

Council Workshop

AGENDA

Notice of Workshop Te Pānui o te Hui:

A Council Workshop will be held on:

Date: **Wednesday 15 April 2026**
Time: **9.30 am – public excluded**
11 am – open to the public
Venue: **Camellia Chambers, Civic Offices,**
53 Hereford Street, Christchurch

Membership Ngā Mema

Chairperson	Mayor Phil Mauger
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 Tim Scandrett

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13 April 2026

Meeting Advisor

Ruth Close
Democratic Services Advisor
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Note: This forum has no decision-making powers and is purely for information sharing.

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



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WORKSHOP ITEMS

The workshop will begin in public excluded at 9.30 am

The workshop will return to open session at 11 am

2. Akaroa Wastewater 5

Scheduled time – 11 am

[Presenter: Gavin Hutchison, Head of Three Waters

Brent Pizzey, Senior Legal Counsel

Kylie Hills, Senior Engineer, Three Waters]

3. Short-term visitor accommodation in residential units 37

Scheduled time – 12 noon

[Presenter: Craig Jorgensen, Team Leader RM Compliance;]

4. Life in Christchurch Housing Survey Results 59

Scheduled time – 1.30 pm

[Presenter: Aimee Martin, Senior Research Analyst]

5. Gambling and TAB Venues Policy Review 75

Scheduled time – 2 pm

[Presenter: Sharna O'Neil, Policy Analyst Strategic Policy]

6. Delegations Register..... 87

Scheduled time – 2.30 pm

[Presenter: Ron Lemm, Manager Legal Service Delivery]

7. Items Closed to the Public 95

1. Apologies Ngā Whakapāha

An apology for absence was received from Councillor Peters.

2. Akaroa Wastewater

Reference Te Tohutoro: 26/671302

Gavin Hutchison, Head of Three Waters





Presenter(s) Te Kaipāhō: Brent Pizzey, Senior Legal Counsel

Kylie Hills, Senior Engineer, Three Waters

1. Detail Te Whakamahuki

Purpose and Origin of the Workshop	<ul style="list-style-type: none"> The purpose of this report is to update Councillors on options to reduce the costs of the Akaroa wastewater treatment and disposal project which is forecast to exceed its allotted LTP budget.
Timing	This workshop is expected to last for 60 minutes.
Outcome Sought	The workshop aims to inform Councillors of cost saving options that have been considered and the options shortlisted by staff for consideration.
ELT Consideration	
Next Steps	Staff will present a report to the Finance and Performance Committee meeting on April 22 nd . The report will include a staff recommendation.
Key points / Background	<ul style="list-style-type: none"> The current ATWIS project is forecast to cost approximately \$175m The current budget available is \$98m Staff have considered a wide range of alternatives to the project scope to reduce costs Staff will discuss the “long list” of cost reduction options considered and the “short list” of options recommended for consideration A council resolution on the preferred option will be sought. This is because the existing scheme was set by a Council resolution in 2020.
Useful Links	<ul style="list-style-type: none"> The briefing presentation is appended A staff report describing the options in more detail is appended A summary sheet of the shortlisted options is appended

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A  	Akaroa Wastewater Cost Akaroa and Duvauchelle Treated Wastewater Irrigation Scheme Workshop Presentation	26/718268	7
B  	Akaroa Wastewater Scheme Alternatives Short List Summary Table - 15 April 2026	26/718593	36

Signatories Ngā Kaiwaitohu

Authors	Kylie Hills - Senior Engineer - Water & Waste Planning Gavin Hutchison - Head of Three Waters
Approved By	Gavin Hutchison - Head of Three Waters

Akaroa and Duvauchelle Treated Wastewater Irrigation Scheme Workshop

Presenters:

Gavin Hutchison

Brent Pizzey

Kylie Hills

Tim Ure

Topics

1. Background:

- Current Akaroa wastewater scheme.
- Why Council decided in 2010 to change it.
- Change options considered 2015 - 2020.
- Irrigation to land: The current RMA applications for Council's 2020 preferred option.

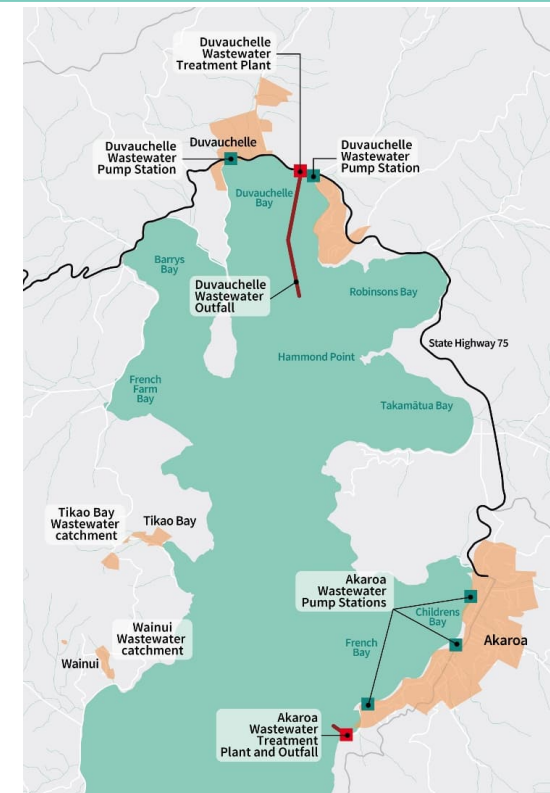
2. What has changed since 2020 and what that means for Council's preferred option decision.

3. What might be short listed options for reassessment.

Slide 1

1. Background: Existing system

- Reticulated wastewater networks in Duvauchelle and Akaroa.
- Two wastewater treatment plants (WWTPs), each with their own outfall to Akaroa Harbour at Duvauchelle and Takapūneke.
- Tikao Bay and Wainui have separate wastewater networks and WWTPs discharging to land.



Slide 1

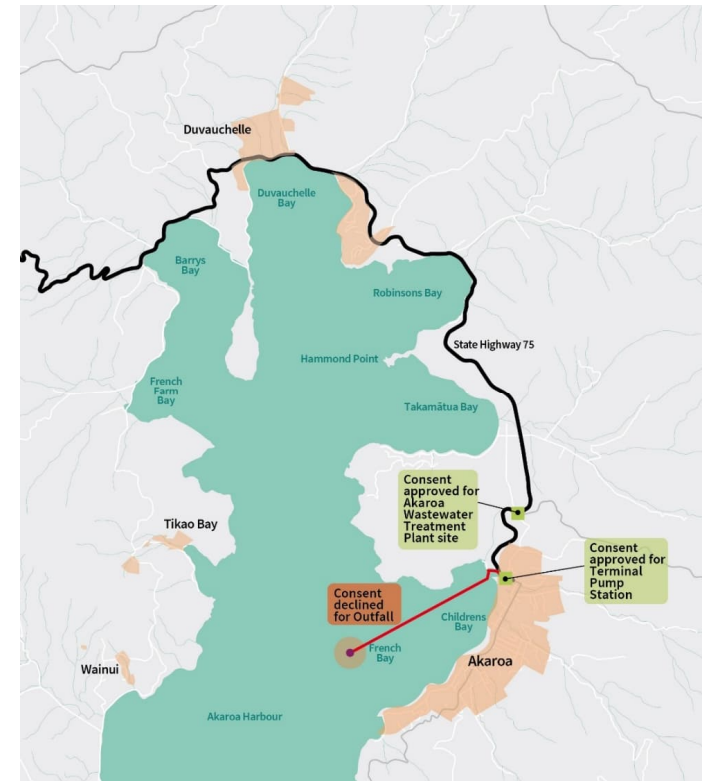
1. LGA Context For Considering Impact On Mana Whenua Is Unchanged

- Deciding a preferred option for wastewater treatment and disposal is an LGA decision.
- LGA requires decisions on options that involve "*a significant decision in relation to land or a body of water, take into account the relationship of Māori and their culture and traditions with their ancestral land, water, sites, waahi tapu, valued flora and fauna, and other taonga*" (s77 unchanged since 2020) .
- Council resolution 8th December 2011 was to relocate the WWTP currently at Takapūneke and seek harbour discharge, and to investigate discharge to land.

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1. Background: The 2015 applications

- New WWTP at Old Coach Road (*consent approved*)
- New terminal pump station at north end of town (*consent approved*)
- New 2700m outfall into Akaroa Harbour from terminal pump station (*consent declined*)

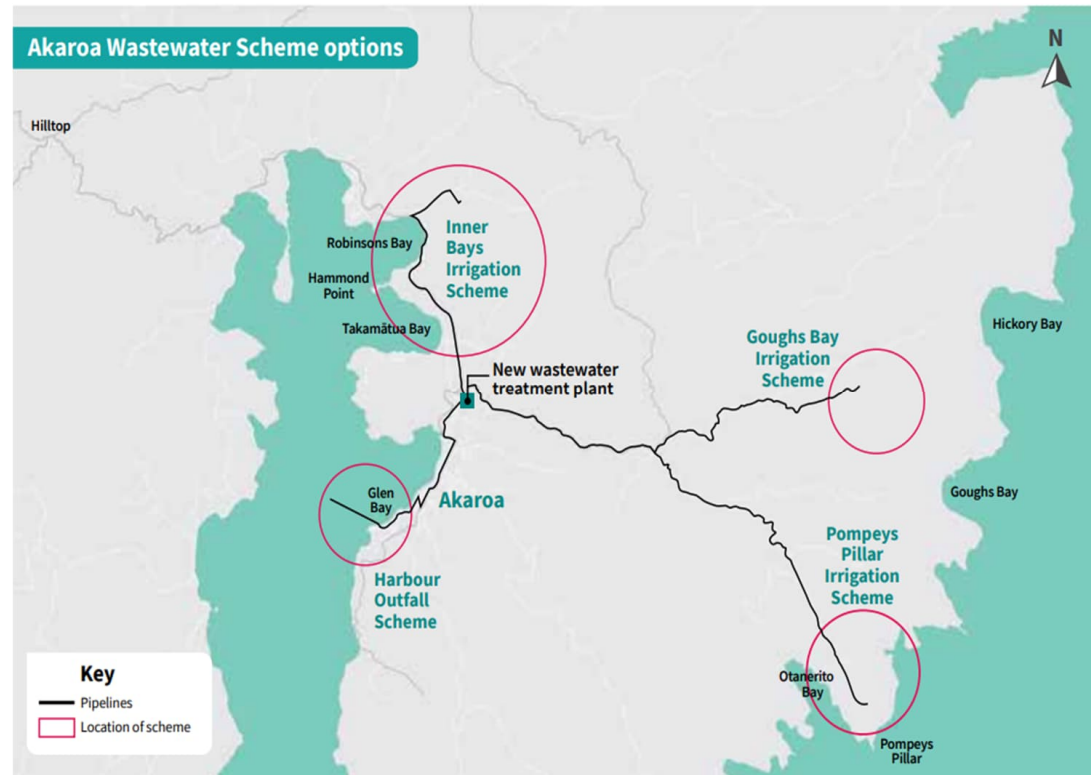


Slide 1

1. Background: 2020 Consultation and Decision

- The 2020 consultation had four discharge options. Three discharging to land and one to harbour.
- All land irrigation schemes needed storage for when irrigation is not possible and a back-up discharge path to Akaroa Harbour.

2020 Consultation Map



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1. Background: 2020 Consultation and Decision

- 2020 background report on options did not shortlist ocean outfall:

" This option would involve laying a marine pipeline from Akaroa to the harbour heads, allowing an ocean outfall to be created. The marine pipeline would be approximately 11km long near the heads and descend to a depth of 40m. This option was considered prohibitively expensive by Council staff due to the technical risks and the total distance".

Akaroa Wastewater Summary of Disposal and Reuse Options by CH2M Beca Ltd 2020, page 18.

- 2020 estimated costs:

- Ocean outfall: 11 kms outfall	~\$110m
- Mid-Harbour outfall 2.7kms (as per 2015 application)	\$45m - \$52m
- Irrigation (the current application)	\$54m - \$63m

- Council decided land irrigation scheme for Takamātua, Hammond Point and Robinsons Bay.

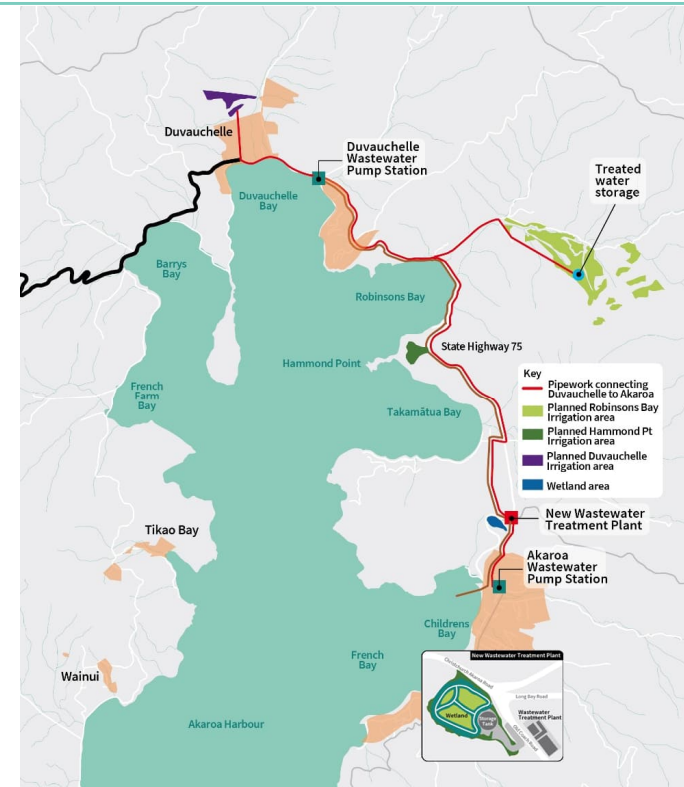
Slide 1

1. Background: The Current Applications

- Low rate drip irrigation at Duvauchelle, Robinsons Bay and Hammond Point
- Storage at Robinsons Bay 24,000m³ (*)
- Storage discharges to harbour (via the wetland) occur on average once every 2.9 years during winter months
- Some winters can have more than one event.

Hearing on hold for Council to lodge associated applications:

- 300m treated water discharge into Akaroa Harbour at Childrens Bay.
- Irrigation to land at Duvauchelle.
- Constructing pipelines between Akaroa and Duvauchelle.
- Untreated network overflows.



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(*) Additional to the 2,000m³ buffer tank at WWTP and wetland's storage volume

2. What has changed since 2020?

Law:

- A. Wastewater Environmental Performance Standards Regulations 2025 (WEPS)
- B. Change to the Resource Management Act
- C. Local Government (Water Services) Act 2025

Factual considerations:

- D. Cost of the current proposal
- E. Cost comparison with other options

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2. Wastewater Environmental Performance Standards

- 2025 Regulations that set standards for wastewater treatment and discharge applications
- They do not apply to consents Council has already applied for.
- The WEPS set standards that ECan must require to new consents.
- Their relevance for option assessment is:
 - i. Fresh water discharges: Remain difficult and are not any easier than before the WEPS.
 - ii. Irrigation to land: WEPS allow a small reduction to some aspects of proposed treatment quality, and are more enabling.
 - iii. Discharge to harbour: WEPS have little change to proposed treatment quality.
 - iv. Ocean outfall: WEPS standards much less stringent than we would have expected ECan to impose, with a small reduction in the cost of the treatment.

Introduction of the WEPS removes much of the uncertainty around discharge quality standards in the resource consent process, making it more straight forward, however this doesn't change the assessment of options at the LGA stage.

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2. Wastewater Environmental Performance Standards

Contaminant	Units	Existing Takapūneke discharge	Limit sought for proposed scheme	WEPS Limits		
				Irrigation to land	Discharge to harbour	Ocean outfall discharge
cBOD5	mg/L	30	5	No limit stated in WEPS	20	ECan not permitted to apply a limit
Nitrogen	mg/L	No limit	10 (~ 62 kg/ha)	150 kg/ha	10	ECan not permitted to apply a limit
Ammoniacal nitrogen	mg/L	No limit	No consent limit, but target is: 2	No limit stated in WEPS	15	50
Phosphorus	mg/L	No limit	7 (~ 44 kg/ha)	30 kg/ha	10	ECan not permitted to apply a limit
TSS	mg/L	30	No consent limit, but target is: 2	No limit stated in WEPS	25	100
E.coli / Enterococci	cfu / 100ml	1000	10	1000	2000	40,000

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2. Change to the RMA

If the application complies with the WEPS:

- The RMA requirement for the consent authority to have regard to (s105)
 - (a) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and*
 - (b) the applicant's reasons for the proposed choice; and*
 - (c) any possible alternative methods of discharge, including discharge into any other receiving environment*Does not apply
- ECan as consent authority cannot impose requirements more restrictive than the WEPS (s104)
- Result: If the ease of getting consent is relevant to shortlisting and selecting options, this makes harbour or ocean outfall more comparable with other options than was the case in 2020.

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2. Local Government (Water Services) Act 2025

If Council makes a fresh decision on options, there are new objectives that Council must consider:

17. Objectives of water service providers

- (1) The objectives of a water service provider are—
 - (a) to provide water services that—
 - (i) are reliable; and
 - (ii) are resilient to external factors, for example, climate change and natural hazards; and
 - (iii) are of a quality that meets consumer expectations; and
 - (iv) meet all regulatory requirements, including, if the water service provider is responsible for water supply services, providing drinking water that is safe for consumers; and
 - (b) to ensure that it provides water services in a cost-effective and financially sustainable manner, ...
 - (c) to perform its functions as a water service provider—
 - (i) in an open, transparent, and accountable manner; and
 - (ii) in accordance with sound business practice; and
 - (d) to act in the best interests of current and future consumers; and
 - (e) to support housing growth and, if applicable, urban development in its service area; and
 - (f) to be a good employer.

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2. Local Government (Water Services) Act 2025

254. Obligation to consider cost-effectiveness of wastewater options

- (1) This section applies when a water service provider makes a decision relating to—
 - (a) options for providing wastewater infrastructure:
 - (b) options for treating wastewater.
- (2) The water service provider must, when making a decision under subsection (1), choose the option it considers to be the most cost-effective option for providing wastewater services over the life of the infrastructure assets required to implement that option.

Council's decision in determining the most cost-effective option can include social, environmental and cultural outcomes.

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2. CAPEX Cost Increase of Current Applications

- 2020 cost range: \$54m to \$63m.
- The current scheme forecast is \$175m
- Of this, \$116m is the baseline cost for discharge options - pumping, reticulation, treatment.
- Cost for irrigation scheme: \$59m
- Key cost changes applying to the all discharge options:
 - Approx. 40% construction inflation since 2020.
 - Increase of WWTP construction costs ~ \$26m due to geotechnical design.
- Key cost changes applying to current irrigation proposal:
 - Inclusion of Duvauchelle scheme ~ \$20m (formerly a separate project).
 - Irrigation site storage now 24,000m³ in covered tanks (formerly 12,000m³ - 16,000m³ in an open dam).
 - NZTA expectation for full road rebuilds on pipe routes (i.e. full road width as opposed to just trench line).

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2. CAPEX Cost Comparison With Other Options

	Option	2020 Cost Estimate	2026 Cost Estimate
1.	Current Proposed Scheme Land Irrigation Duvauchelle, Robinsons Bay & Hammond Point, low irrigation rates, 300m discharge, 24,000m ³ irrigation site storage, 2,000m ³ buffer tank at WWTP and wetland's storage volume	\$54m - \$63m	\$175m
2.	Land Irrigation Robinsons Bay & Hammond Point, 16,000m ³ irrigation site storage, increased irrigation rates, 300m discharge	-	\$160m
3.	Land Irrigation Robinsons Bay & Hammond Point, 4,000m ³ irrigation site storage, increased irrigation rates, 300m discharge	-	\$146m
4.	Ocean Outfall (17 km)	\$110m	\$186m
5.	Mid Harbour Outfall (2.7 km)	\$52m	\$126m

Table above excludes sunk cost since 2010 of \$22.5m.

2. Factual and Legal Summary

1. Law changes don't require Council to reconsider options but are relevant if Council does.
2. Council must reconsider options if it wishes to significantly reduce costs.
3. If the Council is reconsidering options, legal advice is that Council consult before making decision.
4. Council can ask for current applications to be on hold while it does that, but Commissioners might not allow that. Council might have to withdraw applications.
5. Withdrawing current applications is a sunk cost to Council and impacts submitters.
6. Withdrawing current applications impacts on current discharge site at Takapūneke and new WWTP being operational by 2030. i.e. *Takapūneke and Duvauchelle discharge consents expire in 2030 – 2031 and new consents will be required for interim operation.*

3. So what are the options?

3. Longlist of Disposal Options

	Core Disposal Cost Reduction Options	Cost Saving (**)	Staff Recommendation
1	Planned Scheme to irrigate treated wastewater to Hammond Point, Robinsons Bay and the Duvauchelle Recreation Reserve.	\$0m	Other options are more cost-effective. Not Shortlisted.
2	Land disposal at Robinsons Bay and Hammond Point with increased irrigation rates and 16,000m ³ storage (*)	~ \$14m.	Shortlisted for consideration
3	Land disposal at Robinsons Bay and Hammond Point with increased irrigation rates and 4,000m ³ storage (*)	~ \$28m.	Shortlisted for consideration
4	2.7km Mid-Harbour Outfall	~ \$48m	Shortlisted for consideration
5	Land disposal at Robinsons Bay and Hammond Point with increased irrigation rates and 16,000m ³ storage, reduced wetland footprint	-	Not short listed – Future opportunity.
6	Land disposal at Robinsons Bay and Hammond Point with increased irrigation rates and 4,000m ³ storage, reduced wetland footprint	-	Not short listed – Future opportunity.

* Additional to the 2,000m³ buffer tank at WWTP and wetland's storage volume
Estimates are based on concept design and intended for option comparison, values given are inclusive of contingencies.

3. Longlist of Disposal Options

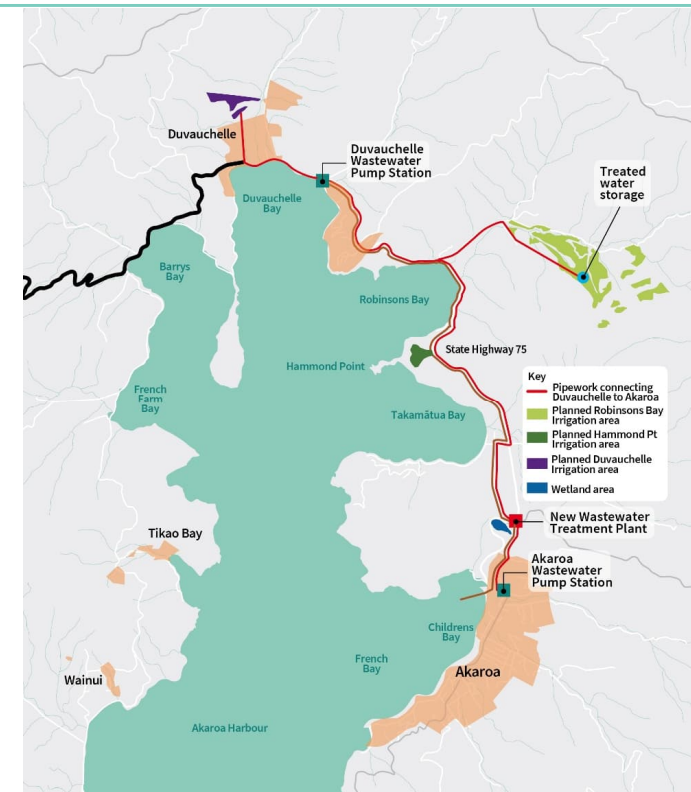
	Core Disposal Cost Reduction Options	Cost Saving (**)	Staff Recommendation
7	17 km Ocean Outfall	~ \$ 21m	Discounted on cost
8	Piping out of Harbour catchment to Christchurch or Kaitorete Spit	Cost Increase of \$45m	Discounted on cost and technical grounds
9	Injection to Ground	Not Costed	Discounted on technical grounds
10	Establishment of a Grey Water and Black Water Networks	Cost Increase of \$37m	Discounted on cost and technical grounds
11	Land disposal and storage beyond Robinsons Bay	Not Costed	Discounted on cost and technical grounds
12	Retaining an outfall at or near Takapūneke (treatment plant at Old Coach Road)	~ \$44m	Discounted on cost
13	Wetland Treatment (6 ha +) Feeding into Marine Outfall	Marine Options Cost Increase of ~ \$24m	Discounted on cost and technical grounds

Estimates are based on concept design and intended for option comparison, values given are inclusive of contingencies.

3 Current Proposal

- Low rate irrigation at Duvauchelle, Robinsons Bay and Hammond Point
- 300m outfall into Childrens Bay
- Storage at Robinsons Bay 24,000m³ *
- Storage discharge to harbour (via the wetland) occur on average once every 2.9 years during winter, but some winters have more than one event.
- Harbour discharge needs a monthly 15-minute (approx.) maintenance flush.

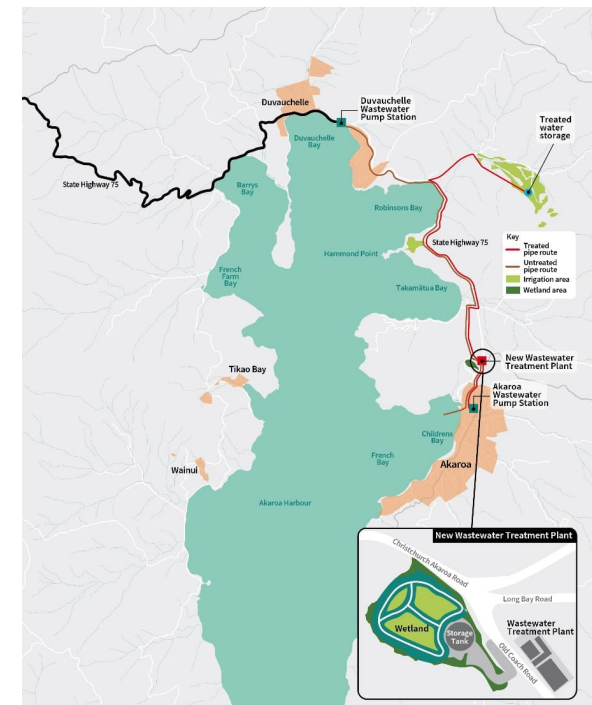
* Additional to the 2,000m³ buffer tank at WWTP and wetland's storage volume



3. Reduced cost versions of current proposal

- Duvauchelle irrigation removed.
- Higher rate irrigation at Robinsons Bay and Hammond Point within the WEPS regulations.
- Outfall to Childrens Bay required.
- Outcomes subject to detailed engineering checks, but preliminary investigations indicate a strong alternative.
- Storage at Robinsons Bay reduced. Two sub-options suggested:

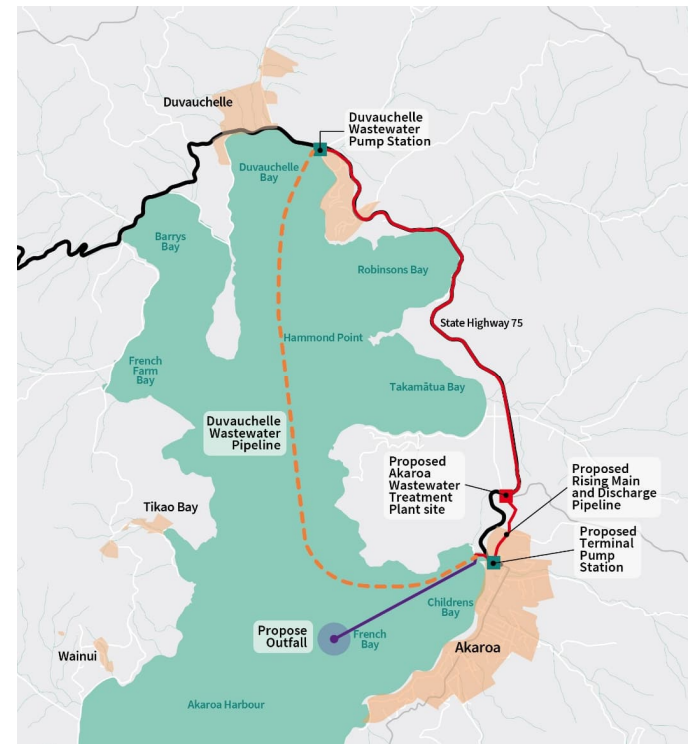
	Option A	Option B
Storage at Robinsons Bay	16,000m ³	4,000m ³



(*) Additional to the 2,000m³ buffer tank at WWTP and wetland's storage volume

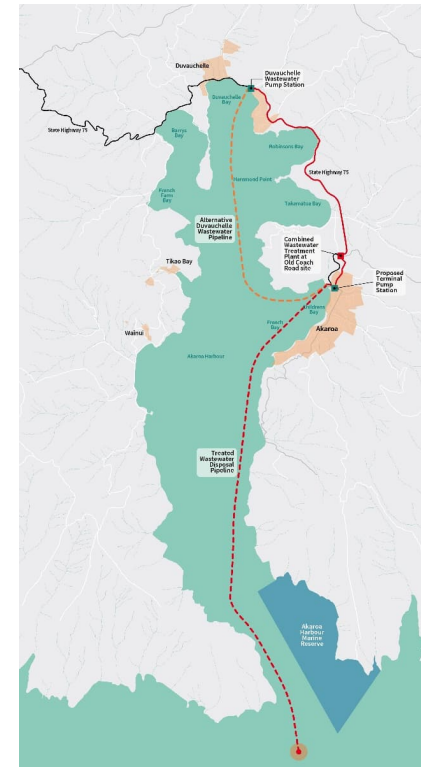
3. 2.7 km Harbour Outfall

- Duvauchelle, Robinsons Bay and Hammond Point Irrigation and storage removed.
- No wetland.
- 2.7 km outfall to discharge to mid-harbour, in line with the WEPS regulations.
- Storage of approximately 500m³ at WWTP for daily flush cycle.
- 2,000m³ WWTP buffer tank retained.
- Pricing assumes a harbour crossing from Duvauchelle to Akaroa TPS.



3. 17 km Ocean Outfall

- Duvauchelle, Robinsons Bay and Hammond Point Irrigation and storage removed.
- No wetland.
- 17 km outfall to discharge beyond the Akaroa Harbour Heads, in line with the WEPS regulations.
- Treated storage of approximately 500m³ at WWTP for daily flush cycle.
- 2,000m³ WWTP buffer tank retained.
- Pricing assumes a harbour crossing from Duvauchelle to Akaroa Terminal Pump Station.



Cost Comparison

		Planned scheme	Land Irrigation Rob. Bay & Hammond Point 16,000m ³ storage, increased irrigation rates	Land Irrigation Rob. Bay & Hammond Point 4,000m ³ storage, increased irrigation rates	2.7 km Mid-Harbour Outfall	17 km Ocean Outfall
Reticulation, Pumping, Treatment Capital Cost	(\$m)	\$116	\$116	\$116	\$95	\$90
Treated Discharge Capital Cost	(\$m)	\$58	\$43	\$29	\$33	\$98
Land purchase, consenting	(\$m)	\$1	\$1	\$1	-\$4	-\$4
Capital Expenditure	(\$m)	\$175	\$160	\$146	\$126	\$186
35 Year Operational Expenditure	(\$m)	\$27	\$25	\$25	\$22	\$22
35 Year NPV Expenditure	(\$m)	\$214	\$196	\$182	\$155	\$216

Estimates are based on concept design and intended for option comparison

Discharge to Marine and Cost Comparison

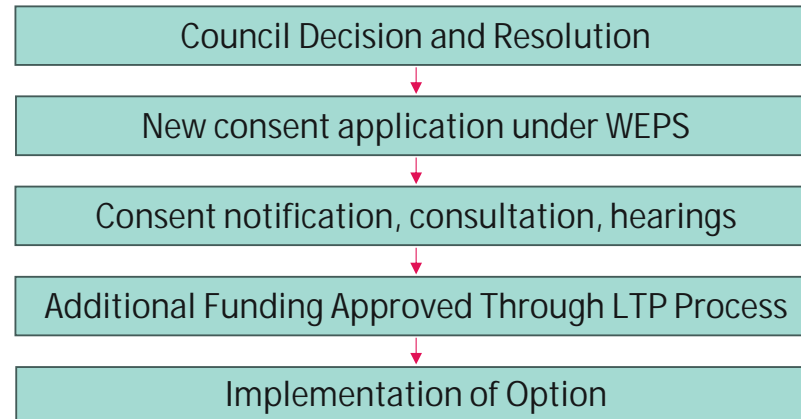
	Planned scheme	Land Irrigation Rob. Bay & Hammond Point 16,000m ³ storage, increased irrigation rates	Land Irrigation Rob. Bay & Hammond Point 4,000m ³ storage, increased irrigation rates	Mid Harbour / Marine Outfall
Number of exceedance days in 52 years modelled	305	145	454	<i>Discharges every day</i>
Years with an exceedance event in 52 years modelled	18	17	38	
Average period between exceedance winters (years)	2.9	3.0	1.4	<i>Discharges every day</i>
Average days of discharge in a winter where there is an exceedance	16.9	8.5	11.9	
Modelled Events Occur In:	Apr - Sep	Apr - Sep	All months	All months
% of total treated WW flow discharged to land	98.7%	99.2%	97.0%	0%
Total Expenditure (Capex + 35 Year Opex)	\$214	\$196	\$182	\$155

Additional Potential Cost Savings

- There are additional options to save costs but these comes with a trade off in lost amenity value, cultural impacts or technical uncertainty.
- Options being considered by staff that may result in cost reductions include:

Significant saving	Minor Savings (<\$1m each)	Uncosted Savings
<ul style="list-style-type: none">• Relocation of WWTP To Old Coach Road Paddock and reduce wetland by 60% (\$7.8m)	<ul style="list-style-type: none">• Removal of Jubilee Park irrigation• Relocate irrigation site access to existing Sawmill Road entry• Remove or reduce public access to irrigation sites• Removal of wetland but WWTP stays in current location• Irrigation of 1 ha adjacent to Pavitt Cottage (reduces storage)	<ul style="list-style-type: none">• Running pipelines outside NZTA corridor where possible• Optimising WWTP design and other refinements

Steps of Consultation and Consenting Pathway



Thank you

ATWIS and DTWIS Alternative Options 2026

		Planned scheme	Land Irrigation Rob. Bay & Hammond Point 16,000m ³ storage, increased irrigation rates	Land Irrigation Rob. Bay & Hammond Point 4,000m ³ storage, increased irrigation rates	2.7 km Mid-Harbour Outfall
Reticulation, Pumping, Treatment Capital Cost	\$m	\$116	\$116	\$116	\$95
Treated Discharge Capital Cost	\$m	\$58	\$43	\$29	\$33
Land purchase, consenting	\$m	\$1	\$1	\$1	-\$2
Capital Expenditure	\$m	\$175	\$160	\$146	\$126
35 Year Operational Expenditure	\$m	\$27	\$25	\$25	\$22
35 Year NPV Expenditure	\$m	\$214	\$196	\$182	\$155
Number of exceedance days in 52 years modelled	Days	305	145	454	<i>Discharges every day</i>
Years with an exceedance event in 52 years modelled	Years	18	17	38	<i>Discharges every day</i>
Average period between exceedance winters (years)	Years	2.9	3.0	1.4	<i>Discharges every day</i>
Average days of discharge in a winter where there is an exceedance	Days	16.9	8.5	11.9	<i>Discharges every day</i>
Modelled Events Occur In:	-	Apr - Sep	Apr - Sep	Any month	All months
% of total treated WW flow discharged to land	%	98.7%	99.2%	97.0%	0%

3. Short-term visitor accommodation in residential units

Reference Te Tohutoro: 26/531811



Presenter(s) Te Kaipāhō: Craig Jorgensen, Team Leader RM Compliance;

1. Detail Te Whakamahuki

<p>Purpose and Origin of the Workshop</p>	<ul style="list-style-type: none"> At the Policy and Planning Committee on 11 March 2026, a request was made for a workshop on ‘short-term rental accommodation (STRA) and the matters raised by public forum presenters (Item 4.1.1) and related materials authored by Associate Professor Anthony Brien. It was also requested that this Workshop include examples of STRA regulation overseas that is working’. The purpose of the workshop is to provide an overview of the current regulatory framework and functions performed across different units in managing the effects of short-term visitor accommodation in residential units. Councillors will also be informed of the challenges in monitoring such activities and the staff position on calls for a registration system.
<p>Timing</p>	<p>This workshop is expected to last for 45 minutes.</p>
<p>Outcome Sought</p>	<p>Council has an understanding of the regulatory context, how it is implemented and the associated challenges.</p> <p>Staff have a better understanding of Council’s position on short-term visitor accommodation in residential units and any subsequent action sought.</p>
<p>ELT Consideration</p>	<p>The GM for Infrastructure, Planning and Regulatory Services has reviewed the material for this workshop.</p>
<p>Next Steps</p>	<p>Council will continue to monitor compliance with District Plan rules on hosted and unhosted accommodation while responding to complaints. Staff will consider compliance and enforcement action as appropriate where there are issues of non-compliance.</p> <p>Staff will workshop options for rating short-term visitor accommodation.</p>
<p>Key points / Background</p>	<ul style="list-style-type: none"> The District Plan sets the rules for the use of residential homes and units for short-term visitor accommodation within Christchurch and Banks Peninsula, introduced by Plan Change 4 to the District Plan. The District Plan rules differ depending on whether the accommodation is hosted or unhosted, and the zoning of the property in the District Plan. Any person who commences the use of a residential unit for short-term visitor accommodation in a residential or rural zone must notify Council, using an online form - Visitor accommodation notice of commencement Council’s Compliance unit has resources dedicated to monitoring compliance with rules of the District Plan on short-term visitor accommodation There remain ongoing challenges with identifying residential units used for short-term visitor accommodation unless the host has notified Council or resource consent has been applied for/ granted.

	<ul style="list-style-type: none"> • Council has previously sought a national registration system for short-term visitor accommodation via a remit to LGNZ. • Using a residential unit for unhosted visitor accommodation for more than 60 nights per year, or predominantly for hosted visitor accommodation, or having a resource consent to do so, are currently rated using the business differential on the general rate. • There are requirements under the Building Act relating to changing the use of an existing building that may affect short-term visitor accommodation.
Useful Links	<ul style="list-style-type: none"> • Providing visitor accommodation in a residential unit : Christchurch City Council

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A  	Council workshop presentation	26/714512	39

Signatories Ngā Kaiwaitohu

Author	Mark Stevenson - Head of Planning & Consents
Approved By	John Higgins - General Manager Strategy, Planning & Regulatory Services

Short-term visitor accommodation

Council workshop 15 April 2026

Introduction / context

- What is short-term visitor accommodation?
- Difference between hosted and unhosted accommodation
- How many units are used? / data limitations

Unoccupied Dwellings

- In 2023, Christchurch City had 149,442 households living in occupied homes, spread across a total of 166,749 dwellings.
- From 2018 to 2023, both households in occupied private dwellings and total dwellings increased by 8%.
- In 2023, there were 17,307 more dwellings than households, meaning some dwellings were unoccupied or used for non-private purposes.
- The matching growth rates suggest housing supply broadly kept pace with household growth over this period.

Census Year	Total Households in Occupied Private Dwellings	Total Dwellings
2018	138,381	154,293
2023	149,442	166,749

Households: The people who live in the dwelling
Dwelling: The building

Citywide Unoccupied Dwellings

- At 2023 there was a total of 13,566 unoccupied dwellings in Christchurch City.
- Citywide unoccupied dwellings were broadly flat when compared with 2018 (12,945), but with a notable shift in composition toward “residents away.”

City Wide Unoccupied Dwellings				
Census Year	Residents Away	Empty Dwelling	Total	Rate*
2006	1,581	3,393	4,914	
2013	1,647	11,700	13,209	
2018	6,096	6,777	12,945	8%
2023	7,713	5,946	13,566	8%

*A change to the total dwellings measure in the 2018 Census means that comparable rates of unoccupied dwellings can only be calculated for 2018 and 2023.

Variable	Definition
Residents Away	Includes homes that were known to be temporarily unoccupied on Census night. They are not considered to be empty. <i>The 'residents away' count is indicative rather than definitive, as dwellings may show signs of occupation (e.g. furnishings in the dwelling), but could still be used for short-term accommodation rather than permanent residence. As such, it is likely that there are dwellings being used for short-term accommodation included in both the residents away and empty dwelling counts.</i>
Empty Dwelling	Includes properties that are determined to be empty by using both Census responses and other administrative data and processes used by StatsNZ.

15 April 2026

Central City Unoccupied Dwellings

- In contrast, the Central City saw a large rise in unoccupied dwellings from 666 in 2018 to 1,047 in 2023, and a lift in the unoccupied rate from 17% to 20% across the same period.
- Between 2018 and 2023, the central city accounted for ~61% of the citywide increase in unoccupied dwellings.

Central city Unoccupied Dwellings				
Census Year	Residents Away	Empty Dwelling	Total	Rate*
2006	441	294	147	
2013	846	723	129	
2018	333	330	666	17%
2023	471	582	1,047	20%

**A change to the total dwellings measure in the 2018 Census means that comparable rates of unoccupied dwellings can only be calculated for 2018 and 2023.*

Variable	Definition
Residents Away	Includes homes that were known to be temporarily unoccupied on Census night. They are not considered to be empty. <i>The 'residents away' count is indicative rather than definitive, as dwellings may show signs of occupation (e.g. furnishings in the dwelling), but could still be used for short-term accommodation rather than permanent residence. As such, it is likely that there are dwellings being used for short-term accommodation included in both the residents away and empty dwelling counts.</i>
Empty Dwelling	Includes properties that are determined to be empty by using both Census responses and other administrative data and processes used by StatsNZ.

Building Consents & Residential Growth

- From 2020–2025, around 16,100 new homes were built in Christchurch, compared with estimated demand for ~12,000 homes.
- Overall, citywide housing supply broadly kept pace with, and at times exceeded, demand.
- Across the same time period, the Central City, supply and demand were closely balanced overall (about 1,400 homes built vs ~1,405 demanded).
- However, there were notable year-to-year variations in supply and demand in the Central City.

City Wide Housing Growth vs. Demand				
Year to June	Net New Housing	Population Estimate	Population Growth	Additional Housing Demand*
2020	1,807	395,200	6,600	2,538
2021	2,530	396,500	1,300	500
2022	2,625	397,400	9,000	346
2023	3,160	407,700	10,300	3,962
2024	3,315	415,300	7,600	2,923
2025	2,650	419,200	3,900	1,500
Total	16,087		30,600	11,769

Central City Housing Growth vs. Demand				
Year to June	Net New Housing	Population Estimate	Population Growth	Additional Housing Demand*
2020	230	7,440	630	371
2021	268	7,860	420	247
2022	345	8,180	320	188
2023	183	8,670	490	288
2024	184	9,150	480	282
2025	190	9,200	50	29
Total	1400		2390	1406

15 April 2026








Overview

- District Plan
 - Background – Plan Change 4
 - Summary of requirements and zones
- Notification to Council / resource consents
- Compliance, Monitoring and Enforcement
- Rating
- Building consent requirements
- Requests for registration system

District Plan – overview

- Plan Change 4 (Short-term accommodation)
 - Notified September 2020
 - Appeal by Airbnb March 2022
 - Operative November 2023
- Resolved through mediation incl. parties with broad range of interests
- Pre-plan change 4
 - Unnecessarily restrictive rules
 - Appeal on an application for resource consent, overturning Council’s decision

District Plan – overview

Accommodation type	District Plan zone	New District Plan rule	What does this mean for me
<p>Hosted accommodation (you live at the property and rent out a room)</p> 	<p>Residential or rural</p> 	<p>You must...</p> <p>Notify the Council before starting to rent the room. This is not required if you have been lawfully renting the room/s prior to the new rules.</p> <p>Have a maximum of eight guests per stay.</p> <p>Keep records of the number of nights you rent a room for short-term guest accommodation. This is not required if you have been renting the room/s lawfully prior to the new rules.</p>	<p>You will not need a resource consent to rent the room out but must follow rules around guest numbers and record keeping.</p>  <p>If you have more than eight guests stay at one time you will need a resource consent.</p>
<p>Unhosted accommodation (you rent the property out and don't live onsite).</p> 	<p>Residential (outside the 50 dB airport noise contour)</p> 	<p>You must...</p> <p>Notify the Council before starting to rent the property. This is required for new properties being rented and existing properties who have been operating without a resource consent.</p> <p>Have a maximum of eight guests per stay</p> <p>Keep records of the number of nights that the property is rented for short-term accommodation. This applies to both new and existing properties without a resource consent.</p> <p>Other standards e.g ensure guests are provided with clear instructions, appoint a local person responsible for managing the property etc and provide contact details to adjacent owners etc.</p>	<p>If you rent the property out for short-term guest accommodation for 60 nights or less per year then you will not need a resource consent, subject to compliance with standards (see column to the left) and the scenarios below.</p>  <p>If you rent the property out for 61 or more nights per year, you will need to apply for a resource consent.</p>  <p>If you have more than eight guests stay at one time you will need a resource consent.</p>

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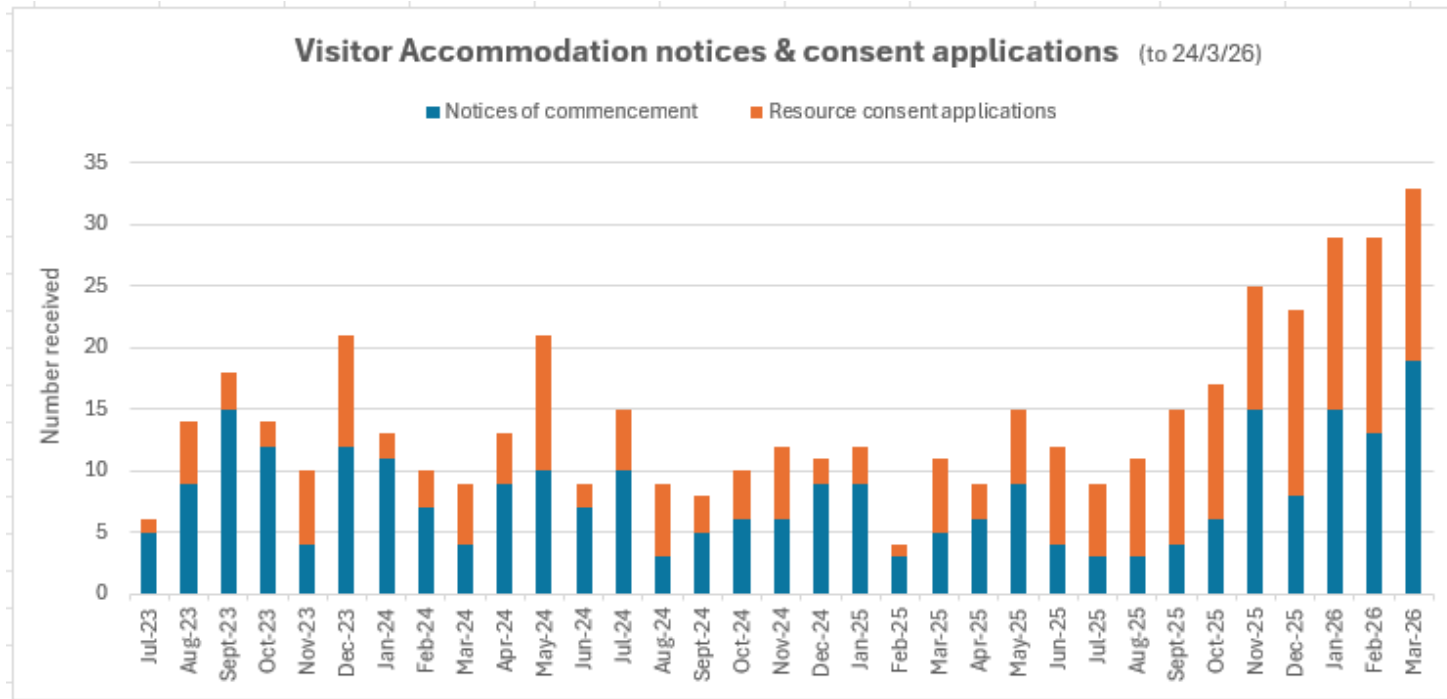
Resource consents/ notification to Council

- Council has received 267 notices of commencement under the visitor accommodation rules (to 24 March 2026). 208 confirmed as being permitted.
- 111 resource consent applications granted and 88 currently in progress.
- Almost half of the resource consents (51) included written approval from neighbour/s. 2 were limited notified to neighbours.
- Written approval from neighbours is generally required for full-time unhosted accommodation in multi-unit / apartment complexes. Other sites are considered on a case-by-case depending on the application, e.g. number of guests, site layout.

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Resource consents / notifications

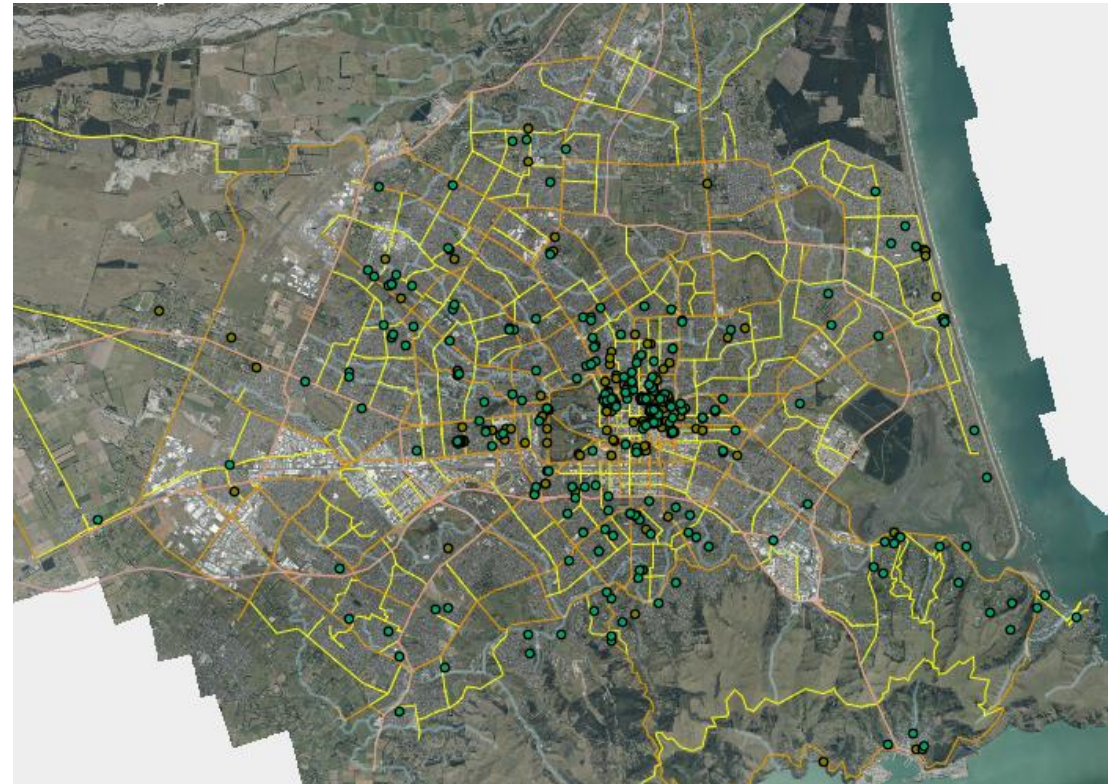
- Applications / notices have increased following additional monitoring.



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Resource consents / notifications

- The majority of permitted accommodation is within the low density / suburban residential zones.
- Majority of consented accommodation is within the medium and high density residential zones within and to the north and east of the Central City.
- Small number within Banks Peninsula (not included on map) and rural zones.



15 April 2026

Complaints

Compliance approach

- There are 2 staff employed on a fixed term basis until 30 June 2027
- One role is dedicated to complaints and proactive investigations with the second role being resourced by part-time Research Assistants
- Our approach is to complete a reactive investigation of all complaints and a proactive investigation of all units or houses within the same complex to understand the extent of short-term accommodation activity within the complex.

Complaint volumes

- As at 23 March 2025, 146 tickets have been investigated since 5 August 2025.
- Of the 52 complaints received, 30 relate to multiple unit complaints from external customers and 69 from proactive work

Enforcement

Enforcement

- We are looking at issuing our first abatement notice for non-compliance
- Our Research Assistants are focusing on identifying vacant properties across the city, this will support future proactive enforcement action.

Monitoring of Resource Consents

- The RMA Monitoring team carries out monitoring of short-term visitor accommodation where a resource consent has been granted. Conditions of consent are usually ongoing. Once the prestart conditions are met, monitoring occurs in the event of a public complaint.
- Monitoring can present challenges such as identifying non-compliant properties; change of ownership meaning new owners are not aware of consent conditions, and concerns of neighbours about issues that are not covered by resource consent.

Trends & Challenges

Trends

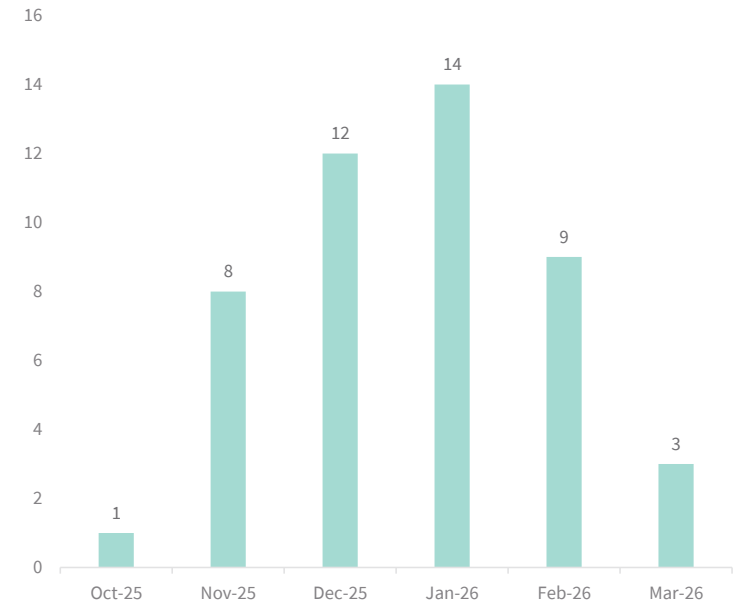
Complaints range from:

- Concerns of activity operating without the required resource consent
- Parking and noise issues
- Complaints from residents in multi-unit complexes
- Residents are being advised by developers that visitor accommodation is not permitted in their specific zone

Challenges

- Short term Accommodation across multiple online platforms.
- Locating a single property in a multi unit complex can be time consuming

Customer Complaints last 6 months



Rating

- Current policy parameters – simple principle; hard to apply:
 - Businesses pay a higher General Rate (about \$3k per million of property value).
 - Short-term accommodation is explicitly classified as "Business".
 - Can't identify in a systematic way (unless website providers voluntarily co-operate).
- Minor policy change in FY27 should help, but:
 - Will need advice on how we can apply the higher tax (eg. reasonable grounds vs. random accusation; how to treat "part-time" properties).
 - Limited staff resources – higher-priority functions still need to be done.
- Auckland, Wellington & Queenstown have similar systems – all properties need to register / declare their use.
 - W & Q have the same difficulty as CCC (policy can't be implemented comprehensively).
- No "bed taxes" in NZ – Auckland has not reinstated, due to spending cuts in the tourism activity being funded.
- Overseas approach seems to rely on legislation – ie. web platforms required to provide property lists to tax authorities.

Building Act, Building Code & Short Term Accommodation

Detached Dwellings - Compliance

- Short term accommodation use of **detached dwellings** *generally does not require a change of use or additional upgrades under current Building Act and Regulations. This position has been confirmed through previous MBIE determinations.*

Attached Dwellings - Change of Use

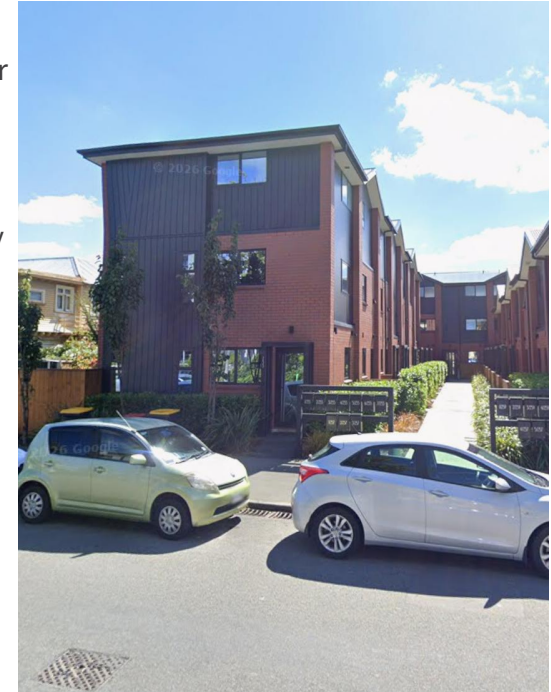
- Short term accommodation use in **attached dwellings/apartments** *is considered a change of use by Council, requiring upgrades to meet current building code standards as nearly as is reasonably practicable.*

Compliance Challenges by Building Age

- Older buildings face more challenges with fire safety and structural standards compared to new buildings, which are more likely to already comply with building code requirements, other than for access and facilities for people with disabilities.

Regulatory Determination and Current Approach

- Council has applied to MBIE for a formal determination on whether short term accommodation in attached dwellings/apartments should legally be treated as a change of use
- While awaiting the determination, Council is not actively enforcing change of use requirements for short term accommodation in attached dwellings, unless the use creates a dangerous or insanitary building situation.



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Requests made for guest accommodation register

- The 2019 LGNZ AGM passed the Council's remit:
that LGNZ advocates for enabling legislation that would allow councils to require all guest accommodation providers to register with the council and that provides an efficient approach to imposing punitive action on operators who don't comply
- LGNZ then raised this issue in its
 - communications with Ministers and MBIE officials
 - submission on the Productivity Commission's review of local government funding
- The Productivity Commission also endorsed the remit
- If a Notice of Motion is progressed, staff recommend alignment with the 2019 remit

15 April 2026

Questions

4. Life in Christchurch Housing Survey Results

Reference Te Tohutoro: 25/2604870



Presenter(s) Te Kaipāhō: Aimee Martin, Senior Research Analyst

1. Detail Te Whakamahuki

<p>Purpose and Origin</p>	<ul style="list-style-type: none"> The Life in Christchurch Housing and Neighbourhoods survey was undertaken in mid-2025. The survey traversed a range of topics including information about the homes people want to live in, perceptions of the range and types of housing available in Christchurch, future housing preferences, perceptions of affordability, the ability to heat and cool our homes, and the impacts that short term visitor accommodation is having on our neighbourhoods. Much of this information has previously been requested by the Council, enabling longitudinal analysis to observe changes and trends.
<p>Timing</p>	<p>This information session is expected to last for 30 minutes.</p>
<p>Outcome Sought</p>	<p>The briefing aims to give the Council an understanding of Christchurch residents' views on housing availability, affordability, home heating and cooling, and the impacts of short-term visitor accommodation on neighbourhoods.</p>
<p>Next Steps</p>	<p>The survey results will be publicly released and used by staff to inform their work programmes.</p>
<p>Key points / Background</p>	<ul style="list-style-type: none"> 86% of respondents own their home (with or without a mortgage). Of the homeowners, 36% doubt they could afford their current home if buying today. Of non-homeowners, 82% are delaying home ownership due to affordability. 35% agree that the current range and types of housing meet the diverse needs of current and future residents; 37% disagree. 28% agree that Christchurch has well designed homes and neighbourhoods that provide a high quality of life for residents; 36% disagree. Respondents expressed a strong preference for standalone homes and single-storey duplexes (around 51–59% agree these typologies would be of interest). Comparatively there is relatively low interest in apartments or multi-storey terraces (only 21–29% agree these typologies would be of interest). Privacy, secure parking, private outdoor space, and good design are critical for acceptance of higher-density housing. Views on short-term visitor accommodation are divided: 20% of respondents see it as positive, 26% view it negatively, and 35% think the impact is mixed, with many unsure about its overall effect.

	<ul style="list-style-type: none"> • Only 13% agree homes in Christchurch are energy-efficient and healthy; 51% disagree. • 22% report dampness; 10% report significant mould.
Useful Links	https://ccc.govt.nz/the-council/how-the-council-works/reporting-and-monitoring/life-in-christchurch .

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A  	Life in Christchurch Housing Presentation	26/718595	61

Signatories Ngā Kaiwaitohu

Author	Aimee Martin - Senior Research Analyst
Approved By	Peter Ryan - Head of Corporate Planning & Performance Bede Carran - General Manager Finance, Risk & Performance / Chief Financial Officer

Life in Christchurch

Housing and Neighbourhoods

Monitoring & Research
April 2026

Who did we hear from?

3,542 people provided us with their feedback.

Age	Count	%
Under 18 years	1	0.03%
18 - 24 years	22	1%
25 - 34 years	202	6%
35 - 49 years	646	18%
50 - 64 years	1146	32%
65 - 79 years	1310	37%
80 years and over	215	6%

Gender	Count	%
As a man	1637	46%
As a woman	1881	53%
Non-binary / another gender	24	1%

Ethnicity	Count	%
European	3187	91%
Māori	171	5%
Pacific Peoples	37	1%
Asian	149	4%
MELAA	27	1%
Other	170	5%

Length Living in Christchurch	Count	%
Less than 1 year	19	1%
1 - 5 years	278	8%
6 - 10 years	289	9%
10 - 20 years	546	16%
More than 20 years	2248	67%

Who did we hear from?

Respondents By Community Board and Ward								
Waihoru Spreydon-Cashmere-Heathcote	860	24%	Waimāero Fendalton-Waimairi-Harewood	618	17%	Waipapa Papanui-Innes-Central	649	18%
Spreydon	190	5%	Fendalton	197	6%	Papanui	133	4%
Cashmere	397	11%	Waimairi	180	5%	Innes	297	8%
Heathcote	273	8%	Harewood	241	7%	Central	219	6%
Waipuna Halswell-Hornby-Riccarton	537	15%	Waitai Coastal-Burwood-Linwood	602	17%	Te Pātaka o Rākaihautū Banks Peninsula	127	4%
Halswell	270	8%	Coastal	254	7%	Banks Peninsula	127	4%
Hornby	83	2%	Burwood	180	5%			
Riccarton	184	5%	Linwood	168	5%	Outside of Christchurch / unknown suburb	149	4%

Housing Tenure

67%

Have lived in Christchurch for more than 20 years

49%

Have lived in their current home for more than 10 years

41%

Live in homes that are more than 40 years old

86%

Own their own home with or without a mortgage

- Across Christchurch, length of residency, housing age, and home ownership vary by ward and age.
- Central, Halswell, and Riccarton residents are more likely to be newer arrivals to the city, and live in newer homes.
- Burwood, Harewood, Waimairi, and Fendalton residents are more often long-term residents living in older homes.
- Newer homes (under 10 years) are more common in the Central, Halswell, Heathcote, and Innes wards, while older homes (40+ years) are more prevalent in the Burwood, Cashmere, Fendalton, Linwood, Spreydon, and Waimairi wards.
- Home ownership increases with age and mortgage-free ownership is most common among those aged 65 and over.

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Housing Affordability

61%

Consider a home priced **under \$700,000** affordable for their household

48%

Consider a home priced **under \$600,000** affordable for first home buyers

75%

Consider a home priced **under \$600,000** affordable for their household

79%

Consider a home priced **under \$500,000** affordable for first home buyers

\$700k is the key affordability threshold: 61% of respondents consider homes under \$700,000 affordable, dropping to 48% for homes under \$800,000.

The threshold is lower for first home buyers: 79% considering homes under \$500,000 affordable for first home buyers, declining to 48% under \$600,000.

Perceptions of affordability vary by tenure: Renters report the tightest constraints, mortgage holders sit in the middle, and mortgage-free owners indicate the greatest financial flexibility.

Housing cost pressures are emerging: Around 1 in 8 respondents are currently concerned about paying rent or mortgage costs, rising to 14% looking ahead 12 months.

Affordability affects long-term retention: Over a quarter (28%) say housing affordability may impact their ability to stay in Christchurch long term, particularly renters and people aged 25–49.

Home Ownership

Housing affordability is a significant barrier to home ownership

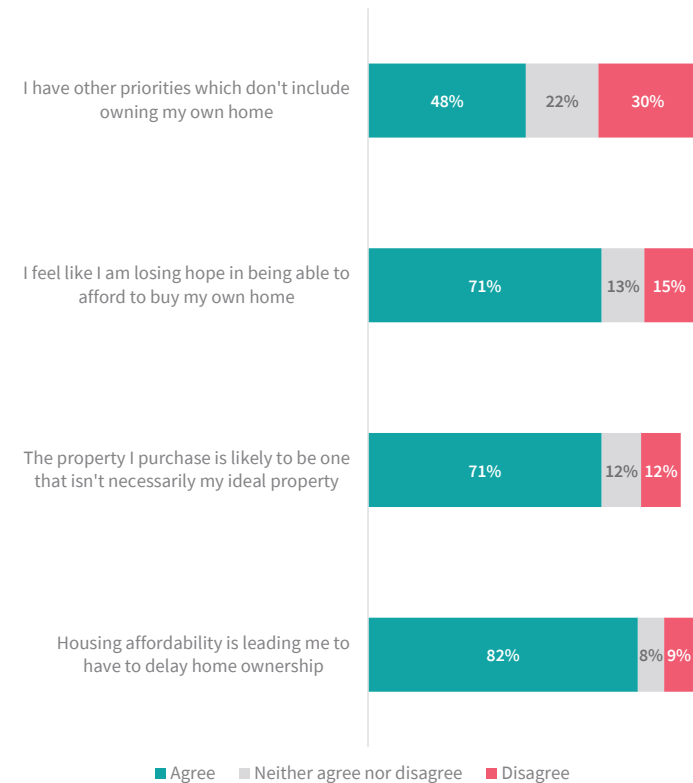
- 82% of respondents who don't own their home are delaying home ownership
- 71% feel they are losing hope of affording a home

"It's an unattainable dream for me, and my children don't think they will ever own a house either (including adult working child)."

"My husband and I feel like we'll never be able to afford our own home here in New Zealand because the prices are so high, you need to be a millionaire in order to buy a "decent," modest home."

"As a solo parent I don't know how it can be possible for me to own a home. It seems only attainable to couples who have double income and both work fulltime."

"I feel hopeless. Property investors are sucking the market dry of any possible homes I could buy, while landlords are hiking prices continuously which make it impossible to save. I can't fathom how anyone earning less than me is able to survive, as I feel like I'm barely breaking even with the cost of living and I earn above average."



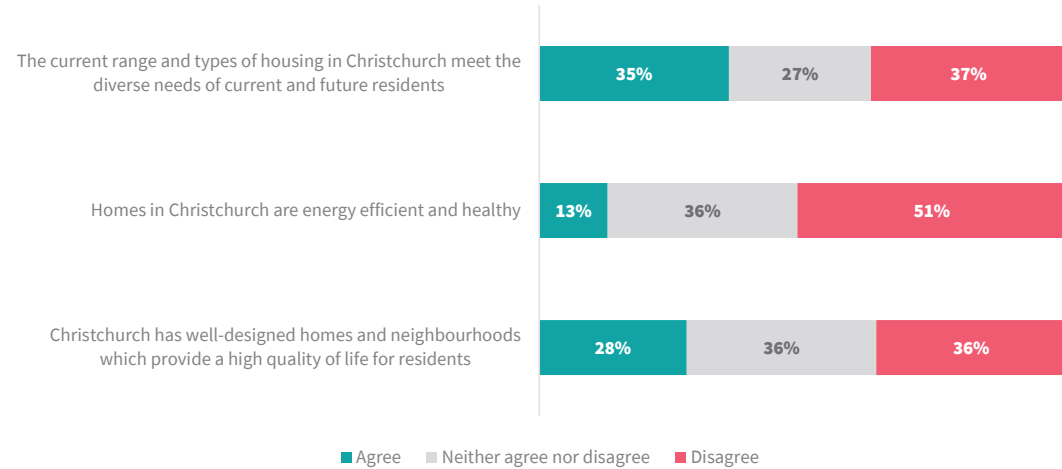
Does the supply of housing meet expectations?

More respondents disagree (37%) than agree (35%) that Christchurch's housing meets the diverse needs of current and future residents.

Christchurch housing is not meeting many residents' needs, particularly for working-age households, with low confidence in housing diversity and future suitability.

Energy efficiency and indoor health are a key weakness in some areas of the city, where residents report homes that are cold, damp, poorly ventilated, or affected by mould.

Perceptions of housing quality vary unevenly, with older residents more satisfied, while younger households and those in specific areas experience poorer liveability outcomes.



Respondents aged 25–49 years are more likely to disagree that Christchurch's housing meets diverse needs or delivers well-designed, high-quality neighbourhoods.

Respondents aged 65+ are more likely to agree that Christchurch has well-designed homes and neighbourhoods with a high quality of life.

Design, Efficiency, & Liveability

Number of bedrooms in our homes

- Just under half of respondents (46%) live in a home with 3 bedrooms.
- Around a third of respondents (32%) live in homes with 4 or more bedrooms
- Around 20% of respondents live in homes with one or two bedrooms.
- 79% of respondents felt that their home had a sufficient number of bedrooms for their household (for the purpose of sleeping in).

Compared to other respondents:

- Respondents **over the age of 80 years** are statistically more likely to live in **1 or 2 bedroom homes**
- Respondents **between the ages of 25 – 34 years** are statistically more likely to live in **2 bedroom homes**.
- Respondents **between the ages of 50 – 64 years** are statistically more likely to live in **homes with 4 or 5 or more bedrooms**.

‘Spare’ bedrooms

- More than two thirds of respondents reported having one (35%) or two (34%) spare bedrooms in their homes.
- 10% reported having 3 spare bedrooms in their home.
- 19% reported not having any spare bedrooms in their homes.

“It would be nice to have enough room to have a guest over occasionally. As it is even with them on a couch it's a squeeze.” (0 spare rooms, 25 – 34 years)

“Rates and insurance are far too expensive and I worry about being able to afford to stay here in retirement, but there are very few suitable downsize options available in my area.” (1 spare room, 50 – 64 years)

“Technically we have three rooms that could be classed as spare bedrooms but two of them are designated hobby spaces” (1 spare room, 50 – 64 years)

“1 bedroom used as games room and 2 bedrooms used as offices.” (3 spare rooms, 65 – 79 years)

“It is ideal and has been the family home for 57 years.” (3 spare rooms, 80 years and over)

Future Housing Preferences

- **Standalone homes** remain the most preferred option, with 51% willing to consider a detached two- or three-storey home and 59% a single-storey duplex in the future.
- **Medium-density** housing attracts **mixed support**: around 29% would consider two- or three-storey terraced housing, while only 21–27% would consider apartments.



Strong age-based differences

- Younger residents (≤ 49 years) are significantly more open to medium- and higher-density housing, including apartments and terraced homes.
- Older residents (49+ years) are less willing to consider these housing types, with many indicating no circumstances under which they would choose them.

Design matters more than density

Across age groups, respondents emphasised the importance of:

- private outdoor space and greenery
- parking and storage
- good natural light, ventilation, and low-maintenance design
- proximity to services and walkable neighbourhoods

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Future Housing Preferences

"I would rather have apartment buildings in a quiet neighbourhood with lots of shared green space and accessible public transport and cycle paths. I lived like this in Europe and it was a much better quality of life than Christchurch which is very car centered. (18 – 24 years)

"I would prefer to have a place that has access to a private outdoor area / garden." (18 – 24 years)

"Look into urban design overseas. We need to get away from large sections and build communities where people want to socialise gather and shop locally. Even work from family run shops below housing." (25 – 34 years)

"Townhouses and apartments are great but not ideal for families. Although building in an intensive way is great, many people want the dream housing situation of prior generations - the 'quarter acre.' Personally I prefer the spaciousness, privacy and suitability of a home for children in the future which strongly influences my decisions." (25 – 34 years)

"For me the type of housing is probably less important than other factors. A good quality high rise apartment, with good sound insulation, designated parking and storage locker for bikes and outdoor equipment, in a convenient location for me, at a fair price would work well, assuming I can bring my dog. However, the type of high density housing we are building is less well suited to long-term living, some are little more than a small hotel suite so it is not surprising that they appeal more to short-term rentals, tourist accommodation, and second homes for people working in the city but living elsewhere." (35 – 49 years)

"I understand space is a concern and most people won't be able to live a quarter-acre dream, but without a standalone house it would be very difficult for me to get my hands dirty gardening or my partner to play music without fear of annoying the neighbours, which would be very detrimental to our quality of life. (35 – 49 years)

"We are ageing and while we love our new 3 storey townhouse we know that sometime within the next few years we will have to move to a single level. I would prefer to stay in the city in a new build but new apartment almost always have stairs. An apartment with spacious units on a single level and a lift would be ideal but there are not many of those." (50 – 64 years)

"Once kids have left home would more likely live in a high rise apartment, close to city centre." (50 – 64 years)

"I love my home, my neighbours, the area I live in. At 63 years old I have no desire to move from here unless my health deteriorates." (50 – 64 years)

"I want a single level, post Earthquake build, free standing, smallish section, no laundry in the garage (separate laundry) , internal access garage, sink on outside wall, 3 bedrooms." (65 – 79 years)

"As we are in our twilight years we find it easier to live in a single level home without stairs." (65 – 79 years)

"Nothing wrong with high density housing and have lived in much denser housing in other cities but it needs to be suitable for the not so mobile." (65 – 79 years)

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Christchurch
City Council 

Short Term Visitor Accommodation

- One-third of respondents (31%) were aware of homes in their neighbourhood being used for short-term visitor accommodation, while 47% were not aware of any.
- Respondents who live in **Akaroa, Diamond Harbour, Governors Bay, Little River, Lyttelton, the Central City, Sumner, Mt Pleasant, Redcliffs, New Brighton, Riccarton, and St Albans** were more likely to be aware of homes in their neighbourhoods being used for short-term visitor accommodation.
- Of those who are aware of short-term visitor accommodation in their neighbourhoods, 20% feel that it is having a positive impact on their neighbourhood, 35% feel it is having a mixed impact, and 26% feel that it is having a negative impact.
- 26% believe short-term visitor accommodation has no impact on housing affordability in their local neighbourhood, 30% see a minor (17%) or moderate (13%) impact, 11% report a significant (8%) or severe (3%) impact, and 33% don't know.

I believe that short term rentals such as Air B&B contribute greatly to housing shortages and unaffordability. Also I feel they have an impact on the occupancy of motels & hotels who pay commercial rates and it may affect the number of staff they employ.” (Heathcote ward)

“Visitors need somewhere to stay, but the proportion of short term lets should be strictly controlled to minimise disruption and allow long-term communities to develop in all parts of the city. We have plenty of hotels and motels already.” (Fendalton ward)

“Short term visitors do not contribute to community. Frequently arrive late. Make noise disturbing locals. Do not care about sorting rubbish into recycle bins.” (Innes ward)

“In my area it is not a problem, but worried a out so many new builds being bought for short term visitor accommodation. Particularly in the CBD. Imagine a lot will be being let for longer than 90 days a year.” (Banks Peninsula ward)

“It fulfils a need as usually cheaper than staying motels and hotels and generally more space, although it takes housing stock away from long term renters which is a big negative.” (Linwood ward)

“I am OK with it within limits (and as long as they pay appropriate rates and taxes). If there is sufficient affordable housing for people wanting to rent and buy, then I am happy.” (Central ward)

“Christchurch has a lack of hotel rooms, especially in certain areas, so these rentals do fill a need; but I can also see how they negatively impact housing affordability.” (Cashmere ward)

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Short Term Visitor Accommodation

Positive Impacts

- The positive impacts most commonly highlighted by respondents included it provides locals with an additional income stream (47%), and increased revenue for local businesses (44%).
- 21% of those who are aware of short-term accommodation in their neighbourhood don't believe it has any positive impacts on their local area.
- Central ward respondents were more likely to view short-term visitor accommodation as beneficial for increasing retail and leisure options and boosting local business revenue.
- Banks Peninsula respondents were more likely to see benefits such as providing locals with extra income and creating employment opportunities.

Negative Impacts

- The negative impacts most commonly highlighted by respondents included the impacts that it has on the availability of affordable housing for local residents (47%), increases in traffic and parking congestion (42%), and that it reduces the sense of community for local residents (37%)
- 16% of those who are aware of short-term accommodation in their neighbourhood don't believe it has any negative impacts on their local area.
- Central ward respondents were more likely to report that it contributes to a reduced sense of community, Coastal ward respondents were more likely to say that it contributes to the overuse of public facilities, and Fendalton and Riccarton respondents were more likely to report that it leads to increased noise levels.

To summarise?

A city historically shaped by long-term settlement & tenure

Most respondents are long-term Christchurch residents, many of whom own their homes and live in established neighbourhoods with older housing stock.

Different experiences across households and life stages

Housing experiences vary by age, tenure, and location. Older residents are more likely to report stability and satisfaction, while younger adults and renters describe different, and often less favourable, affordability and quality conditions.

Our housing stock needs to serve multiple, sometimes competing needs

Christchurch has a mix of household sizes, spare capacity, and housing types. Some residents value remaining in family homes, while others indicate an interest in downsizing, alternative layouts, or different neighbourhood forms.

Preferences are influenced more by design than housing type

Across age groups, willingness to consider different housing forms is closely linked to design factors such as warmth, accessibility, outdoor space, storage, and proximity to services.

Overall picture

Christchurch's current housing stock reflects the city's history, demographic profile, and growth patterns. Residents' feedback highlights variation in how well current housing meets needs, and differing expectations about what future housing should provide.

5. Gambling and TAB Venues Policy Review

Reference Te Tohutoro: 26/474182



Presenter(s) Te Kaipāhō: Sharna O’Neil, Policy Analyst Strategic Policy

1. Detail Te Whakamahuki

<p>Purpose and Origin of the Workshop</p>	<ul style="list-style-type: none"> Staff are in the early stages of the 2026 review of the Council’s Gambling and TAB Venues Policy. This workshop intends to provide an overview of the Council’s role in gambling, our current policy settings, and the proposed approach to this policy review. The policy was last reviewed and retained without amendment by the Council in October 2024. The Council resolved for the policy to be reviewed within two years and for a special consultative procedure (SCP) to be undertaken.
<p>Timing</p>	<p>This workshop is expected to last for 30 minutes.</p>
<p>Outcome Sought</p>	<p>Councillors are informed on the Council’s role in gambling, our current policy, and the proposed review approach.</p>
<p>ELT Consideration</p>	<p>The proposed approach has been endorsed by John Higgins, GM Strategy, Planning and Regulatory Services and Mary Richardson, Chief Executive.</p>
<p>Next Steps</p>	<ul style="list-style-type: none"> Following today’s workshop, staff will bring a report to the 13 May Policy and Planning Committee to seek a Council decision on the proposed approach to this policy review. Subject to Council’s approval, staff will then spend the next few months gathering an evidence base to inform policy options for Councillors. This will involve data collection and early engagement with stakeholders and the community. We will then come back to the Council in July to workshop policy options which will guide staff in drafting the policy. A Council decision will be sought in August. Council will have the option to either roll the current policy over without changes or adopt a draft policy (with minor or major changes) for an SCP. If the Council adopts a draft policy for an SCP public consultation and hearings will follow, and a final Council decision will be sought early next year.
<p>Key points / Background</p>	<ul style="list-style-type: none"> The Gambling Act 2003 (s102) and Racing Industry Act 2020 (s97) require territorial authorities to have a policy on class 4 gambling venues and standalone TAB venues. The policy must be reviewed at least every three years and cannot be amended without undertaking a SCP. This policy must specify whether new class 4 gambling (pokies) and TAB venues can establish in the district, and if so, where they may be located. In addition, a class 4 venues policy may also include limits on the maximum number of gaming machines that can be operated at a new venue (within default limits set in the Gambling Act 2003) and may include a relocation policy. The policy cannot force venues to close or relocate.

	<ul style="list-style-type: none"> The Council’s Gambling and TAB Venues Policy is a combined policy document. It takes a ‘sinking lid’ approach to new class 4 venues and machines, meaning the Council will not allow an increase in class 4 gaming venues or machine numbers. If a venue closes, another venue cannot be established which reduces pokie machine numbers over time. The policy allows new standalone TAB venues to establish, subject to statutory requirements. The current policy provisions have been in place since 2004. The primary intent of the policy is to reduce gambling accessibility to prevent and minimise harm. It should be noted that the Council has not given consent for any new pokie venues or additional machines. All venues and machines in place in the Christchurch district now were in place prior to the Council’s first policy.
Useful Links	<ul style="list-style-type: none"> Gambling and TAB Venues Policy

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A  	Gambling and TAB Venues Policy Review - Workshop Presentation	26/718659	77

Signatories Ngā Kaiwaitohu

Author	Sharna O'Neil - Policy Analyst
Approved By	David Griffiths - Head of Strategic Policy & Resilience John Higgins - General Manager Strategy, Planning & Regulatory Services

2026 Review of the Gambling and TAB Venues Policy

Wednesday 15 April 2026

2024 Review

Council Resolved CNCL/2024/00159

That the Council:

1. Receives the information in the Review of Gambling and TAB Venues Policy Report.
2. Notes that the decision in this report is assessed as medium significance based on the Christchurch City Council's Significance and Engagement Policy.
3. Retains the existing Gambling and TAB Venues Policy, without amendment, for a further ~~three~~ two years.
4. Agrees to lodge the letter (Attachment C to this report) to the Minister of Internal Affairs to advocate for gambling reform.
5. Agrees the next review of the Gambling and TAB Venues Policy will occur in 2026 and include a special consultative procedure.

Mayor/Councillor McLellan

Carried

Councillor McLellan requested that his vote against resolution 5 be recorded.

The Council's role – class 4 gambling

- Councils **MUST** have a policy on class 4 gambling (pokies)
- Policy must
 - specify whether (and where) new class 4 venues can be established
- Policy **MAY** :
 - specify any restriction on maximum number of machines
 - include a relocation policy

The Council's role – TAB

- Councils MUST have a policy on standalone TAB venues
- Policy must specify whether (and where) new TAB venues can be established

Current Policy: Class 4 Gambling Venues

Gradual reduction in the number of gaming machines

The Council's policy position is to reduce the number of class 4 gambling venues and machines in Christchurch to reduce accessibility.

Evidence suggests that pokies are particularly addictive and pose a high risk of harm. Fewer machines may result in less harm.

The policy takes a 'sinking lid' approach

- We do not allow new venues in the district
- We do not allow venues to increase the number of machines (noting limits are also set by the Gambling Act)
- We do not have a policy on relocations, the effect of this is venues cannot relocate

Current Policy: TAB Venues

Permissive policy on TAB venues

The Council's policy position is to allow new venues to establish, subject to district plan requirements

While the policy is permissive, standalone TABs make up a very small component of race and sports betting.

The policy takes an unrestricted approach

- We grant consents for new TAB venues
- No limits are set on venue numbers or location of new venues

What's in scope?

New class 4 venues or
machines

Relocation of existing
class 4 venues

Mergers of existing clubs

New TAB venues

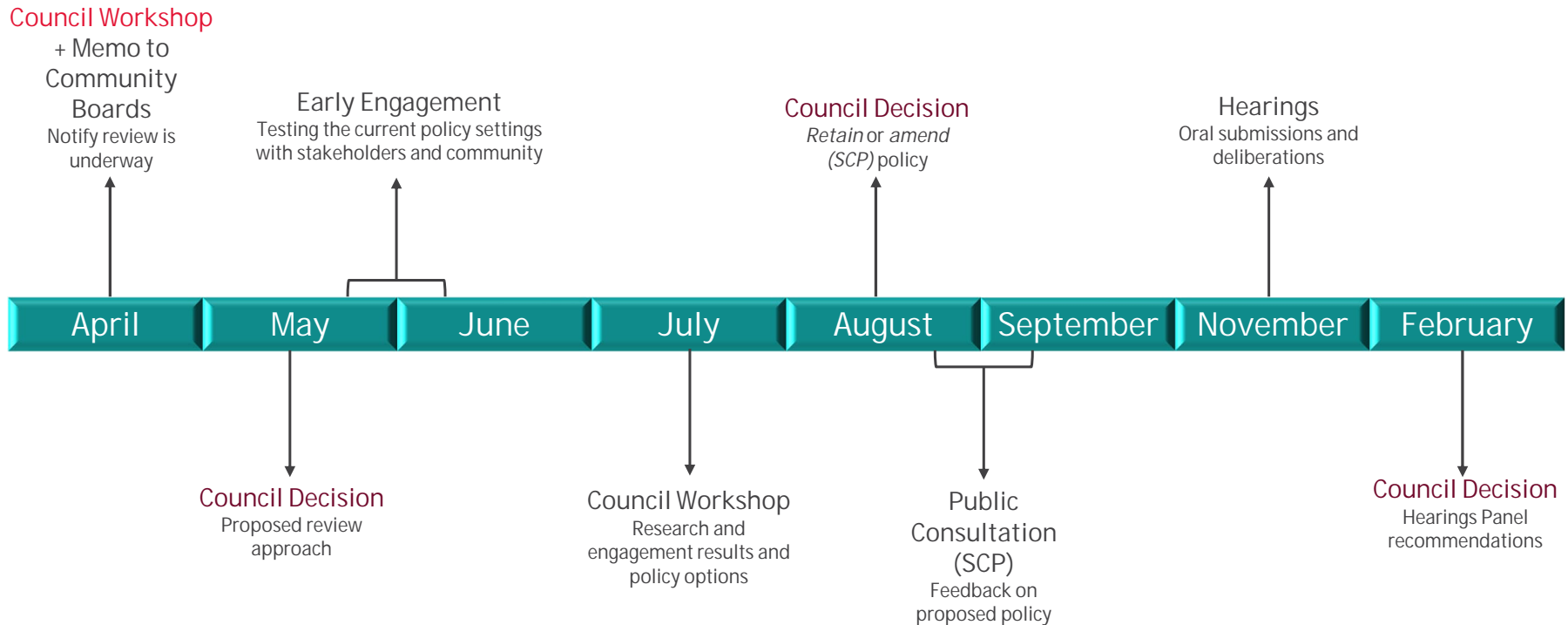
What's out of scope?



Policy review requirements

- Must be reviewed every three years
- Must have regard to the social impact of gambling within the district
- Special consultative procedure (SCP) required to amend or replace the policy

Policy Review Timeline – per Council Resolution



Questions and Discussion

6. Delegations Register

Reference Te Tohutoro: 26/658688


Presenter(s) Te Kaipāhō: Ron Lemm, Manager Legal Service Delivery

1. Detail Te Whakamahuki

<p>Purpose and Origin of the Workshop</p>	<ul style="list-style-type: none"> • This workshop is to seek direction from the Council about whether Officer’s review of the Delegations Register should also include: <ul style="list-style-type: none"> - Consideration of delegations from Council directly to Officers (Part B of the register) that could lawfully be delegated from Council to the Chief Executive, who can then subdelegate to staff; and - A review of the governance delegations from Council to Community Boards. • The report is staff generated.
<p>Timing</p>	<p>This workshop is expected to last for 30 minutes.</p>
<p>Outcome Sought</p>	<p>Clarity about the structure of the Delegations Register regarding Chief Executive (Part A) and staff (Part B) delegations.</p> <p>Staff have an understanding about whether the Delegations Register work programme should also include a review of the Community Board delegations at this time.</p>
<p>ELT Consideration</p>	<p>The Chief Executive have reviewed the material for this workshop.</p>
<p>Next Steps</p>	<ul style="list-style-type: none"> • Following feedback, staff will: <ul style="list-style-type: none"> - bring a decision report to Council regarding delegating all Part B (Council to Officer) delegations to the Chief Executive (i.e. Part A), provided there is no legal restriction to do so. - commence a process to review the delegations to Community Boards including consultation with staff and community boards. • If the Council does not support staff undertaking this work, then staff will review the Register to ensure the delegations in Part A, B and C of the Register are fit for purpose and update the register as required.
<p>Key points / Background</p>	<ul style="list-style-type: none"> • The Council’s functions are wide-ranging, and it has powers and functions under numerous statutes and regulations. The Council does not, and could not practically, make all the decisions they are responsible for. Many decision-making functions are delegated for efficiency and effectiveness in accordance with its Delegations Policy. • The Council cannot delegate any power which is required by law to have a resolution of Council, e.g. the power to set rates, adopt bylaws or Annual Plans and Long-term Plans, establish the structures of committees, etc. Some powers also have limitations on the ability to sub-delegate. • The Council’s Register of Delegations (Delegations Register) is split into five parts: <ul style="list-style-type: none"> - Delegations Policy: The Council’s Delegations Policy explains the rules relating to the way in which delegations and sub-delegations apply and operate in the

	<p>Council. The policy supports the principle of delegating decision making to the lowest competent level.</p> <ul style="list-style-type: none"> - Part A – delegations from Council to the Chief Executive: These delegations may be sub-delegated, unless this is expressly excluded in Part A - Part B - delegations from Council to Officers. These delegations typically can't be subdelegated unless expressly allowed for. - Part C – sub-delegation of most of the responsibilities, duties and powers delegated to the Chief Executive to staff: Generally, these sub-delegations may not be further sub-delegated - Part D – delegations by Council to Community Boards, Committees, Hearings Panels, Sub-Committees and Officer Sub-Committees <ul style="list-style-type: none"> • The Legal Services Unit regularly reviews the Delegations Register to incorporate and update delegations, as necessary. • This is a manual process to track the changes into the register for Council to approve Part A, B and D amendments via a decision report. The exclusion is for Part C where the report with amendments to subdelegate goes to the CE to approve.
<p>Useful Links</p>	<ul style="list-style-type: none"> • Register of Delegations. • Local Government Act 2002.

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A 	Delegations Register Presentation - 15 April 2026	26/707643	89

Signatories Ngā Kaiwaitohu

<p>Authors</p>	<p>Libby Elvidge - Principal Advisor Citizens & Community Ron Lemm - Manager Legal Service Delivery Naomi Soper - Senior Legal Counsel</p>
<p>Approved By</p>	<p>Mary Richardson - Chief Executive</p>

Delegations Register

Council workshop
15 April 2026

Delegations

- Council's functions are wide-ranging, and it has powers and functions under numerous statutes, regulations and policies
- The Council does not, and could not practically, make all the decisions it is responsible for
- Many decision-making functions are delegated for efficiency and effectiveness in accordance with its Delegations Policy
- Some powers cannot be delegated
- Distinction between governance and management activities for the effective operation of Council

Register of Delegations - structure

- The Delegations Register is split into five parts:
 - Delegations Policy: explains the rules relating to the way in which delegations and sub-delegations apply and operate in the Council. The policy supports the principle of delegating decision making to the lowest competent level
 - Part A – Delegations by Council to the Chief Executive - These delegations may be sub-delegated, unless expressly excluded in Part A
 - Part B – Delegations by Council to Officers - These delegations typically can't be subdelegated unless expressly allowed for, e.g. from a HoS to a Manager
 - Part C – Sub-delegations by the Chief Executive to staff - Generally, these sub-delegations may not be further sub-delegated
 - Part D – Delegations by Council to Community Boards, Committees, Hearings Panels

Delegations Register Review

Staff are reviewing officer delegations (Parts A, B and C)

- are fit for purpose:
 - Legislative/regulatory changes
 - Restructures within the organisation – titles changing, etc
- Effective and efficient
 - Could be more practical for the CE to hold all staff delegations where legally permissible - CE to determine subdelegation and to which role/s
 - Processes – reports to Council and/or CE
 - To better adapt to organisational and structural changes

Community Board delegations

- The register review project could be expanded to review Part D Community Board delegations
- The process would include workshops with community boards and staff:
 - existing delegations
 - legislative requirements
 - processes
 - consider any changes
- Any proposed changes would form a report to Council

Questions

7. Items Closed to the Public

The information session/workshop items noted from the next page will not be open to the public under the sections of the Local Government Official Information and Meetings Act 1987 (LGOIMA) outlined in the table on the following page. The full wording of the noted LGOIMA sections is found in [section 6](#) or [section 7](#) of the Act.

In the Council's view, these reasons for exclusion are not outweighed by public interest considerations in section 7(1) favouring their release.

The public can ask the Ombudsman to review this decision. Information about how to make a complaint is available at www.ombudsman.parliament.nz or freephone 0800 802 602.

ITEM NO.	GENERAL SUBJECT OF EACH MATTER TO BE CONSIDERED	SECTION	SUBCLAUSE AND REASON UNDER THE ACT	PUBLIC INTEREST CONSIDERATION	POTENTIAL RELEASE REVIEW DATE AND CONDITIONS
8.	CHRISTCHURCH CITY HOLDINGS LTD - DRAFT STATEMENT OF INTENT 2026/27	S7(2)(B)(II), S7(2)(H)	PREJUDICE COMMERCIAL POSITION, COMMERCIAL ACTIVITIES	INFORMATION TO BE DISCUSSED INCLUDES COMMERCIAL SENSITIVE INFORMATION THAT COULD, IF RELEASED PUBLICLY ADVERSELY IMPACT THE CCHL GROUP'S PROFITABILITY.	30 SEPTEMBER 2027 AFTER THE ANNUAL REPORT FOR 2026/27 IS PUBLISHED.
9.	FUTURE OF COUNCIL LAND	S7(2)(B)(II), S7(2)(H)	PREJUDICE COMMERCIAL POSITION, COMMERCIAL ACTIVITIES	TO CONDUCT DISCUSSIONS ON COMMERCIAL INTERESTS OUTWEIGHS PUBLIC INTEREST	30 JUNE 2026 WITHHELD UNTIL A DECISION REPORT HAS BEEN PRESENTED TO COUNCIL OR AS APPROVED BY THE DIRECTOR OF LEGAL AND DEMOCRATIC SERVICES