Finance and Performance Committee
MINUTES ATTACHMENTS

Date: Tuesday 10 February 2026
Time: Draft 2026/27 Annual Plan 9.35 am
Venue: Camellia Chambers, Civic Offices,
53 Hereford Street, Christchurch

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[FRONT COVER]

Kōrero mai

Mahere Rautaki ā tau

Have your say on our Draft Annual Plan 2026/27

Consultation document

letstalk.ccc.govt.n

Tell us what you think by Wednesday 27 March 2026

Section 1: Introduction

A word from the Mayor

Welcome to Christchurch City Council's plan and budget for 2026/27.

Content to come.

We've prepared this document to help you to take part in decision-making about our proposed activities for the coming financial year – what we're planning to do, how much it will cost, and how we'll pay for it – as set out in our Draft Annual Plan 2026/27.

Phil Mauger
Mayor of Christchurch

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What is an Annual Plan?

An Annual Plan outlines the activities, services and capital projects we will deliver and how we will fund them, including the required rates. Its main purpose is to highlight any key changes from the Long Term Plan for that year.

This Draft Annual Plan covers the financial year from 1 July 2026 to 30 June 2027, which is year three of the Long Term Plan 2024–34.

Every three years we prepare a Long Term Plan (LTP), outlining what we want to achieve over the next 10 years, and how we will pay for it. Our current LTP covers 2024–2034.

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We want your feedback

Tell us what you think of our draft Annual Plan. You can make submissions from Friday 27 February until 11.59pm on Friday 27 March 2026. See page X for a list of the ways you can have your say.

letstalk.ccc.govt.nz/annualplan

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(presented as timeline)

Timeline

Friday 27 February
Consultation opens.

Friday 27 March
Consultation closes at 11.59pm.

TBC
Hearings

TBC
Councillors adopt the Annual Plan.

Wednesday 1 July
New rates come into effect.

Working in partnership

Our engagement and relationships with Māori are founded on Te Tiriti o Waitangi as well as subsequent legislation such as the Local Government Act 2002, the Resource Management Act 1991 and Te Rūnanga o Ngāi Tahu Claims Settlement Act 1998.

We acknowledge the intertwined histories, values, and aspirations that shape Ōtautahi Christchurch. We recognise the takiwā of Ngāi Tūāhuriri Rūnanga, Te Hapū o Ngāti Wheke, Te Rūnanga o Koukourārata, Ōnuku Rūnanga, Wairewa Rūnanga, and Te Taumutu Rūnanga within our district.

Since 2015, the relationship anchored by the Te Hononga Council – Papatipu Rūnanga Agreement ensures both governance and ongoing kōrero between the Council and Ngā Pāpatipu Rūnanga. The Council's partnership with Ngā Pāpatipu Rūnanga ensures that the views and values of mana whenua are considered across Council activities as we make decisions about the district, its resources and the environment.

As part of the development of the Long Term Plan 2024–34, Ngā Papatipu Rūnanga shared their priorities, many of which are rooted in infrastructure. These included:

- Enabling and providing affordable housing.
- Ensuring access to safe drinking water supplies, protecting water sources, and conducting water quality monitoring.
- Managing stormwater systems to protect land, property, waterways and mahinga kai, with a focus on sediment reduction.
- Protecting and enhancing reserves and native biodiversity.
- Collaborating with local communities and marae to develop adaptation plans for areas at risk of coastal hazards.
- Providing fit-for-purpose infrastructure, such as roads, footpaths and wharves, that enable access to local areas, sites of significance, waterways and coastal waters.
- Exploring the possibility of transferring culturally significant Council-owned land of importance to mana whenua.

These priorities, along with others, continue to help shape our investment in infrastructure in this Annual Plan. The Council is committed to engaging more effectively with all Māori to ensure they have opportunities to contribute to decision-making processes.

A day in the life of your rates

[design to be updated]

Section 2: Key proposed changes

The numbers at a glance…

Read the Draft Annual Plan for 2026/27 at letstalk.ccc.govt.nz

We go into more detail later in this document, but here is a summary of our main proposals:

[Present as an infographic]

7.95%	Overall average rates increase across all existing ratepayers. This is higher than the 5.80% projected in the LTP.
7.4%	Average proposed rates increase for a typical household (an additional $6.05 a week). See page XX for an explanation on how this works.
$770.4 million	Operational spend. This is $56.3 million more than what was in the LTP. This is spending on the day-to-day services we provide. See page XX
$597.4 million	Capital spend invested into the city. This is $88.2 million lower than what was in the LTP. This is spending on the construction of facilities and infrastructure. See page XX
$312.9 million	Borrowing for the capital programme in 2026/27 is $39.4 million lower than planned in the LTP. See page XX

Options we want you to consider…

There are some alternative options we could proceed with that have a bigger impact on rates than others, or represent a change from what was in the Long Term Plan. We want to highlight these for you, and we want to hear what you think before we decide to go ahead with any of them.

The Climate Resilience Fund

Climate change impacts – including higher temperatures, changing rainfall patterns and intensity, and sea-level rise – are increasing pressure on our infrastructure, requiring adaptation now and in the future to protect roads, stormwater networks, coastal infrastructure, and community facilities.

As part of the LTP 2024–34, the Council agreed to establish a Climate Resilience Fund to help prepare for the long-term impacts of climate change on Council-owned assets.

The Fund is being financed through a 0.25% rates increase effective from July 2025. The original intention was to apply an additional 0.25% increase each subsequent year of the LTP, reaching a cumulative increase of 2.25% by the end of the 10-year period. This would allow the Fund to accumulate approximately $115 million by 2034.

The alternative
We want your feedback on the option of pausing the planned 0.25% rates increase for 2026/27 for the Climate Resilience Fund, and to resume contributions from 2027/28.

Pausing the increase would reduce rates by 0.25% in 2026/27, which would help us to manage overall rates increases.

However, pausing the increase would leave the Fund approximately $22.9 million smaller by 2034. It could also reduce the Fund's early momentum, place more of the cost on future ratepayers, and make it harder to restart or grow the Fund later, especially with possible further constraints on overall spending – including a potential rates cap.

BREAKOUT BOX: We want to hear what you think

Do you have any feedback on the option of pausing increasing rates for the Climate Resilience Fund next year?

Let us know at letstalk.ccc.govt.nz/annualplan

Contestable grants

Each year, the Council supports wellbeing in the community by offering up contestable grants, which can be used by eligible not-for-profit applicants to help fund things like community organisations, local events, and initiatives around Christchurch and Banks Peninsula.

The alternative

We have the option of reducing the amount available in some contestable grant funding schemes by 5%, saving $356,100 a year. With less funding available, this could mean a decrease in the level of service our grant recipients can provide, but it also means the rates increase would be 0.04% lower.

For a full list of the grants we have the option of reducing funding for, visit letstalk.ccc.govt.nz/annualplan

BREAKOUT BOX: We want to hear what you think

Do you have any feedback on the option of reducing our funding for contestable grants?

Let us know at letstalk.ccc.govt.nz/annualplan

Restoring our iconic buildings

Although it won't be part of the 2026/27 Annual Plan, we're taking the opportunity now during consultation to gauge your views on investing in the restoration of four 'iconic' buildings – Christ Church Cathedral, Canterbury Museum, Canterbury Provincial Chambers and Te Matatiki Toi Ora The Arts Centre.

All these buildings were badly damaged in the earthquakes, and the Council's been approached for financial support to help complete their long-overdue restoration. With Christchurch developing rapidly, there's a perception that leaving these buildings unfinished is holding the city back. The estimated added cost to the Council of supporting all four sufficiently is about $86.9 million.

Spending decisions of this scale are only appropriate for a Long Term Plan. Our next one is due in 2027, so what we want to do in 2026 is weigh up the community's views – taking into account things like the national significance of these buildings, their economic contribution to the city, and what the Government's contribution could be – before we make any proposals.

BREAKOUT BOX: We want to hear what you think

Do you have any feedback on the Council providing financial support to help restore four 'iconic' buildings – Christ Church Cathedral, Canterbury Museum, Canterbury Provincial Chambers and Te Matatiki Toi Ora The Arts Centre?

Let us know at letstalk.ccc.govt.nz/annualplan

The Environmental Partnerships Fund

The Environmental Partnerships Fund exists to support community groups to proactively work together with the Council on environmental activities and projects on publicly accessible land and waterways. It comes out of the goals in our Biodiversity Strategy 2008–2035 – regenerating forests, planting trees, restoring wetlands, enriching soil carbon and protecting native habitats. We allocate the money on a case-by-case basis.

The alternative
To help manage overall rates increases in 2026/27, we want your feedback on the option of pausing the planned $300,000 boost to the Environmental Partnerships Fund – keeping the funding at the current level of $700,000 per year.

Pausing the increase would reduce rates by 0.04% in 2026/27.

We recognise that pausing the increased contributions could have longer-term implications. Without additional funding, some community environmental groups may be unable to expand their activities to meet growing needs. Over time, this may affect our progress towards Christchurch's environmental and climate goals, as well as the financial sustainability of these community groups.

BREAKOUT BOX: We want to hear what you think

Do you have any feedback on the option of pausing increasing rates for the Environmental Partnerships Fund?

Let us know at letstalk.ccc.govt.nz/annualplan

BREAKOUT BOX:

We also have a small number of small proposals that don't have a significant impact on your rates. You can see every single proposal at letstalk.ccc.govt.nz/annualplan

Potential disposal of Council-owned properties

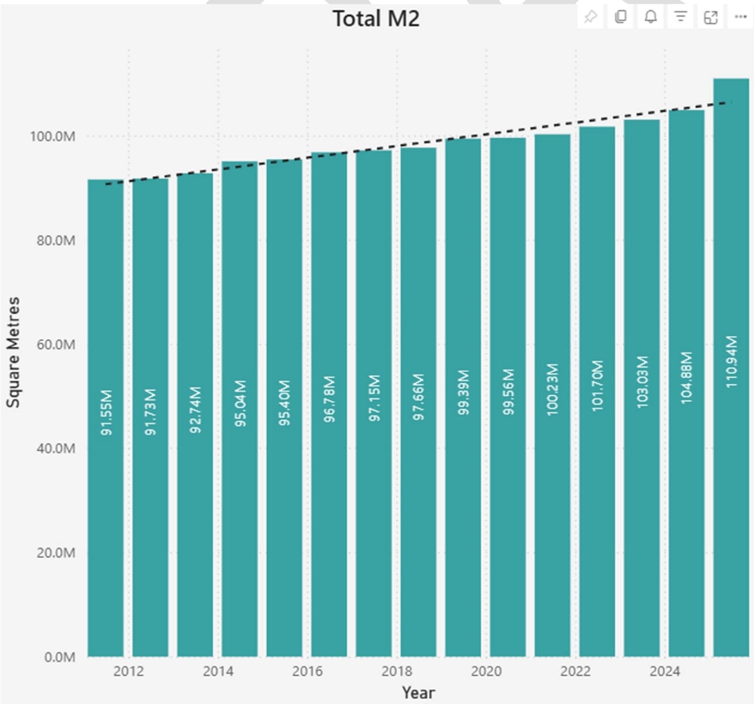
The Council has a small number of properties which are no longer required for the purpose we originally acquired them.

We are seeking your feedback as part of this Draft Annual Plan to help us determine the future of each property.

A full list of the properties and more information can be found at letstalk.ccc.govt.nz/annualplan

The properties under consideration make up less than 1% of the Council's overall portfolio and will not impact current levels of service. The Council's property portfolio includes a diverse range of properties, and it continues to grow. Since 2011, it has increased by more than 17%.

Because owning property costs money, it's sound financial practice to regularly review the portfolio and assess whether to retain or dispose of properties that no longer serve their original purpose.



Note: Year is a Fiscal Year

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Our first step in this process is to identify properties that may be surplus and assess them against criteria for retention. These criteria include whether the property is being used for the purpose it was originally acquired for, its cultural, environmental or heritage value, and its potential to meet any of the Council's immediate or longer-term needs. Properties that do not meet the retention criteria were shortlisted for consideration for disposal.

We are now at the next step: consulting the public. If, following consultation, this proposal is adopted and included in the Annual Plan 2026/27, all properties deemed surplus will be disposed of in accordance with Council policy and standard practices:

- Policy: Properties will generally be publicly tendered for sale unless there is a clear reason to do otherwise.
- Practice: The sale will be conducted in an open, transparent, and well-advertised manner at market value. This may include methods such as auction, deadline sale, or general listing.

In some cases, the Council may consider departing from these practices to support the objectives of the Housing Policy adopted in 2016. This could involve selling land to housing providers to develop or deliver social and affordable housing.

If the land falls under the definitions of 'Park', under Section 138 of the Local Government Act 2002, then this disposal process, as well as this consultation document, meets the requirements of the Act.

BREAKOUT BOX: We want to hear what you think

Do you support the Council going through the formal process of selling these properties we've identified as surplus, or are there any you'd like the Council to retain for any reason?

Let us know at letstalk.ccc.govt.nz/annualplan

Changes to what's expected of us

All councils are required to include performance standards, or 'levels of service' in their Long Term Plans. As part of this Draft Annual Plan, we propose some minor changes in 2026/27 that don't materially affect the rates. See them from page X of the Draft Annual Plan at ccc.govt.nz/annualplan

Section 3: Spending

Our proposed spending

Changes to operational spending

Operational spending funds the Council's day-to-day expenses, including the cost of delivering the services we provide. We fund this mainly through the rates we charge, which means it has a direct impact on the level of rates we set.

Planned operational expenditure for 2026/27 is projected to be $56.3 million higher than forecasted in the LTP. This increase reflects factors such as:

- Transferring $22.6 million of software development costs from capital expenditure, to more appropriately expense software as a service.
- An $18.2 million increase in staff salaries and wages costs, due to contract settlement, living wage adjustments, and converting some of our spend on contractors and consultants into staff positions.
- An additional $16 million in grants funding, primarily as a result of funding for the Air Force Museum of New Zealand ($5 million) and Ōtautahi Christchurch organics processing facility ($15 million). The capital grant for the Ōtautahi Christchurch organics processing facility replaces the $15 million that was previously included in the capital programme, and offsets the cost of processing the Council's organics. These grants are offset by a reduction in the Venues Ōtautahi operating grant ($3.2 million), and a reduction in ChristchurchNZ funding ($1.8 million), due to bringing the urban development function in-house.
- Additional inflation over that provided in the LTP ($9.4 million), primarily reflecting higher inflation in 2025/2026.
- A $10.6 million reduction in insurance premiums, following representations made directly to insurance brokers.

Our spending is primarily funded through rates, after accounting for other sources of revenue.

You can find more information about these proposed changes to our spending from page X in the Draft Annual Plan at letstalk.ccc.govt.nz/annualplan

[Include updated pie graph of operational spending]

Changes to capital spending

Our capital spending is the money we put towards physical infrastructure projects, such as roading and Three Waters improvements, new community facilities like our libraries and recreation and sport centres, and upgrades to parks and reserves. We pay for these projects through a mix of rates and borrowing, subsidies and grants, and development contributions. Because future generations will get to benefit from these projects too, we use borrowing to spread some of the cost to ratepayers over 30 years.

This Draft Annual Plan reflects our priorities for the capital programme:

- Maintaining and renewing our water supply and stormwater infrastructure.
- Improving our roads and footpaths.
- Enhancing our parks and riverbanks.
- Building our facilities.
- Adapting to climate change.

The total investment in the capital programme for 2026/27 will be $597.4 million, a decrease of $88.2 million compared to the forecast in the Long Term Plan 2024–2034.

We're always reviewing the capital programme to assess its deliverability. This means we can avoid charging ratepayers for work in 2025/26 that we may not actually deliver in that year. By the time we adopt this Annual Plan in June, we'll have an even more detailed understanding of what the Council will deliver in 2026/27.

Adjusting the timing of this spending doesn't necessarily mean the project is slowing down or will be delayed. Many of our projects are delivered over several years – often, when we establish the budgets for our projects, there's a lot of uncertainty about the exact timing of construction. This is the reason we review our capital programme during the Annual Plan process. It ensures we stay focused on what we can realistically deliver, in a cost-competitive way, in the upcoming financial year.

Our reprioritised capital programme budget for 2026/27 includes changes in the following areas.

Community facilities

- Moving out budgets for the restoration of the Canterbury Provincial Chambers ($5 million), the relocation of the Carrs Reserve Kart Club ($4 million), asset renewals for Taiora QEII Recreation and Sport Centre ($5 million), kerbside monitoring ($2.2 million) and corporate investments ($2.5 million) to better align with when payments will be made for these projects.
- Transferring $15 million for the Ōtautahi Christchurch organics processing facility to a capital grant, as the plant will not be owned by Christchurch City Council.

Three waters

- Reprioritising $18.9 million of the work programme at the Wastewater Treatment Plant to support the Activated Sludge project, which will replace the fire-damaged trickling filters.
- Moving out $9 million for wastewater renewal in the northeast to coordinate with other work in the area.
- Moving out $12.9 million for several water supply pump station renewals – Wrights Road, Moorhouse Avenue, Averill Street and Kerrs Road – to reflect when the projects will be delivered and payments made.
- Bringing forward $2.2 million for the Grassmere wet weather wastewater storage facility to align with the overall development in the area.
- Adding additional budget of $6.1 million for reactive wastewater and water supply renewals.
- Moving out $10.7 million of the surface flooding reduction programme to align with the agreed priorities and staging of the projects being delivered.

Transport

- Transferring budget from the chipseal reseals programme ($7 million) to the asphalt reseals ($3.5 million) and road rehabilitation ($3.5 million) programmes to better align with the nature of the work that's required and what can be delivered in each of the programmes.
- Adjusting budget timing for a number of major cycleway projects – Northern Line ($2 million), Nor'West Arc ($1.9 million), South Express ($2.7 million) and Heathcote Expressway ($2 million) – to reflect when the project will be delivered and payments made.
- Shifting $4.3 million of the Pages Road bridge renewal budget to better align with the estimated construction timeline and when we expect payments to be made.

You can find more information about the schedule of proposed changes to our capital programme from page X in the Draft Annual Plan: letstalk.ccc.govt.nz/annualplan

[Include updated pie graph of capital spending]

BREAKOUT BOX: An easy way to see all our proposed changes at a glance is using our online search tool at X, a handy guide to the Council projects that are affected by the Draft Annual Plan. Search by the area you live in, the type of project, the project name or even just a key word, and see at a glance which project's funding has been updated for the next three years.

Section 4: Revenue

How we propose to pay for everything

[include updated pie graph of revenue]

Rates provide 57% of the Council's funding for the services and activities that keep Christchurch running.

In the Long Term Plan we proposed an average rates increase of 5.80% for 2026/27. We are now proposing an overall average rates increase of 7.95%.

The proposed rates increase is higher than planned in the LTP – 2.06% of this increase is due to our use of an operating cash surplus from 2024/25 to keep rates affordable in 2025/26. The proposed three-year cumulative rates increase in 2026/27 is 26.47%, compared to the cumulative increase proposed in the Long Term Plan of 26.13%.

The proposed increase would see us collect $912.5 million (excluding GST) in rates to help pay for essential services as well as capital renewal and replacement projects, events and festivals. This income is topped up with funding from fees and charges, government subsidies, interest, dividends from subsidiaries and development contributions. We borrow to fund a significant portion of the capital programme.

Changes to rates

Rates are a tax on property, most of which is collected in proportion to the property's value, meaning properties with higher values pay more. Currently, less than 10% of our rates is collected as a fixed dollar charge per property, compared with the legal maximum of 30%.

For the typical household, our proposed average rates increase for 2026/27 is 7.4%.

The average proposed rates increase across all ratepayers – households, and business and rural properties – is 7.95%.

Rates for an individual property will depend on:

- The property's classification (whether it's a standard, business or remote rural property).
- Which rates the property pays (for example, a property only pays the sewer rate if it's within the sewer serviced area).
- The capital value of the property.
- How many 'separately used or inhabited parts' (SUIPs) the property has. Fixed rates are paid based on the number of SUIPs. For example, a property with two flats will pay two fixed charges. Most residential properties have only one SUIP.

The 2025 revaluation

Every three years, the Council is legally required to carry out a citywide revaluation of every property for rating purposes. Quotable Value NZ has recently completed its latest revaluation, based on market values as at 1 August 2025, and the new valuations will apply from 1 July 2026.

This revaluation shows a relatively small average increase across the whole district of 3.5%, but with some significant differences between types of property as shown below.

	Average Chance in Capital Value		
	2022 CV	2025 CV	% change
Residential	830,000	845,000	1.8%
Business	2,490,000	2,734,000	9.8%
Remote Rural	1,910,000	1,905,000	-0.3%

The revaluation doesn't affect the total rates collected by the Council, but it does affect how this is shared out between property owners. To help even out the distribution of rates, we're proposing a change to what we call a differential – see below for more.

Our proposed change to the business differential on the general rate

This year's significant increase in business valuations will move more of the rates burden from residential to business ratepayers. Without some action from the Council, this will increase rates for most business ratepayers materially more than it will for most residential ratepayers.

At present, business properties account for 19% of the city's capital value and pay 26% of all our total rates. To keep the proportion of rates paid by business properties the same, we're proposing to decrease the general rate business differential from 2.22 to 2.00.

This means a business property currently pays general rates at 2.22 times what a standard (residential) property with the same capital value pays. For a $1 million property, the difference is currently $3122.64 (including GST). Our proposed differential of 2.00 would scale down this contribution, while keeping the overall proportion of rates paid by the business sector about the same. This reflects the concept that the relative benefits they get from the Council's services haven't changed significantly, and means the rates increases for business ratepayers are more affordable, with increases in both sectors closer to the overall average.

The differential doesn't apply to targeted rates like sewerage or water supply. We'll keep the remote rural differential unchanged at 0.75.

Our proposed change to the definition of short-term accommodation

For the purposes of rating, we treat residential properties used for un-hosted short-term accommodation as businesses, and charge them the business rate differential.

Our current policy only applies to properties that are rented out for more than 60 days per year, have a resource consent for the purpose of short-term accommodation, or are used mainly for hosted short-term accommodation.

Because it's difficult to determine the amount of time a property is used for short-term accommodation, the current policy is hard to apply, and we're not charging short-term accommodation providers the business rate differential. This means these ratepayers aren't paying their fair share, and leaves other ratepayers to pick up the slack.

We're proposing to simplify the definition of short-term accommodation by removing the 60-day requirement from our rating policy. This would mean that if the primary use of the rating unit is short-term accommodation (hosted or un-hosted), or if it has a resource consent for that use, we'll consider it as short-term accommodation and treat it as a business for rating purposes.

It's important to keep in mind that the Council sets rates based on its revenue requirements. If we can identify a property as a short-term accommodation provider, we won't collect any additional revenue – it will simply change the distribution of who pays the rates.

BREAKOUT BOX: We want to hear what you think

Do you have any feedback on our proposal to lower the differential paid by business property owners from 2.22 to 2.00 to keep the current overall proportion of rates paid by business and residential ratepayers the same? Do you have any alternative proposals?

Let us know at letstalk.ccc.govt.nz/annualplan

BREAKOUT BOX: We want to hear what you think

Do you have any feedback on our proposal to remove the 60-day requirement from the definition of short-term accommodation for the purposes of the rating policy? Do you have any alternative proposals for how the Council could identify short-term accommodation providers?

Let us know at letstalk.ccc.govt.nz/annualplan

BREAKOUT BOX –The best way to find out exactly what your rates could be from 1 July 2026 is to look up your property at ccc.govt.nz/rates

Proposed rates

The table below shows examples of proposed rates for each of the three sectors next year based on the 2025 valuation. All rates figures include GST but do not include rates charged by Environment Canterbury.

2025 Capital Value	Proposed Rates Charges for 2026/27		
	Residential	Business	Remote Rural
300,000	1,873.90	2,708.31	986.72
500,000	2,854.62	4,245.31	1,404.45
800,000	4,325.70	6,550.80	2,031.06
1,000,000	5,306.41	8,087.80	2,448.79
1,500,000	7,758.21	11,930.28	3,493.13
2,000,000	10,210.00	15,772.77	4,537.46
3,000,000	15,113.59	23,457.74	6,626.14
5,000,000	24,920.77	38,827.68	10,803.49

Actual rates changes from 2025/26 will vary for each property – properties with valuation increases that have increased by more than average will get a higher rates increase, and those that have increased by less than average, or decreased, will get a lower rates increase.

The table below shows the rates for the average value property in each sector, and the resulting proposed weekly increase in rates.

Sector	Average Change in Rates			
	Current (2025/26)	Proposed (2026/27)	% Change	Increase per Week
Residential	4,231.84	4,546.36	7.4%	6.05
Business	19,692.64	21,413.54	8.7%	33.09
Remote Rural	4,016.93	4,339.04	8.0%	6.19

BREAKOUT BOX

These increases relate to Christchurch City Council's rates, not to Environment Canterbury's rates. As we collect these on Environment Canterbury's behalf, you'll also see their rates on your invoices.

Environment Canterbury is also asking for feedback on its Annual Plan 2026/27. Visit X to provide your feedback.

Changes to other revenue

Excluding property-based rates, which are our biggest source of revenue, our total revenue for 2026/27 is $360.6 million – $37.2 million lower than projected in the LTP. The big changes are:

- Reduced funding for the capital programme, due to an overstatement in the LTP ($33.6 million).
- Reduced interest revenues, due to lower interest rates, and lower on-lending to subsidiaries ($13.7 million).
- Reduced Hagley Park parking fees, due to lower usage than anticipated in the LTP ($1.4 million).
- Additional revenue of $7.2 million from Burwood Landfill.
- An additional $6.2 million of subvention receipts planned.

For all the details on changes to the rates we're charging, visit page X.

Changes to fees and charges

We're proposing to change some Council fees and charges in the Draft Annual Plan. We're conscious of the financial pressure many of our residents and ratepayers are under, and we have attempted to avoid cost increases to the community that would create a barrier for them using our services. In other areas the proposed fee increase is in keeping with the increased costs the Council is facing. Fees in some areas are staying the same.

You can find more information about these proposed changes to our fees and charges from page X of the Draft Annual Plan at letstalk.ccc.govt.nz/annualplan

Changes to borrowing

We propose $312.9 million of new borrowing in the Draft Annual Plan to help us deliver our capital programme in 2026/27 – $39.4 million lower than planned for in the LTP. We also propose to pay off $91.1 million of our existing debt.

Gross debt at 30 June 2027 is expected to be $2.89 billion, which is $567.4 million lower than planned in the LTP. This is primarily due to updating the capital programme expenditure for deliverability in the 2025/26 Annual Plan and the proposed 2026/27 Annual Plan. On top of that, the Council is borrowing less on behalf of its subsidiaries than planned in the Long Term Plan. Overall, 22.5% of Council rates will be allocated to debt servicing and repayment costs, which is slightly lower than the 24.2% originally projected in the LTP.

The Council's borrowings are well within prudential limits. Borrowing enables us to spread the funding of infrastructure across multiple years.

Section 5: Submission form

How to have your say

We would like your feedback on our plan for the coming year, and the matters we have outlined in this consultation document.

Submissions can be made from Friday 27 February 2025 until 11.59pm on Friday 27 March 2026.

There are several ways you can give feedback:

Online: letstalk.ccc.govt.nz

Email: CCCPlan@ccc.govt.nz

Fill out a submission form at your nearest library or service centre.

Post a letter to:

Freepost 178 (no stamp required)

Annual Plan Submissions

Christchurch City Council

PO Box 73016

Christchurch 8154

Or deliver to the Te Hononga Civic Offices at 53 Hereford Street. To ensure we receive last-minute submissions on time, please hand deliver them to the Civic Offices.

Regardless of the method you use to give feedback, your submission must include your full name, email address and/or postal address. If you wish to speak to your submission at the public hearings, please also provide a daytime phone number.

If your submission is on behalf of a group or organisation, you must include your organisation's name and your role in the organisation.

Hearings

Public hearings will be held in April 2026 (specific hearings dates to be confirmed).

Submissions are public information

As part of your submission, we require your name and contact details (email and/or postal address). Your feedback, name and contact details, will be provided to decision makers. Your feedback, including your name, will also be published on our website. We do not normally publish your contact details. However, if requested under the Local Government Official Information and Meetings Act 1987, we may make your contact details publicly available. If you feel there are reasons your submission should be kept confidential, or that your contact details should not be released if requested under the Local Government Official Information and Meetings Act 1987, please contact us at cccplan@ccc.govt or on 027 291 8638.

Social media

Informal feedback, which is not counted as a submission but will be summarised for our councillors to consider, can be made in the following ways:

- Go to our Facebook page facebook.com/ChristchurchCityCouncil and include #cccplan in your post.
- Tweet us your feedback using #cccplan

Talk to the team

You can give us a call on (03) 941 8999, provide your details and a good time for us to call, and one of our managers will be in touch.

Your local community board members will do their best to be out and about in your area during the time we're consulting on the Draft Annual Plan. If you'd like to talk directly with a councillor or community board member about the Draft Annual Plan, get in touch: ccc.govt.nz/community-boards

Draft Annual Plan 2026/27 submission form

Your details:

Full name:

Email (preferred):

Postal Address:

Postcode:

If you're responding on behalf of a recognised organisation please provide:

Organisation name:

Your role:

Number of people your organisation represents:

Hearings will be held in April 2026 (specific dates are to be confirmed).

Would you like to speak to the Council about your submission?

No/Yes

If yes, please provide a daytime phone number so we can arrange a speaking time with you:

Before we get started we'd like to ask a few questions about you. This helps us better understand who we are hearing from:

[Include demographic data options from last year's form]

Questions to think about when making your submission

- Do you support our proposed average rates increase of 7.95% across all ratepayers (which is higher than the 5.80% signalled in the Long Term Plan 2024–34) and an average residential rates increase of 7.4%?

  Yes / No / Don't know (compulsory)
- Do you have any comments about our proposed changes to spending?
- Do you have any comments on our proposed changes to fees and charges?
- The Council has a small number of properties which are no longer being used for the purpose they were originally acquired for. Do you have any feedback to help us decide the future or next steps for these properties?
- Do you support financial contribution to the iconic buildings programme?

  Yes / No / Don't know / Only if matched by the Government (compulsory)

  If yes, how much support should we provide per year?

  (dollar figure options here)

- What is your preferred option for our proposal to pause increasing rates for the Environmental Partnerships Fund? Pausing the increase would reduce rates by 0.04% in 2026/27, but could have longer-term implications for Christchurch's environmental and climate goals.

  Pause the annual $300k increase for 2026/27.
  Proceed with the planned increase ($1 million) as set out in the LTP.

- Each year, the Council supports wellbeing in the community by offering up contestable grants to help fund things like community organisations, local events, and initiatives. We're proposing to reduce the amount available in some contestable grant funding schemes by 5%, saving $356,100 a year. With less funding available, this could mean a decrease in the level of service our grant recipients can provide, but it also means the rates increase would be 0.04% lower.

  Do you support a 5% (pro rata) reduction to the contestable grants?

  Yes / No / Don't know (compulsory)

Any further comments?

Thank you for your submission

Please put this submission form in an envelope and sent it to:

Freepost 178 (no stamp required)

Draft Annual Plan submissions

Christchurch City Council

PO Box 73016

Christchurch 8154

Consultation on the Draft Annual Plan closes at 11.59pm on Friday 27 March 2026.