
Christchurch City Council AGENDA

Notice of Meeting Te Pānui o te Hui:

An ordinary meeting of the Christchurch City Council will be held on:

Date: Saturday 11 April 2026
Time: 12.30 pm
Venue: Camellia Chambers, Civic Offices,
53 Hereford Street, Christchurch

Membership

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

7 April 2026

Principal Advisor

Mary Richardson
Chief Executive
Tel: 941 8999

mary.richardson@ccc.govt.nz

Meeting Advisor

Samantha Kelly
Team Leader Democratic Services Support
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Meeting Advisor

Cathy Harlow
Democratic Services Advisor
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Website: www.ccc.govt.nz

Note: The reports contained within this agenda are for consideration and should not be construed as Council policy unless and until adopted. If you require further information relating to any reports, please contact the person named on the report.

To watch the meeting live, or previous meeting recordings, go to:

<http://councillive.ccc.govt.nz/live-stream>

To view copies of Agendas and Minutes, go to:

<https://www.ccc.govt.nz/the-council/meetings-agendas-and-minutes/>



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2026 5

1. Apologies Ngā Whakapāha

Apologies will be recorded at the meeting.

2. Declarations of Interest Ngā Whakapuaki Aronga

Members are reminded of the need to be vigilant and to stand aside from decision making when a conflict arises between their role as an elected representative and any private or other external interest they might have.



3. Draft Annual Plan 2026/27 - Hearing of verbal submissions - Saturday 11 April 2026

Reference Te Tohutoro: 26/704263
Responsible Officer(s) Te Cathy Harlow, Democratic Services Advisor
Pou Matua: Samantha Kelly, Team Leader Democratic Services
Accountable ELT Helen White, General Counsel / Director of Legal & Democratic
Member Pouwhakarae: Services

1. Brief Summary

- 1.1 The purpose of this report is for the Council to receive the attached volume of submissions of those wishing to be heard at the Draft Annual Plan 2026/27 hearing held on Saturday 11 April 2026.
- 1.2 Attachment A contains the hearing schedule.
- 1.3 Attachment B contains a volume of submissions.

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A 	Schedule of submitters - 11 April 2026	26/704633	6
B 	Volume of submissions - 11 April 2026	26/706646	7

Schedule of submitters – Draft Annual Plan 2026/27 – 11 April 2026

Start	Time	Submitter	Sub #	Agenda page
12.30 pm	5 min	Philippa Rutledge	732	7
12.35 pm	5 min	TBC		
12.40 pm	5 min	Thomas Healey	1395	10
12.45 pm	5 min	Renan Cataliotti	129	17
12.50 pm	5 min	Josephine Cataliotti	139	21
12.55 pm	5 min	Ave Parthonnaud – verbal submission	n/a	n/a
1.00 pm	Buffer			
1.05 pm	5 min	Ian Grant Healey	1619	25
1.10 pm	10 min	WORD Christchurch	1411	29
1.20 pm	5 min	Dan van Asch	1444	32
1.25 pm	Buffer			
1.30 pm	5 min	Kari Hunter	1725	34
1.35 pm	5 min	Greg Partridge	1504	37
1.40 pm	5 min	Denis McMurtrie	1768	63
1.45 pm	5 min	John Miller	1475	67
1.50 pm	5 min	Darel Hall	1100	71
1.55 pm	5 min	TBC		
2.00 pm	10 min	The Cathedral Grammar School Trust Board	1608	79
2.10 to 2.25 pm - Break				
2.25 pm	10 min	Social Equity & Wellbeing Network	1396	81
2.35 pm	10 min	Christchurch East Labour Electorate Committee	1729	84
2.45 pm	5 min	Holmes Group Limited	1372	100
2.50 pm	10 min	School Strike 4 Climate Ōtautahi	1224	105
3.00 pm	10 min	Christchurch Youth Council Incorporated	1719	108

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Our Draft Annual Plan 2026/27

Submitter Details

Submission Date: 12/03/2026

First Name: Philippa **Last Name:** Rutledge

Feedback

Short submission form

This is our short submission form. Got more to say? Use our [full submission form](#).

Our full submission form includes a wider range of questions so you can provide feedback on more topics, such as the general rate business differential, the Climate Resilience Fund, contestable community grants, the Environmental Partnership Fund, areas of our capital programme, and the potential sale of Council-owned properties. You can answer any questions you wish and leave the others blank.

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%?

[Read more about rates from page 19 of the Consultation Document \(or about rates generally from page 24 of the Draft Annual Plan\).](#)

Yes.

Grants, funding, fees and charges

We're proposing some updates to our grants, funding, and fees/charges. Some fees will stay the same, while others will increase to keep up with rising costs. We're also proposing changes to our grants and funding so they reflect what the community needs as well as what the Council can afford, with some programmes receiving more support and others changing.

[Read about our proposed changes in the Consultation Document or on our website here. Or look at our full Draft Annual Plan 2026/27.](#)

Do you support the overall direction of our proposed changes to grants, funding, and fees/charges?

In part.

Comments

In addition to the changes we're proposing to grants, funding, and fees and charges, we're also proposing some other changes to our spending in 2026/27 to make sure we're focusing on what the city needs most and can afford. This includes paying more for essential services and infrastructure, updating budgets where costs have risen, and adjusting the timing of some projects so we only charge ratepayers for work we're confident we can deliver in the year ahead.

[Read about our proposed changes in the Consultation Document or on our website here. Or look at our full Draft Annual Plan 2026/27.](#)

Do you have any comments on our proposed changes to grants and funding, fees and charges, or spending for 2026/27?

I don't agree with user-pays for other than commercial services. The cost of a community service spread over all ratepayers can be tiny while user pays for a private individual can put those services beyond reach.

Restoring our iconic buildings

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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.

[Read more about the iconic buildings on page 28 of the Consultation Document.](#)

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

Critical – these are essential to our city's identity and economy.

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

Yes, the Council does need to invest in the restoration of these buildings.

When considering funding requests for the city's major heritage and civic buildings, it is important to focus not on the total combined shortfall—approximately \$290 million—but on the realistic contributions being sought from the Council for each project. The Council is not being asked to underwrite every building's entire funding gap. What is needed is clarity about the specific, time-phased support required from Council for each project, including the expected maximum annual cost per building.

Once these individual needs are clear, priority-setting becomes both possible and necessary.

1. Provincial Buildings – Council's Direct Responsibility

The Provincial Buildings are owned outright by the Council. Their reinstatement is therefore a direct Council obligation. Importantly, no significant restoration has yet occurred, and without Council action these buildings will continue to deteriorate. As sole owner, the Council has an unavoidable responsibility to fund this work.

2. The Arts Centre – Partially Restored and Operational

The Arts Centre has made substantial progress. Many buildings are restored, and the precinct is functioning well. While continued support is desirable, it is not facing the same level of urgency or dependency on Council intervention as other projects.

3. Canterbury Museum – A Choice, Not a Necessity

The Museum redevelopment is the most expensive of the major heritage projects but already has significant guaranteed ratepayer funding locked in. Its redevelopment is an important cultural investment, yet—unlike the Cathedral, Provincial Buildings, and parts of the Arts Centre—it is not essential to the basic functioning or identity of the central city. It remains, in many ways, a discretionary project.

4. Christ Church Cathedral – Essential to the Heart of the City

The Cathedral occupies a unique and irreplaceable role in Christchurch's identity. Its reinstatement is fundamental to the revival of Cathedral Square. Without a functioning Cathedral, the Square cannot genuinely recover.

Key points:

The Council has already committed a dedicated rate to support a \$10 million contribution.

Like other projects, the Cathedral has faced cost inflation; however, unlike others, it has actively reduced scope and "cut its cloth" to contain costs.

While a place of worship, it has always served as a major civic venue, hosting public events, commemorations, concerts, and significant community gatherings.

For a sum far smaller than the temporary seating costs built into the Stadium budget, the city can restore its most recognisable landmark and restore civic pride at the city's centre.

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Reopening the Cathedral offers exceptional civic value relative to cost and is the single most impactful step toward re-establishing the heart of Christchurch.

Future feedback?

For future feedback about our services and issues impacting Christchurch residents, do you consent to us holding your email address and the demographic information that you have provided?

We comply with the Privacy Act 2020. If you say yes, we will use the information for the sole purpose of contacting you about future feedback about our services and other issues impacting Christchurch residents. You can read the Christchurch City Council's privacy statement [here](#).

Yes.

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Our Draft Annual Plan 2026/27

Submitter Details

Submission Date: 26/03/2026

First Name: Thomas Last Name: Healey

Feedback

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%?

[Read more about proposed changes to rates from page 19 of the Consultation Document \(or about rates generally from page 24 of the Draft Annual Plan\).](#)

No.

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

the rate increase are affecting a lot of people including pensioners who have limited fund's and it's getting to the point that people are having to sell their house so they can survive

General rate business differential

We're proposing to lower the business rates differential from 2.22 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.

[Read more about the business differential on page 21 of the Consultation Document \(or about differential categories generally from page 26 of the Draft Annual Plan\).](#)

Do you support 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?

Don't know.

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

Don't know.

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.

[Read more about the Climate Resilience Fund on page 24 of the Consultation Document.](#)

Which option do you support for the Climate Resilience Fund?

Pause the planned 0.25% rates increase for 2026/2027, resuming contributions from 2027/2028.

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

fourth option abolish the fund

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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%.

Read more about contestable community grants on page 25 of the Consultation Document. For a full list of the grants we have the option of reducing funding for, visit letstalk.ccc.govt.nz/annualplan.

Which option do you support for contestable community grants?

Don't know.

Do you have any comments on the proposed changes to our spending on parks? If not, leave blank.

would like to know how much cost on parks could be reduced. And if the companies are overcharging can we bring the work in house. Also would like to start a food forest in the Red zone

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.

Read more about these properties on page 26 of the Consultation Document (or from page 239 of the Draft Annual Plan). See [property locations and access reports here](#).

Do you support the Council selling these properties?

No.

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

8 Martindale's rd heathcote valley i put a request to turn the land into a community garden and was refused i also rent the one of the garage's on site which i need and was promised when i moved in especially after my car was broken into after parking [REDACTED] we could use some of these areas for more community garden's

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.

Read more about the iconic buildings on page 28 of the Consultation Document.

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

Not important – other priorities matter more.

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

no way can we afford to afford this also very concerned that mayor has approached the cathedral and alluded to help out as recorded in the news paper

Future feedback?

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Yes.

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Attached Documents

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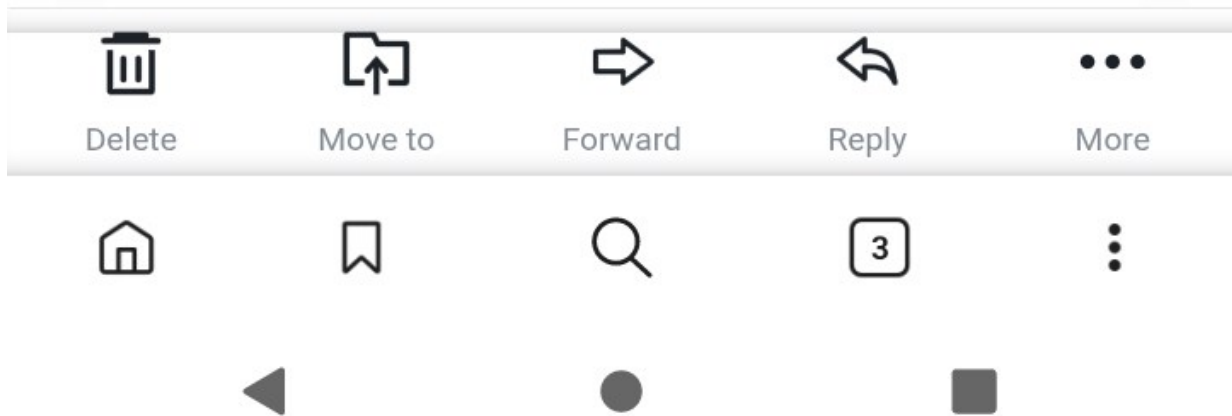
The message is consistent. The cost of living is still the biggest pressure facing households, from groceries to rent to power bills, people are feeling stretched. With global tensions now adding pressure to fuel prices, there's real concern things could get even tougher this year. Importantly, these pressures were already being felt before the war added further uncertainty to fuel prices. These developments have only increased concern about what the year ahead might look like for household budgets.

These are issues we continue to raise in Parliament, including the importance of ensuring policies are focused on affordability, supporting access to transport options, and investing in

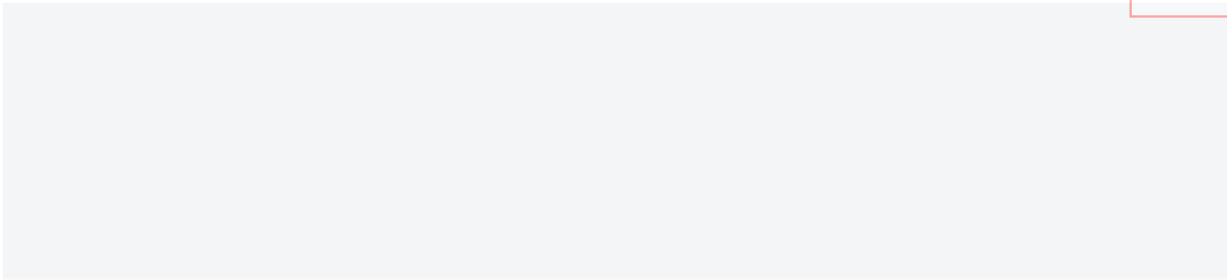
reliable, locally produced energy to help reduce long-term costs.

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Labour's focus remains on a more affordable New Zealand, where people



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**Reuben
Davidson**

MP for Christchurch East

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Parliament Buildings, Wellington 6160

 /ReubenDavidsonLabour
 /reuben4east

18th March 2026

Dear whom it may concern

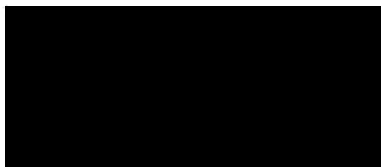
I am writing to express my support for the proposal to establish a designated food forest within the Red Zone, with a particular focus on planting fruit trees for community foraging.

Planting fruit trees in public spaces has the potential to deliver meaningful benefits, including improving access to fresh food, strengthening community connection, and making productive use of available land. Such initiatives can also contribute positively to local biodiversity and promote sustainable, community-led use of green spaces.

I support further exploration of this proposal and encourage constructive engagement with the community and relevant stakeholders to assess its feasibility and long-term value.

Thank you for your consideration.

Ngā mihi nui,

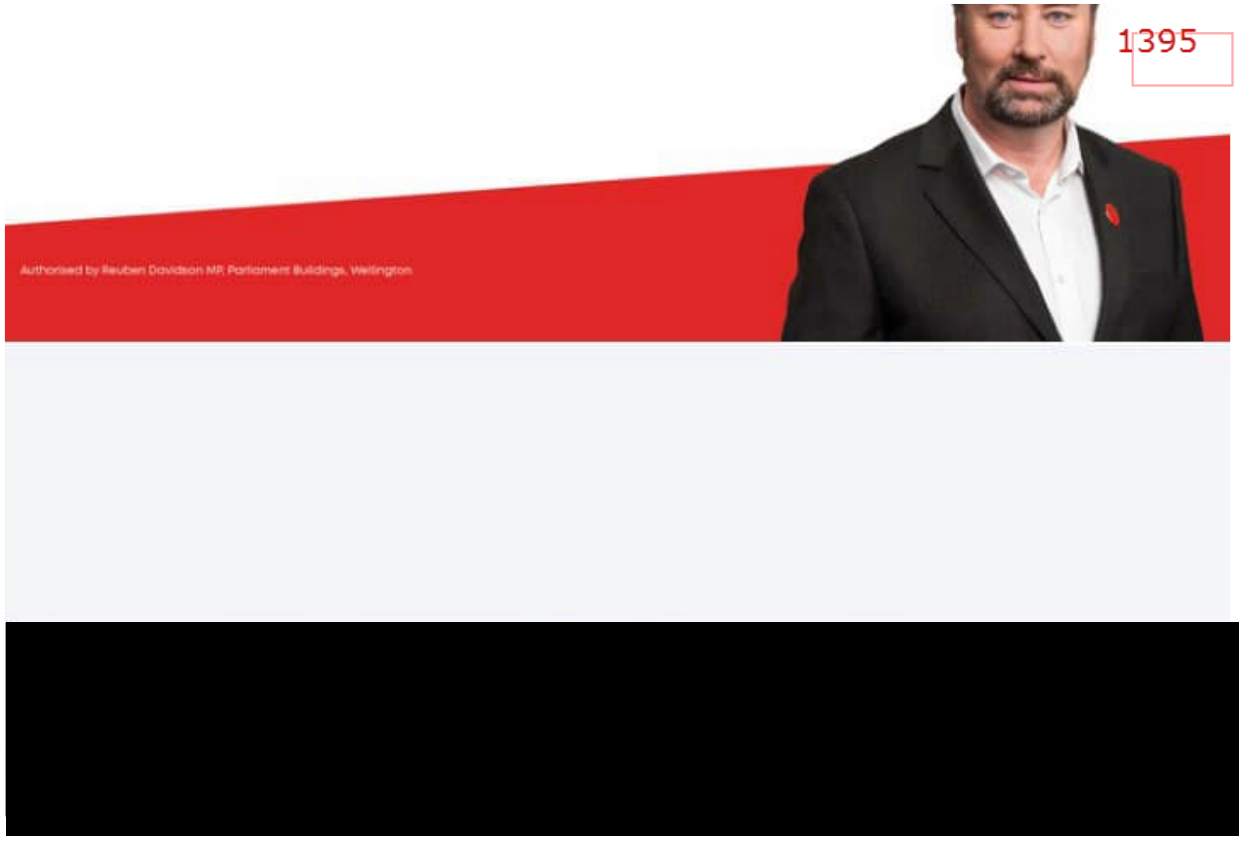


Reuben Davidson

MP for Christchurch East

Spokesperson for Economic Development; Science, Technology and Innovation
Broadcasting, Media and Creative Economy.





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Our Draft Annual Plan 2026/27

Submitter Details

Submission Date: 02/03/2026

First Name: Renan **Last Name:** Cataliotti

Feedback

Short submission form

This is our short submission form. Got more to say? Use our [full submission form](#).

Our full submission form includes a wider range of questions so you can provide feedback on more topics, such as the general rate business differential, the Climate Resilience Fund, contestable community grants, the Environmental Partnership Fund, areas of our capital programme, and the potential sale of Council-owned properties. You can answer any questions you wish and leave the others blank.

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Yes.

Grants, funding, fees and charges

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Do you support the overall direction of our proposed changes to grants, funding, and fees/charges?

Yes.

Restoring our iconic buildings

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[Read more about the iconic buildings on page 28 of the Consultation Document.](#)

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.

Future feedback?

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Yes.

Attached Documents

Kia ora

My name is renan Cataliotti. I am a resident of Akaroa community and a member of Akaroa Voices for Peace as well as Regenerate Banks Peninsula.

On Behalf of Akaroa voices for Peace I would like to express my support for the proposal of a youth and multicultural community centre and ask the community board to include this proposal to the annual plan 2025/2026.

Our community is very rich in diversity with many origins and culture: From Māori and British to French, Germans, north and south Americans, Africans, Czech, Indian, Pacifica, Asians , eastern and southern Europe, Pakistan, Indonesians, etc..

This great diversity could be celebrated and benefit our community even more through cultural events like cooking and sharing meals, teaching cultural traditions, a place where we can all meet and celebrate each other culture during important events throughout the year like matariki, Ramadan, Bastille day, etc..

We recently went to a fund raising event in Christchurch where a group of people were cooking meals from their home land for about 200 people. That evening was a great success and we thought this is something we could organise for our community to help other communities in the world.

But the lack of venue and commercial kitchen usable by the public would make that planning very difficult. That is when we realised Akaroa needs a COMMUNITY CENTRE with a commercial kitchen, enough room to accommodate conferences, fund raising events and local groups activities like dancing clubs, art, music, reading, games, cooking, etc.. a public, functional and safe place for everyone to use.

Also a place, in collaboration with heartland, that can facilitate mental health help and treatment from counsellors, psychologist coming from out of the community and groups that help others in need to succeed through everyday challenges in life.

A place where our youth can meet and gather to do activities or just catch up away from home or school but in a safe environment.

A sport complex, where everyone can come and do yoga, basketball, tennis, swimming, relax in hot pools and then have a shower. These services can also be available for tourists and visitors. Especially in winter on a rainy day when there is not much activities available in out town. This will boost our local economy.

A HUB that goes from the freedom camping area (which will improve it) to the main road and across the green.

A place that will link all of us, from all different origins, ages or interest together. One community in our diversity.

Also a community food forest and garden involving local residents and their Tamariki with a market area and conservation centre which will be explained in the next presentation on behalf of Regenerate Banks Peninsula.

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Thank you

Renan Cataliotti

Akaroa Voices for Peace

Our Draft Annual Plan 2026/27

Submitter Details

Submission Date: 02/03/2026

First Name: Josephine Last Name: Cataliotti

Feedback

Short submission form

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Don't know.

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[Read about our proposed changes in the Consultation Document or on our website here. Or look at our full Draft Annual Plan 2026/27.](#)

Do you support the overall direction of our proposed changes to grants, funding, and fees/charges?

Don't know.

Restoring our iconic buildings

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Yes.

Attached Documents

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Kia ora, my name is Joey Cataliotti.

I'm currently the head education ranger at Pohatu Penguins. I'm responsible for creating and running conservation based education and activities for children and teenagers. I work with [REDACTED] and other members of the community to raise awareness through holiday programs on site at Pohatu. We also run a local Akaroa based kids conservation club which is run outside of Pohatu penguins where we teach and run activities based around conservation initiatives and sustainable living. This has been run in the sports pavilion with great success.

I also run the Akaroa Community Dance club, assistant coach for the Akaroa Karate club and also helped for many years to teach for the Littleriver gymnastic club. Working with children and teenagers in my community is something I'm very dedicated to offering my free time to.

We are proposing a youth and multicultural community centre in Akaroa, built around the existing rec-ground and sports pavilion.

For the youth of Akaroa we feel there is a gap and a need for a multi-functional space to focus on the health of our Tamariki and teenagers outside of school and homes where they feel safe and valued. A place where they can unwind from pressures of school and exams. Where they can be with their peers away from alcohol and drugs.

This space can be run and organized by myself and others with experience and time. We would run activities through our already existing clubs and groups but we would also like to offer a space for the youth themselves to run and have a bit of freedom.

The image we have is a common area with sofas, desks, tables and tech.

Provided games like adventure card games, board games or Dungeon and dragons with possible tournament evenings. This is super popular at the moment and can also raise money.

Another idea is to have some video gaming allowed, controlled of course with pre chosen and downloaded games set up for multiple players. No games involving violence or lawlessness.

One of the most damaging things for our youth today is isolated gaming of violent and lawless themes, disconnecting players from each other and creating a lack of a personal accountability of ones actions. For this reason it is so important to promote interaction and team work without taking away what they enjoy doing.

This of course would need a staff member to be on the premises while area is open. It would be a good idea to add a small office space with open door and window facing into the room as not to disturb but to keep an eye. While also been able to work.

The already running Conservation club would utilize this space once a week, offering activities and education programs and would also set up a tree nursery somewhere on site.

The Akaroa Community dance club would also use this space once a week, running classes for all ages plus inviting others in the community with different dance styles from different cultures to come and teach. I would also support any youth who might want to start their own dance troop and need a practice space.

The Akaroa Arts council, of which Ave is a member would also use this space to run workshops for Tamariki, teenagers and all ages, in a wide area of the Arts, which promotes creative thinking.

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All would need a storage area for equipment and materials.

I believe a space like this would encourage people all over the community to contribute their time and experience to support our children and youth. When people get involved and contribute to their community it gives them a sense of value within themselves which helps with mental health. Most importantly our kids need to see leaders and have good mentors.

Recently our small community has had a run of suicides. We have lost valuable, talented, amazing people to mental health problems. The youngest of which aged 15 years old. This has shocked us and been a deep loss felt in every corner of our community. This can be avoidable.

We need a space for people to come together, share, teach and show support. A place to celebrate or watch sports events without alcohol present. A healthy place for all ages outside of the pub experience.

We feel like a space like this is a necessary investment. Invest in our Tamariki and teenagers. Invest in the people who have and will continue to offer our time and passion to keep it all going.

Thank you for your time.

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Our Draft Annual Plan 2026/27

Submitter Details

Submission Date: 27/03/2026

First Name: Ian Grant **Last Name:** Healey

Feedback

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?

[Read about our proposed changes in the Consultation Document or on our website here.](#) Or look at our full Draft Annual Plan 2026/27.

To whom it may concern.

I am a 72 year old superannuant having spent 33 years working for the D.S.I.R. and the New Zealand Police. I am appalled at the arrogant people and attitudes that now seem to be common in staff running our city council despite our very poor services!

Things like ploughing ahead to re-build the destroyed Anglican Cathedral against all good sound advice in the face of poorly planned and orchestrated financial costs. A much better, beautiful cathedral had been proposed right at the start based on a structure in California at much cheaper price and that would have been finished long ago! It was a beautiful building. Instead, at the behest of a bunch of millionaire arrogant Anglicans full of ridiculous nostalgia, an attempt has been poured money into to try and restore the old building at tremendously increasing costs. This should be paid for by these idiots who are pressuring for the old building to be restored. As expected & warned of, this has blown out massively, even though massive damage has been visited upon this site by previous, historic earthquakes.

The second matter is the new Stadium. To build a big new stadium right in the middle of town, with all the traffic and access problems that go with it is another example of crass stupidity! I have been involved with traffic and other problems associated with the old stadium on Wilsons Rd for many years and the clowns who proposed building the new stadium on Barbadoes St need their heads examined! The traffic and pedestrian nightmares this is going to create are beyond comprehension. It would be more sensible to have built it on sound ground in a sensible area and put in practicle access, bus routes and parking, well away from residences, commercial problems.

The museum site is a valuable asset to our city and it is something people don't mind money being spent on to upgrade and restore

Also, the telephone services in the CCC absolutely need improving. Much of the time, it is difficult or impossible to get through to speak to anyone about important issues

As for the rates projections, the level has now exceeded anything that elderly or poor people can ever be expected to handle on the amount of income many poor people have, especially those on superannuation.

I have found that the \$20 per fortnight I was spending on groceries two years ago, now exceeds \$130 per week

1619

now. The fuel price is massive and that's even tho I walk most places or use the free bus service as and whenever I can

My doctors prescriptions, and occasional visits are prohibitive and will soon be unable to pay for my medication.

My house is an old state house and the rates were manageable but all of a sudden they have shot up to nearly \$3,000 per year, so I won't be able to pay them this year.

My telephone and cable expenses have gone to record heights and very shortly I will not be able to pay that either and even though I installed a solar power system, power bills are heading off the planet, despite no longer using heating or dryers

The colossal increase in road transport, obviously encouraged by the current council at great expense and that I only use occasionally, is just crazy and a waste of money

I. G. Healey

1619

Bar Grant Hecley

26.3.2026

To whom it may concern.

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I am appalled at the arrogant people and attitudes that now seem to be common in staff running our city council: despite now very poor services.

Things like ploughing ahead to re-build the destroyed Anglican Cathedral against all good sound advice in the face of poorly planned and orchestrated financial costs. A much better, beautiful cathedral had been proposed right at the start based on a structure in California at a much cheaper price and that would have been finished long ago! It was a beautiful building. Instead, at the behest of a bunch of millionaire arrogant Anglicans full of ridiculous nostalgia, an attempt has been poured money into to try and restore the old building at tremendously increasing costs. This should be paid for by these idiots who are pressuring for the old building to be restored. As expected, and warned, this has blown out massively, even though massive damage has been visited upon this site by previous, historic earthquakes

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1619
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The colossal increase in road transport, obviously encouraged by the current council at great expense and that I only use occasionally, is just crazy and a waste of money

[REDACTED]
I.G Healey

1411

Our Draft Annual Plan 2026/27

Submitter Details

Submission Date: 26/03/2026

First Name: Steph **Last Name:** Walker

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

WORD Christchurch

Your role and the number of people your organisation represents:

Executive Director. Representing the board and staff - 10 in total

Feedback

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 in line with the rising cost of providing services.

[Read more about fees and charges on page 22 of the Consultation Document \(with more information from page 104 of the Draft Annual Plan\).](#)

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

We advocate for ensuring affordable community rates for civic venues, including the Tūrangā event spaces, community centres and other Council-run venues. So often organisations apply to Council to fund these rental costs, which creates a circular funding model that doesn't get anyone further ahead.

The more that building are accessible for organisations to utilise, the more life and wellbeing we can add with the people who attend and participate workshops and events in those spaces. What is the point of a building without people using it?

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

Neither agree nor disagree.

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.

[Read more about the Climate Resilience Fund on page 24 of the Consultation Document.](#)

Which option do you support for the Climate Resilience Fund?

Don't know.

Contestable community grants

1411

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%.

[Read more about contestable community grants on page 25 of the Consultation Document. For a full list of the grants we have the option of reducing funding for, visit \[letstalk.ccc.govt.nz/annualplan\]\(http://letstalk.ccc.govt.nz/annualplan\).](#)

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?

WORD Christchurch strongly opposes the 5% reduction. While 0.04% is a negligible saving for the individual ratepayer - a cup of coffee a month, perhaps? - a 5% cut to the contestable pool is a significant blow to the arts and community sector. The Long Term Plan positions Ōtautahi Christchurch as A Cultural Powerhouse City, but reducing funding to those who will make the city this powerhouse appears to reduce the priority level of this key and core community outcome.

For WORD, Council funding is both vital, but it is also a leverage mechanism—every dollar from CCC helps us secure further funding from Creative NZ and private donors. Reducing this support sends a signal to national funders that the Council is de-prioritizing its 'Cultural Powerhouse' goals, potentially leading to a much larger net loss of investment into the city's economy.

Council have key infrastructure opened or shortly opening in the city - the Court Theatre, Parakiore and Te Kaha. All of these need activity in them to justify the investment. Organisations like WORD and other community groups provide the people and the vibrant programming that activate these spaces. I'd argue that is one of the key reasons for the success of Tūranga.

The Environmental Partnerships Fund

Our Draft Annual Plan proposes to increase the Environmental Partnerships 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.

[Read more about the Environmental Partnership Fund on page 25 of the Consultation Document and on our website: \[here\]\(#\).](#)

Which option do you support for the Environmental Partnerships Fund?

Don't know.

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.

[Read more about these properties on page 26 of the Consultation Document \(or from page 239 of the Draft Annual Plan\). See \[property locations and access reports here\]\(#\).](#)

Do you support the Council selling these properties?

Yes.

Restoring our iconic buildings

1411

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.

[Read more about the iconic buildings on page 28 of the Consultation Document.](#)

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

Critical – these are essential to our city's identity and economy.

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

We support the Council investing in the restoration of these iconic buildings. As a festival and events organisation we thrive on utilising venues that show the spirit of our city - we are known for this nationally (if you read Steve Braunias' nearly annual WORD Festival review, you'll know!) We have, in the past, used all of the historic buildings listed in the plan.

The Canterbury Museum is a storehouse of stories, so they are a natural partner with WORD. We're looking forward to creating more after-dark experiences in the redeveloped building like our event we did just prior to the closing of the museum. With our offices near to Cathedral Square we can see firsthand the impact of stopping work has not just on the building but the entire area.

The Cathedral itself has been a venue for WORD and we look forward to utilising it again. It has not just been a religious space, but a very useful 700 seat event space. We support Te Maire Tau's recent article about the naming of the City - without the cathedral it does not make sense (neither does the Council logo).

and it is the mix of heritage and new that will give depth to our city.

Future feedback?

For future feedback about our services and issues impacting Christchurch residents, do you consent to us holding your email address and the demographic information that you have provided?

We comply with the Privacy Act 2020. If you say yes, we will use the information for the sole purpose of contacting you about future feedback about our services and other issues impacting Christchurch residents. You can read the Christchurch City Council's privacy statement [here](#).

Yes.

1444

Our Draft Annual Plan 2026/27

Submitter Details

Submission Date: 26/03/2026

First Name: Dan Last Name: van Asch

Feedback

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%?

[Read more about proposed changes to rates from page 19 of the Consultation Document \(or about rates generally from page 24 of the Draft Annual Plan\).](#)

No.

General rate business differential

We're proposing to lower the business rates differential from 2.22 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.

[Read more about the business differential on page 21 of the Consultation Document \(or about differential categories generally from page 26 of the Draft Annual Plan\).](#)

Do you support 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?

Yes.

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

Neither agree nor disagree.

Do you have any comments on the proposed changes to our spending on three waters (e.g. drinking water, wastewater, stormwater)? If not, leave blank.

Adequate initial provision for and then continued ongoing funding for maintenance of capital works is vital. The new stormwater ponding infrastructure associated with the Heathcote river, and te Kuru in particular is in need of proper funding to continue through the initial operation learning phase and to cope with annual maintenance and special maintenance (after extreme events) in the basins. The effects of the February rain event were severe on the privately owned farmland adjoining the upper parts of the catchment. Recognition of the costs to the private landowners and an undertaking by CCC to complete the maintenance now required before the winter, including returning the basins to full operating specifications is necessary.

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.

[Read more about these properties on page 26 of the Consultation Document \(or from page 239 of the Draft Annual Plan\). See \[property locations and access reports here\]\(#\).](#)

Do you support the Council selling these properties?

Yes.

1444

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

Capital recycling into capital assets that have current value to the City and the rate payers is a valid approach to overall citywide asset management.

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.

[Read more about the iconic buildings on page 28 of the Consultation Document.](#)

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

Important – worth pursuing if funding can be secured.

Future feedback?

For future feedback about our services and issues impacting Christchurch residents, do you consent to us holding your email address and the demographic information that you have provided?

We comply with the Privacy Act 2020. If you say yes, we will use the information for the sole purpose of contacting you about future feedback about our services and other issues impacting Christchurch residents. You can read the Christchurch City Council's privacy statement [here](#).

Yes.

1725

Our Draft Annual Plan 2026/27

Submitter Details

Submission Date: 28/03/2026

First Name: Kari **Last Name:** Hunter

Feedback

General rate business differential

We're proposing to lower the business rates differential from 2.22 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.

[Read more about the business differential on page 21 of the Consultation Document \(or about differential categories generally from page 26 of the Draft Annual Plan\).](#)

Do you support 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?

No.

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

Disagree.

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.

[Read more about the Climate Resilience Fund on page 24 of the Consultation Document.](#)

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.

The Environmental Partnerships Fund

Our Draft Annual Plan proposes to increase the Environmental Partnerships 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.

[Read more about the Environmental Partnership Fund on page 25 of the Consultation Document and on our website: here.](#)

Which option do you support for the Environmental Partnerships Fund?

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

Future feedback?

For future feedback about our services and issues impacting Christchurch residents, do you consent to us holding your email address and the demographic information that you have provided?

We comply with the Privacy Act 2020. If you say yes, we will use the information for the sole purpose of contacting you about future feedback about our services and other issues impacting Christchurch residents.

You can read the Christchurch City Council's privacy statement [here](#).

T24Consult Page 1 of 2

1725

Yes.

Attached Documents

CCC ANNUAL PLAN 2026 – SUBMISSION

KARI HUNTER | 27 MAR 2027

Rates increase

I think the increase in rates is reasonable.

I'm pleased to see that some of the previous external contractors and other functions have been brought in-house.

Transport spending

Within the transport budget, I strongly urge investing in rapidly making more and more of the city safe and accessible for active modes, while ensuring continued access for motor vehicles.

This even more urgent now than before because:

- Climate change is accelerating and threatening the lives of billions of people planet-wide, including many New Zealanders and Christchurchers)
- Current supply disruptions mean many people urgently need alternatives to driving

These are in addition to the following reasons, that are as relevant now as in previous years. As always, this is necessary to:

- Support the health and safety of city residents – reduce the risk of injuries and mortalities from collisions, reduce illness and mortality from air pollution, ncrease opportunities for enjoyment and beneficial exercise.
- Protect the health of our environment - reduce the toxic runoff from roads into waterways and soils, eventually reduce congestion.

Reduce the speed of other road maintenance if necessary to fit within the transport budget.

Waste Water resilience

I once again ask that the Council address planning for the longer-term resilience of waste-water management for the city. If we are to continue to have a habitable city for the lifetime of our current residents and beyond, we will need systems to manage waste as sea-level rise and increasing storm surges threaten and eventually overwhelm our current low-lying system. Please begin looking at options this year.

No Council resources for oppressive messaging

I would like you to ensure that the Council and its funding do not support the propagation of messaging that is harmful to groups of people who have been marginalised and terrorised in our city and continue to systematically killed and have resources stolen and exploited internationally. Specifically, please ensure that until the local rugby team change their name and branding, that they do not get to use Council resources to display their branding. It has always been a serious problem, and with current world events, it is even more important to reject this. Our Council must not in any way enable or support messaging that celebrates the historical (11th – 13th centuries) mass murder of Muslims and the plunder of their lands in west Asia in the name of Christianity. This is not an objection to sport in general or rugby in particular, only to the name and imagery that team uses, and any supoort for it by Christchurch and our Council.

Our Draft Annual Plan 2026/27 from Partridge, Greg

1504

Our Draft Annual Plan 2026/27

Submitter Details

Submission Date: 27/03/2026

First Name: Greg Last Name: Partridge



Feedback

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%?

[Read more about proposed changes to rates from page 19 of the Consultation Document \(or about rates generally from page 24 of the Draft Annual Plan\).](#)

No.

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

The Council is at last count roughly **\$2.5 billion** in debt.

It is long past time for you to take stock of what you are doing to the citizens of Christchurch and how you are spending our money.

Every decision should be measured against one question: "Is this spending truly necessary, genuinely justified, or simply serving someone's personal agenda?" It is time to set aside the "nice-to-haves", and focus firmly on what really matters—the essentials.

Christchurch ratepayers deserve a Council that puts responsible, necessary spending above vanity projects and self-serving ambitions. Your failure to tighten the Council's belt is not sending a good message to the public—it signals waste, poor priorities, and a disregard for the financial pressures Christchurch ratepayers are facing.

You cannot continue the practice of treating Christchurch ratepayers as an endless source of funds that you draw upon and spend without careful consideration.

Rate Payers are struggling to make ends meet. This has been proven by the fact that the Rates Rebates Scheme in

Our Draft Annual Plan 2026/27 from Partridge, Greg

Christchurch is costing the Government \$3.4 million more each year than it did four years ago. Data provided by the Christchurch City Council under the LGOIMA shows spending on the scheme has increased from \$6.1m to \$9.5m annually compared to 2021. You also cannot continue to ignore that nor that the Council's chronic pattern of project budget overruns, which routinely exceeding initial estimates by 20% to 30%. Doing so is not a measure of good governance, but simply a sign of poor planning and mismanagement at the highest level.

Over the past two election cycles, the Council has collectively burned through hundreds of millions of dollars, recklessly approving projects that repeatedly don't have realistic budgets, are not essential, and are not properly scrutinised—all of which has been widely reported in the media – yet years after the devastation of the Christchurch Earthquakes, we have roads and basic infrastructure that are still bugged and a sewerage plant that isn't fit for purpose.

Here are just a few examples of what I'm referring to:

- Ōtākaro Orchard

You paid out **\$250,000** to the Food Resilience Network's Ōtākaro Orchard project, despite repeated assurances from their spokesperson that the money would be repaid on time—which proved to be false—and you went on to provide further grants and ultimately "loan forgiveness."

In simple terms you wrote the loan off and in effect, allowed yourselves to be manipulated by a vocal advocate pursuing a personal agenda. The result has been a direct cost to ratepayers with a clear hit and needless erosion of your public credibility and reputation.

- Newly planted tree deaths

You've allowed roughly 450 newly planted trees and plants at Te Kaha Stadium to die—at an undisclosed cost to Christchurch ratepayers. Council staff have brushed this off as "acceptable," pointing to a 10% attrition rate being within expectation of all planting projects that the Council are involved with. In reality, that's an admission you expect, and tolerate the waste of public money.

The facts tell a slightly different story, however.

In 2020, you spent a lot of money planting expensive Japanese Maple trees in huge white pots along the full length of Victoria Street in the Central City. You then neglected them to the point that a third of them died.

As per the Urban Forest Plan, all of these trees that were removed after they were died (many of which have now been missing for more than two years), should have been replaced with new trees, but they haven't.

In the Ōtākaro Avon River Corridor in Dallington's Red Zone, after **\$100,000** was spent by the Council on native plantings, around 50% died. Even more telling, that was labelled a "marked improvement" on an earlier effort where 100% of what was planted died—despite **\$72,000** having been spent preparing the site.

These examples represent more than a 10% margin for loss—they indicate a systemic failure. Ratepayers aren't funding planting projects; they're funding repeated, avoidable waste caused by a lack of basic care and accountability in a repeat cycle of failure.

- Over engineered cycleways

As of early 2024, the Christchurch City Council had spent approximately **\$203 million** to deliver just 101 km of cycleways—a project that began in 2013 with a **\$68.3 million** budget and is now projected to balloon to **\$300 million** by 2029. This is not a minor overrun or steady growth—it is chronic cost blowout.

The Antigua Street cycleway (Tuam to Moorhouse) illustrates the problem. Originally budgeted at **\$3.9 million**, that blew out by close to 30% to nearly **\$5 million**, with the shortfall covered by diverting funds from another project elsewhere. That is not prudent budgeting—it is simply shifting the problem, robbing from Peter to pay Paul, and amounts to shuffling deck chairs on the Titanic. Additionally, and perhaps more importantly, it raises serious questions about the competence of those setting these budgets; casting grave doubt on whether they are truly qualified for the task when they are consistently getting it wrong. Using "raids" or reallocations to cover overruns is not sound governance; it signals failures in planning, project management, and risk assessment.

Then there is the Harewood Road "Wheels to Wings" cycleway, where between **\$5.4 million and \$6.2 million**

Our Draft Annual Plan 2026/27 from Partridge, Greg

was spent on a project that hasn't even broken ground, and has no real support from the majority of the local community. This is not investment—it is money burned with nothing to show for it.

- Unnecessary speed humps

As of March 2025, you've spent **more than \$8 million** on road humps and raised platforms—installations that typically cost between \$30,000 and \$55,000 each, with some larger intersection treatments reaching as high as \$700,000.

A cohort within the Christchurch City Council aggressively continued to push these projects forward while again ignoring sustained community backlash. Ratepayers have repeatedly raised concerns about the expenditure and continued strain on the public purse, and are now left dealing with the increased noise, vibration, and worsening congestion—impacts that were entirely foreseeable.

It has taken persistent and highly visible public opposition just to bring some of this spending to a halt. This raises the obvious questions of why it took so long for that level of resistance to curb what should have been more carefully considered, as well as why these projects went ahead when they were not aligned with community priorities in the first place.

- Murals on building walls

In June 2024, following a last-minute change to the Christchurch City Council's 10-year budget and claims from Watch This Space Trust creative director Reuben Woods that the project would be "game-changing," the Council committed **\$800,000** to a street art initiative. This came despite ongoing calls from the wider community for the City Council to exercise greater financial restraint, and at a time when the Council's outdoor public art collection had already grown to **\$13.7 million** by 2017, having added 19 new pieces since 2009.

Many of those walls on which the murals were painted are now, or soon will be, permanently hidden by the construction of neighbouring buildings, resulting in hundreds of thousands of public money having been spent on artwork with limited long-term visibility.

- Gloucester Street

You spent **\$1.4 million** on the controversial "makeover" of Gloucester Street in the central city. It drew criticism not only from the public but also from Central Government who labelled it a waste of money. The temporary design changes, coupled with the 16-month reduction of the speed limit to a ludicrous 10 kph—only to restore it later to 30 kph—added to the public backlash. Councillor Moore summed it up bluntly in one short sentence: "I told you that 10kph limit would be bad news."

Championed by Councillors McLellan and Templeton, this vanity project largely involved painting stencils on the asphalt and plonking a number of "temporary" planter boxes along the road and footpath. Once again, the trees and shrubs placed in these planters have been largely left to deteriorate, with many showing clear signs of stress, or have withered and died, due to inadequate watering.

The expected ongoing maintenance cost of this so-called "upgrade" is **\$36,000** annually, although invariably that will increase until it is deemed no longer sustainable – and then what? The street will look shabby and unkempt, and it will have all been a waste of Rate Payers money.

- Staff and Consultant costs:

Since 2022, the Christchurch City Council has spent **\$251 million** on consultant fees, rising sharply from **\$52 million** in 2022, to **\$61 million** in 2023, **\$66 million** in 2024, and **\$72 million** in 2025.

On top of that, **\$2.1 million** was paid in staff severance between 2022 and 2024.

In 2024 alone, **\$700,000** went to twelve employees, including the [REDACTED] [REDACTED] received a **\$126,000** "golden handshake" after ending [REDACTED] [REDACTED], and **\$231,000** was paid to an unnamed employee—a payment the Council has so far refused to disclose publicly. Incidentally, this ongoing reluctance to reveal who received such a substantial payout raises serious questions, particularly given the Council's historical struggles with transparency, including a 2019 Ombudsman report that uncovered a "culture of secrecy."

In 2023, **\$918,000** was paid to twenty-two employees, including more undisclosed sums [REDACTED] [REDACTED] had continued to draw significant salaries for extended periods while absent from work.

Our Draft Annual Plan 2026/27 from Partridge, Greg

In 2022, **\$490,000** was paid to fifteen staff, again highlighting disproportionately high exit costs, particularly for senior positions.

The pattern of high payouts, combined with repeated refusals to disclose key details, reinforces long-standing concerns about accountability and transparency within the Council.

- **Cathedral Square**

We cannot overlook Cathedral Square's fanciful concept design put together by Regenerate Christchurch which itself cost about **\$1 million** and that was put to public consultation years ago, a design which you are yet again 're-jigging' and putting out to the public for consultation later this year – more money wasted which could instead have been funnelled into repairing the earthquake damaged cathedral – a building which you as a Council have for years used as the symbol of our city.

As of March 2026, a budget of **\$28.5 million** has been allocated for the redesign and so called revitalization of Cathedral Square. Given the Christchurch City Council's track record of project budget often exceeding initial estimates by 20–30%—this project, if it proceeds, it is likely to escalate to between **\$34.2 million** and **\$37 million**.

Meanwhile, Christ Church Cathedral remains in ruins, and the stench from the Bromley sewage plant still drifts across the Square – neither of which are going to stimulate the rebirth of the city centre.

- **Canterbury Museum**

After already paying **\$59 million** to the Canterbury Museum, you now appear poised to hand over a further **\$26.9 million** of Rate Payers hard-earned money in order to bail out its Director, Anthony Wright. Why? A 28%, \$262 million, "budget blowout"—just the latest example in a pattern that is becoming impossible to ignore across Council-funded projects.

Wright has openly framed the gutting and near-total demolition of the museum as his personal "legacy." The decision to demolish the museum – a public asset that had suffered minimal earthquake damage and did in fact reopen a mere seven months after the February 2011 earthquake - was backed by the Museum Trust Board that he heads, despite the fact they had failed to first secure the hundreds of millions of dollars required to fully reinstate the building. Egregiously, two members of that same Board—Councillors Melanie Coker and Tyrone Fields—also sit on the Christchurch City Council.

Having created the problem, Wright and his Board are returning cap in hand, expecting ratepayers to fund not only the rebuild, but to forgive the consequences of a Board that made a deliberate decision to recklessly operate a strategy of "We'll sort the money out after we've bulldozed the building" — a course of action that can only be described as an abject failure in governance and financial planning. No responsible organisation removes a major public asset without first confirming it has the means to replace it. To do so isn't bold—it's irresponsible and foolhardy, particularly when a public asset is principally involved, yet that is exactly what has occurred here.

Wright promoted the museum demolition as a flagship redevelopment to "protect the collection." However, the collection of museum buildings remained structurally sound during the Christchurch earthquakes due to prior strengthening, with only minor damage reported. Any damage to the museum's collection items was largely due to inadequate securing within display cases rather than structural failure.

You as the City Council approved the land use consent for the redevelopment, which included the demolition component, however, the project appears to have been driven by Wright's personal ego and ambition. It proceeded without the project being fully funded from the outset and with limited oversight, resulting in an entirely avoidable financial mess, i.e., a monetary shortfall. Responsibility for addressing that should rest firmly with Wright and the Museum Trust Board, rather than being passed on to ratepayers.

- **The City to Sea Pathway**

This project is currently estimated to cost between **\$22 million** and **\$27.96 million**. Based on the Christchurch City Council's consistent pattern of 20–30% cost overruns, the final price tag is likely to blow out to between **\$28 million** and **\$36 million**.

Although on paper it looks good, once again, this project carries all the hallmarks of a vanity project—driven by a small group of "community influencers" who have aligned themselves with Council staff and certain elected officials.

Funded by the Christchurch City Council, with additional backing from the Crown and the Christchurch Earthquake Appeal Trust, it is concerning that construction proceeded despite clear warnings outlined in a detailed geotechnical report commissioned by the Council from Tonkin & Taylor Ltd, the principal advisors to EQC and CERA. That report, drawing on expert information from multiple academic sources, made it clear that the land on which the pathway now occupies lies within a floodplain, is increasingly exposed to sea-level rise, and remains significantly compromised due to its high susceptibility to subsidence, liquefaction, and lateral spreading during seismic events.

The report also highlighted Canterbury's well-documented seismic risk, warning that both local and distant faults—particularly the Alpine and Porters Pass faults, both of which are known to be overdue to rupture—and the significant hazard that they pose, including the fact that they have the potential to generate another major earthquake causing further damage to already compromised land within the Residential Red Zone and other parts of the city.

Our Draft Annual Plan 2026/27 from Partridge, Greg

These are not remote or theoretical risks—they represent credible future events, including a Magnitude 8 event, that could cause further widespread ground failure and, in turn, significant damage to infrastructure like the City to Sea Pathway.

The report repeatedly emphasised these risks, noting that areas which have liquefied in the past are highly likely to do so again in future seismic events. It explicitly warned against ignoring existing land damage mapping, which clearly identifies zones most vulnerable to repeat failure. It also supported a 30-metre setback from the river to limit exposure—effectively acknowledging that development in these areas carries inherent and ongoing risk. While the 30-metre setback may reduce exposure in the most unstable areas, it does not remove the underlying hazards.

These vulnerabilities were already demonstrated during the Canterbury Earthquake Sequence. In parts of the Residential Red Zone—especially along the Ōtākaro Avon River—land subsided by more than a metre. Liquefaction caused extensive ground damage, while repeated lateral spreading fractured the land, collapsed riverbanks, and destabilised entire sections of the Ōtākaro Avon River Corridor. In a recent article in *The Press*, David Little, City Council’s Residential Red Zone Manager, acknowledged that subsidence in the Red Zone had created boggy soils.

Compounding this, the earthquakes permanently altered the Ōtākaro Avon River itself—narrowing its width, raising the riverbed, and reducing its capacity. The result is a heightened flood risk, particularly from fluvial flooding. These factors led to CERA mandating the demolition of thousands of homes along the very corridor where the pathway now sits. We’ve already seen instances where large sections in Stage One of the City to Sea Pathway has been fully inundated by floodwater, and floodwater can be very dangerous. With sea levels projected to rise by around one metre by 2115, that flood risk and inundation will only intensify and be more widespread.

When combined with the very real prospect of future seismic events from major fault lines, and the fact it is widely understood that the Council is unable to secure an insurance policy to claim for financial compensation to repair the City to Sea Pathway following a natural disaster, it is not just vulnerable—it is likely to require ongoing, costly repairs and mitigation, leaving ratepayers to repeatedly fund the consequences of building on land already proven to be unstable.

With all of the aforementioned items combined, this represents over \$6.32 billion of public money—funds that could—and should—have been managed far more responsibly by the Council.

With just a fraction of that sum, the Council could have cleared its \$2.5 billion debt, fully reinstated Christ Church Cathedral, and still retained over \$330 million in change. Yet the cathedral’s slow restoration continues to stifle investment, constraining economic activity in the central city, and leaves Cathedral Square—a site often described as a “wasteland” or “unsightly obstacle”—in limbo.

The Cathedral is more than a building; it is a defining heritage icon, older than the Canterbury Museum and the Arts Centre, and arguably of greater historical, social, and cultural significance to Christchurch than many other city structures.

Your roles exist to serve the people of Christchurch. That trust is earned through prudent management of public resources and by prioritising the needs of the majority, not the ambitions of a vocal few. Despite what advocates may claim, money does not grow on trees in the Red Zone—trees that, regrettably, are being allowed to die under your watch. Public funds must be spent responsibly, not squandered, and your positions are only secure as long as the public believes you are acting in their best interests—a principle we saw reaffirmed when Mayoral Candidate Councillor Templeton was removed from office by the citizens of Christchurch in the last election.

It is time for the Council to act with accountability, responsibility, and a focus on what truly matters for the city and its people.

Suffice to say I do not support the proposed 7.96% overall “average” rates increase when there is indisputable evidence that you have continued to be fiscally irresponsible and have been wasting Rate Payers money over the last two election cycles.

General rate business differential

We’re proposing to lower the business rates differential from 2.22 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.

[Read more about the business differential on page 21 of the Consultation Document \(or about differential categories generally from page 26 of the Draft Annual Plan\).](#)

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Do you support 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?

Yes.

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

Without businesses operating in our city, the economic heart of Christchurch will slow and eventually stop beating. That outcome would be financially crippling, both for the city, and the region. Private Sector businesses have to operate on a set budget. If they don't, they will eventually become insolvent and shut their doors.

The Christchurch City Council should operate in exactly the same way, rather than becoming complacent and expecting the Rate Payers to keep the Council afloat.

Until such time as the Council stops wasting money unnecessarily – a completely avoidable waste – you are wrong to ask Businesses to disproportionately prop you up.

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 in line with the rising cost of providing services.

[Read more about fees and charges on page 22 of the Consultation Document \(with more information from page 104 of the Draft Annual Plan\).](#)

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

It is the Council's responsibility to manage Public Funds prudently. Continuing to waste Rate Payers money and then further burden them by increasing charges to offset that mismanagement is neither acceptable, nor justifiable.

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

Agree.

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

All of them. Why should someone who does not use a service be forced to subsidise someone else who does? It's simply wrong to force them to do so.

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.

[Read more about the Climate Resilience Fund on page 24 of the Consultation Document.](#)

Which option do you support for the Climate Resilience Fund?

Pause the planned 0.25% rates increase for 2026/2027, resuming contributions from 2027/2028.

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

Your proposal to maintain 0.25% rates increase from July 2025, followed by annual 0.25% increases, asks ratepayers to pay more without first proving that existing funds being drawn from Rate Payers are actually being managed responsibly.

I support investment in strengthening roads, stormwater, and core infrastructure to address climate risks. However, the Christchurch City Council's ongoing pattern of wasteful spending on "nice-to-haves," vanity projects, and unnecessary spending not only undermines the Council's credibility, but delivers little in terms of climate resilience while placing increasing pressure on Rate Payers. Millions continue to be spent on low-value projects while essential resilience

Our Draft Annual Plan 2026/27 from Partridge, Greg

measures compete for scraps.

Before asking for more money, the Council's priority should be clear: Stop the waste and redirect the money saved into the Climate Resilience Fund where it can then deliver real value.

Christchurch's established urban tree canopy is declining. Neighbourhoods are being clear-felled and replaced by dense developments that leave little room for meaningful green space. This is not climate leadership—it is environmental regression.

Examples of Council funded planting projects that have seen up to a 100% mortality rate have already been raised. Despite declaring a climate and ecological emergency in 2019, the Council's actions reveal a growing gap between rhetoric and reality—risking the perception of gaslighting ratepayers and paying lip service to resilience.

Although the Council's Urban Forest plan speaks to the benefits of street trees, and urban tree canopy on both private and council owned property, I note that the Climate Fund Consultation Document contains no clear commitment from the Council to actively promote street tree planting, nor any intention to increase the number of protected trees through stronger bylaws—both of which are practical measures that would enhance the environment and improve the city's resilience to climate change.

By contrast, Canada's Port Moody, a coastal Metro Vancouver city, have demonstrated genuine environmental leadership. In early March of 2026, their City Council adopted the City of Port Moody **Tree Protection Bylaw, 2026, Number 3531**. It builds and expands on their previous Tree Protection Bylaw, which was first adopted in 1999 and last updated in 2015. Often called the "City of the Arts," and by all accounts delivering an impressive quality of life that punches well above its size, Port Moody City treats its urban forest as critical infrastructure. Their Council enforces strong tree protection rules, requiring permits and replacement planting, and actively expanding the city's tree canopy coverage through ongoing projects.

Rather than relying on declarations or costly vanity projects, Port Moody aligns its policies and spending with its environmental goals—maintaining 59% overall tree canopy and targeting 31% in urban areas outside of parks—to balance development and reduce urban heat island effects.

If a smaller city with fewer resources like Port Moody can do this, the question is simple: Why hasn't Christchurch? Even your public promotion of Arbour Day is lack lustre, and has little reach with the broader community other than those citizens who might happen to follow your social media page. You need to do much more than just declare a climate emergency in an echo chamber, you need to stand up with a megaphone in your hands, and from the top of the Port Hills loudly broadcast the message that planting and retain trees across our city is beneficial for everyone, not just today, but well into the future for tomorrow's generations.

The issue is not capability—it's priority.

Until the Christchurch City Council aligns its spending with its stated climate objectives, eliminates wasteful expenditure, and commits to practical, evidence-based measures like urban tree protection and urban tree canopy expansion, any request for increased rates into the Climate Resilience Fund will continue to ring hollow.

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%.

Read more about contestable community grants on page 25 of the Consultation Document. For a full list of the grants we have the option of reducing funding for, visit letstalk.ccc.govt.nz/annualplan.

Which option do you support for contestable community grants?

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%.

Do you have any comments about the options for contestable community grants in 2026/27?

I fully support the reduction of Contestable Community Grants.

Yes, there is a lot of good work being done by community groups, however, at a time where money is tight, and there are plenty of other sources from which funding can be sourced (such as Lottery, Rotary, Lions, etc, etc), and there are far more pressing and essential projects that need addressing, such as the still damaged post-earthquake infrastructure and the Bromley Sewage Treatment Plant, it is vital

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that money is focused on the basics rather than the "nice-to-haves".

The Environmental Partnerships Fund

Our Draft Annual Plan proposes to increase the Environmental Partnerships 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.

[Read more about the Environmental Partnership Fund on page 25 of the Consultation Document and on our website: here.](#)

Which option do you support for the Environmental Partnerships Fund?

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

Do you have any comments about the options for the Environmental Partnerships Fund?

Retain the funding in the EPF at the current \$700,000 per year, reducing rates by 0.04%

While I support environmental projects, money does not grow on trees and Rate Payers are already financially stretched.

This has been evidenced by the fact that the Rates Rebates Scheme in Christchurch is costing the Government \$3.4 million more each year than it did four years ago. Data provided by the Christchurch City Council (under the LGOIMA), shows spending on the scheme has increased from \$6.1 million to \$9.5 million annually compared to 2021.

You also cannot continue to ignore that the Council's chronic pattern of project budget overruns, which routinely exceeding initial estimates by 20–30%. That is money for projects that City Councillors approving to be spent, and to which they are voting "Yes" to based on inaccurate figures being presented to them. That is a sign of poor planning and mismanagement of valuable Rate Payers money at the highest level.

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 sport 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.

[Read more about our capital programme from page 14 of the Consultation Document \(or from page 61 of the Draft Annual Plan\).](#)

Do you have any comments on the proposed changes to our spending on transport (e.g. roads, footpaths, cycleways)? If not, leave blank.

In short:

Fix the broken roads and severely damaged footpaths.

Stop wasting money on speed humps, raised intersection 'platforms', and costly over-engineered cycleways.

Redirect those funds into Three Waters instead. Access to fresh drinking water is essential to life. Effective wastewater collection and treatment is crucial for the health of every resident and the environment. Flood protection is also not only life-saving but prevents hugely expensive damage to the city.

These are the issues that truly matter and must therefore take priority over non-essential projects like new community facilities when there are already plenty throughout the city and suburbs for the population to utilise.

Do you have any comments on the proposed changes to our spending on three waters (e.g. drinking water, wastewater, stormwater)? If not, leave blank.

In short:

Fix the broken roads and severely damaged footpaths.

Stop wasting money on speed humps, raised intersection 'platforms', and costly over-engineered cycleways.

Redirect those funds into Three Waters instead. Access to fresh drinking water is essential to life. Effective wastewater collection and treatment is crucial for the health of every resident and the environment. Flood protection is also not only life-saving but prevents hugely expensive damage to the city.

These are the issues that truly matter and must therefore take priority over non-essential projects like new community facilities when there are already plenty throughout the city and suburbs for the population to utilise.

Do you have any comments on the proposed changes to our spending on parks? If not, leave blank.

Every decision should be measured against one question: "Is this spending truly necessary, genuinely justified, or simply serving someone's personal agenda?" It is time to set aside the "nice-to-haves", and focus firmly on what really matters – the essentials. Christchurch Rate Payers deserve a Council that puts responsible, necessary spending above vanity projects and self-serving ambitions. Your

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failure to tighten the Council's belt is not sending a good message to the public – it signals waste, poor priorities, and a disregard for the financial pressures Christchurch Rate Payers are already facing.

You cannot continue to ignore the Council's chronic pattern of budget overruns, routinely exceeding initial estimates by 20-30%. Doing so is not a good measure of good governance, but simply a sign of poor planning, mismanagement and a lack of oversight at the highest level. Burning through Rate Payers money on projects that don't have realistic budgets is recklessly unacceptable.

Do you have any comments on the proposed changes to our spending in other areas of the capital programme? If not, leave blank.

Every decision should be measured against one question: "Is this spending truly necessary, genuinely justified, or simply serving someone's personal agenda?" It is time to set aside the "nice-to-haves", and focus firmly on what really matters – the essentials. Christchurch Rate Payers deserve a Council that puts responsible, necessary spending above vanity projects and self-serving ambitions. Your failure to tighten the Council's belt is not sending a good message to the public – it signals waste, poor priorities, and a disregard for the financial pressures Christchurch Rate Payers are already facing.

You cannot continue to ignore the Council's chronic pattern of budget overruns, routinely exceeding initial estimates by 20-30%. Doing so is not a good measure of good governance, but simply a sign of poor planning, mismanagement and a lack of oversight at the highest level.

Burning through Rate Payers money on projects that don't have realistic budgets is recklessly unacceptable.

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.

[Read more about these properties on page 26 of the Consultation Document \(or from page 239 of the Draft Annual Plan\). See property locations and access reports here.](#)

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?

It makes sound financial sense to sell these off properties that no longer serve their intended purpose.

The proceeds of the sale should be funneled into paying down debt, funding essential infrastructure, or being invested in a project that is guaranteed to unlock investment in the city and spark increased economic prosperity – the Christ Church Cathedral for example, which is widely known to be the root cause of having stifled investment around Cathedral Square, and has constrained economic activity in the central city.

Those sale proceeds should not be used to pay for "nice-to-have" folly, nor vanity projects.

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.

[Read more about the iconic buildings on page 28 of the Consultation Document.](#)

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

Critical – these are essential to our city's identity and economy.

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

Council investing in the restoration of our city's heritage buildings is very important!

While Christ Church Cathedral, Canterbury Museum, the Canterbury Provincial Chambers, and the Christchurch Arts Centre are widely regarded as 'iconic', any allocation of Rate Payer funding must be subject to a clear and disciplined

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process of triage. Decisions on if, when, and how much funding is provided should also follow thorough assessment and robust scrutiny.

Key considerations in that triage process should include:

- The relative historical, social, and cultural significance of each building.
- The extent of damage each sustained during the Christchurch Earthquake Sequence, and the impact that damage has had on the city and its residents.
- The scope and progress of remedial or strengthening work already undertaken.
- The economic contribution each asset makes to Christchurch
- The level of international recognition and value each brings as a tourism asset or symbol of the city.

For example:

Christ Church Cathedral

- Christ Church Cathedral is 162 years old and the image of the instantly recognisable silhouette of the cathedral has been used by the Christchurch City Council for a very long time on Council buildings, stationary and marketing campaigns. The Cathedral has been a symbol of the city since its 1850s planning. In 1976 the Christchurch City Council adopted a ceremonial flag which features a gold Bishops Mitre representing the Christ Church Cathedral, further confirming the Cathedral as the symbol of the city.
- Although not as old as the Canterbury Provincial Chambers, it is older than the Canterbury Museum and the Christchurch Arts Centre. Its construction began in 1864 and unlike the other buildings listed, it was constructed as one single building, rather than a collection of numerous buildings over time.
- The Cathedral suffered catastrophic structural damage that destroyed the iconic spire and upper bell-tower, caused the west wall and rose window to collapse, and severely damaged the main building, forcing it to close.
- Societally and culturally, it holds immense value as the historic, physical, and symbolic heart of Christchurch, representing the city's ongoing post-earthquake resilience.
- As a Category 1 heritage building, it functions as a central civic landmark, a major tourist attraction, and a 'living history' site that connects the city to its 19th century founding, while also acting as a community space for events, weddings, funeral services and reflection.
- The Cathedral has undergone years of extensive work to stabilise the building. After stabilization secured the structure, a staged plan was announced and aims to reopen the Cathedral to the public again.
- The very slow progress of its full reinstatement has hindered investment and redevelopment of the land surrounding Cathedral Square, which has had a negative economic impact on the city centre.

Canterbury Provincial Chambers

- The Canterbury Provincial Chambers building is the oldest of the four heritage buildings listed. Designed by Benjamin Mountfort and completed in stages between 1858 and 1865, the collection of buildings represents the peak of High Victorian Gothic Revival architecture in New Zealand.
- The Canterbury Provincial Chambers holds immense cultural value as the only surviving purpose-built provincial government building in New Zealand. It holds a Category 1 Heritage Status.
- It sustained severe structural damage during the Christchurch earthquakes. The landmark Stone Chamber suffered a roof collapse, and the Armagh Street stone tower collapsed reducing parts of the complex to ruins.
- The buildings have since undergone emergency stabilisation, weatherproofing, and damage assessment. Recent focus has shifted towards restoration.

Christchurch Arts Centre

- The Category 1 Heritage Status Christchurch Arts Centre suffered severe damage in the Canterbury earthquakes, with all 23 historic stone buildings suffering major structural damage, including significant cracking and unstable stonework. The Observatory building collapsed, while the Clock Tower and old Boy's High turret were severely damaged.
- The complex came seconds from collapse, and has since undergone a comprehensive 10-year restoration project that began in 2012. Key work has included extensive seismic strengthening, meticulous stone repairs, the installation of modern lighting and heating, and upgraded facilities, such as the Great Hall, Observatory Tower, and School of Arts.
- The Christchurch Arts Centre holds immense cultural value as New Zealand's largest collection of Category 1 heritage buildings (Gothic Revival style), and as a vibrant hub for arts, education, and creativity in Christchurch.
- As a former university campus, it serves as a cornerstone of city identity, fostering community, social cohesion, and post-earthquake recovery while acting as a living, breathing cultural ecosystem.
- It serves as a premium tourist attraction – famous for its architecture and housing diverse tenants including museums (including Rutherford's Den), art galleries, cinemas, boutique shops and café's – the Christchurch Arts Centre attracts around one million visitors annually, boosts local engagement and provides a lively, welcoming space in the city centre.

Canterbury Museum

- The Canterbury Museum is a complex of buildings that were constructed over generations.

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The historical Benjamin Mountfort designed Gothic Revival building on Rolleston Avenue opened in 1870. The Centennial Memorial Wing north of it opened more than 100 years later in 1958.

A menagerie of other building constructed in the 1970's and 1990's was later added behind the original historic building and the Centennial Wing to form the museum complex.

- The museum buildings suffered only minor façade damage during the Canterbury earthquakes after having been earthquake strengthened beforehand. All buildings within the museum complex remained structurally sound, so much so that the museum reopened 7 months after the February 2011 earthquake which shutdown the central city for two years.
- The collection of buildings that make up the museum complex serve as a vessel an extensive museum collection. It is the collection itself which defines the regions heritage and acts an education tool for schools and the public.
- In 2023 the Museum Director and the Museum Trust Board that he heads, elected to close the museum and began demolishing it, leaving only the Benjamin Mountfort building intact and the façade of the much less historic Centennial Wing still standing. It wasn't demolished due to buildings in the complex being structurally unsound, but rather as a personal quest of the Museum Director who labelled the museums redevelopment his "legacy". He did so with the support of the Board without first securing the necessary hundreds of millions of dollars to reinstate the museum in full.

Summary:

If Rate Payer funding is to be allocated to any of these projects by the City Council, it should follow a clear order of priority.

First should be Christ Church Cathedral – for the reasons I have previously outlined.

Second, the Christchurch Arts Centre – while still requiring some financial assistance to complete the last of the restoration work to the complex, it is largely in a stable and functional position overall and wouldn't cost the Council monstrously large amounts of money to get it finished.

Third, the Canterbury Provincial Chambers – this will require a lot of money, and while it remains important, it is currently weather-tight and structurally stable, therefore should be of a lower priority than the Cathedral and the Arts Centre.

Last, the Canterbury Museum. This collection of buildings wasn't destroyed by the earthquakes, it was destroyed by the Museum Director and his Board. Their decision to proceed with demolishing it without first securing full funding highlights their ego outweighed responsible governance of a public asset. For that reason, the Director and the elected members of the Canterbury Museum Trust Board (which includes Christchurch City Councillors Melanie Coker and Tyrone Fields) need to be held accountable. Further Council funding to reinstate the demolished museum should be placed at the lowest priority. In the meantime, so that the public are still able to view some of the collection (remembering that nowhere near all of it was on display previously anyway), the Museum's collection can be accommodated elsewhere until such time as the current Museum Director and his Board have independently raised sufficient funds to complete the redevelopment. Rate Payers should not be financially burdened by poor decisions made by Public Servants, of which the Director and the Board Members of the Canterbury Museum are guilty.

Future feedback?

For future feedback about our services and issues impacting Christchurch residents, do you consent to us holding your email address and the demographic information that you have provided?

We comply with the Privacy Act 2020. If you say yes, we will use the information for the sole purpose of contacting you about future feedback about our services and other issues impacting Christchurch residents. You can read the Christchurch City Council's privacy statement [here](#).

Yes.

Name
Cathedral Logo on CCC collateral.pdf
City to Sea Pathway - Stage One - inundated under deep flood water - River Rd - Richmond.pdf
City to Sea Pathway Stage One - completely inundated under deep flood water - Richmond - River Road.pdf
Dead and stressed plants in Gloucester Street planter boxes.pdf
Dead and stressed trees and plants in Gloucester Street planter boxes.pdf
Dead plants - Gloucester Street planters.pdf
Native planting effort sees 50% survival after \$100k spend _ The Press.pdf

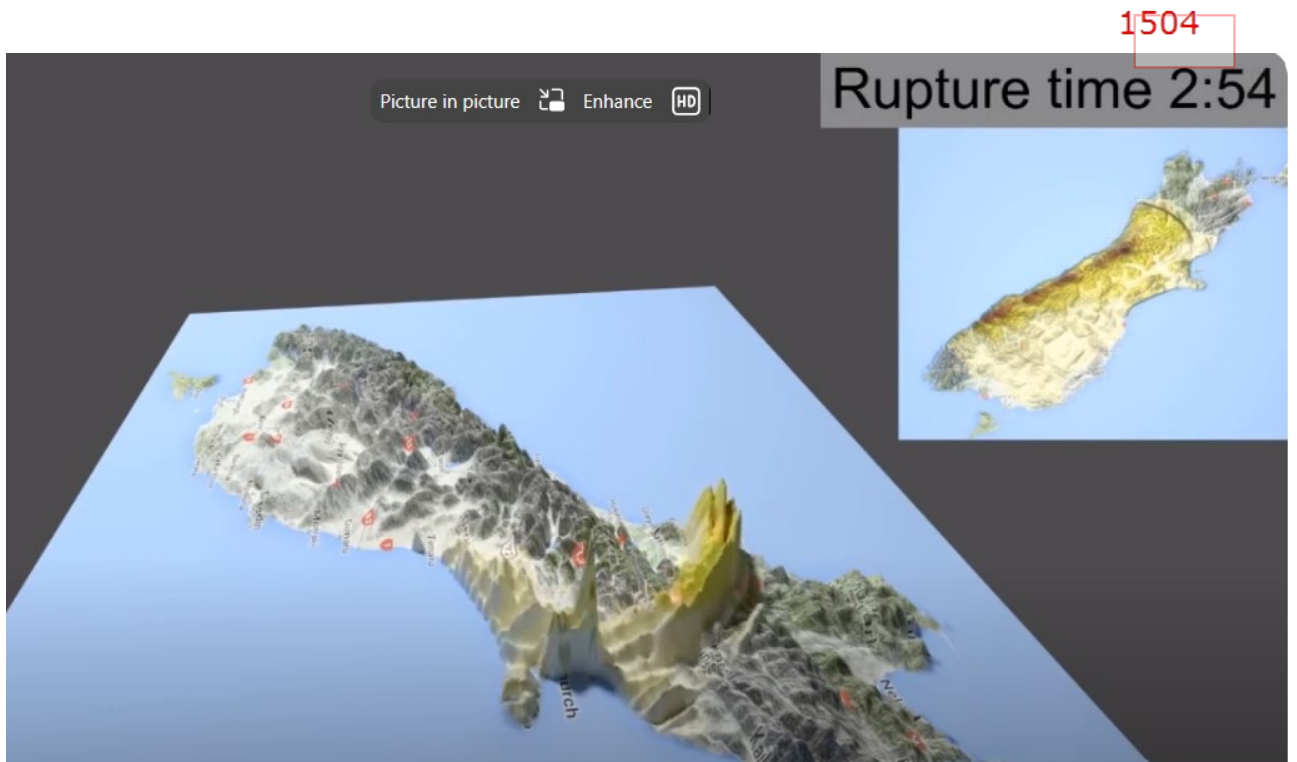
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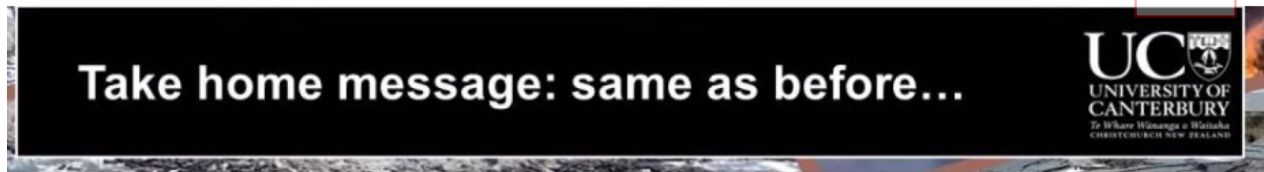
- Stressed tree Gloucester Street.pdf
- Victoria Street another missing tree.pdf
- Victoria Street missing tree.pdf
- Victoria Street missing trees.pdf
- Victoria Street vandalised tree.pdf
- Alpine Fault - Ground velocity here in Christchurch.pdf
- Alpine Fault - Take home messages.pdf

Item 3

Attachment B



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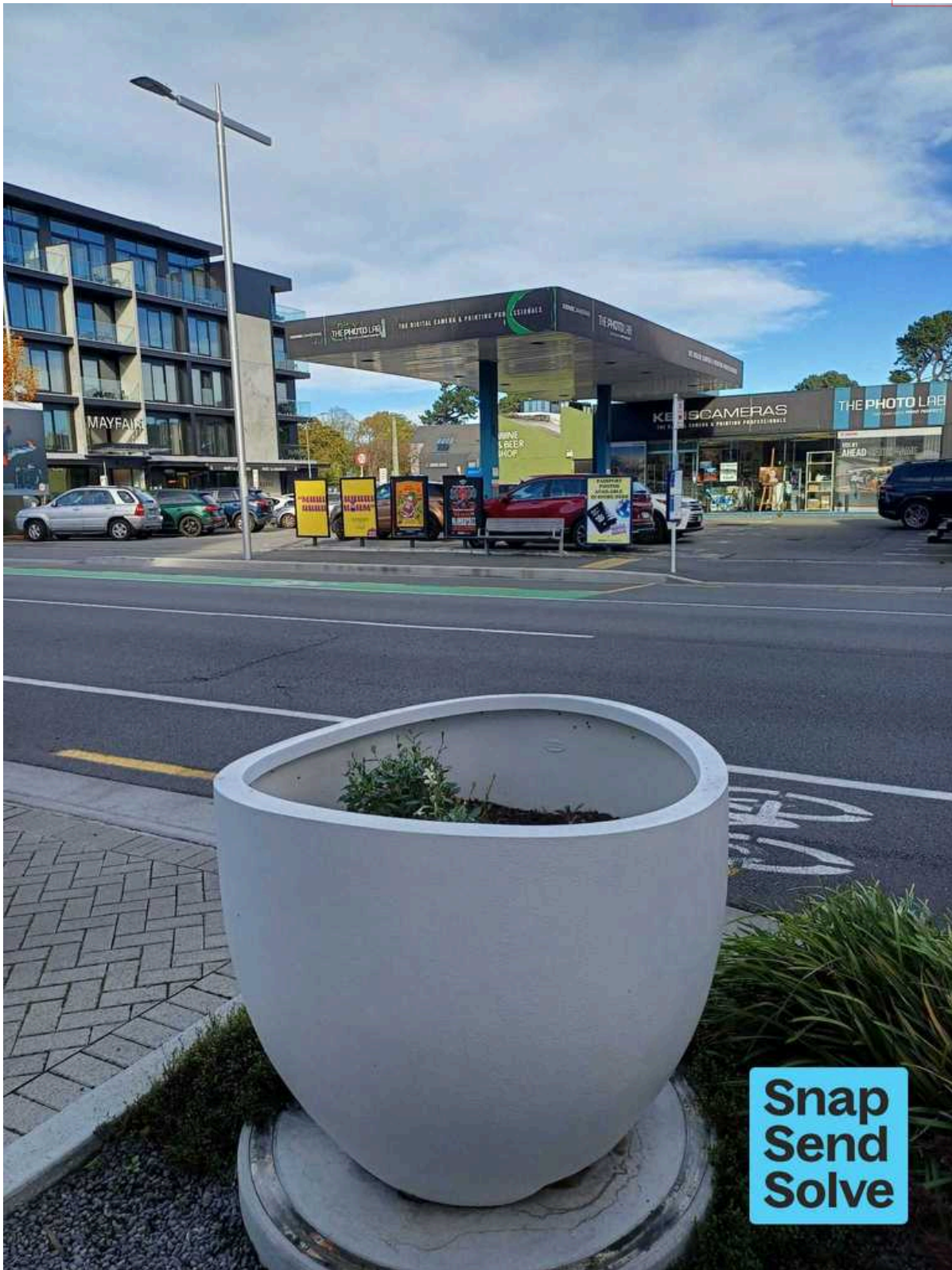
- Evidence for 27 large earthquakes recurring regularly over the past 8000 years
- 29% chance of a large surface surface-rupturing earthquake occurring in the next 50 years
- High chance the next earthquake will be a Mw8
- Widespread secondary hazards (e.g. landsliding) likely to present both an immediate and long-term issue
- Effects will extend across the South Island and lower North Island
- An Alpine Fault earthquake will happen again → Preparation is key

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Attachment B Item 3

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Attachment B Item 3



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Attachment B Item 3

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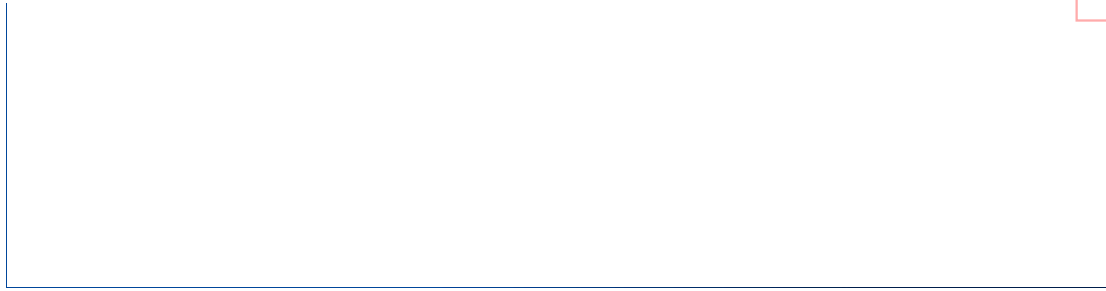


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Native planting effort sees 50% survival after \$100k spend

 Will Harvie | THE PRESS

January 19, 2026

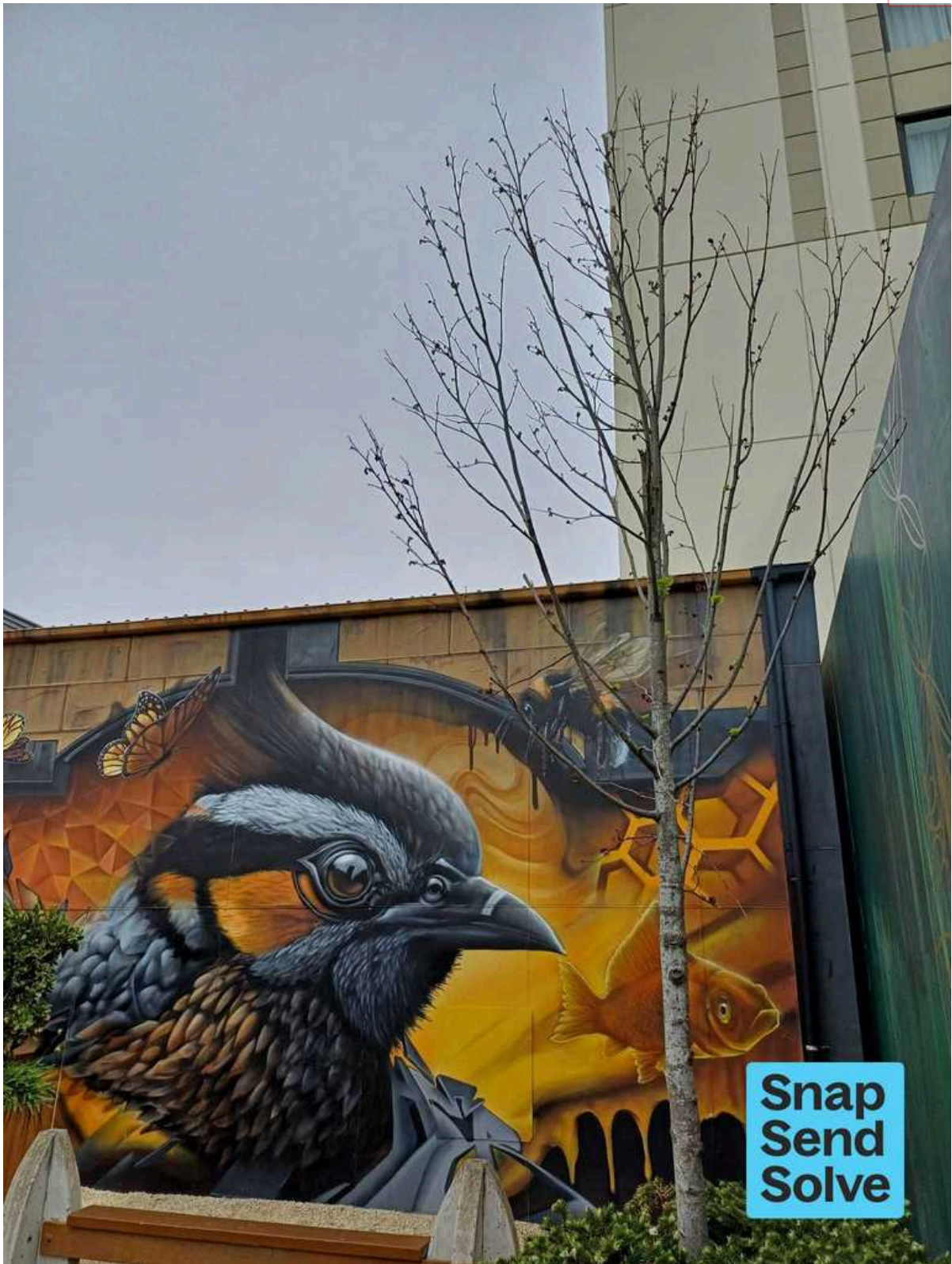
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Patchy life on the upper terrace in the Dallington red zone.
ALDEN WILLIAMS / THE PRESS

Some \$100,000 was spent planting native plants and trees in Christchurch's Dallington red zone last year – but it has emerged

1504



Attachment B Item 3

3/27/26, 8:32 PM

Inbox - Gregory Partridge - Outlook

1504



Attachment B
Item 3

<https://outlook.office.com/mail/inbox/id/AAkALgAAAAAHYQDEapmEc2byACqAC%2FEWg0A700AZAxR8UyrtVG34SNGraAJZoZ01AAA/sxs/AAkALg...> 1/1

1768

Our Draft Annual Plan 2026/27

Submitter Details

Submission Date: 01/04/2026

First Name: Denis Last Name: McMurtrie

Feedback

Short submission form

This is our short submission form. Got more to say? Use our [full submission form](#).

Our full submission form includes a wider range of questions so you can provide feedback on more topics, such as the general rate business differential, the Climate Resilience Fund, contestable community grants, the Environmental Partnership Fund, areas of our capital programme, and the potential sale of Council-owned properties. You can answer any questions you wish and leave the others blank.

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%?

[Read more about rates from page 19 of the Consultation Document \(or about rates generally from page 24 of the Draft Annual Plan\).](#)

Yes.

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

We need to take advice from our "expert" team both elected city council members and the council advisors in relation to community needed.

Grants, funding, fees and charges

We're proposing some updates to our grants, funding, and fees/charges. Some fees will stay the same, while others will increase to keep up with rising costs. We're also proposing changes to our grants and funding so they reflect what the community needs as well as what the Council can afford, with some programmes receiving more support and others changing.

[Read about our proposed changes in the Consultation Document or on our website here. Or look at our full Draft Annual Plan 2026/27.](#)

Do you support the overall direction of our proposed changes to grants, funding, and fees/charges?

Yes.

Comments

In addition to the changes we're proposing to grants, funding, and fees and charges, we're also proposing some other changes to our spending in 2026/27 to make sure we're focusing on what the city needs most and can afford. This includes paying more for essential services and infrastructure, updating budgets where costs have risen, and adjusting the timing of some projects so we only charge ratepayers for work we're confident we can deliver in the year ahead.

[Read about our proposed changes in the Consultation Document or on our website here. Or look at our full Draft Annual Plan 2026/27.](#)

Do you have any comments on our proposed changes to grants and funding, fees and charges, or spending for 2026/27?

1768

Infrastructure is important. Green space within the city especially an its influence on filtering waste water.

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.

[Read more about the iconic buildings on page 28 of the Consultation Document.](#)

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

Important – worth pursuing if funding can be secured.

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

What have we got if we forget our history!?

1768

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%?

Yes No Don't know

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

We need to take advice from our 'expert' team both elected city council members and the council advisors in relation to community needs.

Grants, funding, fees and charges

We're proposing some updates to our grants, funding, and fees/charges. Some fees will stay the same, while others will increase to keep up with rising costs. We're also proposing changes to our grants and funding so they reflect what the community needs as well as what the Council can afford, with some programmes receiving more support and others changing.

Do you support the overall direction of our proposed changes to grants, funding, and fees/charges?

Yes In part No Don't know

Comments

In addition to the changes we're proposing to grants, funding, and fees and charges, we're also proposing some other changes to our spending in 2026/27 to make sure we're focusing on what the city needs most and can afford. This includes paying more for essential services and infrastructure, updating budgets where costs have risen, and adjusting the timing of some projects so we only charge ratepayers for work we're confident we can deliver in the year ahead.

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Restoring our iconic buildings

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

- Critical – these are essential to our city's identity and economy
- Important – worth pursuing if funding can be secured
- Somewhat important – would add value, but only after higher priority projects
- Not very important – may have some benefit, but is unlikely to significantly influence the city's future
- Not important – other priorities matter more
- Don't know

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

What have we got if we forget our History!?

Thank you for your submission.

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

Freepost 178 (no stamp required)
Draft Annual Plan submissions
Christchurch City Council
PO Box 73016
Christchurch 8154

or email it to cccplan@ccc.govt.nz, or give it to a staff member at a community service hub.

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

1475

Our Draft Annual Plan 2026/27

Submitter Details

Submission Date: 26/03/2026

First Name: John Last Name: Miller

Feedback

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%?

[Read more about proposed changes to rates from page 19 of the Consultation Document \(or about rates generally from page 24 of the Draft Annual Plan\).](#)

Yes.

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

I oppose important costs being kicked down the road for future generations to pay.

General rate business differential

We're proposing to lower the business rates differential from 2.22 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.

[Read more about the business differential on page 21 of the Consultation Document \(or about differential categories generally from page 26 of the Draft Annual Plan\).](#)

Do you support 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?

Don't know.

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 in line with the rising cost of providing services.

[Read more about fees and charges on page 22 of the Consultation Document \(with more information from page 104 of the Draft Annual Plan\).](#)

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

Potentially akin to regressive tax

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

Disagree.

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.

T24Consult Page 1 of 4

1475

[Read more about the Climate Resilience Fund on page 24 of the Consultation Document.](#)

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.

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%.

[Read more about contestable community grants on page 25 of the Consultation Document. For a full list of the grants we have the option of reducing funding for, visit \[letstalk.ccc.govt.nz/annualplan\]\(http://letstalk.ccc.govt.nz/annualplan\).](#)

Which option do you support for contestable community grants?

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

The Environmental Partnerships Fund

Our Draft Annual Plan proposes to increase the Environmental Partnerships 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.

[Read more about the Environmental Partnership Fund on page 25 of the Consultation Document and on our website: \[here\]\(#\).](#)

Which option do you support for the Environmental Partnerships Fund?

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

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.

[Read more about these properties on page 26 of the Consultation Document \(or from page 239 of the Draft Annual Plan\). See \[property locations and access reports here\]\(#\).](#)

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?

I generally support the rationalisation and disposal of surplus Council land where appropriate.

However, I do not support the sale of the Council-owned strip at **367 Hereford Street** at this time.

This site is located within an intensifying residential area with limited accessible green space. As private gardens are reduced through redevelopment, small public spaces such as this become increasingly valuable.

The site has several low-cost potential community uses, including:

- a small children's bike/scooter practice area using painted markings on the existing asphalt, and/or
- a native "micro-forest" planting strip to support urban biodiversity and improve the streetscape.

Due to its narrow shape, dead-end configuration, and adjacent multi-title properties, the site is likely to have limited development potential and therefore a modest sale return.

I recommend that disposal of this site be **deferred**, and that Council staff be asked to investigate potential community uses before any decision to sell is made.

1475

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.

[Read more about the iconic buildings on page 28 of the Consultation Document.](#)

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

Important – worth pursuing if funding can be secured.

Future feedback?

For future feedback about our services and issues impacting Christchurch residents, do you consent to us holding your email address and the demographic information that you have provided?

We comply with the Privacy Act 2020. If you say yes, we will use the information for the sole purpose of contacting you about future feedback about our services and other issues impacting Christchurch residents. You can read the Christchurch City Council's privacy statement [here](#).

Yes.

Short submission form

This is our short submission form. Got more to say? Use our [full submission form](#).

Our full submission form includes a wider range of questions so you can provide feedback on more topics, such as the general rate business differential, the Climate Resilience Fund, contestable community grants, the Environmental Partnership Fund, areas of our capital programme, and the potential sale of Council-owned properties. You can answer any questions you wish and leave the others blank.

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%?

[Read more about rates from page 19 of the Consultation Document \(or about rates generally from page 24 of the Draft Annual Plan\).](#)

Yes.

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

I oppose deferring important costs down the road to future generations

Grants, funding, fees and charges

We're proposing some updates to our grants, funding, and fees/charges. Some fees will stay the same, while others will increase to keep up with rising costs. We're also proposing changes to our grants and funding so they reflect what the community needs as well as what the Council can afford, with some programmes receiving more support and others changing.

[Read about our proposed changes in the Consultation Document or on our website here. Or look at our full Draft Annual Plan 2026/27.](#)

Do you support the overall direction of our proposed changes to grants, funding, and fees/charges?

In part.

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

1475

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.

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Yes.

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Our Draft Annual Plan 2026/27

Submitter Details

Submission Date: 23/03/2026

First Name: Darel Last Name: Hall

Feedback

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%?

[Read more about proposed changes to rates from page 19 of the Consultation Document \(or about rates generally from page 24 of the Draft Annual Plan\).](#)

Don't know.

General rate business differential

We're proposing to lower the business rates differential from 2.22 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.

[Read more about the business differential on page 21 of the Consultation Document \(or about differential categories generally from page 26 of the Draft Annual Plan\).](#)

Do you support 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?

Don't know.

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

Don't know.

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.

[Read more about the Climate Resilience Fund on page 24 of the Consultation Document.](#)

Which option do you support for the Climate Resilience Fund?

Don't know.

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%.

[Read more about contestable community grants on page 25 of the Consultation Document. For a full list of the grants we have the option of reducing funding for, visit \[letstalk.ccc.govt.nz/annualplan\]\(http://letstalk.ccc.govt.nz/annualplan\).](#)

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Which option do you support for contestable community grants?

Don't know.

The Environmental Partnerships Fund

Our Draft Annual Plan proposes to increase the Environmental Partnerships 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.

[Read more about the Environmental Partnership Fund on page 25 of the Consultation Document and on our website: here.](#)

Which option do you support for the Environmental Partnerships Fund?

Don't know.

Do you have any comments on the proposed changes to our spending in other areas of the capital programme? If not, leave blank.

I can see \$250k in 65010 Parakiore Development. As a user I can see at least two items to consider and one health and safety issue. First the location for gear cubby holes in the pool area doesn't fit well with where people are, so benches are loaded up with gear. Second the strong down lighting without diffusers in the gym meets gym users uncomfortably on their eye line where they are horizontal on a bench. The H+S issue is that gyms co-locate people lifting weights beside people doing exercises on the ground.

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.

[Read more about these properties on page 26 of the Consultation Document \(or from page 239 of the Draft Annual Plan\). See property locations and access reports here.](#)

Do you support the Council selling these properties?

Don't know.

Restoring our iconic buildings

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[Read more about the iconic buildings on page 28 of the Consultation Document.](#)

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

Don't know.

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

My submission is focused on this question.

Future feedback?

For future feedback about our services and issues impacting Christchurch residents, do you consent to us holding your email address and the demographic information that you have provided?

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Yes.

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Attached Documents

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This submission is in response to the “Restoring our iconic buildings” section of the Consultation Document for the 2026/27 Annual Plan. My submission is focused on how to shape options for the next Long-Term Plan.

In summary, in providing options to residents in the LTP:

1. **There are more than the four sites to consider**
2. **Valid resident preference should include the social and environmental well-beings**
3. **Options other than restoration should be considered**

It matters that the Council ownership and governance of the four sites is very different

1. The question, as posed, is about one building, the Anglican Cathedral, and three building complexes. The Council has a mix of ownership and governance responsibilities for the four sites. One's a church property and the other three are governed by government legislation with varying Council ownership and governance input. The Council doesn't own or govern the Arts Centre, doesn't own but has significant governance input into the Museum, and acts as a trustee for the Canterbury Provincial Chambers with some strict conditions including Minister of Conservation oversight.

We should recognise that it is a choice to do more, and if so, other things will not get done

2. Council's obligation to get *more* involved is a choice; it isn't required. There is a trade-off for other services or lower rates that residents might prefer. And those limits on alternative services are not limited to the listed 'iconic'¹ sites – if Council chooses to increase its commitment in this area, absent unlikely large rates increase or increased charges, a needed service in another part of the city must, at best, wait. Those trade-offs should be explicit in the LTP rather than implied.

Residents should be given options to make value comparisons beyond the four sites

3. The question asks how important these sites are without comparison to other significant Council activities. For example, many people may value work on the Botanic Gardens, the Bromley Organics Processing Plant, faster completion rates on main route road works, or lower rates, more. And it is likely that many people would also consider alternative uses of funds, like for the Botanic Gardens, as iconic.

¹ The CD uses quotation marks around the word “iconic” to draw our attention to the use of this word rather than, say, the word “heritage”. This choice of word shows Council is thinking more broadly than heritage as the LTP shows the four sites listed in or discussed in the Parks Heritage areas of the LTP and related Levels of Service. I couldn't find a use of the word iconic in the LTP including related LoS so I've often chosen the word heritage in this submission as it is better defined in a Council context. That said, the AP submission form asks the question “How important is completing the restoration of these four **heritage** [emphasis added] buildings to Christchurch's future?”, so it may be that iconic is being used as a very loose synonym for heritage.

4. As this is a comparative question, comparisons should feature in the work leading up to proposals for the LTP. While the What Matters Most exercise by Council had limitations it showed residents are willing to engage in broad trade-off exercises, i.e. comparisons. A research methodology, such as a conjoint analysis which shows comparative importance, will help provide the evidence of resident value to underpin proposals.
5. Some might argue that an LTP is inherently a trade-off exercise so there is no need to make comparisons explicit. My argument is that while that is the nature of the LTP, residents' time and energy to engage in the LTP process is limited, and, without needing to reach for Overton or Chomsky, residents are increasingly wary of exercises that have the form of consultation but appear, at least to some, designed to lead to a narrow set of outcomes. At the risk of appearing overly earnest, the response to the global challenge to democratic modes of government requires, amongst other things, that the form of engagement and consultation shifts to even greater democratic engagement.

If only heritage iconic sites are included in the options, all the relevant sites need to be included

6. Even should the decision be made to take a narrow view to only consult on sites with heritage merit in some financial difficulty then the Council needs to make sure it includes all sites, for example Ferrymead, which like the museum has some buildings of merit but the collection is the main source of heritage value. I often worry about Ferrymead as it seems to have a use that skews to the East and can get lost in discussions where the focus is on central sites with well-connected, articulate and forceful supporters.
7. As a quick test I made a comment on the Council's Facebook page when it posted on this topic. I asked "Ferrymead also has heritage structures and like the museum its' collection is more important than the building fabric. Do others agree Ferrymead should be in the conversation?". Even with this simple test, nine strangers agreed it was a valid question. And tellingly, given it was social media, no one said it was a stupid idea. If I had the time and energy for professional campaigns like those of the Arts Centre, Museum and Cathedral it seems likely that there would be some material support for Ferrymead. There may be other sites too. The point is that should Council decide to offer options on significant heritage sites, it needs to ensure it has all of them.
8. Lastly, because of the local government reforms the Council needs to consider the Greater Christchurch context, because it may not be that long before that is your responsibility. Including thinking about the wider context demonstrates a level of foresight that is likely to generate a more positive response than the alternative.

While the time frame on a decision on whether to shift to a GC Council and what its boundaries might be may be are uncertain, it seems reasonable that a) it has become much more likely and b) one option is the GC boundary described in the Greater Christchurch Regeneration Act 2016. I don't know what additional sites you might include, all I'm saying is that consulting the respective councils and showing citizens that some thought was given puts the eventual options in a good context to allow citizens to make a better assessment, and it is pro-democratic.

How residents value a site and comparisons should include social and environmental reasons

9. The Council wants guidance on these four sites on thenot yet fully developed argument that "**there is a view**"² [emphasis added] that leaving these buildings unfinished **may**³ [emphasis added] limit cultural and economic opportunities for the city". The question, as posed, limits the values residents may have about the four sites to cultural and economic factors. No argument is presented to limit the inclusion of social or environmental utility as reasons why residents may value work on these four sites more or less important. There appears no particular reason to limit the reasons why residents have a preference, so I'd leave the well-being factors open in the work on the LTP proposals.

Because of the different levels of control Council has varying levels of surety ratepayers will get what they pay for

10. Limited ownership and governance limits Council's options. In recent years, there is a gap between the promised service provided and the investments in the Arts Centre, Museum and Cathedral. Some of the variances matter more than others and Council might view some as reasonable. The point is that the LTP options should use recent experience to show the foreseeable variations between what is invested in and what residents get.

There are more options than restoration

11. The question asks about restoration. Some might argue that the primary issue for the Museum is funds for the fit out, not restoration . The large private donors the Museum thought would provide funds are yet to emerge. The issue for the Arts Centre could be about the two remaining buildings yet to be completed, but that hasn't been their focus on their extra rates claims in recent years, so their claim is more accurately about the services they want to provide .

² Who has this view? The "who" should be presented in the proposals to the LTP.

³ To what degree is this a limiting factor or is this a feeling that some people have? It has proved economically important to date given Christchurch's comparative economic performance to other parts of New Zealand. Core cultural institutions are also in comparatively good heart.

12. The future for the Canterbury Provincial Chambers already considers partial restoration with concepts developed for the Canterbury Provincial Chambers including not restoring the stone chamber section but encasing it such that it can be preserved and viewed by the public. In essence a smaller, much smaller, version of the Kaiser-Wilhelm-Gedächtniskirche in Ku'damm, Berlin. The Council also has shown comfort with leasing the commercially developable site, rather like its successful approach to the Old Municipal Chambers. Given its location opposite the Te Pae convention centre, but without any detailed knowledge of how this could work, this is an attractive option on the face of it – i.e. some of the buildings get sustainably preserved by being commercially used.
13. Some might argue that, particularly in the Museum case, the buildings won't open without funding so it is about restoration. The reason to make the distinction is, because, as the question implies, there are different financial responses than just increasing rates. For example, with a decent revenue plan⁴, loaning money to the Museum could be attractive to get the doors open and it commencing trading. It might also have to consider which functions it can continue to afford in the short term as it has continued to hold onto functions while in this renovation process. It may be better financial discipline to have the museum loan from a bank than public entities. That may mean the Council having to be, given changes in legislation to facilitate a deal, a residual owner/ trustee of the Museum should the Museum default. In that case, the discipline would fall on the Council to operate the Museum in a financially viable way, and for which the Council has proven experience. The same applies to the Arts Centre for projects they wish to pursue above base service level funding. At the very least, it's worth testing whether residents would value these options being presented to them in the LTP process.

Caveat: Residents are likely to value high use services more

14. The issue with using an importance measure to determine priorities is that importance, where there are choices, is usually highly correlated with use. So, people that have a lifetime use of the museum and the arts centre over multiple generations are likely to rate the museum and arts centre very highly compared to the Canterbury Provincial Chambers where their main experience might have been to go to the pub that used to be there.
15. This means Council can't only rely on importance ratings to make proposals. Sometimes Council is faced with supporting matters that aren't particularly popular but is a responsible action for a local authority. Another way to look at the issue is providing a service to a subpopulation of residents to whom the service really matters as part of considering all the services provided to residents. For example, while I don't personally yet support Council funding to the Anglican Cathedral, but

⁴ For example, for special exhibitions and discovery spaces

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should it be true, I do support the Council making the case that this is sufficiently important for Anglicans and ecumenically supportive people, that they do make a proposal. A vaguer argument that it is important for general economic or cultural reasons runs counter to a lifetime experience and is less attractive, at least to me-acknowledging I may be part of a small minority.

Question: Is there a Dux factor at work here?

16. The Dux was marvellous in its day, but society has changed and the market has responded and there are really good offerings around the city that give customers the best parts of the old Dux – including the new Dux offerings. Perhaps it's a touch on the nose, but the Dux debate on the original site seems to some extent to be about nostalgia for a wonderful youth. If it stacked up commercially it would have been a done deal by now. Similarly, Council needs to understand whether the world has moved on for some of these spaces, including, I suspect the endearing and continuing view that Cathedral Square has been the centre of Christchurch any time in the last 30 years or more.
17. When there was a purpose to use the Square for buses or the movie theatres, for example, there were people of a critical mass at particular times and so it had a vibrancy. That isn't coming back. As per Council planning, Christchurch has distributed centres and plans to bolster those centres because that's where people want and need to be. So, we need to check our nostalgia bone on proposals for the Cathedral that characterise it as somehow critical to the Square which is in turn somehow critical to the centre of Christchurch. Businesses choosing to locate elsewhere because that's where the people are, tells a large part of the story.
18. Also, we need to be clear about opportunity cost. Does a proposal to support the cathedral mean that a proposal for a service in new population growth centres, say in the west, misses out?
19. Or I could be underinformed and wrong and the LTP proposals can make the case that the Cathedral and Square are and will be the centre of tangible resident use and value. That would be a great outcome.

Summary

20. I have some pretty obvious biases, which the reader can discern in this submission. I don't assume I'm right or that I have the best answers. My reason to submit is to encourage Council to broaden how it approaches proposals for the LTP and deepens its evidence base for the proposals it does decide to bring to residents.

1608

Our Draft Annual Plan 2026/27

Submitter Details

Submission Date: 27/03/2026

First Name: Scott **Last Name:** Thelning

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

The Cathedral Grammar School Trust Board

Your role and the number of people your organisation represents:

Principal - 500

Feedback

Short submission form

This is our short submission form. Got more to say? Use our [full submission form](#).

Our full submission form includes a wider range of questions so you can provide feedback on more topics, such as the general rate business differential, the Climate Resilience Fund, contestable community grants, the Environmental Partnership Fund, areas of our capital programme, and the potential sale of Council-owned properties. You can answer any questions you wish and leave the others blank.

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%?

[Read more about rates from page 19 of the Consultation Document \(or about rates generally from page 24 of the Draft Annual Plan\).](#)

Don't know.

Grants, funding, fees and charges

We're proposing some updates to our grants, funding, and fees/charges. Some fees will stay the same, while others will increase to keep up with rising costs. We're also proposing changes to our grants and funding so they reflect what the community needs as well as what the Council can afford, with some programmes receiving more support and others changing.

[Read about our proposed changes in the Consultation Document or on our website here. Or look at our full Draft Annual Plan 2026/27.](#)

Do you support the overall direction of our proposed changes to grants, funding, and fees/charges?

Don't know.

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.

[Read more about the iconic buildings on page 28 of the Consultation Document.](#)

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

Critical – these are essential to our city's identity and economy.

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

The Cathedral Grammar School Board of Trustees Submission: 2026/2027 Draft Annual Plan

To: Christchurch City Council

From: The Board of Trustees, The Cathedral Grammar School

Subject: Formal Submission on Question 4: Investment in Iconic Buildings

Response: Critical – These are essential to our city's identity and economy.

The Board of Trustees of The Cathedral Grammar School writes to formally support the Christchurch City Council's investment in the restoration of the Christ Church Cathedral. As governors of an institution that has shared a 145-year history with the Cathedral, we view its completion as a matter of urgent civic and educational priority.

Strategic Infrastructure and Investment

The Cathedral is not merely a heritage relic; it is a building of national significance and a primary economic driver for the central city. The ongoing presence of hoardings and the "halted" state of the Square acts as a deterrent to private business investment. The Board supports the Council's Iconic Buildings Fund as a necessary tool to support bridging the \$40–45m funding gap. This is a strategic investment that will invigorate business investment and provide a completed, world-class centrepiece civic space that reflects a city that has finally finished its rebuild.

A Living Educational Partnership

The relationship between the Cathedral and our school—and indeed many schools across the city—is unique in New Zealand. The Cathedral is not a static monument; it is a vital extension of our campus.

The Chorister Tradition: For nearly a century and a half, our students have provided the "voice" of the Cathedral. This partnership preserves a world-class Anglican choral tradition that is a cornerstone of Christchurch's cultural identity.

A Civic Classroom: The Cathedral serves as a primary venue for civic services, prizegivings, and musical performances for schools across the Canterbury region. Its absence has left a "functional void" in the educational and cultural life of our youth.

Intergenerational Belonging: For the thousands of students who attend school in the CBD, the Cathedral is their "tūrangawaewae"—a place to stand. Restoring this link is essential for the wellbeing of a generation that has grown up in a city of "temporary" spaces.

Civic Identity and the Next Generation

From a governance perspective, we believe a city's strength is measured by its commitment to its cultural anchors. The Cathedral provides a symbol of hope and a place of refuge for our students and the wider public. Restoring the western façade and the tower is a pragmatic, high-impact way to return the Square to the people. It ensures that the "heart and soul of our community" is once again accessible to all, providing a quiet space away from the busy world for future generations of Christchurch residents.

A Gift of Sustainability

We wish to highlight that the Re:Opening plan is fiscally responsible. Once the funding gap is bridged and the doors are open, the Cathedral will operate at no cost to the city. This represents a unique opportunity for the Council to leverage a one-time contribution into a permanent, self-sustaining community asset.

Conclusion

The Board of Trustees urges the Council to recognize the Cathedral as the highest priority within the four iconic projects. We must move past the era of "temporary" Christchurch. Completing the Cathedral is critical to our city's identity, its global reputation, its economic future and the educational heritage of our future leaders.

Future feedback?

For future feedback about our services and issues impacting Christchurch residents, do you consent to us holding your email address and the demographic information that you have provided?

We comply with the Privacy Act 2020. If you say yes, we will use the information for the sole purpose of contacting you about future feedback about our services and other issues impacting Christchurch residents.

You can read the Christchurch City Council's privacy statement [here](#).

Yes.

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Our Draft Annual Plan 2026/27

Submitter Details

Submission Date: 26/03/2026

First Name: Liz **Last Name:** Hawes

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

Social Equity & Wellbeing Network Inc (SEWN)

Your role and the number of people your organisation represents:

Kaituiora

Feedback

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%?

[Read more about proposed changes to rates from page 19 of the Consultation Document \(or about rates generally from page 24 of the Draft Annual Plan\).](#)

Yes.

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

We support the ongoing provision of Council services.

General rate business differential

We're proposing to lower the business rates differential from 2.22 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.

[Read more about the business differential on page 21 of the Consultation Document \(or about differential categories generally from page 26 of the Draft Annual Plan\).](#)

Do you support 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?

No.

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 in line with the rising cost of providing services.

[Read more about fees and charges on page 22 of the Consultation Document \(with more information from page 104 of the Draft Annual Plan\).](#)

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

We would still like facilities to be accessible to all, and that cost would not be a barrier to those who cannot afford to access them

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

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Disagree.

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.

[Read more about the Climate Resilience Fund on page 24 of the Consultation Document.](#)

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?

This is important to keep paying into for our future generations

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%.

[Read more about contestable community grants on page 25 of the Consultation Document. For a full list of the grants we have the option of reducing funding for, visit \[letstalk.ccc.govt.nz/annualplan\]\(http://letstalk.ccc.govt.nz/annualplan\).](#)

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?

SEWN supports Option 1: maintain contestable community grants at \$7.12 million.

We thank Council for its ongoing support of community organisations through contestable funding. Christchurch has a long history of investing in community initiatives, and that commitment has shaped the kind of city this is - where social cohesion is something we actively build rather than take for granted. Contestable grants are a key part of that.

SEWN is a community sector support organisation working across Ōtautahi. We have recently completed a Council-commissioned research projects involving in-depth engagement with over 30 community groups. What we heard, consistently and clearly, is that Strengthening Communities funding is foundational. It keeps organisations operational - community centres open, events running, newsletters printed, drop-in services available. For many small grassroots groups operating on minimal budgets with volunteer workforces, even a 5% reduction would mean cutting the programmes and services their communities depend on.

Christchurch is a city of neighbourhoods, and contestable grants are part of what makes it feel that way. While there is much to celebrate in the city's larger events and projects, these grants play a different and complementary role - spreading investment across suburbs and communities, and making Council's support accessible to people wherever they live.

The groups we work with also do significant invisible work that strengthens the city - sharing information, running engagement, bridging Council and communities, and weaving the social fabric that makes Christchurch a place people want to live. This is social cohesion work. It is hard to see until it is gone.

These same organisations were often first-response hubs during the earthquakes and through COVID-19 - providing information, connection, and support when it was needed most. That capacity is not automatic. It is built through the everyday work that contestable grants fund. In a period of ongoing global uncertainty, strong and well-resourced community networks matter more than ever.

The proposed saving is \$356,100 — 0.04% off rates. It is negligible for ratepayers but significant for community organisations and the communities they serve across every part of this city.

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Please maintain contestable grants at the planned level.

The Environmental Partnerships Fund

Our Draft Annual Plan proposes to increase the Environmental Partnerships 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.

[Read more about the Environmental Partnership Fund on page 25 of the Consultation Document and on our website: here.](#)

Which option do you support for the Environmental Partnerships Fund?

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

Do you have any comments about the options for the Environmental Partnerships Fund?

We fully support this proposal

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.

[Read more about these properties on page 26 of the Consultation Document \(or from page 239 of the Draft Annual Plan\). See property locations and access reports here.](#)

Do you support the Council selling these properties?

Don't know.

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.

[Read more about the iconic buildings on page 28 of the Consultation Document.](#)

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

Don't know.

Future feedback?

For future feedback about our services and issues impacting Christchurch residents, do you consent to us holding your email address and the demographic information that you have provided?

We comply with the Privacy Act 2020. If you say yes, we will use the information for the sole purpose of contacting you about future feedback about our services and other issues impacting Christchurch residents. You can read the Christchurch City Council's privacy statement [here](#).

Yes.

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Our Draft Annual Plan 2026/27

Submitter Details

Submission Date: 28/03/2026

First Name: David Last Name: Close

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

Christchurch East Labour Electorate Committee

Feedback

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?

[Read about our proposed changes in the Consultation Document or on our website here. Or look at our full Draft Annual Plan 2026/27.](#)

CCC260322SubmissionDraftAP2026-27

Christchurch East Labour Electorate Committee

Submission to Christchurch City Council on Draft Annual Plan 2026/27

1.0 Introduction

- 1.1 The Christchurch East Labour Electorate Committee places a high value on local government, on the way in which it achieves so much for the common good, providing a wide range of services, both essential and discretionary, which enable people to live safe, healthy, pleasant and productive lives. At all our meetings we have reports from those who represent our area in local government.
- 1.2 The Council has continued to provide **basic services of a high standard** over the past year. We have noted that, in the October 2025 elections, the Mayor and most incumbent Councillors were returned, which suggests that local people did not support the allegations from central government of a 'crisis' in local government. We have noted also that, in a recent survey, satisfaction with the Council's performance had improved, recognition, it would seem, that Christchurch people are beginning to understand the vital role of Council services in daily life, as depicted in *A Day in the Life of Your Rates*.
- 1.3 We have supported or proposed higher spending in several of our submissions. However, we appreciate the need to keep rates in check and have made several proposals, especially on project management, that would reduce spending.

2.0 Commendations

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- 2.1 We wish to commend the Council for its decision to **keep water services in-house**. Setting up a separate entity would have added overhead costs and reduced accountability.
- 2.2 We commend the Council for providing ratepayers with a **critical performance measure** – the percentage of rates required for loan servicing (interest and repayments). The percentage is **22.5%**, **\$202.4m** in 2026-27 (AP, page 10). This fact deserves greater prominence because it is the best indication of the affordability of council borrowing.
- 2.3 We also commend the Council for its **opposition to the proposed rates cap**, which is undemocratic, impractical, inconsistent with the Local Government Act, and counter-productive in that it would increase overheads at both local and central level. We urge the Council to work with other councils, especially those in rural areas, to dissuade the Government from proceeding with their proposal.
- 2.4 We commend the Council for its intention to spend \$8m on the installation of **solar panels** on some of its buildings (Capital Works programme, AP page ???). This was the only obvious item in the AP which was intended to reduce emissions.
- 2.5 Our congratulations to whoever negotiated a \$10m saving on insurance.
- 3.0 Complaint – what the Draft Annual Plan fails to tell residents and ratepayers
- 3.1 Page 5 of the Consultation Document states that that *an Annual Plan outlines the activities, services and capital projects the Council will deliver over the coming financial year*. The AP sets out the financing of capital works in detail (pages 66-140), but the outline of services and activities is limited to broad categories of operational and capital spending (CD, pages 13 & 16), changes to the LTP capital programme, and a series of line items in prospective financial statements.
- 3.2 What is lacking is a breakdown of major spending programmes and performance measures **within** the major expenditure categories. In Roading, for example, we would expect those programmes to include chip resealing, hot-mix resealing, replacement of kerbs and channels, renewal of footpaths, street-lighting, traffic management, etc. For most roading programmes, **output measures** of kilometres completed would be appropriate. For traffic management, **outcome measures** of accident rates at intersections (roundabouts, signal-controlled, sign-controlled) would be appropriate. Each year's Annual Plan should set out **the financial allocation and performance targets of each programme, the results in the previous year or years, and the allocation and targets for the coming year**.
- 3.3 A few years ago the Council declared a climate emergency. What has it achieved so far? What is the Council planning to do to reduce its fossil fuel emissions? And to reduce the emissions of the city as a whole? What is it doing to reduce the production and use of plastic? To reduce waste going to landfill? The Draft Annual Plan is silent on these matters.
- 3.4 Performance measures should be restricted to what can be measured objectively. If developed by staff and elected members as part of the budget process, they can be affirming for both parties. Performance measures are a built-in form of accountability to the public.
- 3.5 Submission: That in future, in the interests of greater transparency and accountability in the Annual Plan process, the Council provide breakdowns of expenditure for key activities with relevant performance measures.
- 4.0 **The elephant in the room – housing**

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- 4.1 Homelessness is one of the great moral and social issues of our time. To its shame, the Council has chosen, most of the time, to look the other way.
- 4.2 The Canterbury Mayoral Forum has recently produced a strategic housing plan which does not recommend actions by councils but suggests they encourage community groups (which lack resources) and central government (which cancelled 300 housing projects) to take up the challenge.
- 4.3 In the AP, Housing has an allocation of \$14m in operational spending (CD, page 130) and \$6m in capital for renewals (CD, page 16, AP page 69). We assume the operational expenditure is mainly maintenance and insurance. The Council is making no provision for additional units despite the increasing population, central government's capping its social housing programme, and the evidence of homelessness in the city.
- 4.4 Even more alarming is a statement of housing policy 'hidden away' under Significant Forecasting Assumptions (AP, page 225). It reads: *The Housing Fund (which receives lease payments from the Otautahi Trust) is now in a depleted state.....The Long-Term Plan contains budgeted revenue from future sales of complexes to ensure a balanced budget. Council has already made the decision to sell some complexes, but has not yet decided to sell all required for a balanced budget.*
- 4.5 We are shocked that the public were not consulted on this 'decision'. We suspect some elected members may be unaware of it. The decision may not meet the definition of 'strategic' in terms of financial impact on the Council's finances, but it is undoubtedly strategic in its potential impact on social welfare and social cohesion in the city.
- 4.6 For the second year in succession, 'Enabling and providing affordable housing' has headed the list of priorities it shares with Ngai Tahu (AP, page 9), but there is nothing in the AP to give effect to this priority.
- 4.7 A briefing to Councillors on 24th March reported that the Council and Otautahi Trust owned a total of **2488 units available for occupation, 161 fewer than the 2649 that the Council had available before the earthquakes.** Those of us who opposed the transfer to the Trust were right to fear that housing would no longer be a priority for the Council.
- 4.8 In recent years, Council has politely rebuffed submissions urging an active role in housing. It has deferred consideration till the next Long-Term Plan, but never put forward a proposal for public consideration. We challenge the Council to allocate 1% of rates (\$9m) to provide additional social housing in 2026-27, and to make a provisional allocation of 1% a year in the next Long-Term Plan, which will be subject to consultation.
- 4.9 Submission: That the Council:
- (i) allocate 1% of rates (\$9m) to provide additional social housing in 2026-27
 - (ii) make a provisional allocation of 1% a year in the next Long-Term Plan.

5.0 Changes to operational spending (CD, page 12)

- 5.1 We endorse the proposal to move \$22.6m of software development costs from the capital to the operational budget, given the short life of software. It is a small but useful step towards a balanced budget.

6.0 Proposed changes to capital programme (CD, pages 14-15)

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6.1 We support the changes proposed, including, in particular, the additional \$6.1m for reactive wastewater and water supply renewals, and the reallocation of \$7m of chipseal renewals within the streetworks programme.

6.2 Submission:

- (i) That care be taken to ensure that roads in the east are given due priority in road rehabilitation work.
- (ii) That staff, especially engineering staff, be informed of our appreciation of their competence and dedication in managing a huge number of projects large and small.

7.0 Proposed change to business differential (CD, page 21)

7.1 We note that, because of the disproportionate increase in the valuation of business properties, the proposed reduction in the business differential does not reduce the proportion of rates paid by the business properties, but maintains it at 26%. For that reason, we support the change.

7.2 The first sentence on page 21 refers to the rates 'burden'. We object to reference to rates as a burden. They are not a burden. They are the contribution we make for the privilege of living in a well organised society where we are provided with both necessities (water, sewerage, roads) and necessities (parks, pools, libraries).

7.3 Submission: That the Council note our support for the change in the business differential and our objection to the term 'rates burden'.

8.0 Change in the definition of short-term accommodation

8.1. We agree with the change in definition, because properties providing accommodation as a business will pay the business rate.

9.0 Climate Resilience Fund

9.1 It is clear that the slow, inexorable changes in climate will require costly responses in the future. It will be useful to have a fund with which to commence remedial works. Consideration should be given to adopting the Hurunui model of preparation for managed retreat. Under this model, land is acquired at existing farmland prices, leased back to farmers, and held for a few decades until is required for resettlement.

9.2 Submission: That the contribution to the fund not be paused.

10.0 Community grants

10.1 In recognition of the fact that community groups face the same cost pressures as the Council, a modest increase of 3% was provided for grants in the Draft AP. The option to reduce the allocation by 5% would result in community groups receiving 2% less than in 2025. This would be insulting to thousands of volunteers who give their time freely in community work. The saving to ratepayers would be trivial.

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- 10.2 Submission: That the allocation for community grants be increased to \$7.5m to better recognise the current challenges facing community groups and the value of their efforts.
- 11.0 Environmental Partnerships Fund
- 11.1 Here in Christchurch East we can see the splendid result of a 25 year partnership between the Council and the Travis Wetland Trust. There are many similar examples where such a partnership harnesses the enthusiasm, specialist knowledge and free labour of dedicated volunteers.
- 11.2 Submission: That the increase of \$300,000 for the Environmental Partnerships Fund be confirmed.
- 12.0 Disposal of Council-owned properties
- 12.1 Instead of offering to **sell** land zoned for housing to housing-providers, the Council should retain ownership of the land and offer to lease it at a peppercorn rental to housing providers such as the Methodist Mission. It is a huge challenge to provide housing at rents that low-income people can afford. An affordable lease can make it possible
- 12.2 Submission: That the Council retain ownership of housing land and offer it for lease to not-for-profit housing providers on favourable terms.
- 13.0 Restoring our iconic buildings (CD, page 28)
- 13.1 We make the following observations:
- (i) In the 1980s and 1990s the Council played a major role in securing the future of all these buildings, by partial strengthening, or, in the case of the Museum, full strengthening.
 - (ii) Without the Council's investment, there would have been huge loss of life. The buildings would have been reduced to rubble and impossibly expensive to restore.
 - (iii) 'Our iconic buildings' are part of our history and are significant examples of Victorian gothic architecture.
 - (iv) They are all open to the public.
 - (v) They are important to the local economy as an attraction to tourists every day of the year.
- 13.2 We consider that the response to the questions the Council has chosen to ask are unlikely to provide clear direction to staff and elected members. The shortfall of \$290m, on its own, is frightening. It would have been helpful if the Council had consulted on a clear plan and timeline for the restoration of the buildings.

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- 13.3 We note that there is no need to complete the restoration of all the buildings within a defined period. It would be advantageous if the work could be spread over 10-12 years to provide a steady stream of work for the construction industry.
- 13.4 We have calculated that, if the work were spread over 10-12 years, \$250m of the \$290m shortfall could be funded by way of cash and loan from a one-off rate increase of 1.5%, or three successive increases of 0.5%. The Council could arrange the programme of works with the various players.
- 13.5 We make no comments on the merits of particular buildings as our members have varying opinions.
- 13.6 Submission: That the Council prepare a specific plan on which to consult the public.
- 14.0 Savings recommended – IT project for 'one-stop shop' (\$11.9m)
- 14.1 We are grateful to Councillor Macdonald whose comments reported in The Press alerted us to this project. According to The Press, the project to create a 'one-stop shop' for access to Council services is budgeted to cost an incredible \$11.9m, of which an incredible \$6.2m has already been spent. We are dismayed by the impact on rates of such expenditure; we are equally dismayed by the fact that elected members did not act till after the horse had bolted.
- 14.2 In our submission last year, we pleaded for cost-benefit analysis to be used in assessing IT projects. Such analysis can be simple. Let us assume that the software has a life of 10 years, that 100,000 citizens visit the shop each year for 10 years, and that (an unlikely assumption) the shop has zero operating costs. With a million visits over ten years, the **cost per visit** on expenditure to date would be \$6.20, or \$11.90 per visit on budgeted cost.
- 14.3 We have no knowledge of the likely usage of the shop, but we consider that the project would be poor value for money if there were only 100,000 visits a year, and very good value if there were a million visits a year. What is important is that there is a rational, objective basis for assessing the cost-benefit ratio as an essential, early step in the planning.
- 14.4 Savings in other parts of the Council's operations will obviously be fed into the analysis. If the proponents of an IT project can guarantee that there will be savings of, say, 2 FTE telephonists @ \$60,000 p.a., that can be recognised.
- 14.5 Non-digital solutions should also be considered. If, as in this case, the project concerns customer service, the alternative of employing people-contact staff must be a first consideration.
- 14.6 A common cause of failure in IT projects is excessive complexity. The 'owners' of the project may set very demanding specifications, and the software developers may be over-confident about their ability to meet the demands. Delays and cost over-runs are a warning sign. The surest way of controlling the cost of a project where there is a large element of discretion, such as a stadium or an art gallery or a one-stop access shop, is, at the outset, to state a sum within which the project managers must work. In the case of the 'one-stop shop', the sum might have been \$2m. That sum could have been increased on report back, but it would have been a controlled increase, not a cost over-run.
- 14.7 Submission: That the Council:
- (i) revert to a system of standing committees in which elected members and staff develop projects for recommendation to Council for approval, and also monitor the implementation of projects and programmes.
 - (ii) conduct a simple cost-benefit analysis of all IT projects and other projects where benefits are not obviously quantifiable.
 - (iii) develop the habit, where appropriate and practicable, of planning within a set budget, instead of preparing a plan which must then be costed

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- (iv) halt and review the 'one-stop shop' access project to decide whether the cost-benefit points to continuing, modifying, or abandoning it.

15.0 Savings recommended – ecological restoration of Otakaro-Avon corridor (\$102m)

15.1 Very large sums of money have been budgeted for the Avon-Otakaro corridor in the capital budgets for Flood Control, Stormwater and Parks. We note, in particular, the allocation of \$102m for ecological restoration (Parks capital, AP page 73). We assume that this involves principally the planting of native swamp plants, shrubs and trees appropriate to the area. We assume that engineering work is programmed within the other budgets, in which case \$102m seems an extraordinarily large sum for ecological restoration.

15.2 Other, less expensive models of ecological restoration are close at hand in Travis Wetland, Cockayne Reserve, and the land either side of the northern part of Anzac Drive. At Hinewai, on Banks Peninsula, in a very different environment, Hugh Wilson has demonstrated how nature can restore itself with minimal human intervention.

15.3 We do not know how \$102m came to be budgeted for ecological restoration. It seems likely that a plan was developed, which was then costed. We suggest Parks should be asked to carry out a programme of ecological restoration using 50% of the current funding.

15.4 Submission: That a saving of \$50m be made in the ecological restoration of the Avon-Otakaro corridor by, inter alia, adopting less intensive interventions.

16.0 Savings recommended - Stopbanks – Pages Road to Bridge Street (\$36m)

16.1 \$36.9m has been budgeted to build stopbanks on the lower Avon between Pages Road and Bridge Street (Flood Protection, AP page 68). It is about 2 kilometres between Pages Road and Bridge Street so the project involves about 4000 metres of stopbank. This means the stopbanks are costing, on average, \$9000 a metre, which seems expensive given that the materials are low-cost.

16.2 We consider that this is a case where the Council should request engineers to research the merits of alternative designs, and to consider the purchase of specialist machinery suited to the work.

16.3 Submission: That the Council investigate more cost-effective methods of constructing stopbanks, with particular regard to the Pages Road-Bridge Street project.

17.0 Prudent financial management – the planned rate increase of 7.96% and the delay in funding renewals from rates.

17.1 Five years ago, in a submission on the Draft Long-Term Plan 2021-2031, we congratulated the Council on its stated intention **to move towards fully funding the long-run average asset renewals programme from rates.**

17.2 This year's AP (page 9) explains that the **target is based on the long-run average from the 30-year renewal programme in the Infrastructure Strategy. It admits that the Council is not meeting the target but does not say what the target is.** The Balanced Budget Benchmark is forecast not to be met in 2026-27 because rates are not funding asset renewals in accordance with the Council's financial strategy. How can elected members or ratepayers make any judgement about whether rates-funded renewals of \$241m are adequate without knowing what the target/strategy is? (We apologise for the question if the target figure is elsewhere in the Draft AP and we have missed it.)

17.3 Depreciation, for which the calculation is quite precise, is a good indicator of what the target should be. Total depreciation is \$420m (AP page 12). Rates-funded renewals of \$241m amount to only 57% of depreciation. Funding

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renewals to 80% of depreciation would amount to \$336m and require a one-off rate increase of 10%, or, realistically, several small annual increases.

17.4 Depreciation is serious stuff. Page 192 of the Draft AP sets it out.

Council Activity	Depreciation 2026-27 AP
Wastewater	104m
Transport	104m
Water Supply	56m
Stormwater	40m
Parks	44m
Community (libraries, pools, stadia)	34m
Other	40m
	\$420m

Almost all of these assets will need to be replaced when they reach the end of their lives. Depreciation indicates what needs to be spent annually. When depreciation is funded for asset renewal, borrowing is required only for new assets, and ratepayers save millions in loan servicing costs.

17.5 Do we support the rates increase of 7.96%? Yes, because it is necessary to maintain essential services to ratepayers, residents, business and community. Yes, because it is needed if Council is to move towards meeting its target for asset renewals. Yes, because 2% of the increase is the result of the Council using some of the operating surplus from 2024-25 to reduce rates in 2025-26.

17.6 Submission: That the Council:

- (i) note that we consider the rate increase of 7.96% prudent and necessary
- (ii) resist the temptation to use savings to reduce the rate increase whilst the budget remains unbalanced
- (iii) state clearly, in dollar terms, in the final Annual Plan 2026-27, the target based on the long-run average from the 30-year renewal programme in the Infrastructure Strategy.

David Close, Liam Bateman, Hugh Perry, Tim Baker, Jenny Hughey, Rebecca Robin, Fiona Chapman, Colleen Phillip, Policy Committee, Christchurch East LEC.

CCC260322SubmissionDraftAP2026-27

Christchurch East Labour Electorate Committee

Submission to Christchurch City Council on Draft Annual Plan 2026/27

1.0 Introduction

- 1.1 The Christchurch East Labour Electorate Committee places a high value on local government, on the way in which it achieves so much for the common good, providing a wide range of services, both essential and discretionary, which enable people to live safe, healthy, pleasant and productive lives. At all our meetings we have reports from those who represent our area in local government.
- 1.2 The Council has continued to provide **basic services of a high standard** over the past year. We have noted that, in the October 2025 elections, the Mayor and most incumbent Councillors were returned, which suggests that local people did not support the allegations from central government of a 'crisis' in local government. We have noted also that, in a recent survey, satisfaction with the Council's performance had improved, recognition, it would seem, that Christchurch people are beginning to understand the vital role of Council services in daily life, as depicted in *A Day in the Life of Your Rates*.
- 1.3 We have supported or proposed higher spending in several of our submissions. However, we appreciate the need to keep rates in check and have made several proposals, especially on project management, that would reduce spending.

2.0 Commendations

- 2.1 We wish to commend the Council for its decision to **keep water services in-house**. Setting up a separate entity would have added overhead costs and reduced accountability.
- 2.2 We commend the Council for providing ratepayers with a **critical performance measure** – the percentage of rates required for loan servicing (interest and repayments). The percentage is **22.5% , \$202.4m** in 2026-27 (AP, page 10). This fact deserves greater prominence because it is the best indication of the affordability of council borrowing.
- 2.3 We also commend the Council for its **opposition to the proposed rates cap**, which is undemocratic, impractical, inconsistent with the Local Government Act, and counter-productive in that it would increase overheads at both local and central level. We urge the Council to work with other councils, especially those in rural areas, to dissuade the Government from proceeding with their proposal.
- 2.4 We commend the Council for its intention to spend \$8m on the installation of **solar panels** on some of its buildings (Capital Works programme, AP page ???). This was the only obvious item in the AP which was intended to reduce emissions.
- 2.5 Our congratulations to whoever negotiated a \$10m saving on insurance.

3.0 Complaint – what the Draft Annual Plan fails to tell residents and ratepayers

- 3.1 Page 5 of the Consultation Document states that that *an Annual Plan outlines the activities, services and capital projects the Council will deliver over the coming financial year*. The AP sets out the financing of capital works in detail (pages 66-140), but the outline of services and activities is limited to broad categories of operational and capital spending (CD, pages 13 & 16), changes to the LTP capital programme, and a series of line items in prospective financial statements.
- 3.2 What is lacking is a breakdown of major spending programmes and performance measures **within** the major expenditure categories. In Roading, for example, we would expect those programmes to include chip resealing, hot-mix resealing, replacement of kerbs and channels, renewal of footpaths, street-lighting, traffic management, etc. For most roading programmes, **output measures** of kilometres completed would be appropriate. For traffic management, **outcome measures** of accident rates at intersections (roundabouts, signal-controlled, sign-controlled) would be appropriate. Each year's Annual Plan should set out **the financial allocation and performance targets of each programme, the results in the previous year or years, and the allocation and targets for the coming year**.
- 3.3 A few years ago the Council declared a climate emergency. What has it achieved so far? What is the Council planning to do to reduce its fossil fuel emissions? And to reduce the emissions of the city as a whole? What is it doing to reduce the production and use of plastic? To reduce waste going to landfill? The Draft Annual Plan is silent on these matters.
- 3.4 Performance measures should be restricted to what can be measured objectively. If developed by staff and elected members as part of the budget process, they can be affirming for both parties. Performance measures are a built-in form of accountability to the public.
- 3.5 **Submission: That in future, in the interests of greater transparency and accountability in the Annual Plan process, the Council provide breakdowns of expenditure for key activities with relevant performance measures.**

4.0 The elephant in the room – housing

- 4.1 Homelessness is one of the great moral and social issues of our time. To its shame, the Council has chosen, most of the time, to look the other way.
- 4.2 The Canterbury Mayoral Forum has recently produced a strategic housing plan which does not recommend actions by councils but suggests they encourage community groups (which lack resources) and central government (which cancelled 300 housing projects) to take up the challenge.
- 4.3 In the AP, Housing has an allocation of \$14m in operational spending (CD, page 130) and \$6m in capital for renewals (CD, page 16, AP page 69). We assume the operational expenditure is mainly maintenance and insurance. The Council is making no provision for additional units despite the increasing population, central government's capping its social housing programme, and the evidence of homelessness in the city.

- 4.4 Even more alarming is a statement of housing policy ‘hidden away’ under Significant Forecasting Assumptions (AP, page 225). It reads: *The Housing Fund (which receives lease payments from the Otautahi Trust) is now in a depleted state.....The Long-Term Plan contains budgeted revenue from future sales of complexes to ensure a balanced budget. Council has already made the decision to sell some complexes, but has not yet decided to sell all required for a balanced budget.*
- 4.5 We are shocked that the public were not consulted on this ‘decision’. We suspect some elected members may be unaware of it. The decision may not meet the definition of ‘strategic’ in terms of financial impact on the Council’s finances, but it is undoubtedly strategic in its potential impact on social welfare and social cohesion in the city.
- 4.6 For the second year in succession, ‘Enabling and providing affordable housing’ has headed the list of priorities it shares with Ngai Tahu (AP, page 9), but there is nothing in the AP to give effect to this priority.
- 4.7 A briefing to Councillors on 24th March reported that the Council and Otautahi Trust owned a total of **2488 units available for occupation, 161 fewer than the 2649 that the Council had available before the earthquakes**. Those of us who opposed the transfer to the Trust were right to fear that housing would no longer be a priority for the Council.
- 4.8 In recent years, Council has politely rebuffed submissions urging an active role in housing. It has deferred consideration till the next Long-Term Plan, but never put forward a proposal for public consideration. We challenge the Council to allocate 1% of rates (\$9m) to provide additional social housing in 2026-27, and to make a provisional allocation of 1% a year in the next Long-Term Plan, which will be subject to consultation.
- 4.9 Submission: That the Council:**
- (i) **allocate 1% of rates (\$9m) to provide additional social housing in 2026-27**
 - (ii) **make a provisional allocation of 1% a year in the next Long-Term Plan.**

5.0 Changes to operational spending (CD, page 12)

- 5.1 We endorse the proposal to move \$22.6m of software development costs from the capital to the operational budget, given the short life of software. It is a small but useful step towards a balanced budget.

6.0 Proposed changes to capital programme (CD, pages 14-15)

- 6.1 We support the changes proposed, including, in particular, the additional \$6.1m for reactive wastewater and water supply renewals, and the reallocation of \$7m of chipseal renewals within the streetworks programme.
- 6.2 Submission:**
- (i) **That care be taken to ensure that roads in the east are given due priority in road rehabilitation work.**

- (ii) That staff, especially engineering staff, be informed of our appreciation of their competence and dedication in managing a huge number of projects large and small.

7.0 Proposed change to business differential (CD, page 21)

- 7.1 We note that, because of the disproportionate increase in the valuation of business properties, the proposed reduction in the business differential does not reduce the proportion of rates paid by the business properties, but maintains it at 26%. For that reason, we support the change.
- 7.2 The first sentence on page 21 refers to the rates 'burden'. We object to reference to rates as a burden. They are not a burden. They are the contribution we make for the privilege of living in a well organised society where we are provided with both necessities (water, sewerage, roads) and necessities (parks, pools, libraries).
- 7.3 **Submission: That the Council note our support for the change in the business differential and our objection to the term 'rates burden'.**

8.0 Change in the definition of short-term accommodation

- 8.1. We agree with the change in definition, because properties providing accommodation as a business will pay the business rate.

9.0 Climate Resilience Fund

- 9.1 It is clear that the slow, inexorable changes in climate will require costly responses in the future. It will be useful to have a fund with which to commence remedial works. Consideration should be given to adopting the Hurunui model of preparation for managed retreat. Under this model, land is acquired at existing farmland prices, leased back to farmers, and held for a few decades until is required for resettlement.
- 9.2 **Submission: That the contribution to the fund not be paused.**

10.0 Community grants

- 10.1 In recognition of the fact that community groups face the same cost pressures as the Council, a modest increase of 3% was provided for grants in the Draft AP. The option to reduce the allocation by 5% would result in community groups receiving 2% less than in 2025. This would be insulting to thousands of volunteers who give their time freely in community work. The saving to ratepayers would be trivial.
- 10.2 **Submission: That the allocation for community grants be increased to \$7.5m to better recognise the current challenges facing community groups and the value of their efforts.**

11.0 Environmental Partnerships Fund

11.1 Here in Christchurch East we can see the splendid result of a 25 year partnership between the Council and the Travis Wetland Trust. There are many similar examples where such a partnership harnesses the enthusiasm, specialist knowledge and free labour of dedicated volunteers.

11.2 **Submission: That the increase of \$300,000 for the Environmental Partnerships Fund be confirmed.**

12.0 Disposal of Council-owned properties

12.1 Instead of offering to sell land zoned for housing to housing-providers, the Council should retain ownership of the land and offer to lease it at a peppercorn rental to housing providers such as the Methodist Mission. It is a huge challenge to provide housing at rents that low-income people can afford. An affordable lease can make it possible

12.2 **Submission: That the Council retain ownership of housing land and offer it for lease to not-for-profit housing providers on favourable terms.**

13.0 Restoring our iconic buildings (CD, page 28)

13.1 We make the following observations:

- (i) In the 1980s and 1990s the Council played a major role in securing the future of all these buildings, by partial strengthening, or, in the case of the Museum, full strengthening.
- (ii) Without the Council's investment, there would have been huge loss of life. The buildings would have been reduced to rubble and impossibly expensive to restore.
- (iii) 'Our iconic buildings' are part of our history and are significant examples of Victorian gothic architecture.
- (iv) They are all open to the public.
- (v) They are important to the local economy as an attraction to tourists every day of the year.

13.2 We consider that the response to the questions the Council has chosen to ask are unlikely to provide clear direction to staff and elected members. The shortfall of \$290m, on its own, is frightening. It would have been helpful if the Council had consulted on a clear plan and timeline for the restoration of the buildings.

13.3 We note that there is no need to complete the restoration of all the buildings within a defined period. It would be advantageous if the work could be spread over 10-12 years to provide a steady stream of work for the construction industry.

13.4 We have calculated that, if the work were spread over 10-12 years, \$250m of the \$290m shortfall could be funded by way of cash and loan from a one-off rate increase of 1.5%, or three successive increases of 0.5%. The Council could arrange the programme of works with the various players.

- 13.5 We make no comments on the merits of particular buildings as our members have varying opinions.
- 13.6 **Submission: That the Council prepare a specific plan on which to consult the public.**

14.0 Savings recommended – IT project for ‘one-stop shop’ (\$11.9m)

- 14.1 We are grateful to Councillor Macdonald whose comments reported in The Press alerted us to this project. According to The Press, the project to create a ‘one-stop shop’ for access to Council services is budgeted to cost an incredible \$11.9m, of which an incredible \$6.2m has already been spent. We are dismayed by the impact on rates of such expenditure; we are equally dismayed by the fact that elected members did not act till after the horse had bolted.
- 14.2 In our submission last year, we pleaded for cost-benefit analysis to be used in assessing IT projects. Such analysis can be simple. Let us assume that the software has a life of 10 years, that 100,000 citizens visit the shop each year for 10 years, and that (an unlikely assumption) the shop has zero operating costs. With a million visits over ten years, the **cost per visit** on expenditure to date would be \$6.20, or \$11.90 per visit on budgeted cost.
- 14.3 We have no knowledge of the likely usage of the shop, but we consider that the project would be poor value for money if there were only 100,000 visits a year, and very good value if there were a million visits a year. What is important is that there is a rational, objective basis for assessing the cost-benefit ratio as an essential, early step in the planning.
- 14.4 Savings in other parts of the Council’s operations will obviously be fed into the analysis. If the proponents of an IT project can guarantee that there will be savings of, say, 2 FTE telephonists @ \$60,000 p.a., that can be recognised.
- 14.5 Non-digital solutions should also be considered. If, as in this case, the project concerns customer service, the alternative of employing people-contact staff must be a first consideration.
- 14.6 A common cause of failure in IT projects is excessive complexity. The ‘owners’ of the project may set very demanding specifications, and the software developers may be over-confident about their ability to meet the demands. Delays and cost over-runs are a warning sign. The surest way of controlling the cost of a project where there is a large element of discretion, such as a stadium or an art gallery or a one-stop access shop, is, at the outset, to state a sum within which the project managers must work. In the case of the ‘one-stop shop’, the sum might have been \$2m. That sum could have been increased on report back, but it would have been a controlled increase, not a cost over-run.
- 14.7 **Submission: That the Council:**
- (i) **revert to a system of standing committees in which elected members and staff develop projects for recommendation to Council for approval, and also monitor the implementation of projects and programmes.**
 - (ii) **conduct a simple cost-benefit analysis of all IT projects and other projects where benefits are not obviously quantifiable.**

- (iii) **develop the habit, where appropriate and practicable, of planning within a set budget, instead of preparing a plan which must then be costed**
- (iv) **halt and review the 'one-stop shop' access project to decide whether the cost-benefit points to continuing, modifying, or abandoning it.**

15.0 Savings recommended – ecological restoration of Otakaro-Avon corridor (\$102m)

- 15.1 Very large sums of money have been budgeted for the Avon-Otakaro corridor in the capital budgets for Flood Control, Stormwater and Parks. We note, in particular, the allocation of \$102m for ecological restoration (Parks capital, AP page 73). We assume that this involves principally the planting of native swamp plants, shrubs and trees appropriate to the area. We assume that engineering work is programmed within the other budgets, in which case \$102m seems an extraordinarily large sum for ecological restoration.
- 15.2 Other, less expensive models of ecological restoration are close at hand in Travis Wetland, Cockayne Reserve, and the land either side of the northern part of Anzac Drive. At Hinewai, on Banks Peninsula, in a very different environment, Hugh Wilson has demonstrated how nature can restore itself with minimal human intervention.
- 15.3 We do not know how \$102m came to be budgeted for ecological restoration. It seems likely that a plan was developed, which was then costed. We suggest Parks should be asked to carry out a programme of ecological restoration using 50% of the current funding.
- 15.4 Submission: That a saving of \$50m be made in the ecological restoration of the Avon-Otakaro corridor by, inter alia, adopting less intensive interventions.**

16.0 Savings recommended - Stopbanks – Pages Road to Bridge Street (\$36m)

- 16.1 \$36.9m has been budgeted to build stopbanks on the lower Avon between Pages Road and Bridge Street (Flood Protection, AP page 68). It is about 2 kilometres between Pages Road and Bridge Street so the project involves about 4000 metres of stopbank. This means the stopbanks are costing, on average, \$9000 a metre, which seems expensive given that the materials are low-cost.
- 16.2 We consider that this is a case where the Council should request engineers to research the merits of alternative designs, and to consider the purchase of specialist machinery suited to the work.
- 16.3 Submission: That the Council investigate more cost-effective methods of constructing stopbanks, with particular regard to the Pages Road-Bridge Street project.**

17.0 Prudent financial management – the planned rate increase of 7.96% and the delay in funding renewals from rates.

- 17.1 Five years ago, in a submission on the Draft Long-Term Plan 2021-2031, we congratulated the Council on its stated intention **to move towards fully funding the long-run average asset renewals programme from rates.**

- 17.2 This year's AP (page 9) explains that the **target is based on the long-run average from the 30-year renewal programme in the Infrastructure Strategy. It admits that the Council is not meeting the target but does not say what the target is.** The Balanced Budget Benchmark is forecast not to be met in 2026-27 because rates are not funding asset renewals in accordance with the Council's financial strategy. How can elected members or ratepayers make any judgement about whether rates-funded renewals of \$241m are adequate without knowing what the target/strategy is? (We apologise for the question if the target figure is elsewhere in the Draft AP and we have missed it.)
- 17.3 Depreciation, for which the calculation is quite precise, is a good indicator of what the target should be. Total depreciation is \$420m (AP page 12). Rates-funded renewals of \$241m amount to only 57% of depreciation. Funding renewals to 80% of depreciation would amount to \$336m and require a one-off rate increase of 10%, or, realistically, several small annual increases.
- 17.4 Depreciation is serious stuff. Page 192 of the Draft AP sets it out.

Council Activity	Depreciation 2026-27 AP
Wastewater	104m
Transport	104m
Water Supply	56m
Stormwater	40m
Parks	44m
Community (libraries, pools , stadia)	34m
Other	40m
	\$420m

Almost all of these assets will need to be replaced when they reach the end of their lives. Depreciation indicates what needs to be spent annually. When depreciation is funded for asset renewal, borrowing is required only for new assets, and ratepayers save millions in loan servicing costs.

- 17.5 Do we support the rates increase of 7.96%? Yes, because it is necessary to maintain essential services to ratepayers, residents, business and community. Yes, because it is needed if Council is to move towards meeting its target for asset renewals. Yes, because 2% of the increase is the result of the Council using some of the operating surplus from 2024-25 to reduce rates in 2025-26.
- 17.6 **Submission: That the Council:**
- (i) **note that we consider the rate increase of 7.96% prudent and necessary**
 - (ii) **resist the temptation to use savings to reduce the rate increase whilst the budget remains unbalanced**
 - (iii) **state clearly, in dollar terms, in the final Annual Plan 2026-27, the target based on the long-run average from the 30-year renewal programme in the Infrastructure Strategy.**

David Close, Liam Bateman, Hugh Perry, Tim Baker, Jenny Hughey, Rebecca Robin, Fiona Chapman, Colleen Philip, Policy Committee, Christchurch East LEC.

1372

Our Draft Annual Plan 2026/27

Submitter Details

Submission Date: 26/03/2026

First Name: John **Last Name:** Hare

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

Holmes Group Limited

Your role and the number of people your organisation represents:

Managing Director, 110 people in Christchurch,
350 nationwide

Feedback 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%?

[Read more about proposed changes to rates from page 19 of the Consultation Document \(or about rates generally from page 24 of the Draft Annual Plan\).](#)

Yes.

General rate business differential

We're proposing to lower the business rates differential from 2.22 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.

[Read more about the business differential on page 21 of the Consultation Document \(or about differential categories generally from page 26 of the Draft Annual Plan\).](#)

Do you support 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?

Yes.

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 in line with the rising cost of providing services.

[Read more about fees and charges on page 22 of the Consultation Document \(with more information from page 104 of the Draft Annual Plan\).](#)

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

The increases are generally in line with expectations, given rising costs.

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

Agree.

1372

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

What is currently shown in the draft plan appears reasonable. Further consideration could be given to keeping charges for swimming pools as low as possible, given the increased reliance on public pools for learning water safety.

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.

[Read more about the Climate Resilience Fund on page 24 of the Consultation Document.](#)

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?

This work is critical and should continue. Pausing the contributions compounds what is already a critical problem.

The Environmental Partnerships Fund

Our Draft Annual Plan proposes to increase the Environmental Partnerships 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.

[Read more about the Environmental Partnership Fund on page 25 of the Consultation Document and on our website: here.](#)

Which option do you support for the Environmental Partnerships Fund?

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

Do you have any comments about the options for the Environmental Partnerships Fund?

This work is important and needs to continue

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.

[Read more about these properties on page 26 of the Consultation Document \(or from page 239 of the Draft Annual Plan\). See property locations and access reports here.](#)

Do you support the Council selling these properties?

Yes.

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.

[Read more about the iconic buildings on page 28 of the Consultation Document.](#)

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

Critical – these are essential to our city's identity and economy.

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

refer attached letter

1372

Future feedback?

For future feedback about our services and issues impacting Christchurch residents, do you consent to us holding your email address and the demographic information that you have provided?

We comply with the Privacy Act 2020. If you say yes, we will use the information for the sole purpose of contacting you about future feedback about our services and other issues impacting Christchurch residents.
You can read the Christchurch City Council's privacy statement [here](#).

Yes.

Attached Documents

1372



Level 2, 254 Montreal Street
Christchurch Central
PO Box 6718
Christchurch 8442
holmesanz.com

25 March 2026

To: Christchurch City Council
53 Hereford Street
Christchurch, 8011

Subject: Annual Plan Submission - Heritage Building Investment

To the Christchurch City Council,

I write on behalf of Holmes to express our strong support for the Council's proposed investment in the restoration of four of Christchurch's most significant heritage buildings - Christ Church Cathedral, the Canterbury Museum, Te Matatiki Toi Ora The Arts Centre, and the Provincial Buildings.

Holmes is a business that was established in Christchurch in 1956 and has been privileged to play a substantive engineering role for all of these buildings over a long time, and we understand better than most the technical complexity involved, the profound cultural significance they hold, and the transformative impact their full reinstatement will have on our city. We are also proud that the work that we had completed in at least two of these buildings may have been instrumental in their survival through the Christchurch earthquakes, even if damaged. Without the investment of previous generations in these buildings, they would likely have been lost. With further investment now, their future may be secured for generations to come.

While many would see Holmes as having a vested interest in the reinstatement of these buildings, I would note that much of the work we have completed on these buildings over the years has been pro bono or for reduced fees, at no profit. However, it is primarily in reflection of our origins and as a supporter of heritage that we speak in favour of these buildings, which we see as critical to the character and success of our City.

We support investment in all four projects, albeit that not all may be progressed over the same timeframe. These unfinished restorations represent an ongoing cost to Christchurch - not merely in financial terms, but in the continuing diminishment of our city's identity, its attractiveness to visitors, and its capacity to offer residents the civic and cultural life they deserve. Every year these buildings remain incomplete is a year the city is held back from being what it could and should be.

The ChristChurch Cathedral and the Canterbury Museum anchor each end of Worcester Boulevard, which should be a key part of Christchurch's appeal to tourists. Without each in a fully restored and activated condition, this is incomplete and Christchurch loses a significant part of its identity and desirability as a destination. Compounding this, Cathedral Square is desperately in need of an upgrade, but this would be futile if the west end of the Cathedral were to remain a building site for the long term.

The Arts Centre is another vital component of the Boulevard and while the buildings have been for the most part stabilised, completion of the restoration of this complex would allow full occupation of the buildings.

1372

Holmes

This would bring valuable income to the Arts Centre and further enliven the Boulevard, with consequent benefit for all Christchurch.

We recognise that the sums involved are significant and although this funding may be rolled out over several years, some level of prioritisation is potentially called for.

It is hard to value any one of these four buildings over another as they are all hugely significant for Christchurch. Clearly, the Museum and the Cathedral are the most at risk currently, with active restoration projects and insufficient funding, and this speaks to an immediate need for both. Although the Arts Centre reinstatement is currently in abeyance, it has been left in a condition where work could recommence quickly and the well-publicised challenge of getting the Students Union back to full operation could be easily overcome with adequate funding.

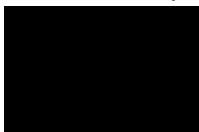
Conversely the restoration of the Provincial Buildings is much less advanced, the buildings are at least stabilised and this site presumably represents the majority of the estimated \$290m expenditure noted in the draft plan.

On the assumption that the Cathedral, the Museum and the Arts Centre represent less than half of that sum, we strongly urge the Council to consider providing additional assistance to all three, even if it is at the expense of delaying the work to the Provincial Buildings. We note that the Provincial Buildings were probably the least used of these buildings prior to the earthquakes, are located on the poorest ground and will clearly take longest to reinstate.

In summary, Holmes wholeheartedly supports the Council's proposed investment in Christchurch's heritage buildings. We suggest that the ChristChurch Cathedral, the Canterbury Museum and the Arts Centre be given priority. Fifteen years after the earthquake that has shaped Christchurch is long enough to wait for the heart of this city to be restored.

I would welcome the opportunity to speak to the Council if required.

Yours sincerely,



John Hare
MANAGING DIRECTOR
Holmes Group Limited

1224

Our Draft Annual Plan 2026/27

Submitter Details

Submission Date: 24/03/2026

First Name: Jalori Last Name: Mathias

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

School Strike 4 Climate Ōtautahi

Your role and the number of people your organisation represents:

Organiser,

Feedback

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%?

[Read more about proposed changes to rates from page 19 of the Consultation Document \(or about rates generally from page 24 of the Draft Annual Plan\).](#)

Yes.

General rate business differential

We're proposing to lower the business rates differential from 2.22 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.

[Read more about the business differential on page 21 of the Consultation Document \(or about differential categories generally from page 26 of the Draft Annual Plan\).](#)

Do you support 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?

Don't know.

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

Strongly disagree.

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.

[Read more about the Climate Resilience Fund on page 24 of the Consultation Document.](#)

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?

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This council declared a climate emergency in 2019, and committed to halving emissions from 2017 levels by 2030, and then becoming net zero by 2045. Knowing this, it is clear that money needs to be spent on the climate resilience of Christchurch in the future and it is frankly disgraceful to suggest letting this fund be almost \$23 million dollars smaller by 2034. Pausing the additional increase of rates being put in this fund is simply further delaying the groundwork for the major climate actions that need to be done. Increasing rates will always be unpopular with residents, but it is council job to be brave, and allow present Christchurch residents to dislike you a little more in order to protect the future of this city. There has already been issues with flooding in many parts of the city, and the more that time goes on the worse these problems

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%.

[Read more about contestable community grants on page 25 of the Consultation Document. For a full list of the grants we have the option of reducing funding for, visit \[letstalk.ccc.govt.nz/annualplan\]\(http://letstalk.ccc.govt.nz/annualplan\).](#)

Which option do you support for contestable community grants?

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

The Environmental Partnerships Fund

Our Draft Annual Plan proposes to increase the Environmental Partnerships 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.

[Read more about the Environmental Partnership Fund on page 25 of the Consultation Document and on our website: here.](#)

Which option do you support for the Environmental Partnerships Fund?

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

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 sport 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.

[Read more about our capital programme from page 14 of the Consultation Document \(or from page 61 of the Draft Annual Plan\).](#)

Do you have any comments on the proposed changes to our spending on transport (e.g. roads, footpaths, cycleways)? If not, leave blank.

Cycleways are better for the future health of the city and the physical health of residents. It is very important to make it easier for people to walk and bike around the city, helping everyone to adapt to low-emission methods of transport. The more ways that people have to move towards sustainable forms of transport, the better it is for people and the city, so please continue to invest in cycleways, footpaths, and public transport.

Do you have any comments on the proposed changes to our spending on parks? If not, leave blank.

Parks are great community green spaces for people to meet, boost mental health, connect with nature within the city, increase biodiversity, and mitigate flooding.

Do you have any comments on the proposed changes to our spending in other areas of the capital programme? If not, leave blank.

Please keep investing in parks, community facilities, parks, reserves, as well as continued funding of climate adaptation. This will be important but it is important for city, and is worth the expenses.

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

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confirmed as surplus would be sold through transparent, market-value processes in line with the Council policy.

[Read more about these properties on page 26 of the Consultation Document \(or from page 239 of the Draft Annual Plan\). See property locations and access reports here.](#)

Do you support the Council selling these properties?

No.

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

The museum and the arts center are vital pieces of history and continuing culture, there are other priorities that are much more important but if funding can be secured the cathedral and provincial chambers could also be restored for their important heritage.

Future feedback?

For future feedback about our services and issues impacting Christchurch residents, do you consent to us holding your email address and the demographic information that you have provided?

We comply with the Privacy Act 2020. If you say yes, we will use the information for the sole purpose of contacting you about future feedback about our services and other issues impacting Christchurch residents. You can read the Christchurch City Council's privacy statement [here](#).

Yes.

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Our Draft Annual Plan 2026/27

Submitter Details

Submission Date: 27/03/2026

First Name: Kate **Last Name:** Burgess

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

Christchurch Youth Council Incorporated

Your role and the number of people your organisation represents:

Christchurch Youth Council Incorporated

Feedback

The Environmental Partnerships Fund

Our Draft Annual Plan proposes to increase the Environmental Partnerships 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.

[Read more about the Environmental Partnership Fund on page 25 of the Consultation Document and on our website: here.](#)

Which option do you support for the Environmental Partnerships Fund?

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

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?

[Read about our proposed changes in the Consultation Document or on our website here.](#) Or look at our full Draft Annual Plan 2026/27.

PLEASE SEE ATTACHED SUBMISSION

Future feedback?

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Yes.

Attached Documents

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Christchurch Youth Council Submission on the Draft Annual Plan 2026/27



We are writing on behalf of the Rūnaka Taiohi o Ōtautahi / Christchurch Youth Council, a group of rangatahi volunteers aged 12-24 from across the Ōtautahi region. This submission is based on what we've heard through our Youth Takeover survey, internal discussions, and Instagram polls (see attached documents).

We've also been actively encouraging young people to submit their own feedback to the Christchurch City Council Annual Plan - sharing information online and running submission workshops for rangatahi.

We know we don't represent every young person in Christchurch, but part of our role is to collect and share the views that are brought to us. We also recognise that young people don't all think the same, and that's important - there are a range of perspectives and lived experiences across our communities.

As young people, we're not just affected by these decisions now; we'll be living with them long term. That's why it's important that the Annual Plan reflects what's actually going on for rangatahi.

Key Issues for Young People

The Youth Takeover survey is an annual initiative we run in collaboration with Youth Voice Canterbury, designed to capture the views, priorities, and lived experiences of rangatahi across the Waitaha region. In 2025, we received over 500 responses, and it is this data that has informed the insights shared in this submission. The survey asks rangatahi to identify their top concerns and priorities, alongside targeted questions on issues particularly relevant at the time. We are currently in the process of collecting responses for the 2026 survey. It provides a valuable, youth-led evidence base that ensures our advocacy is grounded in the real perspectives of young people in our communities.

Our Youth Takeover Survey data clearly shows that young people are most concerned with:

- Wellbeing & mental health (191 responses)
- Education (172)
- Cost of living (164)
- Healthcare (119)
- Employment (119)
- Climate change (113)
- Transport (93)
- Housing (81)
- Racism (82)
- Vaping (72)

Overall, this tells us that cost of living pressures, wellbeing, and access to essential services are front of mind for a lot of rangatahi right now.

At the same time, young people are also thinking about bigger picture issues like representation, belonging, and Te Tiriti o Waitangi. It's not just about immediate pressures -it's also about fairness, identity, and the kind of future we're building.

Cost of Living and Rates Increases

We understand that rates increases may be needed to maintain services and invest in the future. But we're also really aware of how tough things already are for a lot of households.

We're hearing this directly:

"As someone who flats, I really do not want to see my rent increasing... it's already ridiculously high."

"Too expensive for people to stay in their home. May need to leave their community."

"Rates increases need to better be means tested... low income households will not be able to afford it."

At the same time, some young people also pointed out:

"Underinvesting now can create bigger costs in the future."

So there isn't just one view -but there is a clear message that this needs to be handled carefully.

From what we heard, we think:

- A balanced approach is needed

We'd like to see:

- Clear explanations of where rates are going
- Real consideration of equity and affordability
- Support for those who will be most impacted

Approach to Budget Decisions

Overall, the message from rangatahi is that this doesn't need to be framed as an either/or situation.

As people told us:

“In a cost of living crisis people are absolutely dependent on these services.”
“We can’t delay what our future needs, but the money has to come from somewhere.”

There’s an understanding that these decisions are complicated but also a strong expectation that what matters most should be protected while still planning ahead.

Feedback on Proposed Cost-Saving Measures

Climate and Environmental Funding

We strongly oppose pausing increases to climate and environmental funding.

This came through really clearly:

“A short term gain for a long term loss.”
“We need to look after our environment first. We can’t survive without it.”

For many of us, climate action just isn’t optional -it’s essential.

Community Grants

We strongly oppose reducing community grants.

From our experience and what we’ve heard:

“Community organisations save lives.”
“Reducing community grants... will not allow us to do the work we do.”

These aren’t just “nice to have” -they directly support youth wellbeing, connection, and safety.

Selling Council Assets

There are mixed views here, but also a lot of caution.

Some young people felt this could be an option if needed, but others said:

“Do not sell assets... they bring in too much value.”

Overall, if asset sales are considered, they need to be thought through carefully with long-term impacts in mind.

Heritage and Cultural Funding Priorities

We strongly support continued investment in heritage and cultural spaces that are accessible, youth-friendly, and actually used by the community.

Canterbury Museum and Arts Centre

We see the Canterbury Museum and Arts Centre as key priorities. They're not just heritage spaces -they're places where young people go to learn, spend time, and feel comfortable.

The Museum especially stands out as a really important "third place" for rangatahi:

- A space for learning, discovery, and creativity
- Somewhere to socialise and just exist safely
- Accessible for a wide range of young people, including those who are disabled.

From our feedback:

"It's a place for rangatahi to learn, socialise, be safe and just be."

"It's an affordable outing... somewhere I spent a lot of my weekends as a child."

"Many people from the disability sector use the museum... the hands-on discovery area."

The Arts Centre also plays a big role as a cultural hub, supporting creativity and connection for both young people and the wider community.

Other Priorities for Us

Equity and Inclusion

We want to continue seeing:

- Commitment to Te Tiriti o Waitangi
- More inclusive and accessible spaces
- Better representation of diverse young people

Youth Investment

We need more:

- Support and resourcing for the Christchurch Youth Council
- Youth-friendly spaces
- Support for youth organisations
- Investment in wellbeing and mental health

As one young person put it:

"Young people are the future... investment now matters."

Suggestions for Cost Savings

Before cutting essential services, we think there are other areas Council should look at first, such as:

- Improving efficiency within Council operations

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- Reviewing internal and administrative spending
- Looking at senior salaries or caps
- Cutting non-essential spending or duplication
- Using more cost-effective approaches (like digital engagement where it makes sense)

There's a strong feeling from rangatahi that internal savings should be prioritised before external cuts.

Key Recommendations

We recommend that Council:

- Maintain investment in essential services - especially those supporting wellbeing, healthcare, education, and youth
- Protect climate and environmental funding
- Protect community grants
- Take a balanced and fair approach to rates increases
- Prioritise funding for the Canterbury Museum and other youth-serving spaces
- Be cautious with asset sales and consider long-term impacts
- Keep centring youth voice in decision-making

Conclusion

As young people in Ōtautahi, we know these decisions aren't easy.

But we also know:

- We're already feeling the impact of the cost of living crisis
- We rely on the services and spaces Council provides
- And we'll be living with the long-term outcomes

We need an Annual Plan that is realistic, balanced, and actually reflects what's going on for rangatahi.

We'd like to thank the Christchurch City Council for the opportunity to be part of this process, and to all the rangatahi who shared their voices through the survey and online. That input has been a huge part of shaping this submission.

We're keen to keep being part of these conversations and hope this helps Council better understand what young people need from the Annual Plan.

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Our Draft Annual Plan 2026/27

Submitter Details

Submission Date: 27/03/2026

First Name: Kate **Last Name:** Burgess

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

Christchurch Youth Council Incorporated

Your role and the number of people your organisation represents:

Christchurch Youth Council Incorporated

Feedback

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.

[Read more about the iconic buildings on page 28 of the Consultation Document.](#)

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

Don't know.

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

The Christchurch Youth Council strongly supports Council investment to complete the redevelopment of the Canterbury Museum, and sees this as a priority within heritage funding. This submission is based on what we've heard through our Youth Takeover survey, internal discussions, and Instagram polls (see attached documents).

For young people, the Museum is not just an "iconic building", it is a vital third place. A third place refers to a space outside of home and school/work where people can gather, connect, learn, and feel a sense of belonging. These spaces are increasingly limited for young people, particularly those that are free, accessible, and safe.

The Canterbury Museum has long served this role in Ōtautahi. It provides:

A free and inclusive environment for young people from all backgrounds

Opportunities for learning, curiosity, and creativity

A space for social connection and wellbeing

An accessible public space that supports participation for disabled young people

It is important that the redevelopment continues to prioritise accessibility, ensuring the Museum is a space where disabled young people can fully participate, engage, and feel welcome. This includes physical accessibility, sensory-friendly design, and inclusive programming.

Importantly, the Museum also plays a key role in supporting young people to learn about Te Ao Māori and Aotearoa's history, helping build understanding of:

Te Tiriti o Waitangi

Local iwi histories and perspectives

The cultural identity of Aotearoa

Access to these learning opportunities outside of formal education is critical for fostering respect, understanding, and a sense of shared identity.

As reflected in our engagement with young people:

"It's a place for rangatahi to learn, socialise, be safe and just be."

"It's an affordable outing... somewhere I spent a lot of my weekends as a child."

In a time where young people are facing increasing cost of living pressures, social isolation, and mental health challenges, access to spaces like the Museum is more important than ever.

We also note that the Museum plays a key role in:

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Sharing our local and national history

Strengthening identity and belonging

Creating a positive and welcoming city experience for residents and visitors alike

While we recognise that Council is considering investment across multiple heritage projects, we believe that priority should be given to spaces that provide direct, everyday public benefit.

In this context, we strongly support:

Prioritising funding for the Canterbury Museum followed by the Arts Centre

Ensuring the Museum redevelopment is completed as soon as possible

We are more cautious about prioritising funding for the Christchurch Cathedral and Provincial Chambers ahead of the Museum or Arts Centre, as these spaces do not provide the same level of accessible, regular use for young people.

Completing the Museum redevelopment is an investment not only in heritage, but in the wellbeing, education, accessibility, cultural understanding, and connection of current and future generations.