

Waitai
Waitai Coastal-Burwood-Linwood Community Board
Submissions Committee
MINUTES ATTACHMENTS

Date: Monday 16 March 2026
Time: 3.01pm
Venue: Boardroom, Corner Beresford and Union Streets,
New Brighton

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SUBMISSION TO: Christchurch City Council

ON: Draft Annual Plan 2026/27

BY: Waitai Coastal-Burwood-Linwood Community Board

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1. INTRODUCTION

The Waitai Coastal-Burwood-Linwood Community Board appreciates the opportunity to make a submission to the Christchurch City Council on the Draft Annual Plan 2026/27.

The Board wishes to be heard in support of this submission.

2. SUBMISSION

Rates

Do you support our proposed average rates increase of 7.96% 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%?

- o Yes

Do you have any comments on the proposed average rates increase?

The rates increase is necessary to fund the services and projects that the public wants and needs. The Board wishes to highlight the risk placed to all of these things if a rates cap was imposed by central government, noting that increased user-pays would disproportionately affect low-income communities like those we disproportionately represent, noting further that local government needs additional revenue-raising tools as identified by many reports over many years (e.g. 'the Shand Report' 2007, Productivity Commission 2019).

However, the Board is concerned that households in Waitai, a Board Area with a higher proportion of renters, fixed-income residents, and lower-income households who cannot access the rates rebate or postponement schemes, will bear a disproportionate share of these structural pressures with limited ability to absorb them.

In particular, lower-income renters cannot access the rates rebate or postponement schemes available to owner-occupiers, yet they bear rate increases through higher rents. The Board encourages the Council to consider how existing relief mechanisms can be better promoted to eligible residents and to develop a medium-term strategy for managing cost growth without concentrating the burden on lower-income communities. For instance, a reduction or abolition of the UAGC (per Shand Report) would shift some of the burden towards people who are most able to afford the increase.

General rate business differential

We're proposing to lower the business rates differential from 2022 to 2.00 to keep the overall share of rates paid by business and residential ratepayers consistent despite business property valuations rising more than residential in the 2025 revaluation.

Do you support our proposal to lower the differential paid by business property owners from 2022 to 2.00 to keep the current overall proportion of rates paid by business and residential ratepayers the same?

- No

Do you have any comments about our proposed changes to the business rates differential?

The principle should be that increasing capital value, reflecting increased wealth for the property owner, increase the rates burden: this the fairest way to levy rates in the absence of other mechanisms.

Fees and charges

We're proposing some changes to our fees and charges in our Draft Annual Plan. While some fees will remain unchanged, to help avoid creating barriers for residents, others will be adjusted inline with the rising cost of providing services.

Do you have any comments on our proposed changes to fees and charges?

The Board is conscious that residents in the Waitai Area include a higher-than-average proportion of lower-income households. While we support the Council's stated intention to hold fees stable where increases would create barriers to service access, we ask that this principle be applied consistently to community facilities (e.g. libraries, recreation centres, and parks) that are especially important to our communities.

To what extent do you agree or disagree that services should be funded by the service users, as opposed to all ratepayers?

- Neutral

If Strongly agree or Agree: which services do you think should be funded by charging service users?

In general, services should be funded in such a way they are affordable to people on modest incomes. Premium and commercial service charges should be increased.

The Climate Resilience Fund

Our Draft Annual Plan proposes continuing to fund the Climate Resilience Fund by maintaining the 0.25% rates increase from July 2025 and applying an additional 0.25% increase each year of the Long Term Plan. Alternatively, we could pause the planned 0.25% rates increase for 2026/27 and resume contributions to the fund from 2027/28.

Which option do you support for the Climate Resilience Fund?

- Continue with the planned 0.25% rates increase in 2026/27, and apply an additional 0.25% each year of the Long Term Plan.

Do you have any comments about the options for the Climate Resilience Fund?

The Board supports paying into the fund now because the long-term costs of adaptation will be immense – this fund is a prudent measure.

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Contestable community grants

Our Draft Annual Plan proposes to provide \$7.12 million in funding for contestable community grants in 2026/27. Alternatively, we could reduce the amount available in some contestable grant schemes by 5%, saving \$356,100 in 2026/27 and lowering the rates increase by 0.04%.

Which option do you support for contestable community grants?

- Provide \$7.12 million in funding for contestable community grants in 2026/27, as planned.

Do you have any comments about the options for contestable community grants in 2026/27? The return on investment for community grants is immense and the downstream costs of reducing funding would ultimately be borne by the ratepayer and taxpayer anyway.

The Environmental Partnership Fund

Our Draft Annual Plan proposes to increase the Environmental Partnership Fund by \$300,000. Alternatively, we could retain funding at the current \$700,000 per year, and reduce rates by 0.04% in 2026/27.

Which option do you support for the Environmental Partnership Fund?

- Proceed with the planned \$300,000 increase to the Environmental Partnership Fund.

Do you have any comments about the option for the Environmental Partnership Fund? These kinds of environmental projects benefit everyone and also build community.

Capital programme

Capital spending is the money we put towards physical infrastructure projects, such as roading and three waters (drinking water, wastewater, stormwater) improvements, new community facilities like our libraries and recreation and sports centres, and upgrades to parks and reserves.

Our Draft Annual Plan proposes investing \$598.9 million in capital projects in 2026/27. It focuses on water, transport, parks, facilities, and climate adaptation, while refining project timing to ensure the programme is realistic, deliverable, and cost-effective.

Do you have any comments on the proposed changes to our spending on transport (e.g. roads, footpaths, cycleways)?

The Board notes the deferral of \$4.3 million from the Pages Road Bridge renewal budget, and asks the Council to confirm a firm delivery schedule for this project.

We also note that funding for major cycleway projects serving the eastern suburbs remain unchanged. We support both the Ōtākaro Avon and Ōpāwaho River MCR projects' planning phases being funded in this fiscal year.

The Board strongly supports active travel investment in our area and asks that these deferrals do not compound into further delays in future Plans. We note the transfer of \$7 million from chipseal reseals to asphalt reseals and road rehabilitation, which we are not sure is the best use of money. While asphalt is nicer and more popular, it may not always be cheaper overall. The Board encourages the Council to investigate other options such as EnviroShield.

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The Board would encourage that the best materials for the money spent over the lifetime of the surface be used.

Do you have any comments on the proposed changes to our spending on three waters (e.g. drinking water, wastewater, stormwater)?

There is a long list of Three Waters capital projects being deferred in the Waitai Area:

- Northeast Relief ANZAC Renewal
- South New Brighton and Southshore Estuary Edge Flood Mitigation
- Waikākāriki Horseshoe Lake Outlet Renewal (New Brighton Road)
- Pump Station 11 Randolph MEICA Renewals
- Bamford Street Odour Treatment
- Tanner Pumpstation
- Kerrs Road Pumpstation
- Richardson Terrace first flush filter renewal
- Treatment renewals (flood protection)

The Board seeks clarity regarding the reasons for the deferral/rephasing of each of these projects and notes that flooding is one of the top concerns of people who live in the Waitai Area. The Board also reminds the Council that insurance coverage is lower among residents with lower incomes, so has a duty of care to ensure the investment in flood mitigation works in such areas is prioritised.

Our communities are disproportionately impacted by the reduction in the capital programme and by the effects of flooding and poor air quality, which affect wellbeing, and the Board wishes decisions on rephasing and deferral consider these effects.

The Board seeks clarity on what the reason for bringing forward the Selwyn Street Pump Station is when it is such a high proportion of the Three Waters capital spend.

The Board also wants to see the stormwater ocean outfall pipes into Pegasus Bay renewed and extended but we have been unable to find mention of this in the plan.

Do you have any comments on the proposed changes to our spending on parks?

The Board is pleased that local play space renewals and Linwood Park improvements appear largely retained in the programme. We ask the Council to maintain its commitment to park upgrades in the Waitai area, which serves a higher-than-average proportion of children and families with limited access to private recreational space.

Do you have any comments on the proposed changes to our spending in other areas of the capital programme?

The Board notes that the Burwood Closed Landfill Remediation (\$1.06 million) has been deferred from 2026/27 to 2032/33. We ask the Council to clarify the revised remediation timeline and confirm there are no environmental or public health risks arising from this deferral.

We note this also means a delay in the capture of the landfill gas and the corresponding reduction in emissions and question the wisdom of cancelling renewal of the gas plant.

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The Board does not think it is acceptable to continue to delay the Bexley Landfill Remediation, at some point this will come back to bite the Council and the community. We seek an assurance that the project will begin in earnest in FY 27/28.

We also note that the organics processing facility allocation has been converted from a capital project to a capital grant; we support this restructuring where it reduces long-term costs to ratepayers.

Potential disposal of Council-owned properties

We're proposing to sell a small number of properties that we've found no longer serve their original purpose. Any properties confirmed as surplus would be sold through transparent, market-value processes in line with the Council policy.

Do you support the Council selling these properties?

- In part

Do you have any comments about selling these properties? Or are there any you'd like the Council to retain and if so, why?

The Board asks that before either of the properties (59 Farnborough Street, Aranui and 13 Mundys Road, Dallington) in the Waitai area are sold, the Council consults with the Community Board on potential community or social housing use for those sites. We also request the Council consults specifically with OCHT and Kainga Ora.

Restoring our iconic buildings

We want 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. We estimate that the total funding gap between the estimated restoration costs and the funds committed from all sources is around \$290 million. Closing this gap would require funding from multiple sources, including central government. Any contribution the Council makes would also have an impact on rates increases.

How important is completing the restoration of these four heritage buildings to Christchurch's future?

- Somewhat important – would add value, but only after higher priority projects

Do you have any comments about the Council investing in the restoration of these buildings?

The Board cautions against committing rates funding to these restorations without first securing significant central government and private contributions. Our area contains communities facing genuine financial hardship; any rates increase to fund heritage restoration in the city centre must be weighed against unmet infrastructure and service needs in higher-deprivation areas like ours.

Anything else?

Is there anything else that you would like to tell us about the direction of the Draft Annual Plan or our proposed changes to spending in 2026/27?

The Board notes that while the draft plan's inflation assumptions of 3.1% (operational) and 3.4% (capital) are broadly consistent with the December 2025 annual CPI of 3.1%, the headline household rates increase of 7.40% (\$6.06/week) is more than double those assumptions.

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The gap appears to reflect structural cost drivers including debt servicing on a projected \$2.89B gross debt position, LTP-committed depreciation and infrastructure investment, and an operating cost overrun of \$56.4M above LTP projections: i.e. the structural cost drivers mean rates are going to keep rising.

The Board requests that Council provide a clearer disaggregation of the rates increase into its component causes (e.g. debt servicing, inflation, new investment, operating overruns) in future consultation documents, to enable communities to meaningfully engage with the trade-offs involved. We would also like increased visibility of programme-level budgets, an ongoing request of elected members that should be available for LTP deliberations.

The Board accepts that rephasing is a legitimate tool for managing an overall capital programme that remains \$86.7M below LTP. However, it notes that deferral creates a growing tail of deferred work that will need to be absorbed in later years, at higher construction costs, within an already-constrained borrowing envelope. Projects deferred once are at greater risk of being deferred again.

Several of the deferred Waitai projects relate to flood mitigation and estuary edge erosion, infrastructure with direct public safety implications for low-lying coastal communities, and the Board requests that the Council clarifies what the criteria have been used to decide on delaying capital works in this context.

The Board wishes to see stronger enforcement action which will require increased funding of dog control and freedom camping related services.

The Board would like Council support for key projects in the Board area that have been identified through the Board Plan process:

- Reutilisation of the Smith Street Service Centre
- Support a new Marshland Community Centre
- Burwood/Mairehau Roads intersection improvements
- Pages Road Bridge (non-funded ancillary works) and key transport links
- Wainoni Park lighting upgrades
- Rawhiti School minor safety improvements
- Completion of the New Brighton Masterplan (including necessary land acquisition)
- North Beach Carpark and Freedom Camping

And,

- Projects on the Draft Community Board Plan Watchlist:
 - Southshore Estuary Edge Project
 - Pages Road Bridge
 - Bromley Roads Project
 - QEII Park Development
 - Bexley Park Development
 - Linwood Park Changing Facility
 - Wyon and Hulbert Street Renewal
 - Hay Street Renewal – Linwood North to McGregor’s Rd.

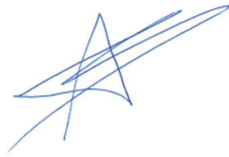
In addition, the Board requests:

- Cost-pressure increase for the minor safety improvements budget.
- Ongoing funding to operationalise Weaving the East (e.g. staff resourcing).

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The Board would like the Council to ensure that there is enough funding on budget to continue the ongoing community wellbeing response and support following the Wastewater Treatment Plant fire and stench.

Finally, we would like to reiterate that the wellbeing of residents should be the top priority of the Council in considering how decisions are made and money is spent.



Paul McMahon
Chairperson, Submissions Committee
WAITAI COASTAL-BURWOOD-LINWOOD COMMUNITY BOARD

16 March 2026

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SUBMISSION TO: Reserve Bank of New Zealand

ON: Access to Cash Survey

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1. INTRODUCTION

The Waitai Coastal-Burwood-Linwood Community Board appreciates the opportunity to make a submission to the Reserve Bank of New Zealand on the Access to Cash Survey.

2. SUBMISSION

1. On a scale of 1 to 5, how satisfied are you with the level of cash services in your district?
 - o 1 – Very dissatisfied (the services are poor)

2. On a scale of 1 to 5, how satisfied are you with the level of cash services in New Zealand?
 - o 1 – Very dissatisfied (the services are poor)

3. How important are each of these features of a cash service?
 - o 1 – Not at all important
 - o 2 – Slightly important
 - o 3 – Neutral
 - o 4 – Moderately important
 - o 5 – Very important

 - o How far you need to travel to use the service (1 – 5): 4
 - o How long you have to wait in a queue (1-5): 3
 - o It's free to use (1-5): 5
 - o Having staff on hand to assist you (1-5): 3
 - o Being able to use the service during business hours (1-5): 5
 - o Being able to use the service outside business hours, including weekends and public holidays (1-5): 5

Are there any other features that are important to you?
Being FREE to use and in sensible, safe locations are key.

4. On a scale of 1 to 5, how much do you agree that New Zealand needs a cash services standard?
 - o 5 – Strongly agree

5. Do you agree that most people (95%) living in rural areas should only have to travel up to 15km (or up to 30km if living outside rural settlements) to access cash services?
 - o 5 – Strongly agree

6. Do you agree that most people (95%) living in urban areas (cities and towns of 1000 or more people) should only have to travel up to 3 km to access cash services?
 - o 5 – Strongly agree

7. Do you support our proposal of having 2.5 cash service sites for every 10,000 people?
 - o 5 – Strongly agree

8. Do you think people and businesses in your district will have enough access to cash services under this proposal?
 - o Don't know

Please explain why you gave that rating.
We think this would be much better than the status quo.

9. Do you think people and businesses across New Zealand will have enough access to cash services under this proposal?
 - o Don't know

Please explain why you gave that rating.
We think this would be much better than the status quo.

10. Should there be different rules for some rural settlements, towns or parts of a city? For example, should busy tourist towns have more cash services than what we are proposing in our standard.
 - o Don't know

11. What factors should we think about when deciding whether a rural settlement, town, or part of a city needs a different level of cash service than the usual standard?
 - o How many people live in the rural settlement, town or part of the city
 - o How many people live in the wider area
 - o How many businesses operate in the community
 - o How far it is to the next town with cash services
 - o How important tourism is to the local economy
 - o Community characteristics (for example: average age, income, or ethnicity)
 - o How much it costs to provide the service there
 - o There shouldn't be any exceptions

12. Is there anything else you'd like to share about cash in New Zealand?

This is a timely proposal and the abandoning of communities by the big banks is disgraceful. The Board thanks the Reserve Bank for considering taking action.

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13. How would you describe where you currently live?
- Urban area in a city



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