
Long-Term Plan Workshop NOTES

Date: Thursday 19 March 2026
Time: 9.31 am
Venue: Camellia Chambers, Civic Offices,
53 Hereford Street, Christchurch

Present

Chairperson	Councillor Sam MacDonald
Deputy Chairperson	Councillor Jake McLellan
Members	Mayor Phil Mauger
	Deputy Mayor Victoria Henstock
	Councillor Pauline Cotter
	Councillor Celeste Donovan
	Councillor Tyrone Fields
	Councillor Tyla Harrison-Hunt
	Councillor Nathaniel Herz Jardine
	Councillor Yani Johanson
	Councillor Aaron Keown
	Councillor Andrei Moore
	Councillor Mark Peters
	Councillor Tim Scandrett

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The agenda was dealt with in the following order.

1. Apologies Ngā Whakapāha

Apologies from Councillors Barber, Cartwright and Coker for absence were received.

Councillor Keown joined the Workshop at 9.31 am.

Councillors Johanson, McLellan and Fields joined the Workshop at 9.32 am.

2. Long-term Plan 2027 - Setting the Scene

Environmental Scan - Key Presentation Points

Council Officer Aimee Martin joined the table to present the Environmental Scan and spoke to the presentation provided in Attachment A of the Agenda.

- 1.1 The purpose of the Environmental Scan is to set the context for Elected Members and staff for the development of the draft 2027-37 Long Term Plan (LTP).
- 1.2 The following key statistics were provided demonstrating the context for Christchurch:
 - As at 30 June 2025 Christchurch has an estimated population of 419,200. The estimated population for Greater Christchurch is 576,600.
 - According to the 2023 Census, Christchurch has a median age of 38 years and a median household income of \$90,600. The city is home to 48,228 businesses and accommodates approximately 37,000 daily commuters.
 - Christchurch is becoming more diverse with nearly a third of Christchurch residents being born overseas. In 2025, 67% of the city's population growth was attributed to people choosing to relocate to Christchurch.
- 1.3 The recent growth experienced in Christchurch provides important context for the LTP. As growth projections continue to rise, long-term planning is essential to ensure the city can accommodate this expansion and meet the needs of its increasingly diverse population. The increase in multi-unit housing developments, along with a growing number of commuters travelling from neighbouring districts, is placing additional pressure on the city's infrastructure and services.
- 1.4 The Council's four community outcomes are supported by 18 sub-outcome components. Of these, 12 are showing improvement, three have mixed results, and three are declining. Levels of Service (LoS) are aligned to the community outcomes through activity plans and, as at the 2024/25 year end, each outcome had at least 85% of its associated LoS measures meeting their targets.
- 1.5 Consistent themes emerging from community feedback received through the 2023 and 2025 Annual Plans and the 2024 Long-Term Plan (LTP) were highlighted.
- 1.6 The presentation highlighted the global geopolitical environment and associated influences, noting that the Environmental Scan had been prepared prior to the most recent conflict. It was further noted that the KPMG report identified five critical trends that New Zealand businesses should consider, which can have an impact on local communities and influence the Council's ability to deliver services and infrastructure.

- 1.7 The emerging geopolitical developments are anticipated to place upward pressure on inflation in the short to medium term, as well as affect energy costs, trade, investment activity, and travel.
- 1.8 Councils are experiencing increasing pressure with growing community expectations for services, funding, and infrastructure, while also being required to keep rates affordable. In particular, the proportion of Christchurch residents aged over 65 is projected to increase from 16% to 20% in the coming years. As a result, there is likely to be greater demand for more affordable rates alongside expectations for higher LoS.
- 1.9 In addition, with compounding inflation, higher capital goods prices, and external market pressures, Council may need to find a balance between maintaining services levels, delivering major projects and managing rates impacts.
- 1.10 Key measures of trust and social wellbeing are declining throughout New Zealand. This is a LoS which the Council can improve on.
- 1.11 Compared with other regions in New Zealand, Christchurch is not currently experiencing a skills shortage, presenting an opportunity to further promote the city as an attractive destination. However, shifts in the national labour market may lead to emerging shortages, extended procurement lead times, and reduced tender responsiveness, all of which could place constraints on the capital programme.
- 1.12 The Council's future growth assumptions have tended to track pretty closely with actuals. The LTP growth underlying assumptions between infill and greenfield were highlighted.

Environmental Scan - Key Discussion Points

- 1.13 A question was raised regarding options to manage short-term accommodation and how to engage with Central Government on the issue. It was noted that research indicates people are reluctant to downsize due to a lack of suitable alternative housing options in the market. Further information on housing is included in the full Environmental Scan.
- 1.14 Clarification was provided on the census definition of a family. A family unit is counted as a group of related individuals, which may differ to a household unit.
- 1.15 Staff clarified that the transient student population is included to the extent of what is captured in the census.
- 1.16 Staff advised that community feedback indicates core infrastructure, along with community facilities such as parks and libraries, remain shared priorities consistent with the previous LTP "What Matters Most" findings.
- 1.17 A question was raised regarding projections for unpaid rates. Staff advised that although the total dollar amount appears high, it represents only 3.9% of total rates. Staff agreed to provide the trend of unpaid rates from recent years.
- 1.18 Staff confirmed the latest housing projections have been provided to the Ministry of Education.
- 1.19 Staff advised that further detail on socio-economic deprivation is included in the full Environmental Scan; however, the only data available is what is publicly available.
- 1.20 It was confirmed that there are monitoring webpages and a social-economic dashboard to support measuring community outcomes.

Community Outcomes - Key Presentation Points

Chief Executive Mary Richardson joined to present on the Community Outcomes discussion.

- 1.21 Under section 91 of the Local Government Act 2002, community outcomes are intended to help a council identify its long-term aspirations and guide planning and decision-making. Staff advice is that the current community outcomes are adequate and could be tweaked at a later date if required.

Community Outcomes -Key Discussion Points

- 1.22 A question was raised regarding how affordability is built within the outcomes. It was noted that this is an underlying factor across all the outcomes. Furthermore, the LTP Letter of Expectations which covers affordability is a key driver for the LTP.
- 1.23 The Workshop provided consensus that the current community outcomes are sufficient for the development of the LTP.

Workshop concluded at 10.42 am.