how code violations are to be managed'

2025



What is a Code of Conduct

- A Code of Conduct is a set of rules for how elected members should behave
- It helps everyone know what is acceptable (and unacceptable) behaviour for elected members
- The goals may be summarised:
 - Make sure everyone is honest and fair
 - Help members work together effectively
 - Supports social licence
 - Make sure the decisions are for the good of the whole area, not just a few people

18 September

2025





Comparison of draft Code with Council Code

Aspect	Draft Standard Code of Conduct	Christchurch City Council Code of Conduct
Core Values & Principles	Mentions trust, respect, honesty, and integrity; but only has dedicated section on trust and respect.	Dedicated section outlining values: integrity, accountability, respect, and transparency.
Expectations of Members	General focus on constructive culture and resolving issues outside complaints process.	Detailed expectations for behavior, public accountability, and leadership.
Te Tiriti o Waitangi	Includes section referencing Tino Rangatiratanga and partnership with Māori.	No direct reference to Te Tiriti
Freedom of Expression	Addressed in a separate section (Part 6). Not a means of preventing expression of views.	Integrated into expectations for robust debate and respectful discussion.



Comparison continued

Conflicts of Interest	Requires disclosure and recusal; registration of interests not mandatory but failure to withdraw when advised to is a breach	Encourages proactive registration for transparency and self-identification (but predates changes to the LGA)
Information Management	Implied through policy compliance; not always explicitly stated.	Explicitly addresses confidentiality, digital safety, and consequences of mishandling info.
Complaint Process	All complaints go directly to an external investigator; no informal resolution step.	Allows informal resolution by Chief Executive before external escalation.
Who Can Complain	Members, staff, or public can complain directly; all escalate externally.	Members and public may complain. Staff complaints first raised with Chief Executive.

Christchurch City Council



Comparison continued

Sanctions/Enforcement	External investigator decides; limited sanctions due to legislation.	Council determines sanctions post- investigation, ensuring local accountability.
Policy Compliance	Councils can list specific policies for compliance.	Refers broadly to applicable policies, allowing future flexibility.
Supplementary Guidance	Not required but anticipated; lacks structured input process.	
Review and Amendments	Changes to listed policies require formal approval.	Clear process for review.

Christchurch City Council



Discussion



What next?

- Submissions to the LGC are due by 26 September
- LGC must deliver a standardised Code to the Minister for Local Government by 20 December 2025