

Workshop - Council
NOTES ATTACHMENTS

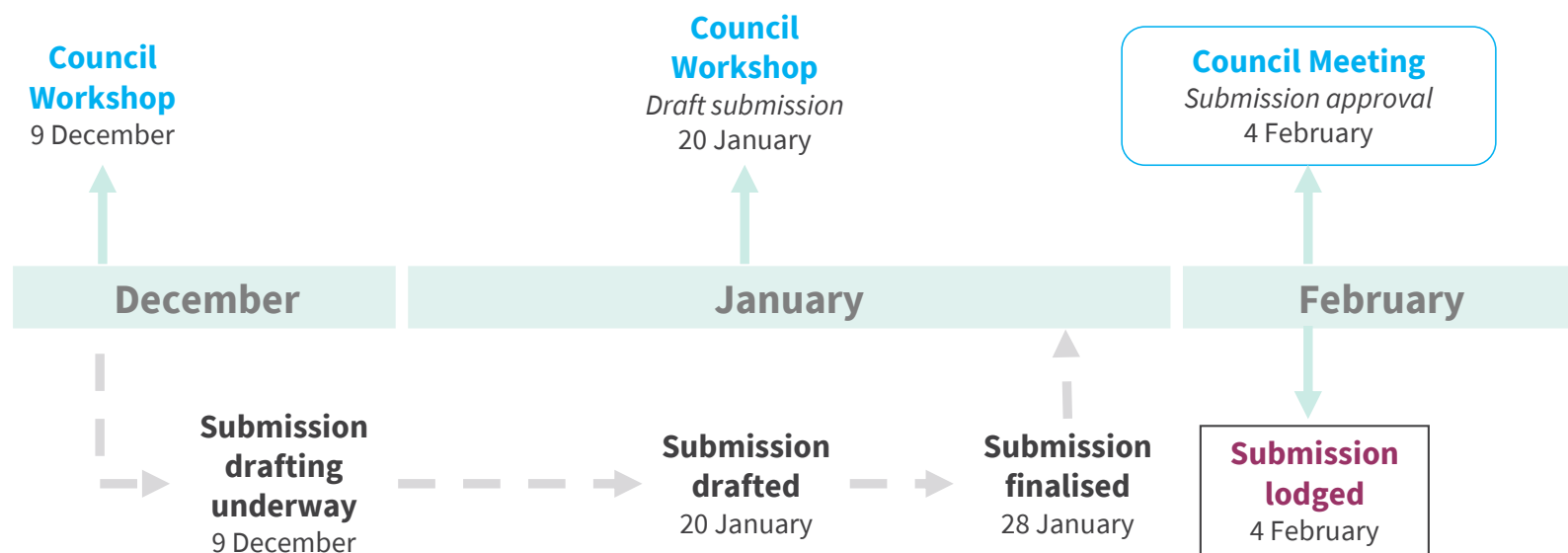
Date: Tuesday 20 January 2026
Time: 10.05 am
Venue: Camellia Chambers, Level 2, Civic Offices,
53 Hereford Street, Christchurch

TABLE OF CONTENTS NGĀ IHIRANGI	PAGE
2. Draft Submission on the Rates Cap Consultation	
A. Presentation - Draft Submission on Rates Cap Consultation - 20 January 2026	3
3. Draft Submission on Emergency Management Bill	
A. Presentation - Emergency Management Bill Submission - 20 January 2026	12
4. Building Consenting Unit Update: July 2025 - October 2025	
A. Presentation - Building Consenting Unit Update (July to October 2025) - 20 January 2026	19
6. Draft Council submission on the Planning and Natural Environment Bills	
A. Presentation - Draft Submission on Planning and Natural Environment Bills - 20 January 2026	43

Draft submission on proposed rates cap model

Council Workshop
20 January 2026

Submission Process



Recap

Consultation

- DIA undertaking targeted consultation (i.e. not public). Submissions due 4 February.
- Based around five questions about whether we agree with how the target range for rates increases has been set and the impact of the target range.
- This is not consultation on a Bill. There will be another opportunity later this year to submit on the legislation.

Indicative Timeframe for a Rates Cap

- Q1 2026: Further Cabinet decisions on detail
 - Mid-2026: Legislation introduced
 - Dec 2026: Legislation passed
 - Jan 2027-July 2029: Transition period
 - 1 July 2029: Rates cap in force
-

Recap – Key Points of Proposed Model

- Objective is to ease the rates burden on households.
- Target range is 2-4%
 - Minimum of 2%: midpoint CPI inflation target. “Should be enough to maintain service standards”.
 - Maximum of 4%: “Should allow for growth”. Demand for council services aligns with rises in GDP (5.4% per annum), then deduct the growth in rateable base (1-1.5%) and productivity growth (0.3%) = 4%.
- Applies to all sources of rates. Excludes water, development contributions, fees-funded revenue.
- Variations to the target range will be allowed in two certain circumstances –
 - 1) Extreme unforeseen events (e.g. weather event or disaster) with Minister’s approval;
 - 2) large-scale projects (e.g. infrastructure) via application to a regulator.

Update since last briefing

- Council staff met with DIA on 23 December
 - To discuss Cabinet decisions to date and the consultation.
- Information release on 24 December
 - DIA briefings, Cabinet paper, Regulatory Impact Statement.
 - www.dia.govt.nz/Proactive-Releases

Submission

Overview

- Raises key points and issues raised by Councillors at the last session, and responds specifically to the five consultation questions.
- At this point does not provide a view of support or opposition to a rates cap policy.
- Identifies that the Council does not have confidence in the target range and methodology as currently drafted.
 - Significant refinement is needed to have greater confidence that it is economically sound, financially sustainable, reduces risk to local government, and is responsive to local needs.
- Provides a list of key recommendations, alongside providing examples and analysis.

Submission

Key points (general)

- Rejects the assertion that the Council lacks fiscal discipline.
- Raises concerns about the impact of government policies and unfunded mandates on the Council.
- Proposes a rates cap needs to be accompanied by more financial support from the government, such as: funding to help implement government policies; funding to manage the transitional and cumulative cost of reforms; and other revenue measures, such as paying rates or removing GST on rates.
- Raises concerns with the timing of the changes (e.g. alignment with LTP; other Govt reforms).
- Identifies risks of underinvestment in infrastructure, increased deferrals, decreased levels of service, and an increased reliance on debt.

Submission

Key points (methodology)

- CPI is not a robust method for measuring council inflation. PPI or CGPI should be included within the methodology.
- GDP should not be used to measure demand for council services. Local indicators would provide a more accurate and evidence-based way to assess growth demand for council services.
- A rates cap must be based on the rates increase for existing ratepayers, not the nominal increase, to avoid disincentivising growth.
- All ‘three waters’ rates and charges should be excluded from the rates cap.
- Allow councils to continue to fully fund renewals/depreciation through rates.
- A rates cap policy must be flexible enough to reflect local conditions (e.g. growth, hazard exposure, debt, etc).
- A rates cap policy must be able to work alongside other financial tools available to councils and be flexible enough to reflect the different ways councils pay for growth.

Questions / Feedback

Draft Council submission on Emergency Management Bill (No 2)

Council Workshop 20 January 2026

Purpose:

To inform Council on the Emergency Management Bill (No 2) and discuss our draft submission

We are using this session to:

- Seek feedback from elected members
- Inform updates for final submission

What is the intent of the Bill?

- The Bill's objectives are to modernise emergency management legislation, while strengthening settings that affect local delivery and interoperability.
- It would replace the Civil Defence Emergency Management Act 2002
- Gives effect to the Government's response to the Government Inquiry into the Response to the North Island Severe Weather Events.

Our Submission

- Council supports modernised emergency management legislation.
- Priority improvements include:
 - explicit reduction and readiness focus;
 - clearer planning products and accountabilities;
 - transparent assurance/monitoring; and
 - implementable national guidance.

Key Submission points

- Implementation should avoid unfunded mandates created through secondary instruments.
- Disadvantaged and disproportionately affected communities must be explicitly supported and resourced.
- Central government should help fund transition and ongoing requirements to match the Bill's increased expectations.
- Use simple, clear role names and responsibilities to minimise confusion during response.

Next Steps

- Brenden available to discuss and advise
- Comments required by 22 January
- Updated submission will be considered at F&P on 28 January
- Submission lodged by 3 February

Thank you

Questions/Comments

Building Consenting Unit Update

July 2025 – October 2025

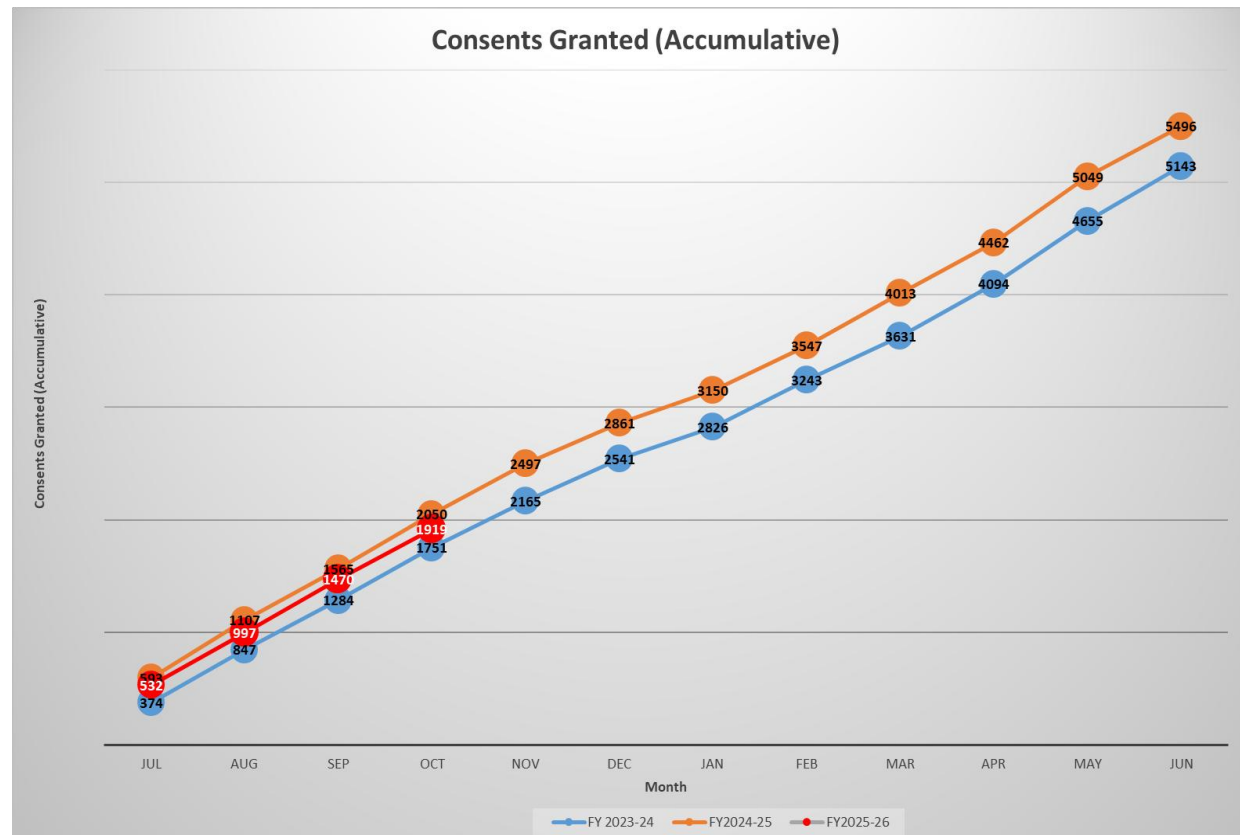
Contents

- Consents Granted
- Level of Service Summary
- Customer Satisfaction
- Earthquake Prone Buildings
- Significant Consents
- Government Reform and Changes

18 November
2025

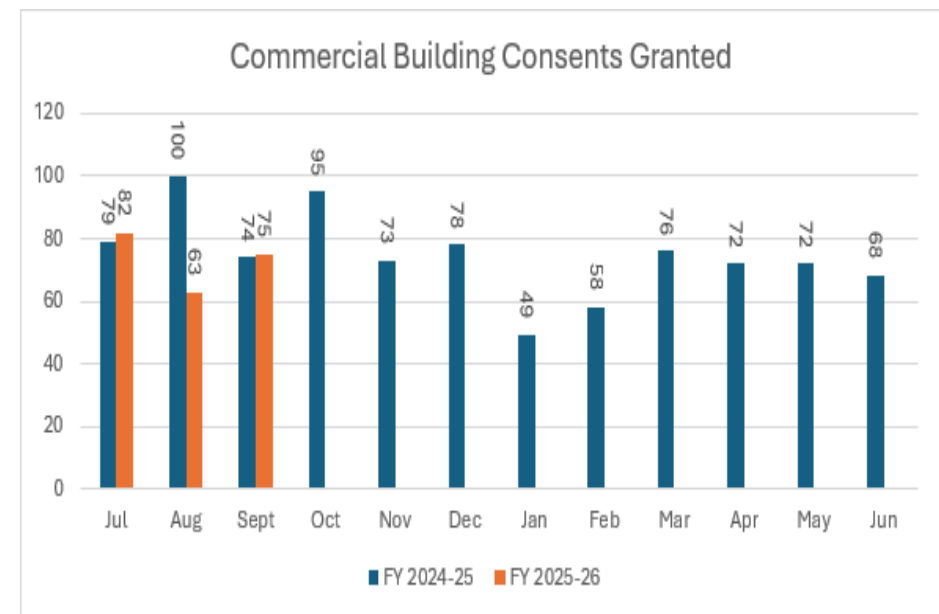
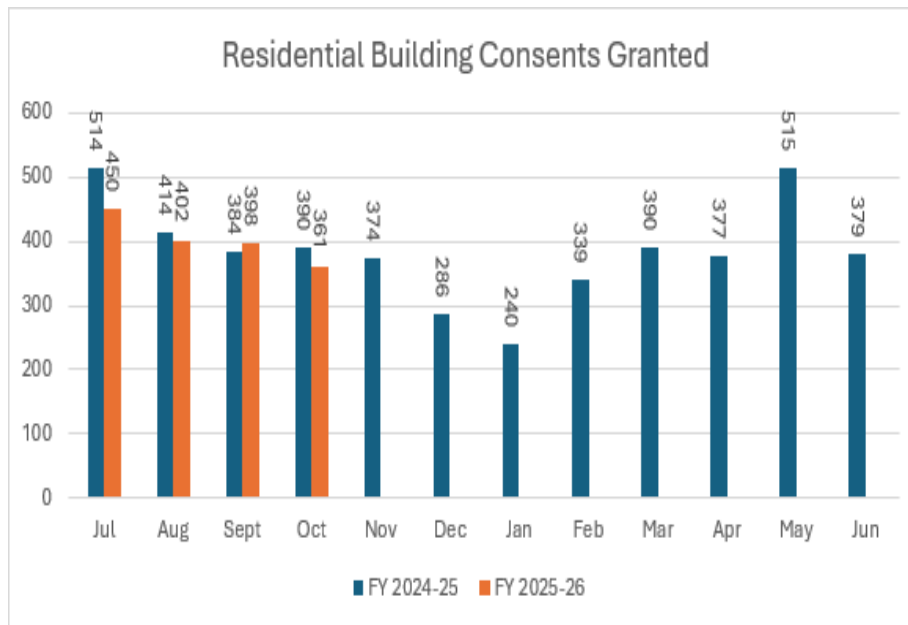
Consents Granted

YTD Consents Granted



18 November
2025

Residential vs Commercial Consents Granted



18 November
2025

Levels of Service Summary

LoS results for the period July 2025 – October 2025

Measure:		July	August	Sept	Oct	YTD	Target
Grant Building Consents	LOS	97	97	97	96	97%	95% within 19 working days
Grant Building Consents (STF)	STF	99	100	99	98	99%	20 working days (statutory deadline)
Ensure % satisfaction with building consents process	LOS	82	79	81	81	81%	Target is 79%
Grant Code Compliance Certificates	LOS	86	94	90	82	88%	95% within 19 working days
Grant Code Compliance Certificates (STF)	STF	90	95	92	87	91%	20 working days (statutory deadline)
Carry out building inspections in a timely manner	LOS	96	93	93	93	94%	80% within 3 working days
Customer satisfaction with building consenting pre-application service	LOS	100	100	100	100	100%	Target is 90%
Audit Building Warrant of Fitness to ensure public safety and confidence	LOS	70	90	98	116	374	Audit 20% of stock annually (1143 audits)
Pools are inspected in accordance with legislative requirements	LOS	84	124	168	121	497	Inspect 1074 pool and spas annually
Process PIM applications within statutory timeframes	LOS	100	100	100	100	100%	PIM only 90% within 20 working days

LOS = LTP Level of Service
STF = Statutory Time Frame

	Will meet target
	Requires remedial action

Processing Timeframes

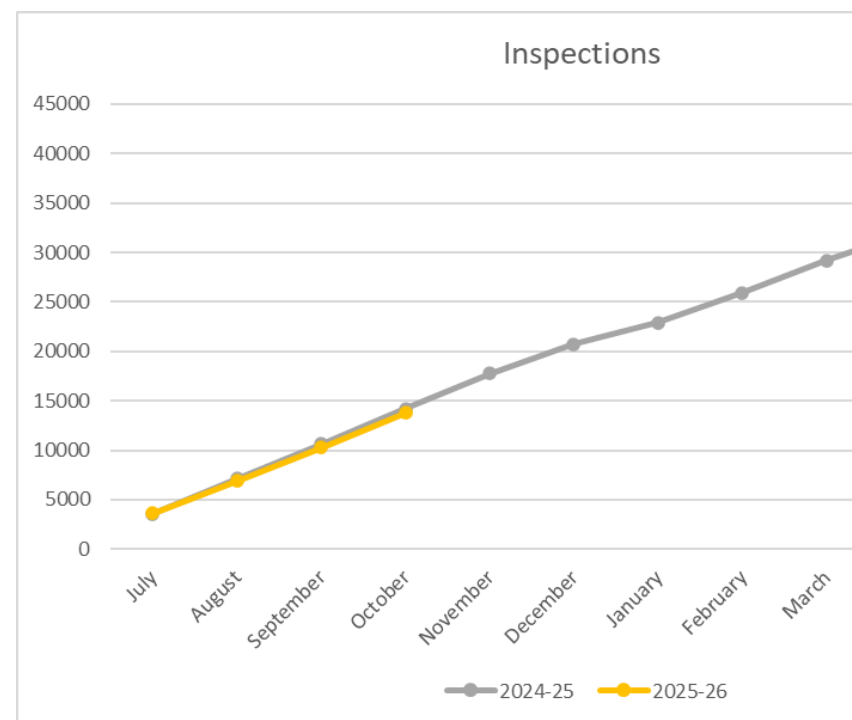
Building Consents Granted (processing timeframes)

- Year to date, 99% of consents have been processed within statutory timeframes. Against the LTP target of 95% of consents granted within 19 days, the year-to-date result is 97%.
- For information, the full year results for the previous three financial years were:

Financial year:	Percentage:
2024 - 2025:	96.1%
2023 - 2024:	73.0%
2022 - 2023:	64.5%
2021 - 2022	42.4%

Inspections

- 94% of inspections have been completed within 3 working days of the customer request.
- Demand for inspection services remains high.
- 13775 inspections were completed for the year to date (average 3443 per month).
- Inspection Fail Rate: 27%.



18 November
2025

Code Compliance

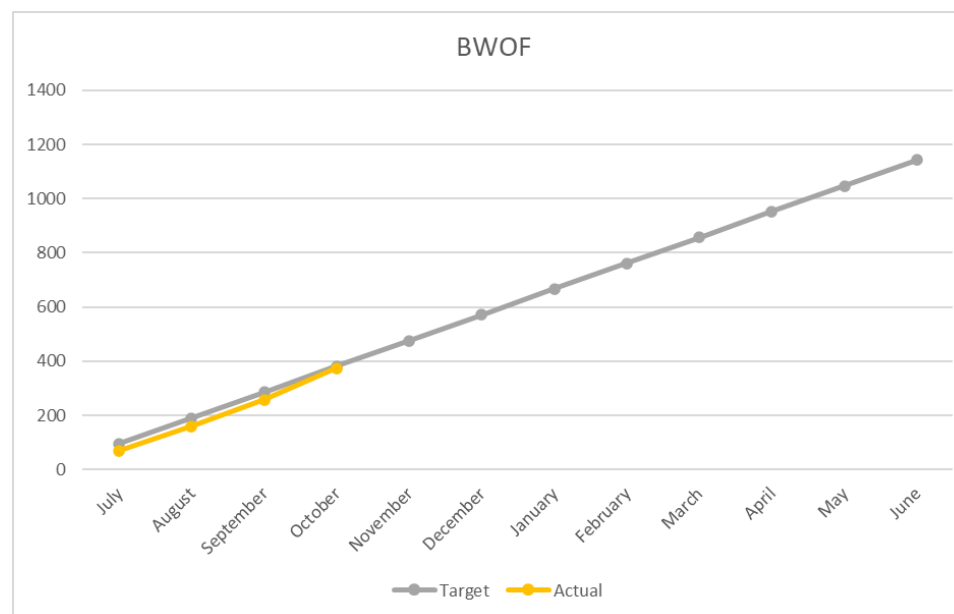
Year to date

- 91.0% of code compliance certificates issued within statutory timeframes (20 working days).
- 89% of code compliance certificates granted against the LTP target of 95% of consents granted within 19 days
- For information, the full year results for the previous three financial years were:

Financial Year:	STF (20 days) percentage	LTP LOS (19 days) Percentage
2024 – 2025:	93.4%	91.5%
2023 – 2024:	89.8%	83.3%
2022 – 2023:	88.1%	81.9%

Building Warrant of Fitness

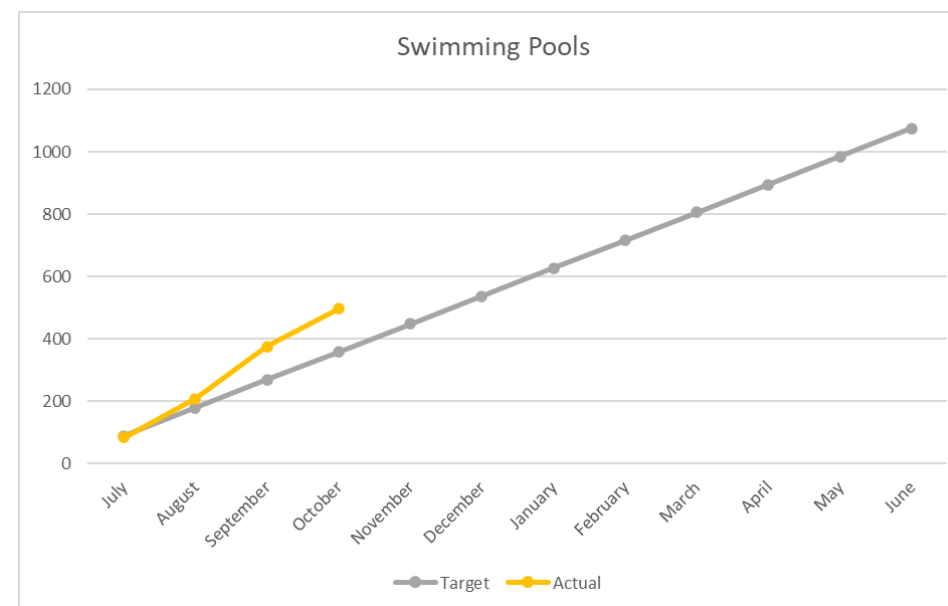
- Year to date 374 building warrants of fitness have been audited.
- The annual target is 20% of the building stock or 1143 buildings.



18 November
2025

Swimming Pool Inspections

- Year to date 497 pools have been inspected.
- There are 1074 due for inspection this financial year.



18 November
2025

Customer Satisfaction

Our customer satisfaction score for the YTD period 1 July – 31st October 2025 is 81%

Last financial year, our overall score for the FYE was 81 %

See what some of our customers say about us....

What our customers say about us...

- *“Whole process was fast, clear & efficient straightforward Couldn't be happier. Everyone I've dealt with has been absolutely fantastic. All good”*
- *“It was really good to work with you on the consenting of this project, you were extremely helpful when we sought clarity and it made the whole process far easier. We have worked in many different regions across the country and I certainly found CCC to be one of the easier considering the nature of the project. We look forward to being able to carry out more work in the region”*
- *“I have written a formal thank you for the awesome work Kevin and his team supported us with. The empathy and understanding of our situation was so refreshing and I loved that I felt I had a 'human' looking after our application”*
- *“Just wanted to send you a quick note of appreciation for your support through this process”*
- *“I would like to thank Chan Bee Geok and make note that I have dealt with consent officers across the country and have never come across someone so willing, kind and courteous, as well as efficient in her work. Well done Bee. Well done keep it up CCC”*
- *“I have found the process with the consent and CCC Teams seamless. Very approachable and helpful. Website is great and Duty Planners are knowledgeable and helpful. Really good overall. Keep up the good work!”*
- *“Helpful and supportive – the personal touch was a breath of fresh air – the process was straightforward – overall full marks CCC”*
- *“About a month ago, I was facing serious difficulties with my builder, during this difficult period, I reached out to the Christchurch City Council, and Os patiently listened to my story, calmly helped me analyze what documentation I needed, and guided me step by step through the process. Her clear explanations and encouragement allowed me to begin completing the required documents one by one. Every interaction with Os has provided me not only with practical guidance but also with emotional support. Her professionalism, patience, and empathy made a profound difference for me and restored my confidence in the City Council's support”*

18 November
2025

Earthquake Prone Buildings

Earthquake Prone Buildings

- During the six-month period, the Council received confirmation that 50 buildings were removed from the register with 11 buildings being demolished and 37 buildings strengthened. 2 buildings were reassessed in this period.
- There are 448 Christchurch based buildings remaining on the National Earthquake Prone Building Register.



18 November
2025

Earthquake Prone Buildings

Proposed Changes to the Earthquake Prone Building System

Currently there is a proposal to amend the Earthquake Prone Building Legislation 2017, due by the middle of the year 2027.

A summary of the proposed changes are:




- Unreinforced masonry buildings (Façade strengthening only)
- Post 1976, three or more stories of heavy construction (Concrete frame buildings only)
- The term % NBS will no longer be used when identifying Earthquake Prone Buildings





18 November
2025

Significant Consents

Significant Building Consents (July - October 2025)

Name of Building	Address ^A	Value of Building Work (\$)	Building Consent Details	
Health NZ, Waitaha Hillmorton Adult Acute Facility (AAF) BCN/2024/7722	1 Lincoln Road	\$90,000,000	Construction of hospital (Waitaha Hillmorton) - 80 Bed Adult Acute Mental Health Facility (Building 24), Central Energy Centre (B19), New emergency water tank and bike enclosure and relocation of the Training Rooms (B13) and Gazebo	
Canterbury Museum & Robert McDougall Gallery and Museum BCN/2024/6147	11 Rolleston Ave	\$80,400,000	Alterations to museum (Canterbury Museum & Robert McDougall Gallery and Museum) - Stage 4 of 5 - Creation of connected basement (below ground works) and base isolation works, above ground structure and façade, services, ceilings, wall and floor finishes - Subject to a waiver C3.6 & C3.7 For more updates of the project, https://www.odt.co.nz/star-news/star-christchurch/historic-christchurch-building-being-lifted-stilts	
Woolworths NZ Warehouse BCN/2025/781	146 Shands Road, Hornby	\$30,000,000	Alterations to warehouse - extension of warehouse - new staff facility and offices - subject to section 77 certificate	

Significant Building Consents

Name of Building	Address	Value of Building Work (\$)	Building Consent Details	
Warehouse for Mainfreight BCN/2025/642	23 Quadrant Drive, Hornby	\$25,000,000	Construction of Warehouse and associated office	
Project Ark BCN/2025/6207 and 2025/2785 (two building consents)	170 Oxford Terrace	\$6,000,000	<p>Alterations to [Oxford Tce] Hotel - Stage 4 of 7 - Structural works for L14 and roof. Façade and architectural enclosure details for the L14 & rooftop area. Fitout of Rooms 0310 & 0311.</p> <p>Alterations to [Oxford Tce] Hotel - Stage 5 of 7 - Ground floor envelope, fitout of back of house including commercial kitchen, lifts and additional services, hotel room fitout (Levels 2-13 including east extension), including amendments to L2-13 wall framing.</p> <p>For more background information on the building, https://www.mainlandcapital.co.nz/news/joint-venture-to-restore-iconic-christchurch-hotel/</p>	

Government Reform and Government-led Change

Government-led Change

- Small standalone dwellings
- Sheds and other detached buildings
- Performance reporting (quarterly and 3 day inspections)
- New compliance pathways for overseas building products and standards
- Opt-in Self certification of builders, plumbers and drainlayers carrying out work on simple residential dwellings
- Standardisation of building consenting data information

18 November
2025

Government-led Change Update - January 2026

Building Consenting Reform

- Voluntary consolidation
- Changes to legislation expected in early 2026

Small Stand-Alone Dwelling Exemptions (Granny Flats)

- Exemptions for Building Consent and Resource Consent for small standalone dwellings/minor residential units commenced on 15 January 2026.

Sheds and Other Detached Buildings

- The setback requirement for single storey detached buildings under 20 square metres has been removed. For single storey detached buildings with a floor area between 10 – 30 square metres, a minimum one metre setback from any legal boundary or other building now applies.
- Rooftop solar installations on existing residential buildings are now exempt from requiring a building consent

Performance Reporting on Timeframes and Inspection Wait Times

- 80% of building inspections within three working days of the requested inspection date.

Compliance Pathways for Overseas Building Products

- Currently out for consultation, closing 9 February 2026.

Opt-in Self Certification of Plumbers and Drainlayers and Strengthening Occupational Licensing Regimes bills

- Council approved submission was submitted on 17 December 2025

Government-led Change Update - January 2026

Self-Certification of Builders

- Remains in its early development stages.

Changes to liability

- Change from Joint and Several Liability to Proportionate Liability.
- Expected to take effect from 2027
- Three key measures will accompany the shift;
 - Mandatory home warranties for most new builds and major renovations
 - Professional indemnity insurance required for architects, engineers, designers and surveyors
 - Stronger penalties for Licensed Building Practitioners

Centralised Supermarkets

- MOU has been signed.

Standalone BCA

- Registration has been granted to NZ's first standalone private BCA and they are now operating

Proposed Changes to Earthquake Prone Buildings

- Removal of NBS ratings
- New system will only capture buildings that pose a genuine risk to human life in medium and high seismic zones
- Defined as concrete buildings three storeys or higher, and those constructed with unreinforced masonry
- Currently out for consultation, closing 16 February 2026.

Draft Submission on the Resource Management Reform

20 January 2026

Presenters:

Ben Rhodes – Manager, Planning

Helaina Gregg – Principal Policy Advisor, Strategic
Transport and Planning

Brent Pizzey - Lawyer

Briefing Purpose and Agenda

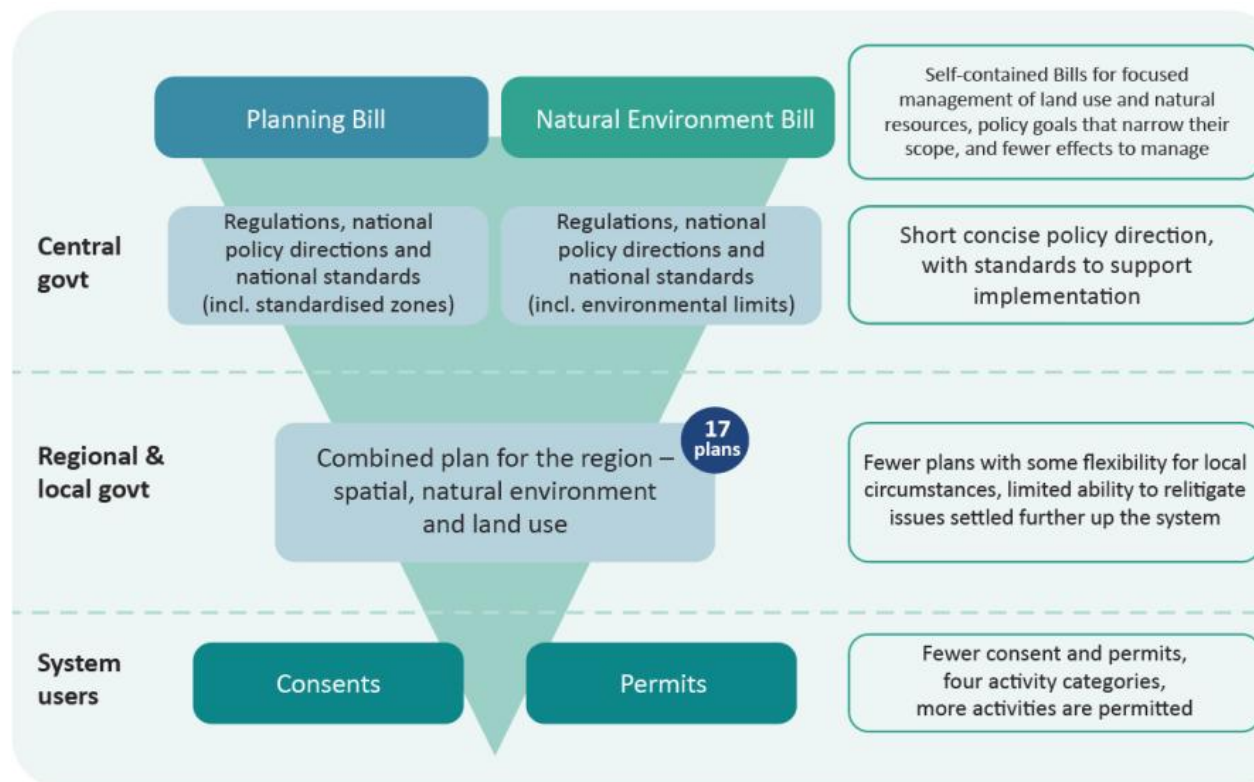
Purpose: Seek Council views on key submission points on the resource management reform Bills



What we will cover:

1. Quick refresh on reform
2. Introduce key submission positions
3. Discussion and feedback

Refresh on Resource Management Reforms



Proposed Key Submission Positions

New ‘funnel’ framework

Proposed position:

- Support increased national direction and more consistency.
- Concerned that engagement shifts more to national standard level, making it harder for the public to see local impacts and reducing motivation to participate.
- But we don’t know whether is a problem until we see the national directions and what they let regions/districts decide for themselves.
- Support having national directions that guide decision making on conflicts and tensions within the goals in the Bills.
- Support no longer assessing effects internal to site but oppose bar on considering urban design, visual amenity, retail distribution.
- Threshold for people being an ‘affected person’ and so able to lodge a submission on a resource consent application: changed from “minor” to “more than minor” adverse effect will reduce public participation.

Process for Regional Spatial Plan-making

Proposed position:

- Generally support proposed process for Regional Spatial Plans - acknowledging uncertainty e.g., establishing Spatial Planning Committees, councils in a region the joint decision-makers.
- Achieving consensus may require considerable effort and collaboration.
- Seek a change that specifies decisions sit with directly affected councils where an issue directly affects a specific area e.g., Christchurch City.
- Oppose Minister being decision maker where councils cannot agree – should be an expert decision by arbitrator/Tribunal/Court.
- Aligning with our *Simplifying Local Government* submission, do not support CTBs being the decision-making body for RSPs (as the Government have indicated).
- Concurrent reform process (LG and RM) introduces significant uncertainty. Seek clarification of timeframes to avoid inefficiencies and confusion.

Regulatory Relief

Proposed position:

- Oppose councils having to compensate private landowners for Plan provisions that limit ‘significant’ development rights, because:
 - The Bills require councils ‘to protect from inappropriate development...’ – councils shouldn’t have to pay people for doing what central govt requires.
 - It might deter councils from protecting things because they cannot afford the compensation.



Treaty Provisions

Proposed position:

- Do not support the replacement of general Treaty Principles provision to a descriptive clause.
- The goals only refer to Māori ‘interests’. Do not support, seek reinstatement of kaitiakitanga, as per section 7 of RMA.
- Approach changes from partnership to consultation – this does not align with Council’s partnership with mana whenua and may impact our relationships with mana whenua.
- New system limits local mana whenua voice.

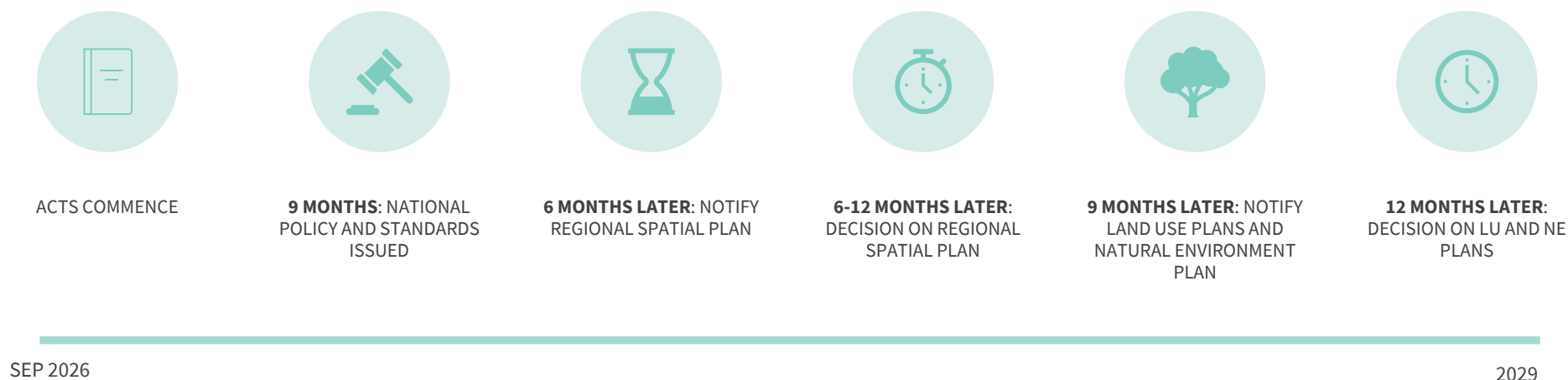
Timeframes and costs for deciding on Plans

Proposed position:

- Seek change to the timeframes. Too tight, risks poor quality decisions - Recommend a staged approach.
- High costs of making new plans - seek central govt funding for it.
- Support the digitalisation of the RM system.



The timeframes from the Act commencing



Natural Environment Bill

Proposed position:

- Support environmental limits being set in national direction instead of allocating them on a consent-by-consent basis.
- Support managing indigenous biodiversity being for regional councils not district councils.
- Seek change to timing of plan development - some Natural Environment plan matters need to be decided before the Spatial Plan.

Next Steps



General Feedback and Discussion



Do you agree with the direction and submission approach?



Do you have any other areas/points you would like us to make?



Any other feedback/comments/concerns?

Feedback on Proposed Positions and Discussion

1. New 'funnel' framework
2. Process of Regional Spatial Plan-making
3. Regulatory relief
4. Treaty provisions
5. Transition timeframes and costs
6. Natural Environment Bill