
Policy and Planning Committee AGENDA

Notice of Meeting Te Pānui o te Hui:

An ordinary meeting of the Policy and Planning Committee will be held on:

Date: Wednesday 8 April 2026
Time: 9:30 am
Venue: Camellia Chambers, Civic Offices,
53 Hereford Street, Christchurch

Membership

Chairperson	Deputy Mayor Victoria Henstock
Deputy Chairperson	Councillor Tyrone Fields
Members	Mayor Phil Mauger
	Councillor Kelly Barber
	Councillor David Cartwright
	Councillor Melanie Coker
	Councillor Pauline Cotter
	Councillor Celeste Donovan
	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

31 March 2026

Principal Advisor

John Higgins
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Meeting Advisor

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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.

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What is important to us?

Our Strategic Framework is a big picture view of what the Council is aiming to achieve for our community

Our focus this Council term 2022–2025

Strategic Priorities



Be an inclusive and equitable city which puts people at the centre of developing our city and district, prioritising wellbeing, accessibility and connection.



Champion Ōtautahi-Christchurch and collaborate to build our role as a leading New Zealand city.



Build trust and confidence in the Council through meaningful partnerships and communication, listening to and working with residents.

Adopted by the Council on 5 April 2023



Reduce emissions as a Council and as a city, and invest in adaptation and resilience, leading a city-wide response to climate change while protecting our indigenous biodiversity, water bodies and tree canopy.



Manage ratepayers' money wisely, delivering quality core services to the whole community and addressing the issues that are important to our residents.



Actively balance the needs of today's residents with the needs of future generations, with the aim of leaving no one behind.

Our goals for this Long Term Plan 2024–2034

Draft Community Outcomes



Collaborative and confident
Our residents have the opportunity to actively participate in community and city life, have a strong sense of belonging and identity, and feel safe.



Green and liveable
Our neighbourhoods and communities are accessible and well connected, supporting our goals to reduce emissions, build climate resilience and protect and regenerate the environment, especially our biodiversity, water bodies and tree canopy.

To be adopted by the Council as part of the Long Term Plan 2024–2034



A cultural powerhouse
Our diverse communities are supported to understand and protect their heritage, pursue their arts, cultural and sporting interests, and contribute to making our city a creative, cultural and events 'powerhouse'.



Thriving and prosperous
Our city is a great place for people, business and investment where we can all grow our potential, where enterprises are innovative and smart, and where together we raise productivity and reduce emissions.

Our intergenerational vision

A place of opportunity for all.

Open to new ideas, new people,
new investment and new ways
of doing things – a place where
anything is possible.



Ngāi Tahu has rangatiratanga over its takiwā – the Council is committed to partnering with Ngāi Tahu to achieve meaningful outcomes that benefit the whole community

Policy and Planning Committee of the Whole Council - Terms of Reference / Ngā Ārahina Mahinga

Chair	Councillor Henstock
Deputy Chair	Councillor Fields
Membership	The Mayor and all councillors are members of this committee.
Quorum	Half of the members if the number of members (including vacancies) is even, or a majority of members if the number of members (including vacancies) is odd
Meeting Cycle	Monthly
Reports To	Council

Purpose

The Policy and Planning Committee oversees the development, review, implementation and adoption (where delegated) of Council strategies, policies, and plans ensuring they align with the Council's long-term strategies and comply with the Local Government Act 2002 (LGA 2002), Resource Management Act 1991 (and any replacement Act), and other relevant legislation.

Delegations

The Council delegates to the Policy and Planning Committee authority to oversee and make decisions on:

- Council's strategies, policies, plans, and other approvals, including, but not limited to:
 - Plans under the Resource Management Act 1991 and any replacement legislation;
 - Strategic and spatial planning beyond statutory plans, including plans prepared at a regional, greater Christchurch, or local level;
 - Climate change resilience and planning;
 - Transport strategies and policies;
 - Other relevant strategies and policies not delegated to other Council committees.
- The Bylaw Review programme, including the review or amendment of bylaws, the development of new bylaws and any bylaw revocations, up to the point where they are ready for public consultation. Noting that the LGA 2002 Schedule 7 Clause 32(1) identifies that Council cannot delegate the power to make a bylaw.
- Leases, licences, easements and revocations held or managed under the Reserves Act 1977.
- Council's involvement in central government strategies, plans or initiatives that impact on Christchurch.

Where the Council cannot delegate policy or bylaw adoption under LGA 2002 Schedule 7 Clause 32(1), the Policy and Planning Committee will oversee its development and review prior to the Council's adoption.

Submissions

The Council delegates to the Committee authority:

- To consider and approve draft submissions on behalf of the Council on topics within its terms of

reference. Where the timing of a consultation does not allow for consideration of a draft submission by the Council or relevant Committee, that the draft submission can be considered and approved on behalf of the Council.

Limitations

The general delegations to this Committee exclude any specific decision-making powers that are delegated to a Community Board, another Committee of Council or Joint Committee. Delegations to staff are set out in the delegations register.

The following matters are prohibited from being subdelegated in accordance with LGA 2002 Schedule 7 Clause 32(1):

- the power to make a rate; or
- the power to make a bylaw; or
- the power to borrow money, or purchase or dispose of assets, other than in accordance with the long-term plan; or
- the power to adopt a long-term plan, annual plan, or annual report; or
- the power to appoint a chief executive; or
- the power to adopt policies required to be adopted and consulted on under this Act in association with the long-term plan or developed for the purpose of the local governance statement; or
- the power to adopt a remuneration and employment policy.

Chairperson may refer urgent matters to the Council or the Finance & Performance Committee of the Whole Council

As may be necessary from time to time, the Committee Chairperson is authorised to refer urgent matters to the Council or to the Finance & Performance for decision, where this Committee would ordinarily have considered the matter. In order to exercise this authority:

- The Democratic Services Advisor must inform the Chairperson in writing the reasons why the referral is necessary.
- The Chairperson must then respond to the Committee Advisor in writing with their decision.

If the Chairperson agrees to refer the report to the Council, the Council may then assume decision-making authority for that specific report.

Urgent matters referred from the Council

As may be necessary from time to time, the Mayor is authorised to refer urgent matters to this Committee for decision, where the Council would ordinarily have considered the matter, except for those matters listed in the limitations above.

In order to exercise this authority:

- The Council Secretary must inform the Mayor and Chief Executive in writing the reasons why the referral is necessary
- The Mayor and Chief Executive must then respond to the Council Secretary in writing with their decision.

If the Mayor and Chief Executive agree to refer the report to the Committee, the Committee may then assume decision-making authority for that specific report.

Part A	Matters Requiring a Council Decision
Part B	Reports for Information
Part C	Decisions Under Delegation

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Karakia Whakamutunga

Actions Register Ngā Mahinga Tuwhera

Karakia Tīmatanga

Whakataka te hau ki te uru

Whakataka te hau ki te tonga

Kia mākinakina ki uta

Kia mātaratara ki tai

E hī ake ana te atakura

He tio, he huka, he hau hū

Tihei mauri ora

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. Confirmation of Previous Minutes Te Whakaāe o te hui o mua

That the minutes of the Policy and Planning Committee meeting held on [Wednesday, 11 March 2026](#) be confirmed (refer page 8).

4. Public Forum Te Huinga Whānui

A period of up to 30 minutes will be available for people to speak for up to five minutes on any issue that is not the subject of a separate hearing process.

Public Forum presentations will be recorded in the meeting minutes

5. Deputations by Appointment Ngā Huinga Whakaritenga

Deputations may be heard on a matter or matters covered by a report on this agenda and approved by the Chairperson.

Deputations will be recorded in the meeting minutes.

6. Presentation of Petitions Ngā Pākikitanga

There were no petitions received at the time the agenda was prepared.

To present to the Committee, refer to the [Participating in decision-making](#) webpage or contact the meeting advisor listed on the front of this agenda.

Policy and Planning Committee OPEN MINUTES

Date: Wednesday 11 March 2026
Time: 9:30 am
Venue: Camellia Chambers, Civic Offices,
53 Hereford Street, Christchurch

Present

Chairperson

Councillor Tyrone Fields

Members

Mayor Phil Mauger

Councillor Kelly Barber

Councillor David Cartwright

Councillor Melanie Coker

Councillor Pauline Cotter

Councillor Celeste Donovan

Councillor Tyla Harrison-Hunt

Councillor Nathaniel Herz Jardine

Councillor Yani Johanson

Councillor Aaron Keown

Councillor Andrei Moore

Councillor Mark Peters

Councillor Tim Scandrett

Principal Advisor

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- Part A Matters Requiring a Council Decision**
Part B Reports for Information
Part C Decisions Under Delegation
-

Karakia Tīmatanga

The agenda was dealt with in the following order. Where no voting record is shown, the item was carried unanimously by those present.

1. Apologies Ngā Whakapāha

Part C

Committee Resolved PAPCC/2026/00004

That the apologies from Deputy Mayor Henstock and Councillors MacDonald and McLellan for absence and from Mayor Mauger for potential early departure be accepted.

Councillor Peters/Councillor Cotter

Carried

2. Declarations of Interest Ngā Whakapuaki Aronga

Part B

There were no declarations of interest recorded.

3. Confirmation of Previous Minutes Te Whakaāe o te hui o mua

Part C

Committee Resolved PAPCC/2026/00005

That the minutes of the Policy and Planning Committee meeting held on Wednesday, 11 February 2026 be confirmed.

Mayor/Councillor Cartwright

Carried

4. Public Forum Te Huinga Whānui

Part B

4.1 Zeta

Zeta Pringle, joined by Raymond Sim, Phil Leslie, and Richard Girling, spoke regarding short-term rental accommodation in New Zealand and the research conducted by Anthony Brien, Associate Professor at Lincoln University.

Attachments

- A Item 4.1 - Public Forum - Research of Anthony Brien presented by Zeta Pringle to Policy and Planning Committee

5. Deputations by Appointment Ngā Huinga Whakaritenga

Part B

There were no deputations by appointment.

6. Presentation of Petitions Ngā Pākikitanga

Part B

There was no presentation of petitions.

**7. Approval for Utilities Easement over Reserve - Hagley Oval
Committee Resolved PAPCC/2026/00006**

Officer Recommendations accepted without change

Part C

That the Policy and Planning Committee:

1. Receives the information in the Approval for Utilities Easement over Reserve - Hagley Oval Report.
2. Notes that the decision in this report is assessed as low significance based on the Christchurch City Council’s Significance and Engagement Policy.
3. Approves, pursuant to Section 48(1) of the Reserves Act 1977, the granting of easements for electrical utilities, both existing and future, to exclusively service the buildings and outside lighting within the Hagley Oval area of the Reserve. The area is described as Rural Section 41181, comprised in CB30A/95, known as South Hagley Park, which Hagley Oval is part of.
4. Recommends that the Chief Executive exercise the powers of the Minister of Conservation referred to in the Reserves Act 1977 and further referenced in the Schedule attached to the Instrument of Delegation for Territorial Authorities dated 12 June 2013 pursuant to Section 48(1) of the Reserves Act 1977 and, in exercising those powers, consent to the granting of the easements noted in Recommendation 3 above.

Mayor/Councillor Peters

Carried

For	14	Councillor Barber, Councillor Cartwright, Councillor Coker, Councillor Cotter, Councillor Donovan, Councillor Fields, Councillor Harrison-Hunt, Councillor Herz Jardine, Councillor Johanson, Councillor Keown, Councillor Moore, Councillor Peters, Councillor Scandrett, Mayor Mauger
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Against	0
Abstain	0
TOTAL	14

Absent	3	Councillor MacDonald, Councillor McLellan, Deputy Mayor Henstock
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8. Approval for Utilities Easement for Orion for an upgraded substation located in part of North Hagley Park

Committee Resolved PAPCC/2026/00007

Officer Recommendations accepted without change

Part C

That the Policy and Planning Committee:

1. Receives the information in the Approval for Utilities Easement for Orion for an upgraded substation located in part of North Hagley Park Report.
2. Notes that the decision in this report is assessed as low significance based on the Christchurch City Council’s Significance and Engagement Policy.
3. Approves, pursuant to Section 48(1) of the Reserves Act 1977, the granting of easements for electrical utilities, to exclusively service events within the Hagley Park North area of the Reserve. The area is described as Section 6 SO 467852 (Recreation Reserve), comprised in Certificate of Title 657423 known as Hagley Park North.
4. Recommends the Chief Executive exercise the powers of the Minister of Conservation referred to in the Reserves Act 1977 and further referenced in the Schedule attached to the Instrument of Delegation for Territorial Authorities dated 12 June 2013 pursuant to Section 48(1) of the Reserves Act 1977, and in exercising those powers consent to the granting of the easement noted in Recommendation 3 above.

Mayor/Councillor Peters

Carried

For 14 Councillor Barber, Councillor Cartwright, Councillor Coker, Councillor Cotter, Councillor Donovan, Councillor Fields, Councillor Harrison-Hunt, Councillor Herz Jardine, Councillor Johanson, Councillor Keown, Councillor Moore, Councillor Peters, Councillor Scandrett, Mayor Mauger

Against	0
Abstain	0
TOTAL	14

Absent 3 Councillor MacDonald, Councillor McLellan, Deputy Mayor Henstock

9. Derelict Buildings Trial – New Brighton: Report Back

Committee Comment

1. Council Officers Mark Stevenson and Ben Rhodes joined the table to present Item 9 and answer questions from elected members.
2. Councillor Donovan Moved the Officer recommendations with the addition of a further recommendation regarding a register of vacant commercial buildings (refer Resolution 4)

and an introductory clause to Recommendation 3 (refer underlined text). This was Seconded by Councillor Herz Jardine and became the Motion.

3. At the conclusion of debate, the Motion was put to the vote and declared carried.

Officer Recommendations Ngā Tūtohu

That the Policy and Planning Committee:

1. Receives the information in this Derelict Buildings 'trial' – New Brighton: Report Back.
2. Notes that the decision in this report is assessed as low significance based on the Christchurch City Council's Significance and Engagement Policy.
3. Agrees that the Council's current approach to responding to derelict buildings is the most effective and efficient option as it aligns with the existing regulatory framework and responds to derelict buildings where statutory thresholds are met.

Committee Resolved PAPCC/2026/00008

Committee Decisions under Delegation

Part C

That the Policy and Planning Committee:

1. Receives the information in this Derelict Buildings 'trial' – New Brighton: Report Back.
2. Notes that the decision in this report is assessed as low significance based on the Christchurch City Council's Significance and Engagement Policy.
3. Aside from Recommendation 4 below, agrees that the Council's current approach to responding to derelict buildings is the most effective and efficient option as it aligns with the existing regulatory framework and responds to derelict buildings where statutory thresholds are met.
4. Requests that staff develop a register of commercial buildings vacant for a prolonged period (to be defined) within the New Brighton focus area (bounded by Hawke Street and Beresford Street, east of the former school and Hardy Street), noting the purpose of the register would be to identify and monitor the progress of vacant commercial buildings in this area (including maintenance, redevelopment, tenanting, etc.).

Councillor Donovan/Councillor Herz Jardine

Carried

For 14 Councillor Barber, Councillor Cartwright, Councillor Coker, Councillor Cotter, Councillor Donovan, Councillor Fields, Councillor Harrison-Hunt, Councillor Herz Jardine, Councillor Johanson, Councillor Keown, Councillor Moore, Councillor Peters, Councillor Scandrett, Mayor Mauer

Against	0
Abstain	0

TOTAL 14

Absent 3 Councillor MacDonald, Councillor McLellan, Deputy Mayor Henstock

Councillor Scandrett left the meeting at 10.09 am and returned at 10.11 am during consideration of Item 10.

Councillor Barber left the meeting at 10.25 am and returned at 10.28 am during consideration of Item 10.

Councillor Cotter left the meeting at 10.48 am and returned at 10.50 am during consideration of Item 10.

10. Planning and Consents Unit update

Committee Resolved PAPCC/2026/00009

Officer Recommendation accepted without change

Part C

That the Policy and Planning Committee:

1. Receives the information in the Planning and Consents Unit update Report.

Councillor Cotter/Councillor Scandrett

Carried

For 14 Councillor Barber, Councillor Cartwright, Councillor Coker, Councillor Cotter, Councillor Donovan, Councillor Fields, Councillor Harrison-Hunt, Councillor Herz Jardine, Councillor Johanson, Councillor Keown, Councillor Moore, Councillor Peters, Councillor Scandrett, Mayor Mauger

Against	0
Abstain	0
TOTAL	14
Absent	3 Councillor MacDonald, Councillor McLellan, Deputy Mayor Henstock

Councillor Keown left the meeting at 11.04 am and returned at 11.07 am during consideration of Item 11.

11. Local Area Planning Biannual Report (Suburban) - January to December 2025

Committee Resolved PAPCC/2026/00010

Officer Recommendation accepted without change

Part C

That the Policy and Planning Committee:

1. Receives the information in the Local Area Planning Biannual Report (Suburban) - January to December 2025 Report.

Councillor Barber/Councillor Cartwright

Carried

For 14 Councillor Barber, Councillor Cartwright, Councillor Coker, Councillor Cotter, Councillor Donovan, Councillor Fields, Councillor Harrison-Hunt, Councillor Herz Jardine, Councillor Johanson, Councillor Keown, Councillor Moore, Councillor Peters, Councillor Scandrett, Mayor Mauger

Against	0	
Abstain	0	
TOTAL	14	
Absent	3	Councillor MacDonald, Councillor McLellan, Deputy Mayor Henstock

Karakia Whakamutunga

Meeting concluded at 11.13 am.

CONFIRMED THIS 8th DAY OF APRIL 2026

**DEPUTY MAYOR VICTORIA HENSTOCK
CHAIRPERSON**

7. Coastal Hazards Adaptation Planning: Where to next?

Reference Te Tohutoro: 25/2663277

Responsible Officer(s) Te Jane Morgan, Team Leader Climate Hazards Adaptation Planning
Pou Matua: Sarah Pahlen, Senior Adaptation Advisor

Accountable ELT John Higgins, General Manager Strategy, Planning & Regulatory
Member Pouwhakarae: Services

1. Purpose and Origin of the Report Te Pūtake Pūrongo

- 1.1 On 4 March 2025 the Council adopted the Coastal Hazards Adaptation Plan for Whakaraupō Lyttelton Harbour and Koukourārata Port Levy. This is the first adaptation plan across the district. The purpose of this report is to seek a decision on the next coastal hazards adaptation planning location, and the forward sequence of subsequent adaptation planning locations.

2. Officer Recommendations Ngā Tūtohu

That the Policy and Planning Committee:

1. Receives the information in the Coastal Hazards Adaptation Planning: Where to next? Report.
2. Approves the initiation of the next coastal hazards adaptation planning process in two Adaptation Areas: the Lower Ōpāwaho Heathcote River and the St Andrews Hill to Taylors Mistake area.
3. Agrees to then progress the following sequence of locations for coastal hazards adaptation planning:
 - a. the remaining areas within Banks Peninsula and the Lower Pūharakekenui Styx River, **followed by**
 - b. the Lower Ōtakaro Avon River and Waimairi to Southshore.

3. Executive Summary Te Whakarāpopoto Matua

- 3.1 Staff recommend that the next coastal hazards adaptation planning process is initiated with communities in the lower Ōpāwaho Heathcote River and St Andrews Hill to Taylors Mistake Adaptation Areas.
- 3.2 These areas have a high number of assets at risk of coastal hazards over the coming decades and communities have signalled their readiness to engage on adaptation planning.
- 3.3 Staff also recommend the approval of a forward sequence for subsequent areas for adaptation planning to provide communities with a timeline, noting that adaptation planning processes across the district likely to take between 8-10 years to complete.
- 3.4 The recommended sequence is the Lower Ōpāwaho Heathcote River and St Andrews Hill to Taylors Mistake first, followed by the remaining areas of Te Pātaka o Rākaihautū Banks Peninsula alongside the lower Pūharakekenui Styx River, and then the Lower Ōtakaro Avon River and Waimairi to Southshore areas.

4. Background/Context Te Horopaki

Coastal Hazards Adaptation Planning

- 4.1 Over the next 100 years, we are expected to see between 50cm – 1.4m of sea-level rise, depending on future greenhouse gas emissions and how ice sheets globally respond. Even if

all emissions stopped tomorrow, sea levels would continue to rise for centuries to millennia based on past emissions.

- 4.2 Since the 2010-2011 Canterbury Earthquake Sequence, the majority of the Ōtautahi Christchurch coastline has been sinking (vertical land movement) due to land settlement. We don't know how long this sinking will continue, but it is yet to slow. If this sinking continues, then projected coastal hazard impacts will arrive sooner than previously thought.
- 4.3 Low-lying inland and coastal communities in Ōtautahi Christchurch and Te Pātaka o Rākaihautū Banks Peninsula will be impacted by more frequent flooding and ponding caused by rising groundwater and coastal flooding, as well as land loss due to coastal erosion.
- 4.4 Communities are rapidly becoming aware of these hazards through the increased frequency and severity of storm events. Increasingly, communities are looking to Councils for leadership. The 2025 IAG climate change survey found that 88 percent agreed that sea level rise would lead to flooding of coastal areas, and 64 percent expected to see climate change action from local government¹.

Lessons learned and opportunities for acceleration

- 4.5 The pilot coastal hazards adaptation planning process in Whakaraupō Lyttelton Harbour and Koukourarata Port Levy took two years, with a hearings panel to approve the plan occurring five months later. Plan development with the Coastal Panel took the bulk of the time, with wider community engagement phases totalling several months providing substantial opportunities for testing with the wider community.
- 4.6 Staff recognise the need to move at speed across the district. The most effective way to speed up the process would be to reduce public participation and transparency however this is not recommended as it reduces social licence for the final adaptation pathways and would require alterations to the Council's Coastal Adaptation Framework.
- 4.7 Therefore, the CHAP team are taking the following actions to accelerate the process:
 - **Planning at a different scale** – staff will adjust the depth of direction provided through adaptation plans according to the significance of the asset. For critical assets or those highly valued by the community, staff will continue to provide asset-specific adaptation pathways, however, less critical assets will receive either high-level direction from an area-wide plan, or, if they are part of an important network of assets, detail in a network-wide plan.
 - **Planning in heavily developed areas** - staff have been preparing to move from planning in small, discrete bays in Whakaraupō Lyttelton Harbour and Koukourarata Port Levy, to heavily developed areas of the city where asset networks and private assets are complexly intertwined. This preparation means we can plan in two larger, adjoining adaptation areas at once.
 - **Phasing and overlapping cycles** - staff will initiate the beginning phases of future processes earlier, overlapping with the concluding (Hearings Panel) stages of the previous process.
 - **Providing certainty through a forward sequence** – to avoid communities feeling that they might miss out or not be able to participate in planning in a timely way, staff are seeking approval to issue a forward sequence that provides a clear timeline for communities, noting that priorities may change in response to significant events in the future. Staff note that this step will be helpful in responding to the proposed changes to

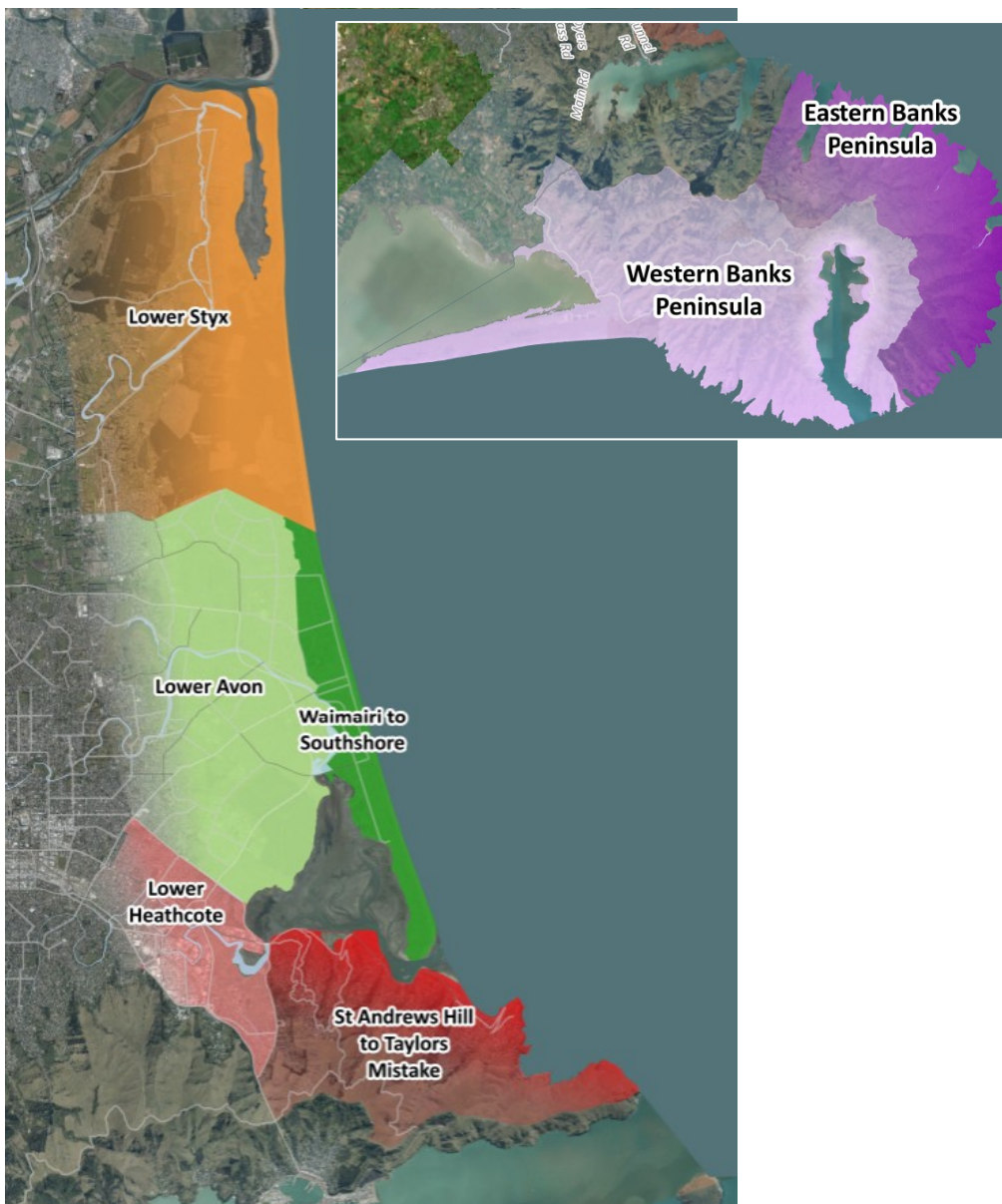
¹ IAG, (2025). Choosing the right path: Climate change survey result 2025. [climate-change-survey-2025.pdf](#)

the Resource Management Act that will require regional Spatial Plans to identify adaptation areas.

- 4.8 These changes mean that staff can move faster, in more intensified parts of the city, with more assets planned for, with no reduction in public participation and transparency.

Adaptation areas

- 4.9 The remaining areas of the district which are exposed to coastal hazards have been split into seven Adaptation Areas based on the following considerations:
- A scale that the CHAP team and a Coastal Panel of rūnanga and community representatives could plan for in an acceptable amount of time while maintaining wider community interest and engagement.
 - Similarities in the physical geography and catchment boundaries to ensure that adaptation options discussed are appropriate.
 - Grouping communities with existing connections to support collaborative working arrangements in the Coastal Panel and during wider community engagements.
 - Alignment with other Council programmes.
- 4.10 The Adaptation Areas were developed with input from across Council and were tested with relevant Community Boards, the Coastal Hazards Working Group, and Te Kāhui Kahukura.
- 4.11 The seven Adaptation Areas are identified below. The similar colourings indicate where six of the seven areas can be grouped into pairs and planned for at one time to make the best use of resources. These pairings account for inter-dependencies and enable us to undertake planning at a faster pace.
- 4.12 One Coastal Panel will be used across the paired areas for efficiency and to ensure a consistent approach to shared infrastructure such as key access routes, and to shared natural environments such as the open coast. Note that as there is an odd number, the lower Pūharakekenui Styx River is not paired.



Considerations

4.13 A range of considerations have informed staff recommendations for the next location of adaptation planning, and for the ordering of the forward sequence of adaptation locations.

Exposure and risk

4.14 Some areas are more exposed to coastal hazards than others due to the geography of the area and/or the amount of development. The table below shows risk across four major asset groupings with 40cm of sea level rise and a 1-in-100-year (rare) storm event. The colours indicate how the areas compare to one another, with red indicating the highest relative risk within that asset group, and green the lowest. The Council’s previous Adaptation Area is also included to show the comparative scale.

	Roads (km)	3W pipes (km)	Residential properties	Commercial & industrial
Lower Styx	17	4	546	10
Lower Avon & Waimairi – Southshore	45	90	5,881	511
Lower Heathcote & St Andrews Hill - Taylors	42	53	5,247	757
Remaining Banks Peninsula	23	5	226	35
Whakaraupō - Koukourarata	6	2	40	2

Other considerations

4.15 Asset risk is not the only factor to consider when determining where adaptation planning with communities should occur next. Other considerations include:

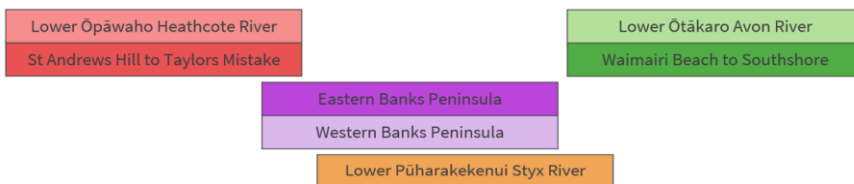
- Whether the community has signalled interest in engaging in adaptation planning.
- Any alignment or misalignment with other Council programmes.
- The impact of the lack of central government direction on the role, responsibilities, and tools available to address risk to private assets (such as managed retreat legislation or a compensation framework).
- Dependencies on the participation of external agencies (e.g. ECan, Waka Kotahi).

Options Considered Ngā Kōwhiringa Whaiwhakaaro

4.16 Adaptation planning in each area (or block) below is likely to take two years. Two options for the next location and subsequent sequence were considered reasonably practicable and are assessed in this report:

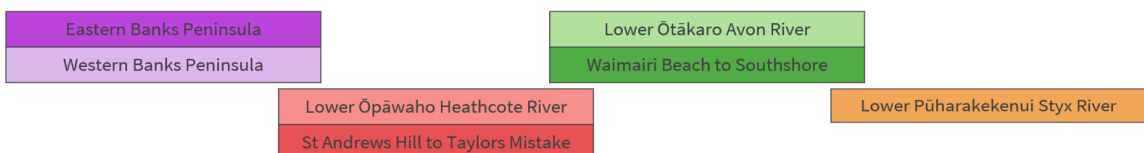
4.17 **Option 1:** Lower Ōpāwaho Heathcote River and St Andrews Hill to Taylors Mistake first (recommended).

4.18 As set out in the diagram below, option one initiates planning in the Lower Ōpāwaho Heathcote River and St Andrews Hill to Taylors Mistake Adaptation Areas, followed by the remaining areas of Te Pātaka o Rākaihautū Banks Peninsula alongside the lower Pūharakekenui Styx River, and then the Lower Ōtākaro Avon River and Waimairi to Southshore areas.



4.19 **Option 2:** The remaining area of Te Pātaka o Rākaihautū Banks Peninsula first.

4.20 As set out in the diagram below, option two initiates planning in the remaining areas of Te Pātaka o Rākaihautū Banks Peninsula, then moves to the Lower Ōpāwaho Heathcote River and St Andrews Hill to Taylors Mistake areas, the Lower Ōtākaro Avon River and Waimairi to Southshore areas, and then the Pūharakekenui Styx River area.



- 4.21 The option of starting in Lower Ōtākaro Avon River and Waimairi Beach to Southshore was ruled out. While the communities in Lower Ōtākaro Avon River and Waimairi Beach to Southshore are have the highest level of risk, communities have not signalled their readiness for adaptation planning processes.

Options Descriptions Ngā Kōwhiringa

- 4.22 **Option 1 (recommended):** Undertake planning in the Lower Ōpāwaho Heathcote River and St Andrews Hill to Taylors Mistake first, followed by the remaining areas of Te Pātaka o Rākaihautū Banks Peninsula alongside the lower Pūharakekenui Styx River, and then the Lower Ōtākaro Avon River and Waimairi to Southshore areas.

4.23 Option Advantages:

- Communities have signalled high engagement readiness in the Lower Ōpāwaho Heathcote River and St Andrews Hill to Taylors Mistake areas, and the remaining areas of Te Pātaka o Rākaihautū Banks Peninsula.
- Both the Waihoru Spreydon-Cashmere-Heathcote and Te Pātaka o Rākaihautū Banks Peninsula Community Boards supports planning in their areas next.
- Starting with the Lower Ōpāwaho Heathcote River and St Andrews Hill to Taylors Mistake area first, addresses the relatively higher level of at-risk assets in those Adaptation Areas.
- Staff would then deliver two processes in tandem in the remaining areas of Te Pātaka o Rākaihautū Banks Peninsula alongside the lower Pūharakekenui Styx River (with two Coastal Panels) due to the relatively lower levels of assets at risk.

4.24 Option Disadvantages:

- The Council lacks clear central government direction on its role, responsibilities and any impending legislative tools for addressing risks to private properties. There is significant private property risk, particularly in the Lower Ōpāwaho Heathcote River and St Andrews Hill to Taylors Mistake areas. Staff note that this policy gap remains a challenge regardless of selected location.

- 4.25 **Option 2:** Undertake planning in the remaining areas of Te Pātaka o Rākaihautū Banks Peninsula first, then move to the Lower Ōpāwaho Heathcote River and St Andrews Hill to Taylors Mistake areas, the Lower Ōtākaro Avon River and Waimairi to Southshore areas, and then the Pūharakekenui Styx River area.

4.26 Option Advantages

- As noted in 4.21 there is high engagement readiness in the Lower Ōpāwaho Heathcote River and St Andrews Hill to Taylors Mistake areas, and the remaining areas of Te Pātaka o Rākaihautū Banks Peninsula.

4.27 Option Disadvantages

- There are fewer assets at risk of coastal hazards in the remaining area of Te Pātaka o Rākaihautū Banks Peninsula, meaning that the Council would make less progress in managing risks to its assets.
- Residents in Te Pātaka o Rākaihautū Banks Peninsula are indicating that their primary concerns relate to rainfall and river flooding, and slope instability which are not in scope for the coastal hazard's adaptation planning programme. Advice will be developed and presented to the Council later this year on how wider climate risks are best addressed (through spatial planning, engineering standards, emergency management, and/or adaptation planning) and by whom. Once this advice is agreed and delivered, staff will be better equipped to move to this area.

5. Financial Implications Ngā Hīraunga Rauemi

Capex/Opex Ngā Utu Whakahaere

- 5.1 These decisions do not have additional opex or capex implications. The costs of undertaking adaptation planning are incorporated into the CHAP budget.

6. Considerations Ngā Whai Whakaaro

Risks and Mitigations Ngā Mōrearea me ngā Whakamātautau

- 6.1 There is a risk that areas across the district which have not had adaptation planning yet, will experience a significant weather event resulting in loss, damages, and potentially maladaptive investment decisions during recovery. This risk is being mitigated by undertaking adaptation planning as fast as possible. Adaptation planning with this high level of community involvement cannot happen in all areas at once, and staff are moving as fast as possible to reduce this risk.
- 6.2 This is a high risk as it is possible, and the impact could be major. However, it is a risk regardless of the location and sequence of planning, until all areas have been completed.

Legal Considerations Ngā Hīraunga ā-Ture

- 6.3 There is no legal context, issue, or implication relevant to this decision.

Strategy and Policy Considerations Te Whai Kaupapa here

- 6.4 The required decisions align with the [Christchurch City Council's Strategic Framework](#). This programme aligns with strategic priorities in the following ways:
- Creates community partnerships through the Coastal Panel and wider engagement.
 - Invests in adaptation planning and resilience.
 - Manages ratepayer money wisely (every \$1 invested in adaptation and resilience generates more than \$10 in benefits over 10 years²) and plans for the most critical and important assets.
 - Balances the need of today's residents with the needs of future generations who will face the worst of the climate crisis. Planning now reduces the burden on them.
- 6.5 Is assessed as medium significance based on the Significance and Engagement Policy.
- 6.6 Is consistent with the Council's [Coastal Adaptation Framework](#) which sets out the Council's commitment to adaptation planning with communities.
- 6.7 This report supports the [Council's Long Term Plan \(2024 - 2034\)](#):
- 6.8 Strategic Planning and Policy
- Activity: Strategic Planning and Resource Consents
 - Level of Service: 17.0.23.4 Work with communities and rūnanga in low-lying coastal and inland communities to develop adaptation plans that respond to the current and future impacts of coastal hazards caused by climate change - Undertake adaptation planning in accordance with Council expectations and in alignment with central government guidance.

² World Resources Institute. (2025). Release: WRI study finds climate adaptation investments yield massive returns – over \$10 for every \$1 spent. <https://www.wri.org/news/release-wri-study-finds-climate-adaptation-investments-yield-massive-returns>. Standard Chartered Bank. (2022). Adaptation Economy. <https://www.sc.com/en/campaigns/adaptation-economy/>

Community Impacts and Views Ngā Mariu ā-Hāpori

- 6.9 As noted above, significant engagement has occurred in the development of the Adaptation Areas, recommendations for sequencing, and the next location. Input was sought from across Council and the natural hazards advisor at Environment Canterbury.
- 6.10 Input was sought from the Waitai Coastal-Burwood-Linwood, Waihoru Spreydon-Cashmere-Heathcote, and Te Pātaka o Rākaihautū Banks Peninsula Community Boards, and the Coastal Hazards Working Group.
- 6.11 Both the Waihoru Spreydon-Cashmere-Heathcote Community Board and the Te Pātaka o Rākaihautū Banks Peninsula support planning in their area.
- 6.12 The Sumner and Redcliffs Residents Associations and the Akaroa Civic Trust have engaged with the adaptation planning programme, also indicating support for planning in their areas.

Impact on Mana Whenua Ngā Whai Take Mana Whenua

- 6.13 Adaptation planning and the management of coastal hazards is of significant interest to Te Rūnanga o Ngāi Tahu and Papatipu Rūnanga due to the intrinsic values that Māori hold with whenua, wai and the environment. However, these decisions do not involve a significant decision in relation to ancestral land, a body of water or other elements of intrinsic value, therefore these decisions do not specifically impact Mana Whenua, their culture, and traditions.
- 6.14 Te Kāhui Kahukura advised that they do not have a preference on where adaptation planning occurs next but will work with the programme wherever it is decided to go.
- 6.15 The decisions will not impact on the Council's agreed partnership priorities with Ngā Papatipu Rūnanga.


Climate Change Impact Considerations Ngā Whai Whakaaro mā te Āhuarangi

- 6.16 The decisions in this report will contribute positively to adapting to the impacts of climate change. Undertaking adaptation planning with communities and for public assets will ensure we have a plan in place as climate impacts are seen. Proactive adaptation planning supports considered and deliberate decision making by considering and assessing all options without the compressed timeframes of post-event decision making.

7. Next Steps Ngā Mahinga ā-muri

- 7.1 Following a decision, staff will require a three-to-four-month lead-in time to undertake pre-engagement, technical preparation, and finalise the first set of engagement materials. Significant pre-work has been undertaken, but the individualisation of materials to the area that is decided upon requires time for completion.
- 7.2 The first community engagement will:
- Gather community values about the area to ensure staff are planning for the right things.
 - Seek feedback on adaptation 'futures' which will illustrate a range of possible futures for the area staff are planning in to highlight how different adaptation options may perform over time, and what the trade-offs between different options are.
 - Seek Expressions of Interest to join the Coastal Panel of community and rūnanga representatives who will be at the centre of adaptation planning for the area.

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A 	CHAP where to next decision presentation	26/569900	24

In addition to the attached documents, the following background information is available:

Document Name - Location / File Link
Not applicable

Signatories Ngā Kaiwaitohu

Authors	Sarah Pahlen - Senior Adaptation Advisor Jane Morgan - Team Leader Coastal Hazards Adaptation Planning
Approved By	David Griffiths - Head of Strategic Policy & Resilience John Higgins - General Manager Strategy, Planning & Regulatory Services

Coastal Hazard Adaptation Planning

Where to Next?

Policy and Planning Committee
8 April 2026

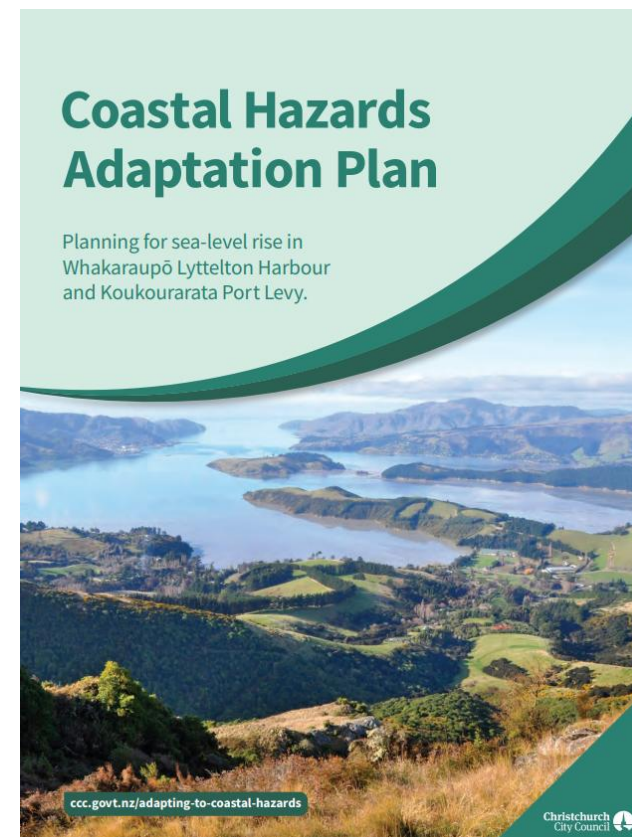
Purpose of session

Seek a decision on the next location of our coastal hazards adaptation planning process and the forward sequence of remaining areas.

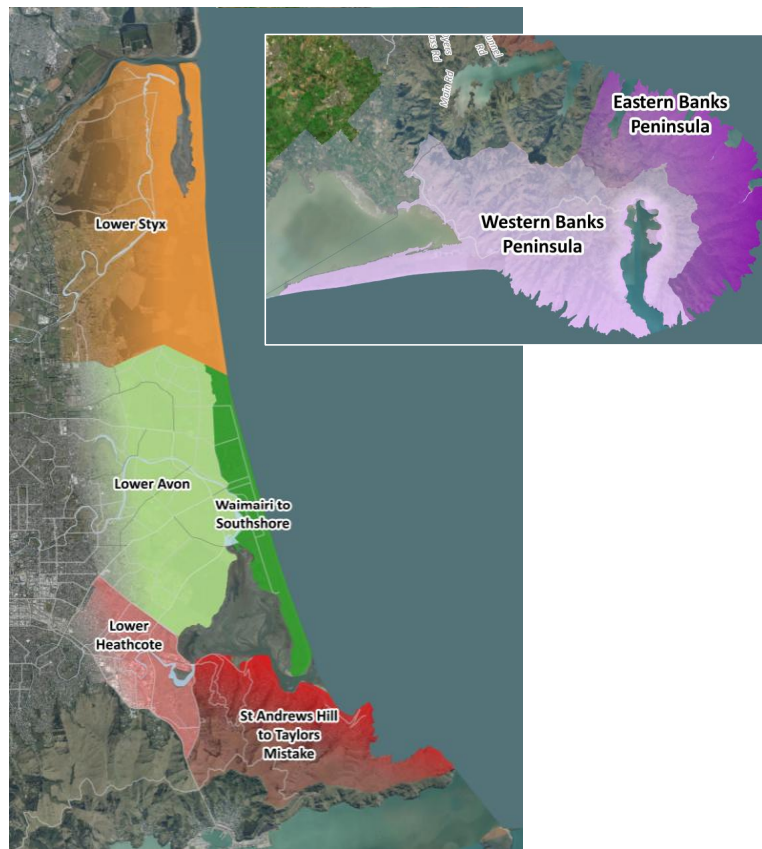


Background

- On 4 March 2025 the Council adopted the Coastal Hazards Adaptation Plan for Whakaraupō Lyttelton Harbour and Koukourarata Port Levy.
- Since this decision, we have been focused on:
 - Building adaptive capacity through initiatives such as the [Climate Adaptation Toolkit](#), and the *Climate change course: Empowering communities for action*.
 - Developing a district-wide climate change risk assessment.
 - Delivering a range of technical work and engagement material.
 - Developing and engaging on the options for where we might take adaptation planning with communities next.



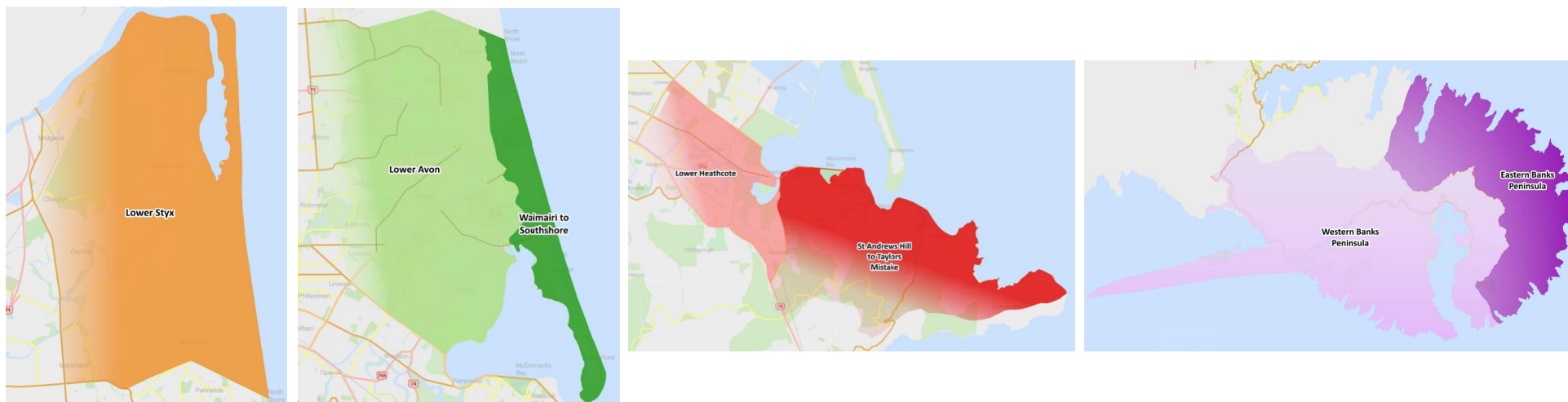
Adaptation Areas



- Seven Adaptation Areas based on:
 - A **scale** that the CHAP team and Coastal Panel of rūnanga and community representatives could cover in an acceptable amount of time.
 - Similarities in the physical **geography** and catchment boundaries to ensure that adaptation options are appropriate.
 - Grouping **communities** with existing connections to support collaborative working arrangements in the Coastal Panel and during community engagements.
 - **Alignment** with other Council programmes.

Grouping areas

- Six of the seven areas can be grouped into pairs and planned for together.
- Pairings account for interdependencies and enable us to undertake planning faster.
- One Coastal Panel will be used across paired areas for efficiency and to ensure a consistent approach is used across networks and environments.
- Note that the lower Pūharakekenui Styx River is not paired.



Where to Next: Considerations

Infrastructure at risk of coastal hazards during a 1-in-100 year storm with 40cm of sea level rise.

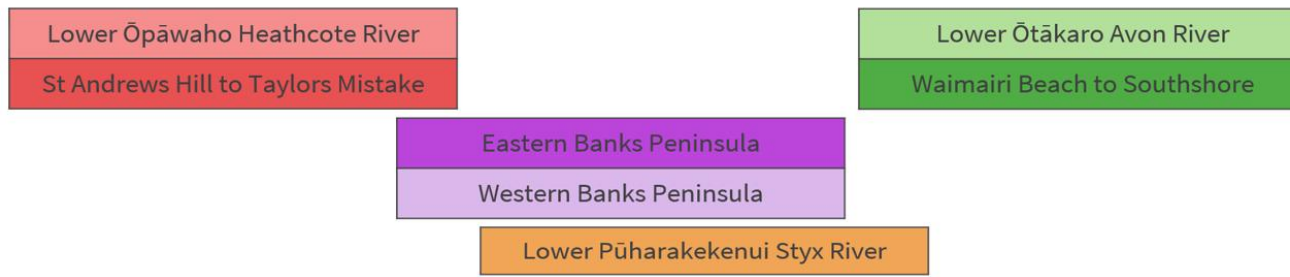
	Roads (km)	3W pipes (km)	Residential properties	Commercial & industrial
Lower Styx	17	4	546	10
Lower Avon & Waimairi – Southshore	45	90	5,881	511
Lower Heathcote & St Andrews Hill - Taylors	42	53	5,247	757
Remaining Banks Peninsula	23	5	226	35
Whakaraupō - Koukourarata	6	2	40	2

Where to Next: Considerations

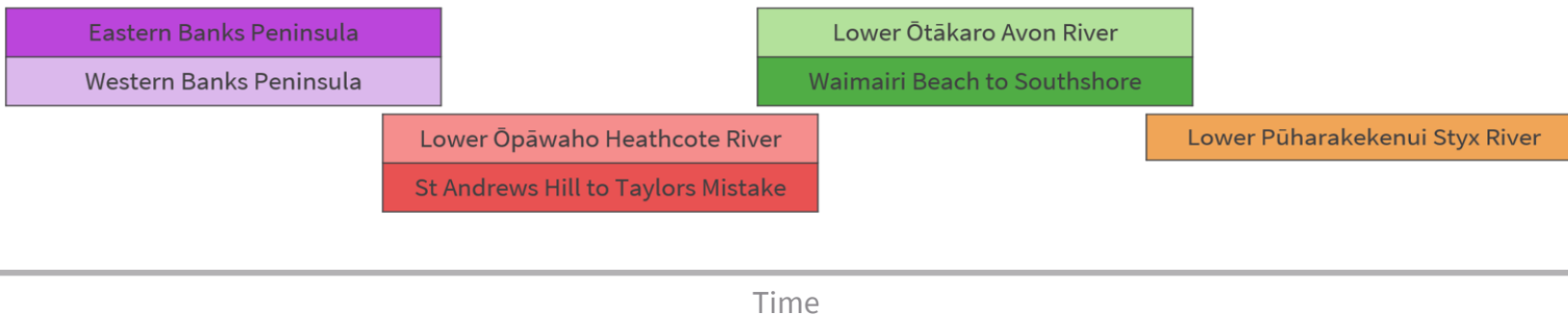
- Number of assets at risk.
- Whether or not the community has signalled interest in engaging in adaptation planning.
- The impact of the lack of central government direction on the role, responsibilities, and tools available to address risk to private assets (such as managed retreat legislation or a compensation framework).
- Dependencies on the participation of external agencies.
- Any alignment or misalignment with other Council programmes.

Two reasonably practicable options

Option 1: Lower Heathcote and St Andrew’s Hill to Taylor’s Mistake first (**recommended**).



Option 2: The remaining areas of Banks Peninsula first.



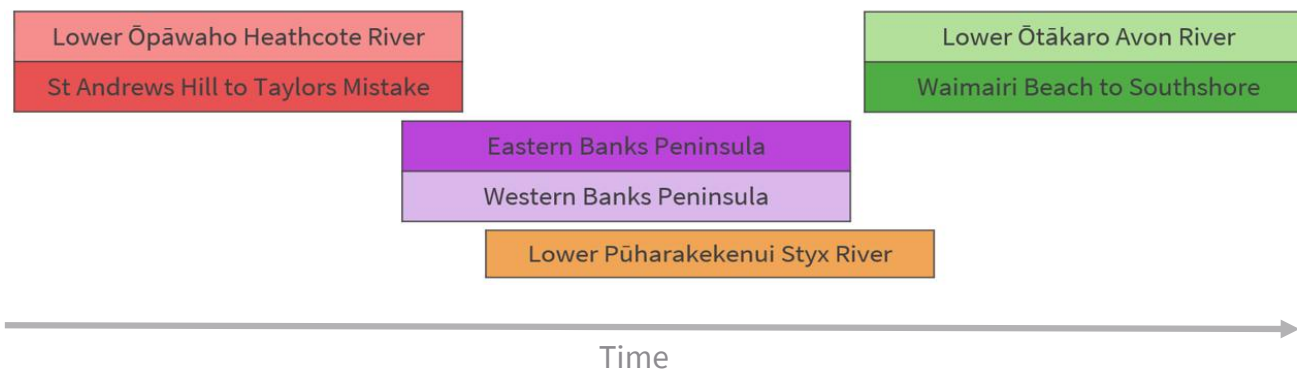
Focus on coastal adaptation – recognition of wider climate impacts

- Adaptation planning focusses on coastal flooding, coastal erosion and rising groundwater.
- Progressing now with a decision on the next coastal location recognises that coastal areas will be at greatest risk over time, and coastal hazards are not currently managed through other means.
- However, staff know that wildfire, river flooding and slope erosion risks are also concerning communities.
- We will bring advice to Council later this year to inform a strategic approach to natural hazard management by clarifying:
 - What mechanisms best address which hazards.
 - Who is responsible for implementing these mechanisms.
- This work will inform if and how the CHAP teams adaptation hazard scope may widen in the future.



Decisions

- Do you agree the next area for adaptation planning being the Lower Ōpāwaho Heathcote River and St Andrews Hill to Taylors Mistake?
- Do you agree with the recommended forward sequence (below), noting that priorities may change in response to significant events in the future?



Next steps

- Following a decision, we will require a three-to-four month lead-in time to undertake pre-engagement, prepare technical work, and finalise our first set of engagement materials .
- Our first community engagement will:
 - Gather community values.
 - Seek feedback on adaptation ‘futures’ which highlight how different adaptation options may perform over time, and what the trade-offs between options are.
 - Seek Expressions of Interest to join the Coastal Panel.

Ngā mihi

8. Extension of the City Vacant Differential Rating

Reference Te Tohutoro: 26/290086

Responsible Officer(s) Te Mark Stevenson, Head of Planning and Consents

Pou Matua: Steve Ballard, Group Treasurer

Accountable ELT John Higgins, General Manager Strategy, Planning & Regulatory

Member Pouwhakarae: Services

1. Purpose and Origin of the Report Te Pūtake Pūrongo

- 1.1 The purpose of this report is to provide information on the options for, and implications of, extending the City Vacant Differential Rating (CVDR) (an existing rating policy) within the Central City (as defined by the four avenues, effectively being Bealey, Fitzgerald, Moorhouse, Deans and Harper Avenues).
- 1.2 This report is provided in response to the following Council resolution CAPL/2025/00038 on 25 June 2025:

A20. That the Council:

 1. *Requests that staff report to the Council on the options for, and implications of, extending the city vacant differential rating area within the Four Avenues, noting that consultation will be required.*

2. Officer Recommendations Ngā Tūtohu

That the Policy and Planning Committee:

1. Receives the information in the Extension of the City Vacant Differential Rating 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 status quo: application of the City Vacant Differential Rating to the City Centre and Central City Mixed Use (South Frame) Zones only.

3. Executive Summary Te Whakarāpopoto Matua

- 3.1 The rationale for the CVDR is that the owners of unkempt vacant sites benefit disproportionately from the Council's significant investment to create attractive, vibrant public places where people go to meet, shop and work (i.e. commercial areas). This is on the basis of their relatively low Capital Value (only being charged the land portion of their rates) compared with surrounding developed sites, and should more fairly share the cost of rates to fund such investment.
- 3.2 Within the Four Avenues, the CVDR currently applies to the City Centre and Central City Mixed Use (South Frame) District Plan Zones.
- 3.3 Staff recommend Option 1 – retention of the status quo - as the nature, extent and prominence of vacant land within the Central City Mixed Use Zone does not warrant extension of the CVDR to drive desired outcomes.

- 3.4 The approach and analysis used to reach this recommendation is consistent with that used to justify the existing application of the CVDR to the City Centre and Central City Mixed Use (South Frame) Zones.
- 3.5 Staff propose to continue using existing means to encourage vacant site owners to permanently develop or actively use or improve their sites.

4. Background/Context Te Horopaki

- 4.1 Following long running engagement with landowners in the post-earthquake period, the Council considered that vacant site owners within the Central City should be obliged to either press on with permanent development or support efforts to improve negative perceptions of the centre's recovery, as unkempt vacant sites were deterring Central City revitalisation. In December 2020, the Council approved the Vacant Sites Programme (Programme) to improve the management of privately-owned vacant sites in the Central City. Separate from this was a programme of work for sites with buildings.

Vacant Sites Programme

- 4.2 The Programme defined a vacant site as land that had been cleared but:
 - 4.2.1 includes sites in complying temporary use, i.e. car parking, construction support or amenity improvements;
 - 4.2.2 includes sites that have Resource and/or Building Consents for permanent development or are under construction, until the building is confirmed as completed; and
 - 4.2.3 excludes sites that have buildings or part of buildings (i.e. barrier sites are excluded).

Sites used for permanent permitted or consented uses, such as car sales yards, accessory car parking, etc, are not defined as vacant sites. The Programme is not intended for sites with buildings on them nor under-utilised sites that are being lawfully used.
- 4.3 The Programme's objectives are to:
 - 4.3.1 support owners to progress plans for permanent development; and
 - 4.3.2 where permanent development is not expected in the short term (within 2 years), encourage owners to keep vacant sites tidy (including through offering activation support) to contribute to a positive experience of the Central City.
- 4.4 The Programme has used a range of tools to drive change on vacant sites, including financial tools to incentivise action by owners. Recognising there was not the capacity to engage owners and support action across over 450 separate sites within the Central City, the Council resolved in June 2022 to prioritise the City Centre and Central City Mixed Use (South Frame) Zones when it introduced a new City Vacant Differential applicable to the value-based general rate of unkempt vacant sites from 1 July 2022.

City Vacant Differential Rating

- 4.5 The CVDR was designed with a focus on commercial areas where:
 - 4.5.1 There is a range of commercial, social and community activities that attract people from the suburbs or city, depending on the scale, and in which vacant sites are therefore highly visible;

- 4.5.2 There is a high level of vacant land (greater than 10% of the total commercial area under consideration) which visually, perceptually and functionally detracts from the role of that centre (among businesses and users); and
- 4.5.3 Where the Council is investing over and above BAU spending in mitigation measures or regeneration support. Land benefits significantly from the Council’s activities funded by the general rate. These include enhanced roads and footpaths; public spaces and parks; access to parking; cultural and recreation facilities; events and promotions; activations and regular maintenance activities that reflect the impact of higher levels of public use and activity; and infrastructure planned to accommodate potential developments on vacant land.
- 4.6 The CVDR is set as a multiplier of the standard general rate. When first established in July 2022, the CVDR was 4.0 (compared to the normal Business Differential of 1.697), which means that the value-based general rate applying to an unused, unimproved CVDR site is 4 times the value-based general rate for a standard site (such as residential) with the same capital value. This was considered sufficient incentive to make an appreciable difference in the revitalisation of the Central City.
- 4.7 From July 2023, the impact of the regular General Rates Revaluation prompted Council to increase the Business Differential to 2.220 (to avoid a significant shift in tax burden from business to residential properties) and the CVDR was increased to 4.523 to keep its relativity to the Business Differential roughly unchanged.
- 4.8 The Council is not permitted to use the CVR as a punitive measure, nor can it justify applying a higher rate on land which is only temporarily vacant. It does not seek to target ‘land banking’ (the holding of vacant land is a lawful activity), nor force permanent development (which is dependent on economic feasibility). Rather, it establishes a fairer allocation of rates and, in conjunction with the rates remission approved in June 2022, encourages vacant site owners to:
 - 4.8.1 Bring their site into an active permitted or consented use (e.g. a temporary car park or laydown area to support adjacent construction). The CVDR provides an exemption to well-maintained sites in temporary uses that meet Christchurch District Plan standards or have obtained the necessary consents because they support the economic functioning of the Central City.
 - 4.8.2 Improve the visual amenity of the site. Remission 8 of the Council’s Rates Remission Policy allows vacant site owners to avoid the impact of the CVDR by investing in simple site improvements in line with a published *Vacant Site Improvement Guide*. Note this remission forms part of the current draft Annual Plan subject to consultation but does not include changes. As it is being consulted on, any change to remissions would need to be considered separately from this report.
- 4.9 The Council extended the CVDR to four suburban centres (New Brighton, Lyttelton, Linwood Village and Sydenham) from 1 July 2024.
- 4.10 Any extension of the CVDR within the Four Avenues can’t occur until the Long Term Plan 2027 – 2037 (LTP) and would require public consultation as part of the LTP’s development.
- 4.11 The following related memos/information were circulated to the meeting members:

Date	Subject
24/6/25	Advice to a Council meeting on the Draft Annual Plan in relation to a proposed councillor amendment.

- 4.12 The following related information session/workshops have taken place for the members of the meeting:

Date	Subject
9/11/21	Briefing of Council regarding site investigation and proposed vacant sites targeted rate.
8/2/22	Briefing of Council regarding the matters, including legal and operational issues, related to the proposed CVDR.
28/11/22	Briefing of Council regarding the investigation of use of the CVDR on sites outside the Central City.

Options Considered Ngā Kōwhiringa Whaiwhakaaro

4.13 The following reasonably practicable options were considered and are assessed in this report:

- 4.13.1 Option 1: Retention of the status quo/application of the CVDR to the City Centre and Central City Mixed Use (South Frame) Zones only.
- 4.13.2 Option 2: Extension of the CVDR (and its associated exemption and remission provisions) to the Central City Mixed Use Zone through the LTP.

4.14 The following options were considered but ruled out:

- 4.14.1 Option 3: Extension of the CVDR to both the Central City Mixed Use and High Density Residential Zones within the Four Avenues. This has been ruled out because:
 - Residential areas are not the areas targeted by the CVDR. Undeveloped, unkempt vacant sites in the High Density Residential Zone are not as visible nor marring as those in the commercially-zoned areas of the Four Avenues.
 - The Council’s investment in public space improvements in residential areas is not with the same objectives as in commercial areas, recognising the latter are more visible and frequented by a large number of people. On this basis, sites in residential areas are not benefitting disproportionately.
 - Residential properties pay the Standard Differential, rather than the higher Business Differential. To maintain a consistent premium, the CVDR Differential would need to be split into two – a ‘City Vacant (Business)’ for Business-rated properties across the Central City Mixed Use Zone, and a lower ‘City Vacant (Standard)’ for Standard-rated properties in the High Density Residential Zone.
 - It is anticipated that site vacancy will not be prolonged as demand gives rise to residential development of remaining vacant sites, making application of the CVDR unwarranted.
- 4.14.2 Option 4: Extension of the CVDR to the following remaining zones within the Four Avenues have been ruled out as follows:
 - **Neighbourhood Centre** - The activities provided for by this zone are intended for the convenience of the surrounding residential community, as opposed to being public places for the city and wider region;
 - **Residential Visitor Accommodation** - This is a residential zone to which the information in 4.14.1 above also applies for many properties;
 - **Specific Purpose (School)** - All properties are legally “non-rateable” under Schedule 1 of the Local Government (Rating) Act 2002 (i.e. they don’t pay General Rates, including the CVDR), except for one privately owned property and another property where a minority of it is rated Business.
 - **Specific Purpose (Hospital)** - One of the three sites in this zone is non-rateable, one has a minority of it rated Business and one (the former Christchurch Women’s Hospital site at 885 Colombo St) is rateable.

- **Specific Purpose (Cemetery)** - The Barbadoes St Cemetery is non-rateable.
- **Specific Purpose (Tertiary Education)** - Specific to Ara Institute of Canterbury, where sites that are wholly or partially rateable are developed with buildings and/or as accessory car parking (i.e. asphalted with landscaping); and
- **Specific Purpose (Ōtākaro Avon River Corridor), Open Space Community Parks and Open Space Water and Margins (including the Avon River Precinct (Te Papa Ōtākaro))** - Except for a total of seven sites in the latter two zones owned by the Council, all of the sites in these zones are non-rateable and are largely devoid of buildings/vacant by nature/design.

Options Descriptions Ngā Kōwhiringa

4.15 Preferred Option:

4.15.1 **Option Description:** Option 1: Retention of the status quo/application of the CVDR to the City Centre and Central City Mixed Use (South Frame) Zones only.

4.15.2 Option Advantages

- Demand for new development on vacant sites within the Central City Mixed Use Zone is likely to increase given the recent and imminent opening of Central City ‘anchor projects’ and key visitor destinations such as Parakiore recreation and sport centre and One New Zealand Stadium at Te Kaha, rendering application of the CVDR unnecessary. Conversely, landowners may wait to observe the impact and delay their plans.
- Other methods (regulatory and non-regulatory) can support the outcomes sought for these zones (see 4.17.4 below).
- No additional staff resource or budget is required as administration of the existing CVDR is covered through existing business as usual processes.
- Staff time remains allocated to other priority regeneration matters.

4.15.3 Option Disadvantages

- The effect of vacant sites elsewhere in the city is only managed through breaches of compliance, meaning there is less comprehensive awareness and ability to track vacant sites outside of the City Centre and Central City Mixed Use Zones with not all issues subject to compliance/enforcement processes.

4.16 Other Options:

4.16.1 **Option Description:** Option 2: Extension of the CVDR (and its associated exemption and remission provisions) to the Central City Mixed Use Zone through the LTP.

4.16.2 Option Advantages

- Extension of the CVDR to the Central City Mixed Use Zone may assist in providing a quality public realm in support of key visitor destinations within it and the CBD. In conjunction with the City Centre and Central City Mixed Use (South Frame) Zones, the Central City Mixed Use Zone is the other significant commercial zone within the CBD. The role of the Central City Mixed Use Zone is as a vibrant, high quality urban area where a diverse and compatible mix of activities can coexist in support of the City Centre Zone and other areas within the Central City. It contains the following key visitor destinations: Te Kaha, Parakiore, hospitality and nightlife venues (e.g. The Welder, Little High, the

Boxed Quarter, The Darkroom, Space Academy), entertainment venues (e.g. Alice Cinemas, Fillin’ Holes), South City Shopping Centre and supermarkets.

- Extension of the CVDR to the Central City Mixed Use Zone may prompt further reduction of vacant sites. As illustrated in the table below, the extent of vacant sites within the City Centre and Central City Mixed Use (South Frame) Zones has reduced over the last 4 years. The number of vacant sites has fallen from 212 in 2021 to 180 in 2025. Those liable (i.e. paying the CVDR) have decreased from 131 to 47 in that time, with corresponding increases in the number of exempted vacant sites from 65 to 108 and remissions from 16 to 25. This may be due in part to the effectiveness of the policy.

City Vacant Differential Rating (CVDR): Central City sites 2025/26

	2021 (Pre-CVDR)	2022 Rating	2023 Rating	2024 Rating	2025 Rating	Change since 2021
Number of Rating Units in Scope	212	197	186	188	180	-32
Exempted Rating Units	65	92	75	101	108	+43
- Under Construction	12	14	12	18	11	
- Consented/Implemented Temp parking	33	57	40	65	85	
- Other Consented/Permitted Temp uses	20	21	23	18	12	
Remissions – Improved, maintained sites <i>(Not in temporary use, but with or without public access)</i>	16	20	27	24	25	+9
Liabile Rating Units	131	79	81	63	47	-84
- Unconsented car parking	84	27	22	8	21	
- Non-compliant car parking	<i>(not assessed)</i>	<i>(not assessed)</i>	31	34	13	
- Unimproved sites	47	52	28	21	13	

4.16.3 Option Disadvantages

- There is less justification in applying the CVDR to the Central City Mixed Use Zone considering the makeup of the locality. Although this zone contains the key visitor destinations noted above, parts of it continue to be light industrial in nature, as existed before the earthquakes. It is less attractive as a place to visit, compared with the City Centre and Central City Mixed Use (South Frame) Zones to which the CVDR already applies.
- In addition to Te Kaha and Parakiore (community facilities where people go to meet, etc), the Council has already delivered numerous critical street asset renewals around Te Kaha to provide a quality public realm that supports patrons’ experience and wayfinding. However, whilst the Council has invested significantly in the Central City Mixed Use Zone to help make the Central City a vibrant public space, it is not to the extent of the City Centre Zone. Vacant site owners paying a fairer share towards the associated capital and operational expenditure is the primary basis for the CVDR.
- There are 78 vacant sites in the Central City Mixed Use Zone, which equate to 9 % of its area (refer **Attachment A**). This level of vacant sites is below the 10% threshold previously determined as warranting application of the CVDR. Extending the CVDR to the Central City Mixed Use Zone on the basis of 9% would be inconsistent with that approach and would set an unwise precedent, particularly when vacant sites can be managed adequately through other means (see 4.17.4 below).
- With the exception of around 20 vacant sites clustered on the northern side of Kilmore St between Durham Street North and Manchester St (some of which are

currently under construction), the majority of the other vacant sites are not clustered, are not overly large, are scattered throughout the Central City Mixed Use Zone and are not prominent. Also, consents are approved and construction is pending or underway on 5 and 2 of these sites respectively, rendering their current vacant state temporary.

- Previous investigation indicated the CVDR tends to increase overall rates on vacant sites by around 50% - 60%. However, vacant sites have relatively low capital values by nature (there are no improvements on them).
- Administration of the CVDR is a significant undertaking, requiring considerable time and resources throughout each year to engage with vacant site owners; monitor vacant site status using a map-based information system; determine evolving applications, exemptions and remissions; and support activations (through the Enliven Places Programme). Additional resourcing, including staff time and operational funding, would be required to avoid re-prioritising other projects on the URT's work programme.

Analysis Criteria Ngā Paearu Wetekina

4.17 Any extension of the CVDR to areas within the Central City outside of the City Centre and Central City Mixed Use (South Frame) Zones should:

Statutory compliance

- 4.17.1 Consider matters in S.101(3) of the Local Government Act 2002, being what the Council must consider when deciding how its funding needs will be met from the different available sources (including general rates and targeted rates). The Council's funding needs must be met from those sources it determines to be appropriate, following consideration of:
- a. In relation to each activity to be funded:
 - i. The community outcomes to which the activity primarily contributes (see 6.6.1 below); and
 - ii. The distribution of benefits between the community as a whole, any identifiable part of the community, and individuals; and
 - iii. The period in or over which those benefits are expected to occur; and
 - iv. The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity; and
 - v. The costs and benefits, including consequences for transparency and accountability, of funding the activity distinctly from other activities; and
 - b. The overall impact of any allocation of liability for revenue needs on the current and future social, economic, environmental and cultural wellbeing of the community.

These matters include who has caused the need for the activities covered by the general rate and who benefits. In the Central City, where the CVDR is already operative, owners of vacant sites pay lower rates whilst causing and benefiting from the Council's investment and activation activities through the resulting increased land values and development opportunities.

- 4.17.2 Be consistent with Schedule 2 of the Local Government Rating Act 2002 (LGRA). This sets out the nine matters that may be used to define differential categories of rateable land. The Council can rate a category of land only if that category is listed in Schedule 2 of the LGRA. Categories include:

- the use to which the land is put (Schedule 2, clause 1) – ‘vacant’ land in this case (land with no active or consented use); and
- where the land is situated (Schedule 2, clause 6), which allows the Council to focus on land in certain locations – a particular Central City zone in this case.

Consistency of argument and approach

4.17.3 Be consistent with the ‘fair share’ argument and approach used to justify the existing application of the CVDR to the City Centre and Central City Mixed Use (South Frame) Zones. Not doing so when extending the CVDR risks legal challenge in terms of natural justice.

4.17.4 Take into account the following key context:

- The Central City is ‘special’ as the commercial focal point of the city and region and a key visitor destination. It should be presented in a manner that is appealing to investors and visitors, as well as to the growing residential catchment. The Council’s approach to date has accordingly focused on commercial, as opposed to residential, zones.
- The overall appeal of the Central City – commercially, socially, culturally and environmentally – influences user/visitor impressions and, consequently, investor sentiment. Poorly kept vacant sites, particularly where of a high level, concentrated or prominent within a locality, can scar user/visitor perceptions, suppress trade, attract anti-social behaviour and negatively impact the investment proposition in the Central City. Vacant sites made up 26% of the developable area of the commercially focused City Centre and Central City Mixed Use (South Frame) Zones and 11.3% - 28.1% of the four suburban centres to which the CVDR is currently applied. The threshold previously used is a level of vacant sites greater than 10% of the total commercial area under consideration.
- Negative public perception of vacant sites in the Central City (and elsewhere), which has been expressed via the following community engagement:
 - Community engagement during the LTP 2021 – 2031 process regarding the introduction of the CVDR saw 105 responses, with 92 (87.6%) in favour, 8 (7.6%) opposed and 5 (4.8%) alternative proposals broadly aligned in favour of the proposed CVDR. Subsequent engagement with property sector interests conducted in August and September 2021 suggested a broad acceptance of the need to address unkempt vacant sites.
 - Community engagement during the LTP 2024 – 2034 process regarding the introduction of the CVDR to four suburban centres saw 294 responses, with 158 (53.7%) in favour, 9 (3.1%) opposed and 118 (40%) alternative proposals.
 - More recently, a search using key words such as ‘vacant’, ‘empty’, ‘undeveloped’, ‘derelict’ and ‘gravel’ in relation to sites identified that 400 (10.7%) of the 3,748 Life in Christchurch (Central City) Survey responses received in early 2025 made comments in respect to the negative impact of vacant sites and the desire to see them built on, including through use of the CVDR.

Whilst there’s likely to be some lingering negative public perception about vacant sites within the Central City, of the streets specifically mentioned in the Life in Christchurch (Central City) Survey this time last year, only one (Hereford

St) adjoins land within the Central City Mixed Use Zone. One of the two remaining vacant sites on Hereford St within the Central City Mixed Use Zone is Council-owned and going to be developed as an accessory car park for Te Kaha staff.

- The Council continues to devote/invest significant resources in, activate and promote the public realm in the Central City, in part to offset the negative perceptions of residual vacant land and in support of private development there.
- The Council has previously taken a ‘whole of zone’ approach to application of the CVDR, i.e. to the City Centre and Central City Mixed Use (South Frame) Zones within the Central City and the Local Centre Zones in New Brighton, Linwood Village and Sydenham and the Commercial Banks Peninsula Zone in Lyttelton. If the CVDR were to be extended, it should be applied to the whole of a zone on this basis.
- The Council employs other non-regulatory and regulatory methods to achieve the desired outcomes, including:
 - Engaging with site owners and intelligence gathering about their development intentions, including by Case Management and Partnership, and consenting staff. The Case Management Team (CMT) continues to engage with investors to support development projects, identify means to address barriers to development and explore new opportunities. This includes a pending incentive initiative whereby the CMT will be contacting the owners of vacant sites that currently hold Development Contribution credits to encourage financially informed decision-making that may bring development forward.
 - Initiating awareness, and subsequent compliance action in respect of the need to obtain resource consent for temporary parking.
 - Production of the *Vacant Site Improvement Guide* to help owners to understand cost effective and low maintenance site improvement expectations.
 - Support for site improvement projects via the Enliven Places Programme. The Enliven Places team has budget to partner with landowners of vacant sites in key regeneration priority locations to improve amenity and activation. The focus is towards sites that, with some temporary and light-touch improvement, have potential to significantly enhance the ‘look and feel’ of the centre for the public (for example, ‘gateway’ sites, or ‘missing teeth’ in an otherwise developed strip of shops).
 - Support for site improvement projects via community funding sources such as the Place Partnership Fund.
 - Implementing other means of more fairly sharing the cost of rates between developed and undeveloped sites.

5. Financial Implications Ngā Hīraunga Rauemi

Capex/Opex Ngā Utu Whakahaere

	Recommended Option – Retention of the status quo/application of the CVDR to the City Centre and Central City Mixed Use (South Frame) Zones only.	Option 2 - Extension of the CVDR (and its associated exemption and remission provisions) to the Central City Mixed Use Zone through the LTP.
Cost to Implement	As per existing operational costs.	Operational funding for additional staff resources. This has yet to be quantified.
Maintenance/Ongoing Costs	As per existing operational costs.	Ongoing costs of implementing CVDR.
Funding Source	Planning and Consents budget	Not budgeted for.
Funding Availability	As per existing operational budgets.	Insufficient funding beyond Annual Plan and LTP for staff resources.
Impact on Rates	As per existing operational budgets. Foregone CVDR revenue.	Unknown until such time as the vacant sites identified are assessed and determined liable for, exempt from or eligible for remission of the CVDR.

- 5.1 Subject to consultation and final Council adoption of the Annual Plan 2026/2027, the Council will be adjusting the CVDR down as at 1 July 2026 as a result of the recent 3-yearly General Revaluation of all the rating values across the district. The value of business properties has gone up a bit more than residential, resulting in a shift in tax burden from residential to business. A reduction in the Business Differential is to be proposed to more fairly share the tax burden between the two. The proposed adjustment of the Business Differential down from 2.220 to 2.000 see the CVDR reduce from 4.523 to 4.075. However, this shouldn't make any difference to the effectiveness of the policy, as the CVDR is still very much higher than the Business Differential and the Business Differential/CVDR ratio between the two is preserved.
- 5.2 The revenue received from the resulting rates intake would likely be minimal, with the benefit accruing in the form of an improved investment proposition in the Central City Mixed Use Zone only.
- 5.3 If pursued, extension of the CVDR would require staff time to engage with vacant site owners; monitor vacant site status; monitor applications, exemptions and remissions. This is not manageable within the current URT and Rating staff resources.

6. Considerations Ngā Whai Whakaaro

Risks and Mitigations Ngā Mōrearea me ngā Whakamātautau

6.1 Disclaimers

- 6.1.1 The identification of vacant sites within the four avenues (outside of the City Centre and Central City Mixed Use (South Frame) Zones to which the CVDR currently applies) has been limited to those zoned Central City Mixed Use only, for the reasons explained in 4.14 above.
- 6.1.2 Vacant sites have been identified in the same manner used in the City Centre and Central City Mixed Use (South Frame) Zones but to the extent of a desktop exercise only.

- 6.1.3 The above assessment is the first step in the process and if the Council were to decide that the CVDR should be extended, a further assessment would be undertaken. This would include an on the ground site inspection and a thorough audit of whether the site is a permitted or consented use, or has implemented appropriate amenity improvements (i.e. whether a vacant site is liable for, exempt from or eligible for remission of the CVDR).
- 6.1.4 Engagement to understand their owners' development intentions has not been undertaken, so the site intentions noted in 4.16.2 above may not be up to date.
- 6.2 Owner engagement
- Central City landowners are generally well connected with each other and well-resourced to challenge Council decisions that affect them. Engagement with the owners of vacant sites in the Central City Mixed Use Zone to understand their development intentions and make them aware of the implications of extending the CVDR into it has not been undertaken.
- Any extension of the CVDR within the Four Avenues can't occur until, and would need to be publicly consulted on as part of development of, the Long Term Plan 2027 – 2037.
- 6.3 Effect on development
- The CVDR may have the perverse effect of stifling rather than promoting development. There is anecdotal data that shows that some developers have not developed due to the CVDR. Further investigation would be required to provide evidence of this.

Legal Considerations Ngā Hiraunga ā-Ture

- 6.4 Statutory and/or delegated authority to undertake proposals in the report:
- 6.4.1 The Council can rate land where its intentions comply with provisions in the Local Government (Rating) Act 2002 (LGRA). The CVDR aligns with this legislation by seeking to achieve a fairer distribution of rates. The accompanying remission offsets higher vacant site rating for owners who have improved the appearance of their sites.
- 6.5 Other Legal Implications:
- 6.5.1 The CVDR is already an existing targeted rate. Any extension of it would need to be consulted on as part of the Long Term Plan 2027 -2037 based on identifying the vacant sites it would apply to within an extended area (under Clause 6, Schedule 2 of LGRA).
- 6.5.2 Refer to separate attachment
- 6.5.3 This report has had a legal review and legal advisors are comfortable with the analysis of risks outlined.

Strategy and Policy Considerations Te Whai Kaupapa here

- 6.6 The required decision:
- 6.6.1 Aligns with the [Christchurch City Council's Strategic Framework](#), which commits the Council to encouraging a thriving prosperous city under its Community Outcomes and managing ratepayers' money wisely under its Strategic Priorities.
- 6.6.2 Is assessed as medium significance based on the Christchurch City Council's Significance and Engagement Policy. The level of significance was determined by the moderate number of vacant site owners within the Central City Mixed Use Zone and implications of additional rating.
- 6.6.3 Is consistent with the following Council Plans and Policies:

- Central City Action Plan (2020 revision).
- Christchurch Central Recovery Plan 2012 (and its Accessible and Liveable City supplements).

6.7 This report supports the [Council's Long Term Plan \(2024 - 2034\)](#):

6.8 Strategic Planning and Policy

6.8.1 Activity: City Growth and Property

- Level of Service: 17.0.20.5 Effectively support and administer financial incentives to support regeneration outcomes - 100% compliance with agreed management and administration procedures.

Community Impacts and Views Ngā Mariu ā-Hāpori

6.9 If Council were to make a decision approving extension of the City Vacant Differential, there would be consultation undertaken as part of the Long Term Plan 2027 – 2037 process.

6.10 The decision affects the following wards/Community Board areas:

6.10.1 The Central Ward of the Waipapa Papanui-Innes-Central Community Board.

Impact on Mana Whenua Ngā Whai Take Mana Whenua

6.11 The decision does not involve a significant decision in relation to ancestral land, a body of water or other elements of intrinsic value, therefore this decision does not specifically impact Mana Whenua, their culture, and traditions. For the purposes of this report, the CVDR's main focus is on Central City land under the takiwā of Ngāi Tūāhuriri Rūnanga but does not result in significant impacts on Mana Whenua.

6.12 The decision does not involve a matter of interest to Mana Whenua and will not impact on our agreed partnership priorities with Ngā Papatipu Rūnanga.

6.13 The decision does not result in any change to the Council's current response to vacant sites within the Four Avenues.

Climate Change Impact Considerations Ngā Whai Whakaaro mā te Āhuarangi

6.14 The proposals in this report are unlikely to contribute significantly to adaptation to the impacts of climate change or emissions reductions.

6.15 The subject vacant sites are brownfield sites in a highly urbanised environment. They do not currently cause emissions, are not currently nor likely to provide key sources of carbon sequestration (trees, wetlands), but may currently provide beneficial permeable surfaces. They also leave options open for purchase for climate change mitigation or adaptation projects/more sustainable development.

7. Next Steps Ngā Mahinga ā-muri



7.1 No additional actions are required.

7.2 Staff will:

7.2.1 Maintain the status quo in respect to vacant sites outside of the City Centre and Central City Mixed Use (South Frame) Zones within the Four Avenues; and

7.2.2 Continue existing means other than extension of the CVDR to encourage vacant site owners to permanently develop or actively use or improve their sites acceptably in the interim.

Attachments Ngā Tāpirihanga

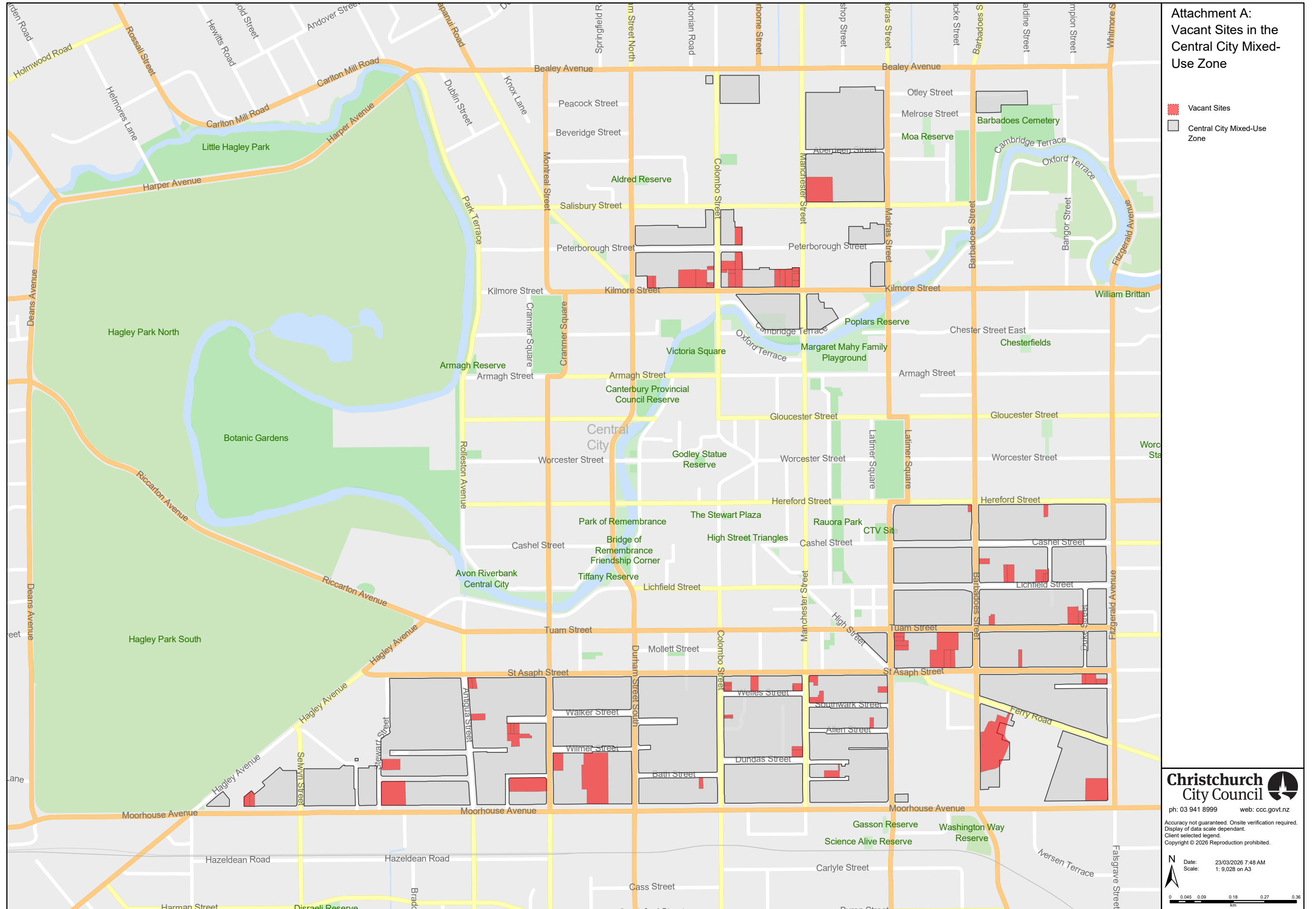
No.	Title	Reference	Page
A  	Vacant sites in the Central City Mixed Use Zone (as at March 2026)	26/593940	50
B	Legal Privilege Applies. Not to be distributed without approval from the General Counsel/Director of Legal & Democratic Services. <i>(Under Separate Cover)</i> - CONFIDENTIAL	26/593023	

In addition to the attached documents, the following background information is available:

Document Name - Location / File Link
Not applicable

Signatories Ngā Kaiwaitohu

Authors	Mark Stevenson - Head of Planning & Consents Steve Ballard - Group Treasurer Janine Sowerby - Senior Planner Urban Regeneration
Approved By	John Higgins - General Manager Strategy, Planning & Regulatory Services



9. Programme of Urban Development activities proposed, following transition from ChristchurchNZ

Reference Te Tohutoro: 26/531348

Responsible Officer(s) Te Pou Matua: Mark Stevenson, Head of Planning and Consents

Accountable ELT Member Pouwhakarae: John Higgins, General Manager Strategy, Planning & Regulatory Services

1. Purpose and Origin of the Report Te Pūtake Pūrongo

- 1.1 The purpose of this report is to outline a programme of work for continuation of urban development activities undertaken by ChristchurchNZ because of the transition of these functions to the Council.
- 1.2 This is to address the resolutions of Finance and Performance committee on 17 December 2025 including “*that staff will report back with a programme of work for continuation of urban development functions by Christchurch City Council*” (**FPCO/2025/00001** Refer to **Attachment A** for the PX minutes (no longer considered public excluded)) in the context of a report presented by staff on ‘Christchurch NZ – Urban Development Functions’ (Refer to **Attachment B**).

2. Officer Recommendations Ngā Tūtohu

That the Policy and Planning Committee:

1. Receives the information in the Programme of Urban Development activities proposed, following transition from ChristchurchNZ 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. Endorses the programme of activities identified in Attachment C to this report for continuing as part of the Council’s work programmes, associated with the transition of Urban Development functions from ChristchurchNZ.

3. Executive Summary Te Whakarāpopoto Matua

- 3.1 Council has previously decided to accept the transition of urban development functions from ChristchurchNZ as noted in paragraph 1.1 above and is now in a position to commence a programme of work that continues urban development activities as outlined in this report.
- 3.2 The activities previously identified by ChristchurchNZ span 3 broad areas, being
 - 3.2.1 Priority Area Development (New Brighton Regeneration Project);
 - 3.2.2 Development Management (Milton, Peterborough, Seaview, Beresford); and
 - 3.2.3 Projects (street art, creative illumination, major events activation, visitor experience).
- 3.3 The earlier report of 17th December included Transition Plan recommendations from ChristchurchNZ and this report builds on that by outlining the Council teams that each activity would sit in and how each activity is to be taken forward.

- 3.4 The continuation of those activities is proposed with existing resources in recognition that the funding to be transferred from ChristchurchNZ is identified as a savings in the Draft Annual Plan.

4. Background/Context Te Horopaki

- 4.1 Following a section 17A independent review into economic development functions, ChristchurchNZ approached Council staff to discuss transition of urban development functions back to CCC. A transition plan was prepared by ChristchurchNZ with recommendations for the future of urban development activities.
- 4.2 As noted by ChristchurchNZ, “many of the projects in these areas were inherited by CNZ and are now either completed or well-progressed to a point that public sector intervention is no longer required. For that reason, it is timely that these activities be ended and/or transitioned to other entities”. In this context, some activities would transition to Council with other activities not continuing.

Priority Area Development – New Brighton

- 4.3 A core focus for the Urban Development Team at ChristchurchNZ has been the New Brighton Regeneration project. This followed the Council’s adoption of the New Brighton Master Plan in 2015, and subsequent implementation plan, prepared by Development Christchurch Ltd and approved by Council in 2017.
- 4.4 While prepared in a recovery context, the Master Plan and implementation plan continue to be relevant, the former in providing a vision, goals and actions for the long-term and the latter as a ‘vehicle to deliver the master plan objectives’³.
- 4.5 Through public sector investment and securing private sector interest and development in public land, there have been tangible results on the ground. This has been through efforts by ChristchurchNZ and Council staff, the latter including the design and implementation of streetscape upgrades, case management, Council’s representation in planning for the Village Green, and activation projects.
- 4.6 The Ōtautahi Christchurch Planning Programme⁴, endorsed by Council in November 2024, identifies New Brighton as a priority amongst four centres in the Council’s Suburban Centres Programme⁵. The Council’s Vacant Sites Programme⁶ has been implemented in the four centres while noting that ChristchurchNZ has delivered placemaking in New Brighton.
- 4.7 The actions in the master plan and their completion have also been noted as a priority for the Waitai Coastal Burwood Linwood Community Board⁷. A stocktake of the master plan, including overview of the actions completed to date and those outstanding, would provide a starting point, subject to resourcing.
- 4.8 **Attachment C** includes a programme of activities of the Urban Development team in New Brighton, which was previously provided by ChristchurchNZ. This has been in the context of the transition and was based on their work programme and resourcing. The attachment also

³ Programme Evaluation Report, New Brighton Regeneration Project.

⁴ [Ōtautahi Christchurch Planning Programme : Christchurch City Council](#)

⁵ The other centres prioritised are Linwood Village, Lyttelton and Sydenham.

⁶ [Vacant sites : Christchurch City Council](#)

⁷ “We’ll support the completion of outstanding Masterplan elements and work with Council, the business association, and community to progress funding and delivery” [Waitai Coastal-Burwood-Linwood Community Board Plan 2026-28 | Kōrero mai | Let’s talk](#)

includes an outline of where it sits in Council and the task that Council would continue, together with a timeframe/ frequency of meetings.

Development Management

- 4.9 ChristchurchNZ has facilitated the development of a number of strategic sites for development, including land on Peterborough Street, Milton Street and two New Brighton sites. With agreements with developers in place, the remaining work for these sites has been contract management.
- 4.10 As was noted in the report to Finance and Performance committee on 17th December, ChristchurchNZ advised that - *“All projects and associated contractual commitments are transferred to DCL/CCHL and the DCL Service Agreement is cancelled. This will require capture of all outstanding contractual obligations and agreed milestones for ongoing monitoring and management and associated legal costs”*
- 4.11 Development Christchurch Ltd has held a Service Level Agreement with ChristchurchNZ since 2020 for the delivery of development management, property management, asset management and construction contract management services. ChristchurchNZ gave notice to CCHL on 23 March that it would not renew its agreement, which concludes on 20 April 2026. Consequently, contract management will be under CCHL going forward.
- 4.12 The Urban Development team have also provided advice on potential land and property development projects to support existing and emerging projects. Early discussions and work have also been undertaken for other potential development sites, for example Lyttelton Stables and the Addington Temporary Stadium.
- 4.13 Going forward, strategic advice can continue to be provided by the Council’s Case Management and Partnerships team, Property, and Planning teams as relevant to the sites. Other technical advice for Council owned sites will be obtained as necessary.

Activation Projects

- 4.14 The scope of this activity under ChristchurchNZ has included street art, from support for developing a strategy to marketing, and other support for exhibitions, marketing and promotion. It has also included development of a Creative Illumination Strategy.
- 4.15 Notwithstanding this, any further placemaking (amenity/ activation) work is best delivered through the Enliven Places Programme, led by the Urban Regeneration team, subject to resourcing. This is on the basis that this programme of work is concerned with ‘Placemaking and activation’ i.e. “transforming spaces into vibrant and interactive places for people” e.g. Murals/ art delivered under this programme.
- 4.16 The following related information session/workshops have taken place for the members of the meeting:

Date	Subject
25 November 2025	Urban Development functions

Options Considered Ngā Kōwhiringa Whaiwhakaaro

- 4.17 The following reasonably practicable options were considered and are assessed in this report:
 - 4.17.1 The Council endorses the programme for urban development activities, previously undertaken by ChristchurchNZ
 - 4.17.2 The Council does not endorse the programme for urban development activities, seeking changes to the activities to be undertaken by the Council.
- 4.18 The following options were considered but ruled out:

- 4.18.1 No programme of work being agreed. This would be inconsistent with the resolution of Finance and Performance Committee from 17 December 2025.
- 4.18.2 No transition of Urban Development activities from ChristchurchNZ. This has already been decided by Council.

Options Descriptions Ngā Kōwhiringa

4.19 Preferred Option: Endorse the programme of work for urban development activities

4.19.1 **Option Description:** Continuation of relevant Priority Area Development activities at New Brighton (as outlined in Attachment C), Strategic advice via Property, Case Management and Planning staff and place-making activities through Enliven Places funding.

4.19.2 Option Advantages

- Provides certainty for the Council and the community on what activities will be progressed.
- Integration of the activities into the Planning and Consents unit recognises there are synergies with the current work programme.

4.19.3 Option Disadvantages

- There may be an expectation that all urban development activities should continue or be commenced.
- Some urban development activities that the programme identifies for transition may not be progressed immediately e.g. stocktake of the master plan, pending reprioritisation across the current CCC work programme.

4.20 Council does not endorse the programme for urban development activities

4.20.1 **Option Description:** This option is to recognise that Council may not endorse the activities identified and seek changes to it.

4.20.2 Option Advantages

- As per Option 1 with changes to the urban development activities delivered by Council.

4.20.3 Option Disadvantages

- As per Option 1 with changes to the urban development activities delivered by Council.

Analysis Criteria Ngā Paearu Wetekina

4.21 The key consideration is the appropriateness of the Council continuing to deliver activities previously undertaken by ChristchurchNZ, having regard to:

- 4.21.1 The nature of the project e.g. one off or on-going
- 4.21.2 The extent to which it provides benefits in the regeneration of New Brighton
- 4.21.3 The synergies / relationship with the current work programmes in Council
- 4.21.4 The capacity/ resources available to deliver

5. Financial Implications Ngā Hīraunga Rauemi

Capex/Opex Ngā Utu Whakahaere

	Recommended Option	Option 2 - Amended programme
Cost to Implement	Not quantified/ Within existing budget	Subject to changes sought by Council
Maintenance/Ongoing Costs	Ongoing	Ongoing
Funding Source	Existing budgets in Planning and Consents	Budgets in Planning and Consents and any additional funding agreed through LTP
Funding Availability	Existing budgets	Subject to changes sought by Council
Impact on Rates	No additional impact	To be determined

6. Considerations Ngā Whai Whakaaro

Risks and Mitigations Ngā Mōrearea me ngā Whakamātautau

- 6.1 There is a risk that stakeholders/ partners do not support the activities being continued/ not by Council and seek retention of the status quo. However, through communication of the changes and being clear that New Brighton remains a priority, any concerns can be managed.

Legal Considerations Ngā Hīraunga ā-Ture

- 6.2 Statutory and/or delegated authority to undertake proposals in the report:
- 6.2.1 The power to make a decision on the programme of urban development activities from ChristchurchNZ has not been sub-delegated; therefore, this is a decision that the Policy and Planning committee has legal authority to make.
- 6.3 Other Legal Implications:
- 6.3.1 There is no legal context, issue, or implication relevant to this decision.

Strategy and Policy Considerations Te Whai Kaupapa here

- 6.4 The required decision:
- 6.4.1 aligns with the [Christchurch City Council's Strategic Framework](#). The proposal will build confidence in Council, who will deliver the urban development activities previously undertaken by ChristchurchNZ in an effective and efficient manner.
- 6.4.2 is assessed as medium significance based on the Christchurch City Council's Significance and Engagement Policy. The level of significance was determined by the interest in the decision from stakeholders and communities.
- 6.4.3 Is consistent with the Council's Plans and Policies. The proposal aligns with the Council's Letter of Expectations to ChristchurchNZ for 2025/26 as a follow on from the s17A review, and the subsequent decision of Council for a transition of urban development functions from ChristchurchNZ.
- 6.5 This report supports the [Council's Long Term Plan \(2024 - 2034\)](#):
- 6.6 Strategic Planning and Policy
- 6.6.1 Activity: Strategic Planning and Resource Consents
- Level of Service: 17.0.1.8 Develop and guide the implementation of spatial plans at a district and local area level to achieve higher order policy direction and

Community Impacts and Views Ngā Mariu ā-Hāpori

- 6.7 The proposal is of interest to communities, particularly those that have benefited from the urban development activities delivered by ChristchurchNZ.
- 6.8 The community’s views have not been sought on the proposal.
- 6.9 The decision has the greatest impact on the Waitai Coastal-Burwood-Linwood Community Board area while affecting other wards/Community Board areas where urban development activities and opportunities have been identified and occurred.

Impact on Mana Whenua Ngā Whai Take Mana Whenua

- 6.10 The decision does not involve a significant decision in relation to ancestral land, a body of water or other elements of intrinsic value, therefore this decision does not specifically impact Mana Whenua, their culture, and traditions.
- 6.11 The decision does not involve a matter of interest to Mana Whenua and will not impact on our agreed partnership priorities with Ngā Papatipu Rūnanga.







Climate Change Impact Considerations Ngā Whai Whakaaro mā te Āhuarangi

- 6.12 The decisions arising are unlikely to contribute significantly to adaptation to the impacts of climate change or emissions reductions. This report is about how a programme of activities will continue to be delivered by Council following the transition from ChristchurchNZ.

7. Next Steps Ngā Mahinga ā-muri

- 7.1 If endorsed by the Council, the next steps would be:
 - 7.1.1 Transition of relevant Priority Area Development work in New Brighton, Strategic advice and Place making projects to the relevant Council teams for progressing as part of their work programmes.
 - 7.1.2 A workshop to Waitai Coastal-Burwood-Linwood Community Board later this financial year on the delivery of Council’s Local Area Planning work in New Brighton.

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A  	Item 23 - Minutes of Finance and Performance Committee 17 December 2025	26/613787	58
B  	Report to Finance and Performance Committee 17 December 2025 'ChristchurchNZ Urban Development Functions	25/2432831	59
C  	Programme of Urban Development activities at New Brighton	26/603702	69

In addition to the attached documents, the following background information is available:

Document Name – Location / File Link
Not applicable

Signatories Ngā Kaiwaitohu

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

23. Christchurch NZ - Urban Development Functions

Secretarial note: The officer recommendations were updated prior to the meeting with the addition of the words “up to” in recommendation 2, and the addition of recommendation 4. Councillor Donovan moved, seconded by Council Barber a foreshadowed motion (option 3 in the staff report). The original motion (comprising the officer recommendations) was carried and therefore the foreshadowed motion was not progressed.

Committee Resolved FPCO/2025/00001

Officer Recommendations accepted without change

Part C

That the Finance and Performance Committee:

1. Receives the information in the Christchurch NZ - Urban Development Functions Report.
2. Accepts the transition of urban development functions from ChristchurchNZ to Council and for ChristchurchNZ to discontinue the function, realising savings of up to \$1.8 million annually.
3. Notes that the decision in this report is assessed as of medium significance based on the Christchurch City Council’s Significance and Engagement Policy
4. Notes that staff will report back with a programme of work for continuation of urban development functions by Christchurch City Council.

Mayor/Councillor MacDonald

Carried

For	8	Councillor Barber, Councillor Cartwright, Councillor Cotter, Councillor Keown, Councillor MacDonald, Councillor Peters, Councillor Scandrett, Mayor Mauger
Against	4	Councillor Donovan, Councillor Harrison-Hunt, Councillor Herz Jardine, Councillor Johanson
Abstain	2	Councillor Coker, Councillor Moore
TOTAL	14	

Conflict of Interest 1 Deputy Mayor Henstock, Councillor McLellan

Absent 1 Councillor Fields

23. Christchurch NZ - Urban Development Functions

Reference Te Tohutoro: 25/2432831

Responsible Officer(s) Te Pou Matua: Mark Stevenson, Head of Planning and Consents

Accountable ELT Member Pouwhakarae: David Griffiths, Acting General Manager Strategy, Planning & Regulatory Services

Confidentiality

Section under the Act:	The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.
Sub-clause and Reason:	s7(2)(a) - The withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons.
Public Interest Consideration:	Privacy of those affected by the decision
Potential Release Review Date and Conditions:	30 April 2026 When the decision has been implemented

1. Purpose and Origin of the Report Te Pūtake Pūrongo

- 1.1 The purpose of this report is to seek a decision of Council for the Urban Development functions of ChristchurchNZ to be transferred to Christchurch City Council. The report follows a workshop with Council on Tuesday 25 November when a presentation was given on the proposal.
- 1.2 An independent section 17A review of Council's Economic Development functions, presented to Council in July 2025, recommended that ChristchurchNZ's urban development responsibilities return to Council, allowing ChristchurchNZ to concentrate on inward investment attraction.

2. Officer Recommendations Ngā Tūtohu

That the Finance and Performance Committee:

1. Receives the information in the Christchurch NZ - Urban Development Functions Report.
2. Accepts the transition of urban development functions from ChristchurchNZ to Council and for ChristchurchNZ to discontinue the function, realising savings of \$1.8 million annually.
3. Notes that the decision in this report is assessed as of medium significance based on the Christchurch City Council's Significance and Engagement Policy

3. Executive Summary Te Whakarāpopoto Matua

- 3.1 ChristchurchNZ has proposed transitioning the Urban Development functions to Council. The function currently comprises 8 FTE positions (3 filled) with an operational budget of approximately \$1.8 million.
- 3.2 Following a section 17A independent review into economic development functions, ChristchurchNZ approached Council staff to discuss transition of urban development functions back to CCC. A transition plan has been prepared by ChristchurchNZ with recommendations for the future of urban development activities.
- 3.3 ChristchurchNZ have noted that they are taking a pragmatic approach, reflecting that legacy development and regeneration projects are largely completed and acknowledging the uncertainty of their work programme.
- 3.4 The transition of urban development functions would enable ChristchurchNZ to focus on their other activities and have certainty going forward.
- 3.5 Upon transition, the work programme will be reviewed to determine which activities should continue in support of strategic priorities, with ongoing work absorbed into Council's Planning and Consents Unit. With only 3 of 8 positions currently filled, there is flexibility to right-size the function based on Council priorities rather than inheriting the full CNZ model.

4. Background/Context Te Horopaki

- 4.1 The Urban Development functions of ChristchurchNZ were established in 2021 as a continuation of activities previously led by Development Christchurch Limited (DCL). It followed a Council-approved business case for establishment of ChristchurchNZ as an Expanded Economic Development Agency including capitalisation of ChristchurchNZ via amalgamation with DCL.
- 4.2 ChristchurchNZ has progressed legacy urban development projects through a service agreement with DCL.
- 4.3 Foundational and guiding documents that set out the functions of the Urban Development team have included Letters of Expectations, Statements of Intent, a DCL Service agreement, Decision-making Framework, DCL Assets and Contract Obligations document.
- 4.4 An independent review of Urban Regeneration and related functions was completed in May 2024, which considered the “*strategic imperatives, functional alignments and respective responsibilities assumed across CCC and CNZ as they relate to planning, urban regeneration, urban development and case management*”¹.
- 4.5 At the time of the review, the Urban Development team at ChristchurchNZ had outlined their work programme as comprising –
 - 4.5.1 Property Development, being ‘*A targeted approach in strategic locations to identify market opportunities, acquire and/or assemble land, and work alongside private developers and the public sector to drive strategic and economic growth goals*’
 - 4.5.2 Priority Area Development, ‘*Delivering intervention and place-led projects in mandated areas of the city to drive strategic outcomes. This can include leveraging new or existing public assets to catalyse market interest, land assembly/ acquisition,*

¹ Paragraph 3 of report, prepared by Ruth Stokes of ZQN7 Limited

- coordination of revitalisation activities and/or public realm improvement and support for community-led activities'*
- 4.5.3 Private Sector partnerships, *'Working alongside the private sector to support, advise and collaborate on community, economic and destination activities that are good for the city'*
- 4.5.4 Commercial and Strategic Advice, *'Providing commercial and strategic advice to city agencies to support development outcomes...carrying out due diligence for sites and properties, site feasibilities and market options assessment for highest and best use'*
- 4.5.5 Economic Development, *'through provision of expertise on commercial opportunities identified'*
- 4.5.6 Contract Management, having *'responsibility for contact management and fulfilment of obligations on legacy DCL assets including Seaview, Roy Stokes Hall, Beresford Street, Te Pakau Maru, Peterborough Street and Milton Street'*.
- 4.6 The findings from the review were that *"there are differences between the focus and skillsets of the Urban Regeneration and Urban Development teams"*. In reaching this conclusion, a comparison was made between Council's activities and those of ChristchurchNZ. The report is appended as **Attachment A**.
- 4.7 Following the review, the Letter of Expectations for 2025/ 26 from Council to CNZ stated as follows as relevant to this report:
- 4.7.1 *"The Council acknowledges the review of the urban development and regeneration functions undertaken in 2024. While the review did not identify areas of duplication, it did recommend improved clarity of roles and responsibilities..."*
- 4.7.2 *Council is proposing to undertake a section 17A review of its economic development functions commencing the first quarter of calendar 2025"*.
- 4.8 The subsequent section 17A review by Yule Alexander and presented to Council in July 2025 (**Attachment B**) found that *"Non-core activities, such as urban development and event attraction and promotion, should be removed to sharpen its strategic mission and reduce costs"*.²
- ...
- "...urban development is largely a private-sector activity, with the public sector's role better suited to planning and regulation, which assists the private sector to deliver timely and compliant investments at least-cost. As such, ChristchurchNZ's urban development responsibilities should return to Christchurch City Council, allowing ChristchurchNZ to concentrate on inward investment attraction"*³
- 4.9 In coming to these findings, it was noted that *"Christchurch City Council does have an urban development capability which primarily is focussed on ensuring that developers are able to interact with Christchurch City Council planners and regulators constructively and to progress projects efficiently. There was strong stakeholder feedback that Christchurch City Council has improved its relationships with the development community significantly in recent years. This improvement is to everyone's benefit and should continue to evolve productively."*
- 4.10 **Transition plan**
- 4.11 A transition plan has been prepared by ChristchurchNZ for a transition of urban development functions to Council, which is appended as **Attachment C**. It identifies three core areas, being

² Paragraph 2.8 of Independent Section 17A Review by Yule Alexander

³ Paragraph 2.9 of Independent Section 17A Review by Yule Alexander

Priority Area Development (New Brighton Regeneration Project); Development Management (Milton, Peterborough, Seaview, Beresford); and Activation Projects (street art, creative illumination, major events activation, visitor experience). Each of these is described below:

4.11.1 **Priority Area Development**

4.11.2 The proposal from ChristchurchNZ is for transition of priority area development to Council by end of the financial year, *“carrying out a reduced work plan, capturing ongoing commitments to transition to Council, and managing stakeholder commitments. This will include finalisation of Project Evaluation Report and preparation of a regeneration model.”*

4.11.3 A core focus for the Urban Development Team at ChristchurchNZ has been the *New Brighton Regeneration project*. A foundation of the regeneration was the New Brighton Master Plan, developed and adopted by Council in 2015.

4.11.4 Through public sector investment and securing private sector interest and development in public land, there have been tangible results on the ground. This has been through efforts by ChristchurchNZ and Council staff, the latter including Case Management, Council’s representation in planning for the Village Green, and activation projects by the Council’s urban regeneration team e.g. Tiny huts, and ChristchurchNZ.

4.11.5 Through Council’s involvement in projects to date and local area planning by its own teams as outlined below, there is a natural transition that can be progressed.

4.11.6 **Development Management**

4.11.7 The proposal from ChristchurchNZ is for transition of Development management activities. ChristchurchNZ have advised that - *“All projects and associated contractual commitments are transferred to DCL/CCHL and the DCL Service Agreement is cancelled. This will require capture of all outstanding contractual obligations and agreed milestones for ongoing monitoring and management and associated legal costs”*

4.11.8 As background, ChristchurchNZ has facilitated the development of a number of strategic sites for development, including land on Peterborough Street, Milton Street and two New Brighton sites. Their role has been to deliver greater value for the city, beyond revenue from the sale of properties.

4.11.9 The Urban Development team have also provided advice on potential land and property development projects to support existing and emerging projects. Early discussions and work has also been undertaken for other potential development sites, for example Lyttelton Stables and the Addington Temporary Stadium.

4.11.10 As noted below, strategic advice from Council’s case management and planning teams enables a transition to Council of activities previously undertaken for strategic sites across the city.

4.11.11 **Activation Projects**

4.11.12 The third part of the transition plan from ChristchurchNZ is for activities / projects associated with activation to be transferred by end of the financial year.

4.11.13 ChristchurchNZ has identified and supported private-sector and community-led activation projects that contribute to the visitor economy. An example is the early support of the city’s emerging street art community, or activations that support major events. The Urban Development team also prepared a Creative Illumination Strategy to guide future decision-making on illumination as art.

- 4.11.14 As noted below, activation and place-making are a core part of Council's own activities so there is a natural transition to consolidate activities.
- 4.12 Through the transition of urban development activities, there are opportunities for consolidation and consequently, Council can continue to deliver projects and activities aligned with broader urban development goals for the city.
- 4.13 **Council functions**
- 4.14 As context to the statement by Yule Alexander that Council has urban development capability, the Council has several functions that offer the same or similar capabilities as those previously undertaken by the Urban Development team at ChristchurchNZ. With reference to the description of activities by ChristchurchNZ (bold, not italicised) and Council's own activities (in italics below), this includes:
- 4.14.1 **Development Management / Case Management and Relationships**
The Council's case management team has supported the strengthening of relationships with the private sector and facilitated positive outcomes for developers, investors and property owners.
- 4.14.2 The team continues to draw praise from the private sector with a satisfaction rate of 87% and who have existing relationships with those planning and/or delivering projects in key centres including (but not limited to) New Brighton, Linwood and the Central City.
- 4.14.3 The benefit of this team being internal to Council is their role in understanding and working through statutory processes and the internal relationships that case managers hold with staff across the organisation while being a trusted advisor to developers, investors and property owners. It is in-part through the efforts of this team that hurdles to development have been overcome.
- 4.14.4 ChristchurchNZ has also offered a case management service (described above under para. 4.5.4) and referred investors/ interested parties to Council. Through transition, there is scope to consolidate functions and provide a 'one-stop shop' for those wanting to invest in Christchurch.
- 4.14.5 **Priority Area Development / Local Area Planning**
- 4.14.6 The activity of Priority Area Development by ChristchurchNZ has been described in Council's own activities as local area planning. Priority Development Areas were identified in the Greater Christchurch Spatial Plan (adopted by Council in 2024) and subsequently reflected in the Ōtautahi Christchurch Planning Programme, adopted by Council in November 2024, that provides a framework for planning at a more localised scale.
- 4.14.7 Local area planning has been undertaken by the Council to support communities experiencing or planned for growth and/or that would benefit from regeneration. Earlier examples included the South West Area Plan and Belfast Area Plan with further plans prepared after the earthquakes for 9 suburban centres most affected by the earthquakes.
- 4.14.8 Through investment, these plans have been delivered in part with tangible results on the ground, including in Woolston village (Ferry Road Master Plan), Linwood village (Stanmore Road/ Worcester Street), Lyttelton, New Brighton and Sumner as examples - [Suburban Centres Master Plans: Christchurch City Council](#)

- 4.14.9 The Council is now developing a plan for Hornby and in time, it will look to the outcomes sought for other strategic locations / corridors including Riccarton and Church Corner.
- 4.14.10 **Activation projects, Place-making / Enliven Places programme, Urban Regeneration**
- 4.14.11 Council's Enliven Places programme has delivered improvements in the Central City and priority suburban locations through funding activation and place-making initiatives.
- 4.14.12 Further information is available here - [Enliven places programme : Christchurch City Council](#)
- 4.15 While there has been impediments to progress in delivery of Council projects, most notably the Linwood Regeneration Framework, this is due to factors external to the team and through the programmes of work described above, Council is well placed to continue to deliver programmes and projects that have previously been led by ChristchurchNZ.
- 4.16 The following related information session/workshops have taken place for the members of the meeting:

Date	Subject
25 November 2025	Urban Development functions

Options Considered Ngā Kōwhiringa Whaiwhakaaro

- 4.17 The following reasonably practicable options were considered and are assessed in this report:
 - 4.17.1 Council accepts the transition of urban development functions from ChristchurchNZ to Council.
 - 4.17.2 ChristchurchNZ continue to maintain the Urban Development functions
 - 4.17.3 Selected projects / programmes of work are retained by ChristchurchNZ with the balance of urban development functions being transferred to Council.
- 4.18 The following option is not in the scope of this paper:
 - 4.18.1 Transition of all functions of ChristchurchNZ to Christchurch City Council

Options Descriptions Ngā Kōwhiringa

- 4.19 **Preferred Option:** Transition of all urban development functions to Council
 - 4.19.1 **Option Description:** The transition of urban development functions from ChristchurchNZ to Council.
 - 4.19.2 Option Advantages
 - Provides certainty for ChristchurchNZ, enabling their focus on other functions/ activities
 - Consolidates urban development activities in Council while continuing to support development outcomes
 - Strengthens the Council's programme to encompass activities with synergies/ similar to those undertaken in the Planning and Consents unit
 - Savings with the return of funding (incl. FTEs) from ChristchurchNZ
 - Aligns with the recommendations of an independent review
 - 4.19.3 Option Disadvantages

- It may be perceived as a discontinuation of urban development activities
 - Work initiated by ChristchurchNZ may be perceived as delayed due to the transition
 - Concern that the transfer of urban development activities is not delivered as effectively or efficiently by Council
- 4.20 ChristchurchNZ continue to maintain the Urban Development functions
- 4.20.1 **Option Description:** The Urban Development functions are retained by ChristchurchNZ and there is no transfer of funding or change in staffing
- 4.20.2 Option Advantages
- It enables continuation of projects by the same team
 - It supports ChristchurchNZ in their delivery of functions
- 4.20.3 Option Disadvantages
- Recruitment is necessary to fill vacant positions and progress a work programme
 - There will be a delay to the delivery of projects until a programme of work is agreed between ChristchurchNZ and Council
 - Runs counter to the recommendations of the independent review
- 4.21 Selected projects are retained ChristchurchNZ with the balance of Urban Development functions transferred to Council
- 4.21.1 **Option Description:** ChristchurchNZ continue to lead activation projects in support of destination management
- 4.21.2 Option Advantages
- Synergies exist in the work on activation and the visitor experience
 - Ability to leverage existing relationships and investment
 - Some savings for Council in the return of some funding (incl. FTEs)
- 4.21.3 Option Disadvantages
- Retention of some urban development functions does not provide certainty or clarity of what is delivered by ChristchurchNZ and Council

Analysis Criteria Ngā Paearu Wetekina

- 4.22 The matters considered in the evaluation of options include the following:
- 4.22.1 Extent to which the option provides certainty/ clarity
- 4.22.2 Synergies of urban development activities with other functions at Council/ ChristchurchNZ
- 4.22.3 The extent to which there is a continuation of activities
- 4.22.4 Alignment with the findings of the independent review
- 4.22.5 Savings offered by the transfer

5. Financial Implications Ngā Hīraunga Rauemi

Capex/Opex Ngā Utu Whakahaere

	Recommended Option Transition	Option 2 – Status quo	Option 3 Partial-transition
Cost to Implement	8 FTEs and \$1.8m funding returned to Council Cost of organisational change not quantified	No cost	CNZ would retain 1.5 FTEs and limited funding (TBC), the balance (6.5 FTEs and funding) being returned to Council Cost of organisational change not quantified
Maintenance/Ongoing Costs	Costs of programme of work being carried out by Council	No additional costs for Council beyond status quo	Costs of programme of work being carried out by Council (TBC of quantum)
Funding Source	Existing budgets in Planning and Consents, and savings	Existing budgets for funding of CNZ	Existing budgets in Planning and Consents unit, and savings
Funding Availability	Existing budgets	Assumes existing payments to ChristchurchNZ	Existing budgets
Impact on Rates	No additional impact	No additional impact	No additional impact

- 5.1 The transition presents an opportunity to review the urban development function. With only 3 of 8 positions currently filled, there is flexibility to right-size the function based on actual Council priorities rather than inheriting the full CNZ model.
- 5.2 There are potential savings of up to \$1.8 million annually by discontinuing non-essential urban development activities and absorbing work into existing Planning and Consents Unit capacity.

6. Considerations Ngā Whai Whakaaro

Risks and Mitigations Ngā Mōrearea me ngā Whakamātautau

- 6.1 There is a risk that stakeholders/ partners do not support the change and seek retention of the status quo. However, through communication of the change and what remains a priority, any concerns can be managed.

Legal Considerations Ngā Hīraunga ā-Ture

- 6.2 Statutory and/or delegated authority to undertake proposals in the report:
- 6.2.1 The power to make a decision to transition the urban development functions from ChristchurchNZ has not been sub-delegated; therefore, this is a decision that the Council has legal authority to make.
- 6.3 Other Legal Implications:
- 6.3.1 There is no legal context, issue, or implication relevant to this decision.

Strategy and Policy Considerations Te Whai Kaupapa here

- 6.4 The required decision

- 6.4.1 aligns with the [Christchurch City Council's Strategic Framework](#). The proposal will build confidence in Council, who will deliver urban development functions in an effective and efficient manner. The transition will also enable ratepayer's money to be managed wisely to deliver services.
 - 6.4.2 is assessed as medium significance based on the Christchurch City Council's Significance and Engagement Policy. The level of significance was determined by the interest in the decision from stakeholders and communities while noting that it is a transition of urban development functions rather than the ceasing of functions.
 - 6.4.3 Are consistent with Council's Plans and Policies. The proposal aligns with the Council's Letter of Expectations to ChristchurchNZ for 2025/26 as a follow on from the s17A review carried out.
- 6.5 This report supports the Council's Long Term Plan (2024 - 2034):
- 6.6 Strategic Planning and Policy
- 6.6.1 Activity: Strategic Planning and Resource Consents
 - Level of Service: 17.0.17.4 City-making partnerships and initiatives are supported - 95% compliance with agreed management and administration procedures for city-making grants and partnerships

Community Impacts and Views Ngā Mariu ā-Hāpori

- 6.7 The proposal is of interest to communities, particularly those that have benefited from the urban development activities delivered by ChristchurchNZ. Notwithstanding this, the proposal is for a transfer of functions rather than the ceasing of functions.
- 6.8 The community's views have not been sought on the proposal.
- 6.9 The decision affects all of the wards/Community Board areas where urban development activities and opportunities have been identified and occurred.

Impact on Mana Whenua Ngā Whai Take Mana Whenua

- 6.10 The decision does not involve a significant decision in relation to ancestral land, a body of water or other elements of intrinsic value, therefore this decision does not specifically impact Mana Whenua, their culture, and traditions.
- 6.11 The decision does not involve a matter of interest to Mana Whenua and will not impact on our agreed partnership priorities with Ngā Papatipu Rūnanga.
- 6.12 The proposal is for a change in who delivers urban development activities rather than whether those activities continue.

Climate Change Impact Considerations Ngā Whai Whakaaro mā te Āhuarangi

- 6.15 The proposals in this report are unlikely to contribute significantly to adaptation to the impacts of climate change or emissions reductions. The proposal is for a change in the organisation that delivers urban development functions rather than the ceasing of urban development activities.

7. Next Steps Ngā Mahinga ā-muri

- 7.1 If Council approves the recommendation for the transfer of Urban Development functions, the next step would be for ChristchurchNZ to commence an organisational change process to disestablish the function and the eight FTE positions associated with it. Of the eight FTEs, three are currently filled (the others are vacant as recruitment was paused early 2025). This would mean the roles of three current staff members are disestablished.

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A	Attachment A Independent Review of Urban Regeneration and related functions	25/2538758	
B	Attachment B Yule Alexander s17A report	25/2538760	
C	Attachment C CNZ UD Transition Plan Recommendations	25/2538761	

In addition to the attached documents, the following background information is available:

Document Name - Location / File Link
Not applicable

Signatories Ngā Kaiwaitohu

Authors	John Higgins - General Manager Strategy, Planning & Regulatory Services Mark Stevenson - Head of Planning & Consents
Approved By	David Griffiths - Acting General Manager Strategy, Planning & Regulatory Services

Attachment A: Programme of CNZ Urban Development activities in New Brighton, CCC responsibility going forward, timeframe and the previous role that ChristchurchNZ had

The following table captures the activities previously undertaken by ChristchurchNZ’s Urban Development Team, excluding sites where development was facilitated.

Project/Activity	CCC Responsibility / task	Timeframe / frequency	Previous role of ChristchurchNZ’s (CNZ) Urban Development team
Derelict buildings	Case Management and Partnership approvals team communicating with landowners to understand their intentions and facilitating development/ improvements through Council processes.	Ongoing	Engagement with landowners and information sharing
City Vacant Differential – vacant sites	Urban Regeneration team – monitoring status of sites, consents, reporting and writing to landowners	Annually	Engagement with landowners and information sharing
Business support (tenant attraction, support for existing businesses)	It is not proposed to continue with this activity in Council beyond existing case management services	Ongoing	CNZ support to existing business and promotion of new businesses.
TIDE (New Brighton Business association)	Case Management and Partnership approvals team to provide support to the extent required	Ongoing	Support to TIDE as required by CNZ.
Better for Brighton Group	Case Management and Partnership Approvals team to provide support, including facilitating meetings / representation on Council’s behalf.	6-weekly meetings	Previously hosted/ facilitated by CNZ
New Brighton Safety Partnership Group	Community Governance Team; Community Partnerships and Planning	Monthly meetings	CNZ attended
New Brighton Transport Review	Transport unit	Ongoing	No further involvement beyond 2025
Brighton Mall upgrades	Transport unit with Communications and Engagement	Construction by end of 2026	Role to co-ordinate stakeholder information sharing and facilitate meetings
Oram Avenue licence to occupy (LtO) (56 Brighton Mall)	No further action required - Licence to occupy was cancelled October 2025.		

Project/Activity	CCC Responsibility / task	Timeframe / frequency	Previous role of ChristchurchNZ's (CNZ) Urban Development team
Place Improvement District	No further action required.		Place Improvement District framework prepared by CNZ and shared with the New Brighton Business Association with an exploratory report
Marketing and promotions	A review to be carried out of Marketing plan incl. communications and marketing activities going forward		Marketing plan prepared with associated marketing activities

10. Draft Council Submission on Data and Statistics (Census) Amendment Bill

Reference Te Tohutoro: 26/485788

Responsible Officer(s) Te Aimee Martin, Senior Research Analyst

Pou Matua: Kate Skurr, Research Analyst

Accountable ELT Bede Carran, General Manager Finance, Risk & Performance / Chief

Member Pouwhakarae: Financial Officer

1. Purpose and Origin of the Report Te Pūtake Pūrongo

- 1.1 The purpose of this report is for the Committee to approve the draft Council submission in response to consultation on the Data and Statistics (Census) Amendment Bill.
- 1.2 The Chairperson of the Justice Committee has called for public submissions on the Data and Statistics (Census) Amendment Bill by 11.59pm on Wednesday, 15 April 2026.

2. Officer Recommendations Ngā Tūtohu

That the Policy and Planning Committee:

1. Receives the information in the Draft Council Submission on Data and Statistics (Census) Amendment Bill Report.
2. Notes that the decision in this report is assessed as low significance based on the Christchurch City Council's Significance and Engagement Policy.
3. Approves lodging the Draft Council Submission on Data and Statistics (Census) Amendment Bill (Attachment A to this report).
4. Delegates authority to the General Manager Finance, Risk & Performance /CFO to oversee final editorial changes, and to correct any typographical or formatting errors in the submission.

3. Executive Summary Te Whakarāpopoto Matua

- 3.1 In June 2025 the Minister of Statistics announced that the Census would be replaced with a combination of administrative data from other government agencies and smaller annual surveys completed by a sample of the population.
- 3.2 Since the announcement, Stats NZ has undertaken broad engagement with the community and key stakeholders to understand how best to meet their information needs. Council staff have been, and continue to be, actively involved in these discussions.
- 3.3 To move forward with the new approach to the census, some changes must be made to the Data and Statistics Act 2022. These changes include removing the requirement to undertake a census of the population and dwellings of New Zealand in every fifth year after the last census.

4. Background/Context Te Horopaki

- 4.1 Stats NZ have announced that they are moving to a new way of producing census data, by increasing the use of information already collected by government (known as administrative or admin data). Surveys will continue to play an important role, to help confirm the accuracy of the admin data and collect more information.
- 4.2 Currently the Data and Statistics Act 2022 (Act) requires the Government Statistician to take a census of the population and dwellings of New Zealand in every fifth year after the last census.

- 4.3 The Data and Statistics (Census) Amendment Bill would amend the Act to update the Statistician’s census obligations under an administrative-data-first census approach. Under this approach, future censuses would be taken using administrative data as the primary source, which would be supported with supplementary survey data.
- 4.4 The Bill’s other amendments include requiring an annual publication of census data and statistics and moving the next census from 2028 to 2030.
- 4.5 Staff will continue to work with and provide feedback to Stats NZ on technical aspects of the census modernisation project. Attachment B of this report sets out technical feedback provided to Stats NZ on census content in December 2025.
- 4.6 Council’s technical feedback to date has been clear: while census data being available more frequently is welcomed, staff advise that they are concerned that the new model may undermine data quality.
- 4.7 The primary concerns are related to the accuracy and consistency of administrative data held by agencies, the reliance on digital collection methods, and the loss of detail and granularity at small geographic scales and for priority communities. To our knowledge, these concerns have not been addressed. However, staff understand that these issues are beyond the scope of this Amendment Bill.

Options Considered Ngā Kōwhiringa Whaiwhakaaro

- 4.8 The only reasonably practicable option considered and assessed in this report is that the Council prepares a submission on the amendment bill.
- 4.9 The Council regularly makes submissions on proposals which may significantly impact Christchurch residents or Council business. Submissions are an important opportunity to influence thinking and decisions through external agencies’ consultation processes.
- 4.10 Changes to the census and the data available will impact not only the Council, but also other businesses, agencies, and organisations in the city who rely on it.
- 4.11 The alternative option would be to not submit on the amendment bill. This course of action is not recommended, as Council would miss an opportunity to provide feedback on the proposed changes, as well as reiterating wider concerns about the availability and quality of census data and variables. It is also inconsistent with Council’s expectation that it submits on matters which may impact Christchurch residents or impact adversely the quality of information used to inform staff advice to Council.

5. Financial Implications Ngā Hīraunga Rauemi

Capex/Opex Ngā Utu Whakahaere

	Recommended Option	Option 2 – Do not submit
Cost to Implement	Met from existing operational budgets	No cost
Maintenance/Ongoing Costs	No Cost	No Cost
Funding Source	Met from existing operational budgets	No cost
Funding Availability	Available	No cost
Impact on Rates	No impact on rates	No cost

6. Considerations Ngā Whai Whakaaro

Risks and Mitigations Ngā Mōrearea me ngā Whakamātautau

6.1 The decision to lodge a Council submission is low risk.

Legal Considerations Ngā Hīraunga ā-Ture

6.2 Statutory and/or delegated authority to undertake proposals in the report:

6.2.1 The Policy and Planning Committee has delegation to consider and approve draft submissions on behalf of the Council on topics within its Terms of Reference. Where the timing of a consultation does not allow for consideration of a draft submission by the Council or relevant Committee, that the draft submission can be considered and approved on behalf of the Council.

Strategy and Policy Considerations Te Whai Kaupapa here

6.3 The required decision:

6.3.1 Aligns with the [Christchurch City Council's Strategic Framework](#).

6.3.2 Is assessed as low significance based on the Christchurch City Council's Significance and Engagement Policy. This recognises that while there may be community interest in the amendment bill, the specific decision (to approve the draft submission) is of a lower level of significance.

6.3.3 Is consistent with the Council's Plans and Policies.

Community Impacts and Views Ngā Mariu ā-Hāpori

6.4 The decision of the Council to make a submission on the amendment bill does not directly impact the community and community views have not been sought by staff.

Impact on Mana Whenua Ngā Whai Take Mana Whenua

6.5 The decision does not involve a significant decision in relation to ancestral land, a body of water or other elements of intrinsic value, therefore this decision does not specifically impact Mana Whenua, their culture, and traditions.

6.6 The decision involves a matter of interest to Mana Whenua and does not impact on our agreed partnership priorities with Ngā Papatipu Rūnanga.

6.7 The amendment bill includes a number of amendments to the frequency with which Stats NZ will be required to undertake public engagement with Māori on topics and issues relating to the census.

6.8 Staff support the at least 3-yearly requirements for public engagement with Māori. Staff also support the explicit requirement that engagement and consultation must be used to inform decision-making about future censuses, which supports Stats NZ's approach of working with communities to develop tailored solutions that help ensure census data reflects their needs.

Climate Change Impact Considerations Ngā Whai Whakaaro mā te Āhuarangi





6.15 The proposals in this report are unlikely to contribute significantly to adaptation to the impacts of climate change or emissions reductions.

6.16 A decision to make a Council submission on the bill is unlikely to contribute significantly to adaptation to the impacts of climate change or emissions reductions.

7. Next Steps Ngā Mahinga ā-muri

7.1 Subject to approval, the submission on the Draft Council Submission on Data and Statistics (Census) Amendment Bill will be lodged on or before Wednesday 15 April 2026.

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A  	Draft CCC Data Statistics (Census) Amendment Bill Submission 2026	26/573784	75
B  	CCC staff submission on the proposed census data collection methodology and content	26/573875	90

In addition to the attached documents, the following background information is available:

Document Name - Location / File Link
Not applicable

Signatories Ngā Kaiwaitohu

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Thursday 19 March 2026

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Christchurch City Council submission on the *Data and Statistics (Census) Amendment Bill*

Introduction

1. Christchurch City Council (the Council) thanks the Justice Committee for the opportunity to provide comment on the Data and Statistics (Census) Amendment Bill.
2. We acknowledge and accept that there is a need for the traditional Census collection model to change from a 5-yearly full field enumeration model to an annual administrative data-first approach (supported by smaller sample surveys and targeted surveys), and that therefore the associated legislation needs to change to reflect these changes.
3. We are generally cautiously supportive of Statistics New Zealand's (Stats NZ's) approach to modernise the census, and in December 2025 we made a submission of a technical nature to Stats NZ regarding the proposed data collection approach and content for the Census.

Our submission noted that we have some concerns about how these changes will impact data quality and expressed that the changes should not come at the expense of spatial accuracy, geographic focus and depth of information required to understand our communities, inform decision making, policies, planning, and modelling among many other processes and workstreams across Council.

Regarding the use of administrative data, we noted reservations about its accuracy and consistency due to issues such as poor recording, delayed updates, and variations in monitoring across agencies. Furthermore, we raised our concerns regarding lower administrative data coverage for those who do not interact with government services, and we support ongoing work to strengthen administrative datasets.

Regarding the sample surveys and targeted surveys, we noted that smaller sample sizes will reduce detail for certain areas and communities, affecting cross-tabular and meshblock level data that is critical for Council reporting, growth modelling, planning, decision making, policies and understanding community needs.

We also raised concerns that while many people are digitally engaged, access is uneven amongst rural households, low-income households, elderly, and people in care, detention or unstable housing. Collecting data through digital-only methods may exclude some groups, resulting in systematic bias towards those who are digitally connected.

4. We would like to reiterate that our reservations remain about the accuracy and consistency of administrative data held by agencies, the reliance on digital collection methods, and the loss of detail and granularity at small geographic scales and for priority communities. To our knowledge, these concerns have not been addressed. However, we understand that these issues are beyond the scope of this Amendment Bill.

Submission

5. Overall, we are cautiously supportive of the Data and Statistics (Census) Amendment Bill, with most of the amendments reflecting the change in operational approach (i.e. change in collection method). There is confirmation that the first annual census will take place in 2030, with Stats NZ required to publish census data every year thereafter.

We support the at least 3-yearly requirements for public engagement with Māori and consultation with other agencies, individuals and groups, including harder-to-reach groups. We also support the explicit requirement that engagement and consultation must be used to inform decision-making about future censuses, which supports Stats NZ's approach of working with communities to develop tailored solutions that help ensure census data reflects their needs.

6. In addition to the Data and Statistics (Census) Amendment Bill, we are also submitting on the amendments to the Local Electoral Act 2001 and the Waste Minimisation Act 2008, which are both impacted by changes made to the Data and Statistics Act and form part of this consultation.

We support the minor changes to the Local Electoral Act 2001, which confirm that census population counts and annual population estimates continue to be permitted sources of data. The major change is amending the definitions of counting day and census day to reflect the new concept of a reference date, which impact the amended sections of the Act.

Similarly, we support the necessary minor change to the Waste Minimisation Act 2008, which allows for an alternative source of population data (i.e. population estimates) to be used in financial years 2029/30 and 2030/31 when determining the share of the waste disposal levy that is payable to different local authorities. This is because the next census will be moved from 2028 to 2030, and the population data used for the calculation would be older than usual.

7. For full submission details please refer to Appendix 1 attached.

Conclusion

8. We cautiously support the Data and Statistics (Census) Amendment Bill, acknowledging that the changes are necessary as the Census shifts from a 5-yearly full field enumeration model to an annual administrative data-first approach. We support this shift overall as it will enable us to have more timely information about our communities. However, our concerns remain around data quality and loss of vital outputs but we acknowledge that this Bill cannot address these concerns.

Thank you for the opportunity to provide this submission.

For any clarification on points within this submission please contact the Monitoring and Research team
(monitor@ccc.govt.nz).

Ngā mihi,

Phil Mauger
Mayor of Christchurch

Appendix 1: Christchurch City Council staff submission on the Data and Statistics (Census) Amendment Bill

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Part 1: Main amendment to Data and Statistics Act 2022

Section 4 amended (Te Tiriti o Waitangi/Treaty of Waitangi)

Summary text from consultation document: Clause 4 replaces [section 4\(e\)](#) of the Data and Statistics Act. Section 4(e) specifies that the Data and Statistics Act, in [section 35](#), recognises and respects the Crown’s responsibility to give effect to the principles of te Tiriti o Waitangi/the Treaty of Waitangi by requiring the Statistician to engage with Māori on the census. Section 4(e) is replaced to reflect the changes to section 35 made by [clause 8](#).

Technical changes:

4 Section 4 amended (Te Tiriti o Waitangi/Treaty of Waitangi)

Replace section 4(e) with:

- (e) in section 35, requires the Statistician to engage with Māori regarding the manner of collecting data for, and the data to be collected in, censuses of population and dwellings:

Christchurch City Council’s position: We support this change.

Reason for support:

This is a minor wording change that replaces the text “before determining the manner of taking” with “regarding the manner of collecting data for”, which does not affect existing treaty obligations.

Stats NZ’s disclosure statement provided to support this bill notes the following:

“The Data and Statistics Act 2022 has existing obligations in relation to the Treaty of Waitangi, and these substantive provisions are not being amended by the Bill.

The Bill makes minor adjustments to the trigger provisions for Māori engagement reflecting the change in operational approach. Statistics NZ considers this does not in itself affect the consistency of the Act as amended with the principles of the Treaty. The Treaty Principles Officials Group has noted that this is a practical change.”

Section 5 amended (Overview)

Summary text from consultation document: Clause 5 amends [section 5](#) of the Data and Statistics Act, which is the overview section. Section 5(3)(d) is replaced to reflect the changes to sections 34 to 38 made by [clauses 7 to 11](#).

Technical changes:

5 Section 5 amended (Overview)

Replace section 5(3)(d) with:

(d) specific requirements regarding the census of population and dwellings (sections 34 to 37):

Christchurch City Council's position: We support this change.

Reason for support:

This is a necessary wording change, replacing the text “specific requirements regarding the taking of the census of population and dwellings” with “specific requirements regarding the census of population and dwellings”.

Section 6 amended (Interpretation)

Summary text from consultation document: Clause 6 amends [section 6](#) of the Data and Statistics Act, which is the interpretation section, to insert a definition of financial year.

Technical changes:

6 Section 6 amended (Interpretation)

In section 6, insert in its appropriate alphabetical order:

financial year means a period of 12 months starting on 1 July and ending on 30 June

Christchurch City Council's position: We support this change.

Reason for support:

With the change to census data being reported for, and in, financial years, it is necessary to include the term ‘financial year’ and the dates defining a financial year in the list of terms (i.e. glossary).

Section 34 replaced (Census of population and dwellings)

Summary text from consultation document: Clause 7 replaces [section 34](#) of the Data and Statistics Act. Section 34 requires the Statistician to take a census of population and dwellings of New Zealand in every fifth year. Section 34 also specifies other matters related to the taking of a census, such as the information about a census that the Statistician must publish on an internet site and by any other means.

Section 34 is replaced to provide that, in each financial year (starting 1 July and ending 30 June), the Statistician must publish statistics from a census of population and dwellings in relation to the reference date for the previous financial year (see new section 34(1)). The reference date is the date specified by the Statistician for that year by notice in the Gazette or, if a date is not specified, 30 June (see new section 34(4) and (5)).

The Statistician may collect data by any means described in section 22 of the Data and Statistics Act for the purpose of publishing statistics from a census (see new section 34(3)).

The main effect of the replacement of section 34 is that the Statistician is no longer required to take a census every 5 years. Instead, the Statistician must publish statistics from a census each year.

Technical changes:

7 Section 34 replaced (Census of population and dwellings)

Replace section 34 with:

34 Census of population and dwellings

- (1) In each financial year, the Statistician must publish statistics from a census of population and dwellings of New Zealand in relation to the reference date for the previous financial year.
- (2) Subsection (1) does not prevent the Statistician from publishing additional statistics from a census in relation to that reference date in a later financial year.
- (3) For the purpose of publishing statistics under this section, the Statistician may collect data by any means described in section 22.
- (4) The Statistician may, by notice in the *Gazette*, specify the reference date for any financial year.
- (5) If the reference date for a financial year is not specified, the reference date is 30 June.

Christchurch City Council's position: We support this change.

Reason for support:

These are necessary and practical changes that reflect the change from a 5-yearly census model to an annual model, and the change in collection method from a self-completed questionnaire to an administrative data-first approach. We note that [section 22](#) still applies to the collection of data from the sample and targeted surveys.

Section 35 replaced (Engagement with Māori on census)

Summary text from consultation document: *Clauses 8 and 9 come into force on 1 July 2030, the effect being that current [sections 35 and 36](#) of the Data and Statistics Act (which require the Government Statistician (the **Statistician**) to engage with Māori, and consult certain persons, before determining the manner of taking, and the data to be collected in, a census) apply in respect of the next census.*

Technical changes:

8 Section 35 replaced (Engagement with Māori on census)

Replace section 35 with:

35 Engagement with Māori on census

- (1) At least every 3 years, the Statistician must engage with Māori regarding the manner of collecting data for, and the data to be collected in, censuses of population and dwellings.
- (2) The engagement must—
 - (a) occur in ways that the Statistician is satisfied will promote the fulfilment of the Statistician’s duty in section 14(a); and
 - (b) be used to inform decision-making about future censuses.

Christchurch City Council’s position: We support this change.

Reason for support:

This increases the Statistician’s requirement to engage with Māori from a 5-yearly cycle (i.e. before each census) to at least 3-yearly, and adds the requirement that engagement must be used to inform decision-making about future censuses.

We support ongoing engagement with Māori through the transition period, including on the proposed content.

We also note the minor change in wording from “*Before determining the manner of taking, and the data to be collected in, a census of population and dwellings, the Statistician must engage...*” to “*...must engage with Māori regarding the manner of collecting data for, and the data to be collected in, censuses of population and dwellings...*”.

Section 36 replaced (Consultation on census)

Summary text from consultation document: *Clauses 8 and 9 come into force on 1 July 2030, the effect being that current [sections 35 and 36](#) of the Data and Statistics Act (which require the Government Statistician (the **Statistician**) to engage with Māori, and consult certain persons, before determining the manner of taking, and the data to be collected in, a census) apply in respect of the next census.*

Technical changes:

9 Section 36 replaced (Consultation on census)

Replace section 36 with:

36 Consultation on census

- (1) At least every 3 years, the Statistician must consult the following persons regarding the manner of collecting data for, and the data to be collected in, censuses of population and dwellings:
 - (a) the public sector agencies and the Offices of Parliament that, in the opinion of the Statistician, have a particular interest in the census;
 - (b) the public generally;
 - (c) the individuals and organisations that, in the opinion of the Statistician, have a particular interest in the census.
- (2) The consultation—
 - (a) may occur in the manner that the Statistician thinks appropriate; and
 - (b) must be used to inform decision-making about future censuses.

Christchurch City Council's position: We support this change.

Reason for support:

This increases the Statistician's requirement to consult the public sector agencies and the Offices of Parliament, the public generally, and other individuals and organisations, from a 5-yearly cycle (i.e. before each census) to at least 3-yearly, and adds the requirement that consultation must be used to inform decision-making about future censuses.

We support this ongoing consultation through the transition period, including on the proposed content.

We also note the minor change in wording from "*Before determining the manner of taking, and the data to be collected in, a census of population and dwellings, the Statistician must consult...*" to "*...must consult the following persons regarding the manner of collecting data for, and the data to be collected in, censuses of population and dwellings...*".

Section 37 amended (Review after each census)

Summary text from consultation document: *Clause 10 amends [section 37](#) of the Data and Statistics Act to require the Statistician to conduct a review of the census and present a report to the Minister at least every 5 years, rather than within 12 months after the last day of the period during which the census is taken.*

Technical changes:

10 Section 37 amended (Review after each census)

- (1) In the heading to section 37, replace “after” with “of”.
- (2) Replace section 37(1) with:
 - (1) In at least every fifth financial year, the Statistician must—
 - (a) conduct a review of the operation of the censuses of population and dwellings that have been carried out since the last review; and
 - (b) present a report on the review to the Minister.

Christchurch City Council’s position: We support this change.

Reason for support:

We support the wording change of the section heading from ‘Review after each census’ to ‘Review of each census’. It would be onerous to undertake this annually, and each review will cover multiple censuses.

We note that initially the review will be 3-yearly and will be reported to the Minister in 2031/32 and again in 2034/35 (as per [Schedule 1 amended includes a new Part 2](#)), before being required in at least every fifth year.

Section 38 repealed (Duty to obtain details regarding request for data in census)

Summary text from consultation document: *Clause 11 repeals [section 38](#) of the Data and Statistics Act, which requires an individual to obtain a copy of, or other details of how to access and respond to, a request made by the Statistician under section 23 as part of the census.*

Technical changes:

11 Section 38 repealed (Duty to obtain details regarding request for data in census)

Repeal section 38.

Christchurch City Council’s position: We support this change.

Reason for support:

This is a necessary and practical change that reflects the change from a self-completed Census form to an administrative data-first approach. Under the previous Census model, the onus was on the respondent to request a paper form (if not already delivered to their dwelling) and return the form, and/or navigate to the online census

form to submit electronically. Although a small proportion of the population will be required to complete a supplementary or targeted survey, the obligation to comply with such a request remains in [section 29](#) of the Act.

Section 76 amended (Failing or refusing to provide data)

Summary text from consultation document: *Clause 12 repeals [section 76\(2\)](#) of the Data and Statistics Act, which provides that it is not a defence to a prosecution under section 76 that neither a copy of, nor other details of how to access and respond to, a request made by the Statistician under section 23 as part of the census was delivered or given to the defendant.*

Technical changes:

12 Section 76 amended (Failing or refusing to provide data)

Repeal section 76(2).

Christchurch City Council's position: We support this change.

Reason for support:

This is a necessary and practical change that reflects the change from a self-completed Census form to an administrative data-first approach. We note that the remaining parts of [section 76](#) make provisions for failing or refusing to provide data for those who have been requested to complete a supplementary or targeted survey.

Section 89 repealed (Infringement offence for failing to obtain request for data in census)

Summary text from consultation document: *Clause 13 repeals [section 89](#) of the Data and Statistics Act, which specifies that a person who fails to comply with [section 38](#) commits an infringement offence.*

Technical changes:

13 Section 89 repealed (Infringement offence for failing to obtain request for data in census)

Repeal section 89.

Christchurch City Council's position: We support this change.

Reason for support:

This is a necessary and practical change that reflects the change from a self-completed Census form to an administrative data-first approach. We note that [section 88](#) will address any infringement offence issues in regard to failing to provide data for those required to take part in an additional survey.

Schedule 1 amended

Summary text from consultation document: Clause 14 inserts new Part 2 into [Schedule 1](#) of the Data and Statistics Act. New Part 2, as set out in Schedule 1 of this Bill, provides that, despite what new sections 34(1) and 37(1) require,—

- the Statistician is not required to publish statistics from a census of population and dwellings until the financial year that starts on 1 July 2030 and ends on 30 June 2031 (see new clause 9 of Schedule 1); and
- the Statistician must conduct a review of the census and present a report to the Minister—
 - in the financial year that starts on 1 July 2031 and ends on 30 June 2032; and
 - in the financial year that starts on 1 July 2034 and ends on 30 June 2035 (see new clause 10(1) of Schedule 1).

Technical changes:

14 Schedule 1 amended

In Schedule 1,—

- (a) insert the Part set out in Schedule 1 of this Act as the last Part; and
- (b) make all necessary consequential amendments.

Schedule 1

New Part 2 inserted into Schedule 1 of Data and Statistics Act 2022

s 14

Part 2

Provisions relating to Data and Statistics (Census) Amendment Act 2026

8 Interpretation

In this Part, **2026 amendment Act** means the Data and Statistics (Census) Amendment Act 2026.

9 Statistician not required to publish statistics from census until 2030/31 financial year

Despite section 34(1) (as replaced by the 2026 amendment Act), the Statistician is not required to publish statistics from a census of population and dwellings until the financial year that starts on 1 July 2030 and ends on 30 June 2031.

10 Statistician must review census in certain financial years

(1) Despite section 37(1) (as replaced by the 2026 amendment Act), the Statistician must conduct a review under that section and present a report on the review to the Minister—

- (a) in the financial year that starts on 1 July 2031 and ends on 30 June 2032; and
- (b) in the financial year that starts on 1 July 2034 and ends on 30 June 2035.

(2) For the purposes of the reference in section 37(1) to every fifth financial year, the financial year referred to in subclause (1)(b) is counted as the first financial year.

Christchurch City Council's position: We support these changes.

Reason for support:

This provides certainty around when the next census statistics will be published. It also provides clear timeframes for reviewing the census.

Part 2: Related amendments to other legislation

Amendments to Local Electoral Act 2001

Summary text from consultation document: *The Bill amends the [Local Electoral Act 2001](#) to ensure that local electoral settings remain aligned with the Act as amended and national electoral boundary review settings. Changing the definitions of counting day and census day to reflect the new census concept of a reference date is of primary interest. The data sources used in local electoral boundary reviews are not changing. Census data and population estimates continue to be permitted sources of population data.*

Technical changes:

18 Principal Act

Sections 19 to 21 amend the Local Electoral Act 2001.

19 Section 5 amended (Interpretation)

- (1) In section 5(1), replace the definition of **assessment date** with:

assessment date means a date after both of the following dates on which the Government Statistician assessed the number of persons:

 - (a) the date on which the Government Statistician most recently made a report under section 35(6) of the Electoral Act 1993;
 - (b) the reference date of the most recently published census
- (2) In section 5(1), definition of **estimated general electoral population**, replace "date with the exception of the estimated Māori electoral population" with "date, excluding the estimated Māori electoral population".
- (3) In section 5(1), replace the definition of **general electoral population** with:

general electoral population means—

 - (a) the figure for the General electoral population that was most recently reported by the Government Statistician under section 35(6)(b) of the Electoral Act 1993; or
 - (b) if 1 or more censuses have been published since that report, the total ordinarily resident population as shown by the most recently published census, excluding the Māori electoral population
- (4) In section 5(1), replace the definition of **Māori electoral population** with:

Māori electoral population means—

 - (a) the figure for the Māori electoral population as derived from the most recent report made by the Government Statistician under section 35(6)(a) of the Electoral Act 1993; or
 - (b) if 1 or more censuses have been published since that report, a figure representing both the persons registered as electors of the Māori electoral districts and a proportion of Māori persons who are not registered as electors of any electoral district and a proportion of Māori persons under the age of 18 years, which figure must be fixed—
 - (i) by ascertaining a proportion determined by dividing—
 - (A) the total number of persons, as at the reference date of the most recently published census, either registered as electors of Māori electoral districts or named on the dormant rolls for Māori electoral districts; by
 - (B) the total number of Māori persons, as at the reference date of the most recently published census, either registered as electors of Māori electoral districts or General electoral districts or named on the dormant rolls for Māori electoral districts or General electoral districts; and
 - (ii) by applying the proportion ascertained under subparagraph (i) to the total number of ordinarily resident Māori persons as shown by the most recently published census
- (5) In section 5(1), repeal the definition of **on census day**.

20 Section 19X replaced (Certificate of Government Statistician)

Replace section 19X with:

19X Certificate of Government Statistician

- (1) This section applies for the purposes of sections 19H to 19W.
- (2) A certificate issued by the Government Statistician as to the population of any region, district, local board area, constituency, ward, community, or subdivision or any proposed constituency, ward, community, or subdivision must specify—
 - (a) the ordinarily resident population of that area as shown by the most recently published census; or
 - (b) the ordinarily resident population of that area as otherwise assessed by the Government Statistician.
- (3) A certificate issued under this section may be used for the purposes for which it is issued, even if, after the certificate is issued, the Government Statistician publishes an updated figure of the ordinarily resident population of the area to which the certificate relates.
- (4) A territorial authority or a regional council must provide the Government Statistician with any information that the Government Statistician requires concerning the definition of an area to which a certificate is to relate.

21 Schedule 1A amended

- (1) In Schedule 1A, repeal clause 7(2).
- (2) In Schedule 1A, repeal clause 7(2A).

Christchurch City Council's position: We support these changes.

Reason for support:

Section 5 amended (Interpretation):

Census population counts and annual population estimates continue to be permitted sources of population data.

The Bill amends [Section 5](#) to ensure that local electoral settings remain aligned with the Act as amended and national electoral boundary review settings. Changing the definitions of counting day and census day to reflect the new census concept of a reference date is necessary.

s19X – Certificate of Government Statistician

This updates [Section 19X](#) to reflect the change from a 5-yearly census cycle to an annual census.

Schedule 1A amended

This repeals clause 7(2) and clause 7(2A) from [Schedule 1A](#) pertaining to population figures used in the Statistician's certificate specifying electoral populations, reflecting the change from a 5-yearly cycle to annual census.

Amendments to Waste Minimisation Act 2008

Summary text from consultation document: *The Bill also amends the [Waste Minimisation Act 2008](#) to allow for an alternative source of population data to be used in financial years 2029/30 and 2030/31 when determining the share of the waste disposal levy that is payable to different local authorities. The share is based on the population in each district as shown in the last census. As the next census will be moved from 2028 to 2030, this data would be older than usual and allowing another source of data means estimated populations can be used instead.*

Technical changes:

Amendment to Waste Minimisation Act 2008

22 Principal Act

Section 23 amends the Waste Minimisation Act 2008.

23 Schedule 1 amended

In Schedule 1,—

- (a) insert the Part set out in Schedule 2 of this Act as the last Part; and
- (b) make all necessary consequential amendments.

Schedule 2 New Part 2 to be inserted into Schedule 1 (as per 23(a) above):

Schedule 2

New Part 2 inserted into Schedule 1 of Waste Minimisation Act 2008

s 23

Part 2

Provision relating to Data and Statistics (Census) Amendment Act 2026

3 Definition of district's population for certain financial years

- (1) This clause applies in respect of the following financial years:
 - (a) the financial year that starts on 1 July 2029 and ends on 30 June 2030;
 - (b) the financial year that starts on 1 July 2030 and ends on 30 June 2031.
- (2) Despite the definition of district's population in section 31(2), the district's population is—
 - (a) the population of the district of the territorial authority as assessed by the Government Statistician most recently before the start of the financial year; or
 - (b) if the district was constituted, or its boundaries were altered, after that assessment was made, the population of the district assessed by the Government Statistician as at the date of the district's constitution or boundary alteration.

Christchurch City Council's position: We support these changes.

Reason for support:

We support using the most up-to-date population statistics (i.e. estimated population) when calculating the levy for the 2029/30 and 2030/31 financial years, rather than relying on 2023 Census population counts.

Friday 19 December 2025

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Christchurch City Council staff submission on the proposed data collection approach and content for the census

Introduction

1. Christchurch City Council (the Council) staff thanks Statistics New Zealand for the opportunity to provide comment on the proposed data collection and content for the census.
2. We appreciate Stats NZ's ongoing commitment to delivering high-quality information to communities and partners. We acknowledge the proposed changes to the next census is future-focused, providing benefits and opportunities, as well as some challenges. We hope our feedback will assist in shaping the next census, ensuring accessible information critical to our operations.

Submission

3. For full submission details please refer to Appendix 1 attached.

Conclusion

4. Above all, the new changes to data sources and updated census approaches should not come at the expense of spatial accuracy, geographic focus and depth of information required to understand our communities, inform decision making, policies, planning, and modelling among many other processes and workstreams across Council.
5. We would like to thank Stats NZ for the opportunity to submit on the proposed data collection and content for the census. We welcome the opportunity to collaborate in the future.

For any clarification on points within this submission please contact the Monitoring and Research team (monitor@ccc.govt.nz).

Ngā mihi,

Bede Carran
General Manager Finance, Risk & Performance / CFO

Appendix 1: Christchurch City Council staff submission on the proposed data collection and content for the census

Introducing the new admin-data-first model

Consultation question 1

Do you have feedback on the benefits, opportunities, and challenges of the new census approach?

We support some aspects of the proposed census changes, particularly the use of administrative data and annual surveys to deliver more timely information. Faster access will improve the relevance of census data, and we welcome the opportunity to collaborate with Stats NZ to ensure data reflects our needs and includes topical questions.

We note, however, several challenges. Smaller sample sizes will reduce detail for certain areas and communities. This is a significant concern as cross-tabular and meshblock-level data are critical for Council reporting, growth modelling, planning, decision making, policies and understanding community needs. We are particularly reliant on housing, and family and household information to understand adaptation capacity. Limiting data to larger geographies would significantly affect workflows and reduce our ability to provide detailed insights to support decision making.

Transport, a major Council investment of around \$150 million annually, relies heavily on meshblock-level census data for planning and modelling. Reduced granularity will compromise economic analysis, option selection, design development, land use assessment, and urban planning, weakening the information available to decision makers. Spatial data is also an integral part of adaptation planning, used to understand the nuances and differences between communities when developing adaptation plans.

We are concerned about representation of priority communities in the annual survey, particularly in the early years with smaller sample sizes. It is hard to provide feedback on this without further clarity on measures to ensure adequate representation, more information on this would be valuable.

We appreciate the tailored solutions may be an ongoing conversation with communities and an evolving piece of work in order to improve data quality and granularity for priority communities.

While administrative data may offer broader coverage, we have reservations about its accuracy and consistency due to issues such as poor recording, delayed updates, and variations in monitoring across agencies. Robust oversight will be essential to ensure data quality. Furthermore, lower admin data coverage for those who do not interact with government services is concerning. We support ongoing work with government agencies to strengthen administrative datasets.

Another important consideration is while many people are digitally engaged, access is uneven amongst rural households, low-income households, elderly, and people in care, detention or unstable housing. Collecting data through digital-only methods may exclude some groups, resulting in systematic bias towards those who are digitally connected.

Census topics, collection approach, and potential impacts for priority communities

Consultation question 2

We've identified specific communities to work with and some examples of what tailored solutions could include.

Do you have any suggestions about how Stats NZ could work with communities to design and deliver tailored solutions?

We appreciate the additional approach of tailored solutions used with the intention to meet the full range of data information needs. We believe that there are several considerations that should be made when developing and refining the tailored solutions. These have been detailed below:

- We seek clarification on whether the new census methodology intends to engage directly with iwi of the takiwā, Māori more broadly, or both.
- Further clarification is also needed on how tailored solutions will provide a comprehensive picture of Māori demographics, what form community-led data collection will take, and how Stats NZ will ensure consistent methodology and metadata across these processes. It will be important to ensure that community led approaches capture the full breadth of Māori demographics, rather than reflecting only the client base of individual organisations, particularly those whose services disproportionately support specific segments of the community.
- Given current funding pressures and increased demand on community organisations, community led data collection will also require dedicated resourcing to be effective and sustainable. A combined data collection approach may be an effective tailored solution including:
 - Community workshops - host hui sessions where communities help shape what data is collected and how
 - Advisory panels - establish panels with iwi, Pacifica, disability, ethnic representatives to guide question design and priorities

- Where feasible, hui should be hosted on both Marae Tupuna and Urban Marae to diversify the surveyed pool.
- Youth aged 12–24 is another group that would benefit from tailored solutions. Their high mobility across households, shared accommodation, temporary housing, and education-related residences means administrative data may not accurately reflect their circumstances. This issue is particularly significant for homeless or housing insecure youth, rangatahi transitioning out of care, and those who move frequently for study or work.
- Some young people - especially those aged under 18 - may also be absent from administrative systems if they are not engaged with education, health, or welfare services.
- Admin data for youth often captures outdated or parent-reported information, lacks nuance or self-identification and does not allow youth to update their identity over time (gender identity, sexual orientation, disabilities, mental health status). This risks the loss of self-determination and inaccurate representation. Prioritising self-identification questions, including ethnicity, gender and sexual identity, and disability and mental wellbeing may help to mitigate this risk.
- Clear, plain-language explanations of how administrative data is used and how privacy is protected will be essential to maintaining trust and transparency. Engaging with youth advisory groups—including Māori and Pasifika rangatahi - and using trusted intermediaries will help ensure appropriate and informed participation. Partnerships with schools, Kura Kaupapa Māori, tertiary providers, youth hubs, iwi organisations, and community organisations will further support accessible, community-based data collection.
- To further improve engagement, tailored approaches for youth who are the least visible in admin data could include supplementary surveys and outreach-led data collection.

Consultation question 3: Māori descent

Do you have any feedback about how we plan to collect information on Māori descent for the next census?

There are several concerns regarding the proposed approach to collecting Māori descent information. Using data from multiple organisations risks conflating differing methodologies, such as identity versus descent.

Many Māori communities are located in rural areas or small towns, and aggregating results at district or regional levels obscures their visibility. Meshblock level data remains essential for understanding where te reo Māori is strong, where marae play a central role, and where cultural investment is most needed. Higher level aggregation may therefore provide an inaccurate or incomplete picture of Māori communities.

The proposed new census methodology is sensitive to the increased intersectionality Māori have with other priority communities. Māori are proportionately more likely to belong to multiple priority communities, meaning that the effects of reduced data granularity will have a compounding impact on the Māori community.

More frequent, accessible data updates and the ability to align Māori-specific statistics with general population data are welcome. We also support co-designing census questions with iwi and Māori to ensure genuine iwi participation and partnership, and the provision of data that is relevant to current, emerging, and place-specific issues.

Tailored solutions are essential for representation, but risk shifting responsibility and financial burden onto iwi. Reduced data granularity will disproportionately affect Māori, who are more likely to belong to multiple priority communities, including LGBTIQ+ and disabled populations.

Reliance on administrative data from agencies such as Oranga Tamariki, MSD, and the Ministry of Justice may exclude Māori who do not engage with government services, creating an inaccurate picture that overemphasises deprivation.

Survey fatigue among Māori and other priority communities may reduce participation, particularly if the census shifts from a civic obligation to an optional activity.

Consultation question 3: Māori descent

Do you have suggestions about how Māori descent information could be improved for the next census?

Surveying knowledge of whakapapa, tikanga, marae engagement, and pepeha would strengthen understanding of cultural indicators. Publicly accessible iwi data would further enhance this analysis. For individuals that are uncertain of their whakapapa, providing a 'don't know' option would assist in improving the accuracy of Māori descent information.

Māori Data Sovereignty is an ever-evolving challenge for organisations and iwi as it pertains to Māori Data. A flexible strategy will need to demonstrate foresight into how this space can change and how this in turn will affect engagement – especially when it relates to having community-led, tailored-solutions.

Partnering with iwi and Māori organisations under, for example, Te Mana Raraunga principles and ensuring Māori control how data is collected, stored and used will assist in ensuring Māori Data Sovereignty is honoured.

In terms of community-led data collection, iwi, hapū and mātāwaka must be supported to run their own surveys and share insights safely.

When reporting official statistics, including measures of whakapapa, tikanga and marae engagement will assist in integrating cultural indicators. The development of digital tools such as apps or platforms would allow for self-reporting iwi affiliation and te reo use.

Consultation question 4: Iwi affiliation

Do you have any feedback about how we plan to collect information on iwi affiliation for the next census?

Do you have any suggestions for how we could better represent smaller iwi for the next census?

To better understand who the Mātāwaka community are in urban centres, differentiating people with Māori descent that identify with only one iwi from people who identify with multiple iwi can be helpful.

Information on people of Māori descent who are unaware or unwilling to share their iwi affiliation data will be helpful in better understanding the Mātāwaka community.

Ensuring different spelling is captured in the census when collecting information on iwi affiliation as some iwi/hapū are spelt differently, for example Ngapuhi, Ngāpuhi, Nga Pūhi, & Ngā Pūhi.

In terms of representing smaller iwi and hapū visibility, admin data often aggregates Māori into one category, losing smaller iwi and hapū detail. Keeping the smaller iwi and hapū distinct will support the representation of smaller iwi in the next census.

Consultation question 5: LGBTIQ+ communities

Do you have any feedback about how we plan to collect information on sexual identity, variations of sex characteristics, gender, cisgender and transgender status, and the rainbow/LGBTIQ+ population for the next census?

Do you have suggestions about how LGBTIQ+ information could be improved to better reflect your community or lived experience?

We support collecting information on sexual identity, variations of sex characteristics, cisgender and transgender status, and the LGBTIQ+ population in the next census. However, accurately representing these communities will be challenging, as many individuals do not engage with government agencies and may be reluctant to disclose demographic information in the annual sample survey.

Including LGBTIQ+ representation in the new census outputs will strengthen inclusive planning, improve service provision and advocacy, and ensure a more accurate reflection of population diversity. However, we are concerned that smaller rainbow communities may not be fully represented until 2035. Clearer timelines are needed to confirm these targets will not be extended.

The proposed tailored solutions may not fully address these challenges, as they rely on honest participation in targeted modules—something less likely with smaller sample sizes and privacy concerns. We support weighting administrative data against self-identified responses in the annual sample survey to improve accuracy. However, it is currently unclear how these groups will be accurately represented given the large proportion of the community that may not directly engage with wider LGBTIQ+ community groups.

Explaining how administrative and the annual sample survey data is used and how privacy is protected will be essential in gaining and maintaining trust and transparency in the collection of information across communities.

Finally, strong partnerships and collaboration with community organisations serving these groups will be essential to ensure high-quality, inclusive data collection.

Consultation question 6: Ethnicity data

Do you have any feedback about how we plan to collect information on ethnicity for the next census?

Do you have suggestions about how ethnicity information could be improved to better reflect your community or lived experience?

Ethnicity data is essential for Council operations and decision making. It informs policy, targeted programmes, funding decisions, the Welcoming Communities initiative, and service planning.

A significant gap exists in the visibility of newcomers—recent arrivals to Christchurch, including migrants, work visa holders, and relocated New Zealanders. A question that is frequently asked across Council is: Where are newcomers located, and how can we engage with them?

While administrative sources capture broad ethnic categories, data quality diminishes for smaller groups. Reduced granularity risks obscuring newcomer communities with distinct settlement and service needs. It is also essential that ethnicity data is able to be cross tabulated to provide meaningful insights across our communities.

Agencies such as Immigration New Zealand, MBIE, the Ministry of Education, Ministry of Health, and IRD hold valuable newcomer data, but it lacks the geographic detail required for effective planning and equitable service delivery.

To improve accuracy, we recommend that agencies standardise information collected about ethnicity and clearly explain why this information is collected and how it will be used.

Community-led data collection, using aggregated and anonymised insights, would comply with privacy requirements while enhancing understanding of newcomer settlement patterns.

Consultation question 7: Data about housing deprivation and homelessness

Do you have any feedback about how we could measure housing deprivation and homelessness for the next census?

Do you have any suggestions for how we could better reach or represent people experiencing housing deprivation/homelessness?

Stats NZ defines housing deprivation and homelessness as a lack of secure housing. This includes people sleeping rough (such as on the street or in cars), those in temporary or emergency accommodation, people couch surfing, and individuals living in severely overcrowded or uninhabitable dwellings lacking basic amenities.

Homelessness extends beyond street sleeping and can be grouped into three broad categories:

1. Sleeping rough – People living on the street or in squats/derelict buildings.
2. Situationally homeless – People who have slipped into homelessness due to circumstances such as financial hardship, resulting in living in vehicles, couch surfing, or staying in overcrowded homes.
3. Alternative accommodation – Individuals who choose to live in non-traditional dwellings (e.g., campervans or buses), often due to rising rental costs or insecurity, and who may not engage with social agencies.

Category (1) is comparatively easier to estimate using data from organisations such as the City Mission, Housing First, and MSD, which regularly interact with this group. However, their situations are often highly transient.

Category (2) is more challenging to measure due to its hidden nature. People in overcrowded or temporary arrangements are often not connected with agencies and may not identify as homeless.

Category (3) is the most difficult to quantify. Many living in vehicles or campgrounds view themselves as “houseless” rather than homeless and may avoid agency contact altogether.

Overall, fully capturing housing deprivation and homelessness in Christchurch has always been and remains highly challenging. While social agencies hold partial insights, many individuals (particularly those who are hidden, self-sufficient, or not seeking support) are unlikely to be represented.

Maintaining questions on housing type, ownership, number of bedrooms, and tenure remains essential for understanding living conditions. However, detailed data on severe housing deprivation and homelessness will continue to require a coordinated approach and ongoing work with partner agencies to ensure meaningful coverage.

Consultation question 8: Data about the disabled population

Do you have any feedback about how we plan to collect information about the disabled population for the next census?

Do you have any suggestions for how information about the disabled population could be improved to better reflect your community or lived experience?

We understand that the approach to collecting data about the disabled population will be a combined approach through the continued surveying of the Household Disability Survey and the new annual census survey.

We support the Future Census Independent Evaluation Panel's recommendation that the Household Disability Survey should be run more frequently than every 10 years to provide more timely and accurate information about our community.

We suggest leveraging the [Enabling Good Lives survey](#) to increase the quality of information about our disabled community.

To improve engagement in the census annual sample survey, a plain language version or module of the survey would help those with learning disabilities or English as a second language. Having staff from Stats NZ, Councils, or other support agencies available to assist people when completing the census sample survey would further improve the collection of information about the disabled community.

We support the continued work with Whaikaha – Ministry of Disabled People, to develop a disability data framework to help measure New Zealand's range of obligations under the United Nations Convention on the Rights of People with Disabilities.

Providing the census annual sample survey, consultations and general Stats NZ information releases in a variety of inclusive formats (including audio, Braille, easy read, large print and New Zealand Sign Language) is supported.

Proposed changes to census content

Consultation question 9.1: Quality of life indicators

If we collect quality of life indicators information in the census, at minimum we would ask about life satisfaction.

Do you need information about life satisfaction to be collected through the census?
What would you use this data for?

Do you have any feedback about this data being collected?

We support the inclusion of quality of life indicators as a valuable supplement to the General Social Survey and the biennial Big Cities Quality of Life Project. As the latter focuses only on New Zealand's major cities, incorporating these questions into the census would ensure broader national coverage. More frequent data collection would enhance understanding of residents' wellbeing over time and provide timely insights into how issues or events affect quality of life.

Consultation question 9.2: Quality of life indicators

We are seeking feedback on whether there is a need to collect additional quality of life indicators.

Do you need information about sense of purpose?

What would you use this data for that can't be met with life satisfaction information?

We consider this a valuable supplement to the General Social Survey and the biennial Big Cities Quality of Life Project. It would enhance the collection of life satisfaction data and provide a more comprehensive picture of residents' quality of life. StatsNZ may wish to consider looking to the Quality of Life survey for an indication of measures that would be useful, noting that this survey generally fills gaps where the information is not available elsewhere.

Consultation question 9.3: Quality of life indicators

We are seeking feedback on whether there is a need to collect additional quality of life indicators.

Do you need information about self-rated general health?

What would you use this data for that can't be met with life satisfaction information?

If it is not possible to have all these measures, which would be most useful and why?

Including self-rated general health as a wellbeing indicator would be valuable, particularly if separated into physical and mental health to avoid ambiguity and provide more meaningful results. It would also provide us with further insight into people's exercising habits and physical activity. This approach would align with the Big Cities Quality of Life Project, which distinguishes between physical and mental wellbeing.

If it is not feasible to include all quality of life indicators, the life satisfaction question should be prioritised, as it is widely used nationally and internationally, enables cross-country comparison, and serves as a robust overall measure of wellbeing.

Consultation question 10: Income amount by income source

Do you need information about income amount by income source?

What would you use this data for?

Do you have any feedback about this data being collected?

Including income amount by source would be a valuable indicator, particularly if high-quality administrative data is already available. It would provide insight into how different income streams contribute to overall income, composition, and financial wellbeing. This is a particularly valuable data set when it can be cross tabulated with variables such as housing tenure, age and other demographic or spatial information.

Consultation question 11: Floor area

Do you need information about the floor area of a dwelling?

What would you use this data for?

Do you have any feedback about this data being collected?

Adding this as a census variable would only be valuable if it can provide information that is not already available from other sources, or if it can be cross tabulated with other census variables.

While information about the floor area of a dwelling would be useful if it could support analysis of historic trends, as this is a proposed new variable and the information is already captured through other sources (building consents; district valuation roll), in our view it would add little value.

We feel that there are other variables that it would be more valuable to put the time and effort into collecting and delivering.

As the measure relies on administrative data, it may not capture unconsented renovations or additions such as 'granny flats,' which are expected to be exempt from building consents from early 2026. To address this gap, if the measure is progressed it may be prudent to include a survey question on granny flat additions or explore alternative methods of capturing this information through administrative sources.

Consultation question 12: Age of dwelling

Do you need information about the age of a dwelling?

What would you use this data for?

Do you have any feedback about this data being collected?

It would be useful if information of the age of a dwelling is able to be cross tabulated with other census variables, such as dwelling coldness to infer the health of a home in relation to its age. If the outputs for age of a dwelling are unable to be cross tabulated, there would be limited value in collecting this variable since this information is already available to Council through the Valuation Roll.

Consultation question 13: Dwelling coldness

Do you need information about dwellings being colder than people would like in winter?

What would you use this data for?

Do you have any feedback about this data being collected?

We support the inclusion of questions on whether dwellings are colder than desired in winter and additionally, the ability to cool homes in summer, reflecting growing concerns with multi-storey units with poor temperature control on upper floors. Understanding the reasons behind these issues - such

as inadequate heating/cooling systems or the cost of power - would provide valuable context, which could be inferred from heating and fuel type data. Including both measures in the annual census survey would offer a more complete picture of housing conditions and energy hardship in our communities.

Consultation question 15: Access to telecommunication systems

What do you currently use household level cellphone access data for?

Do you need cellphone access information for households only, individuals only, or both households and individuals?

What would you use this data for?

Should cellphone access for individuals be asked of people aged five years and over, or 15 years and over?

Do you have any feedback about this data being collected?

Data on cellphone access is important for emergency preparedness, particularly to assess the ability to contact isolated communities and ensure people can receive emergency alerts.

We recommend that a question on cellphone access be asked of individuals aged 15 years and over. This threshold reflects realistic patterns of ownership and use, avoids inflating “no access” responses among younger children, and ensures the data is relevant for emergency preparedness, where direct communication with adults and teenagers is critical. It also aligns with international practice in digital inclusion and telecommunications surveys, supporting comparability across countries. Collecting this information at both household and individual levels would provide a robust picture of connectivity and resilience.

Consultation question 16: Main means of travel to work and workplace address

Is the information we collected in the 2023 Census about working from home at a suitable level of detail for transport planning needs, or do we need a different approach?

If we need a different approach, what information would you like to understand?

What would you use this data for?

Do you have any feedback about this data being collected?

Greater detail is needed in the working from home question to capture hybrid arrangements, where people split their time between home and workplace. Without this, travel habits are not accurately reflected, despite hybrid work becoming increasingly common. Asking how often people work from home in a typical week, followed by their usual means of travel to work, would provide a fuller picture of travel patterns and support transport planning and modelling.

A significant data gap exists around working from home behaviours. Supplementary questions in surveys like the Household Labour Force Survey could provide valuable insights for transport planning, including the number of days worked from home, reasons for doing so (e.g. personal preference, workplace requirement, limited office capacity, or job characteristics), and whether additional travel demand is generated (e.g. shopping trips or errands).

Responses to travel-to-work and travel-to-education questions are critical for calibrating transport models, with their comprehensive, meshblock-level detail making them more valuable than other sources.

Consultation question 17: Number of rooms

What do you currently use number of rooms data for?

Do the types of rooms we count meet your needs?

What additional types of rooms would you like included in the count of number of rooms?

Would adding additional types of rooms, such as bathrooms and toilets, impact your use of the count of number of rooms?

Do you have any feedback about this data being collected?

Data on the number of bedrooms, when cross tabulated with household composition, provides a robust measure of utilisation, underutilisation, and crowding. The current inclusion of this variable meets our needs, provided outputs continue to support crosstabulation at the level they can currently be provided. In the future, the addition of other rooms such as bathrooms and toilets may be useful, particularly in the context of collecting development levies.

Consultation question 18: Content determination framework

Do you have any feedback on the content determination framework guiding questions?

The content determination framework addresses a broad range of considerations to ensure meaningful census outputs. However, it could be strengthened by explicitly including a spatial component to confirm whether the geographic level of data will provide valuable insights.

Meeting broader information needs

Consultation question 20

We're keen to understand what would make the population and social statistics system more useful, inclusive, and future-focused.

Are there particular data needs, gaps, or opportunities you think Stats NZ should consider?

Meshblock-level data is an integral component of many Council processes. Councils, iwi authorities, Marae and Kaupapa Māori organisations rely on localised data to plan housing, health services and education. Funding and policy decisions may miss local needs if the data outputs are too broad.

If meshblock-level data is no longer available, greater investment in expanding other surveys (such as the Household Labour Force Survey, General Social Survey, Quarterly Employment Survey, and the Ministry of Transport's Household Travel Survey) could help fill this gap. Larger sample sizes would provide the granularity required for workflows including transport and growth modelling. Councils could also benefit from nationally consistent datasets sourced from third-party providers such as TomTom or Google.

We have reservations about the accuracy and consistency of administrative data due to issues such as poor recording, delayed updates, and variations in monitoring across agencies. Robust oversight and controls will be essential to ensure data quality. Furthermore, lower admin data coverage for those who do not interact with government services is concerning. We support ongoing work with government agencies to strengthen administrative datasets and ensure the information is fit for purpose.

A significant data gap exists around working from home behaviours. Supplementary questions in surveys like the Household Labour Force Survey could provide valuable insights for transport planning, including the number of days worked from home, reasons for doing so (e.g. personal preference, workplace requirement, limited office capacity, or job characteristics), and whether additional travel demand is generated (e.g. shopping trips or errands).

As previously discussed, the proposed new census methodology is sensitive to the increased intersectionality Māori have with other minority communities. Māori are often more likely to belong to LGBTQ+ and disabled communities, meaning that the effects of reduced data granularity will have a compounding impact on the Māori community.

Including a question in the census regarding emergency preparedness would be useful as this is likely to become an increasingly relevant and pressing issue. Household preparedness questions could

relate to flooding, landslips, drought and wildfires helping to inform where vulnerable communities are located. We suggest aligning with the question previously asked in the Big Cities Quality of Life Project.

Consultation question 21

Are there ways that you use Stats NZ data that you want to tell us about?

Access to Stats NZ data through self-service portals is vital for many workflows and day to day tasks. However, the Aotearoa Data Explorer is often counterintuitive and overly complex, making simple searches time consuming. Improvements are needed to ensure data is easily accessible and user friendly. Stats NZ Infoshare provides a good example of a simple, customisable tool that meets everyday day needs.

Meshblock-level census data is critical to Council operations, supporting infrastructure planning, growth modelling (future housing supply and demand), and community profiling. The loss of this spatial detail would significantly hinder these processes and require alternative data sources to fill in gaps.

Spatial demographic data is also critical for coastal hazard adaptation planning and essential for identifying properties at risk, estimating affected populations, and understanding local profiles, with risk typically summarised at SA2 level and, in some cases, meshblock level. Meshblock-level census data is essential for strategic transport modelling, informing future network planning and infrastructure investment. Demographic and travel-to-work and education data underpin growth assumptions for spatial planning, while travel behaviour insights guide policies on vehicle kilometres travelled, emissions reduction, sustainable transport demand, public transport corridors, and central city parking strategies.

Cross-tabular census data is critical for many workstreams, delivering detailed community insights. Ensuring these outputs remain available at a spatial level is essential under the new census methodology.

The New Zealand Deprivation Index remains the most effective measure of social vulnerability and adaptive capacity, supporting engagement with communities on future adaptation pathways. It also informs policy decisions including the Local Alcohol Policy and Gambling and TAB Venues Policy, making the New Zealand Deprivation Index one of the most valuable outputs from the census. The risk of losing this output would have a direct impact on Council policy.

We have been leveraging population statistics and an ethnicity breakdown to better identify the Māori demographic within Christchurch. The statistics then inform engagement strategies and ensure inclusivity, especially for Māori communities. We also collected data on voting density locations. When we develop a Māori strategy, we will look for stats on Māori business, employment/unemployment, te reo Māori fluency, income, and education.

Consultation question 22

Is there anything else you want to say or share with us?

It would be useful to see a list of outputs and crosstabs available under the new census methodology once finalised, particularly as some granularity may be reduced. Maintaining key outputs such as household crowding and the New Zealand Deprivation Index is essential for Council use.

We also question why the number of motor vehicles is not intended to be collected from administrative data, given that NZTA and the Motor Vehicle Register already provide comprehensive records reported annually by the Ministry of Transport.

We support the property centric dwelling register, which links addresses to properties, buildings, and dwellings, as this will improve insights into housing supply and ownership. However, we seek confirmation that short term accommodation, such as Airbnb, will continue to be identified and reported under the new approach, as this is critical for understanding housing occupancy and availability.

We would also like to emphasise our concern that replacing a full population enumeration census with an annual sample survey could lead to the underrepresentation of smaller communities and lead to bias in decision-making.

Above all, the new changes to data sources and updated census approaches should not come at the expense of spatial accuracy, geographic focus and depth of information required to understand our communities, inform decision making, policies, planning, and modelling among many other processes and workstreams across Council.

11. Resolution to Exclude the Public

[Section 48, Local Government Official Information and Meetings Act 1987.](#)

Note: *The grounds for exclusion are summarised in the following table. The full wording from the Act can be found in [section 6](#) or [section 7](#), depending on the context.*

I move that the public be excluded from the following parts of the proceedings of this meeting, namely the items listed overleaf.

Reason for passing this resolution: a good reason to withhold exists under section 7.

Specific grounds under section 48(1) for the passing of this resolution: Section 48(1)(a)

Note

Section 48(4) of the Local Government Official Information and Meetings Act 1987 provides as follows:

- “(4) Every resolution to exclude the public shall be put at a time when the meeting is open to the public, and the text of that resolution (or copies thereof):
- (a) Shall be available to any member of the public who is present; and
 - (b) Shall form part of the minutes of the local authority.”

This resolution is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public are as follows:

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.	EXTENSION OF THE CITY VACANT DIFFERENTIAL RATING				
	ATTACHMENT B - LEGAL PRIVILEGE APPLIES. NOT TO BE DISTRIBUTED WITHOUT APPROVAL FROM THE GENERAL COUNSEL/DIRECTOR OF LEGAL & DEMOCRATIC SERVICES.	S7(2)(G)	MAINTAIN LEGAL PROFESSIONAL PRIVILEGE	THE MATTERS IDENTIFIED NECESSITATE LEGAL PROFESSIONAL PRIVILEGE WHICH OUTWEIGH THE PUBLIC INTEREST.	30 JUNE 2027 REVIEW AT TIME OF LONG-TERM PLAN BEING ADOPTED

Karakia Whakamutunga

Kia whakairia te tapu

Kia wātea ai te ara

Kia turuki whakataha ai

Kia turuki whakataha ai

Haumi e. Hui e. Tāiki e

Actions Register Ngā Mahinga

When decisions are made at meetings, these are assigned to staff as **actions** to implement. The following lists detail any actions from this meeting that were:

- Open at the time the agenda was generated.
- Closed since the last ordinary meeting agenda was generated.

Open Actions Ngā Mahinga Tuwhera

REPORT TITLE/AGENDA SECTION	MEETING DATE	ACTION DUE DATE	UNIT	TEAM
Approval for Utilities Easement for Orion for an upgraded substation located in part of North Hagley Park	11 March 2026	10 June 2026	F&P Unit	Property Consultancy
Approval for Utilities Easement over Reserve - Hagley Oval	11 March 2026	10 June 2026	F&P Unit	Property Consultancy
Derelict Buildings Trial – New Brighton: Report Back	11 March 2026	10 June 2026	Planning & Consents	Management

Actions Closed Since the Last Meeting Ngā Mahinga kua Tutuki nō Tērā Hui

No actions were closed since the last ordinary meeting.
