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## Policy and Planning Committee AGENDA

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### Notice of Meeting Te Pānui o te Hui:

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

**Date:** Wednesday 13 May 2026  
**Time:** 9:30 am  
**Venue:** Camellia Chambers, Civic Offices,  
53 Hereford Street, Christchurch

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### 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

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7 May 2026

### Principal Advisor

John Higgins  
General Manager Strategy, Planning & Regulatory  
Services  
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[john.higgins@ccc.govt.nz](mailto:john.higgins@ccc.govt.nz)

### Meeting Advisor

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Website: [www.ccc.govt.nz](http://www.ccc.govt.nz)

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

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

To view copies of Agendas and Minutes, go to:  
<https://www.ccc.govt.nz/the-council/meetings-agendas-and-minutes/>



# 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.



#### 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.

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

## 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

<b>Chair</b>	Councillor Henstock
<b>Deputy Chair</b>	Councillor Fields
<b>Membership</b>	The Mayor and all the councillors are members of this committee.
<b>Quorum</b>	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.
<b>Meeting Cycle</b>	Monthly
<b>Reports to</b>	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.



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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**

An apology for absence was received from Councillor Harrison-Hunt.

### **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, 8 April 2026](#) be confirmed (refer page 9).

### **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.

#### **4.1 Bradley Conder**

Bradley Conder, General Manager Novotel Cathedral Square Christchurch will speak regarding Item 11 – *Notice of Motion – Letter to Central Government – Short Stay Regulation*.

#### **4.2 Zeta Pringle**

Zeta Pringle will speak regarding Item 11 – *Notice of Motion – Letter to Central Government – Short Stay Regulation*.

#### **4.3 Richard Girling**

Richard Girling, General Manager Carnmore Hagley Park, will speak regarding Item 11 – *Notice of Motion – Letter to Central Government – Short Stay Regulation*.

### **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.

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## Policy and Planning Committee OPEN MINUTES

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**Date:** Wednesday 8 April 2026  
**Time:** 9:31 am  
**Venue:** Camellia Chambers, Civic Offices,  
53 Hereford Street, Christchurch

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**Present**

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

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**Principal Advisor**

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**Website:** [www.ccc.govt.nz](http://www.ccc.govt.nz)

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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.

**Secretarial Note:** Item 8 was considered before Item 5.1 and Item 7 to allow the deputation speaker (Item 5.1) who joined via audio/visual link to address technical issues before speaking to Item 7.

Councillor MacDonald joined the meeting at 9.32 am.

Councillor Keown joined the meeting at 9.33 am.

### 1. Apologies Ngā Whakapāha

#### Part C

#### Committee Resolved PAPCC/2026/00011

That the apologies from Councillors Coker and Donovan for absence and from Councillor McLellan for lateness be accepted.

Councillor Fields/Councillor Peters

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/2026/00012

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

Councillor Peters/Mayor

Carried

### 4. Public Forum Te Huinga Whānui

#### Part B

There were no public forum presentations.

### 6. Presentation of Petitions Ngā Pākikitanga

#### Part B

There was no presentation of petitions.

## 8. Extension of the City Vacant Differential Rating

### Committee Comment

1. Council Officers Mark Stevenson and Steve Ballard joined the table to present Item 8 and answer questions from elected members. Officers tabled an updated Recommendation 3 to clarify application to the Central City only (refer underlined text).
2. The Mayor Moved and Councillor MacDonald Seconded the updated Officer Recommendations.
3. Councillor Herz Jardine Moved and Councillor Harrison-Hunt Seconded an amendment (refer Recommendation 4). When put to the vote, this was declared lost.
4. The meeting then voted on the Motion as Moved by the Mayor and Seconded by Councillor MacDonald. When put to the vote, this was declared carried.

### 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.

### Motion Moved and Seconded

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 within the Central City: application of the City Vacant Differential Rating to the City Centre and Central City Mixed Use (South Frame) Zones only.

Mayor/Councillor MacDonald

**Moved/Seconded**

### Amendment Moved and Seconded

4. Requests that staff undertake further work on the alternative of extending the City Vacant Differential (and associated exemptions and remissions) within the Central City to include the Central City Mixed Use zone, in time to inform decisions on the draft Long Term Plan.

Councillor Herz Jardine/Councillor Harrison-Hunt

**Lost**

For 6 Councillor Cotter, Councillor Harrison-Hunt, Councillor Herz Jardine,  
Councillor Johanson, Councillor Moore, Councillor Scandrett

Against 8 Councillor Barber, Councillor Cartwright, Councillor Fields, Councillor Keown, Councillor MacDonald, Councillor Peters, Deputy Mayor Henstock, Mayor Mauger

Abstain 0

TOTAL 14

Absent 3 Councillor Coker, Councillor Donovan, Councillor McLellan

**Committee Resolved PAPCC/2026/00013**

**Part C**

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 within the Central City: application of the City Vacant Differential Rating to the City Centre and Central City Mixed Use (South Frame) Zones only.

Mayor/Councillor MacDonald

**Carried**

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

Against 0

Abstain 0

TOTAL 14

Absent 3 Councillor Coker, Councillor Donovan, Councillor McLellan

**Attachments**

A Planning Map - Presentation to Council

Councillor McLellan joined the meeting at 10.04 am during consideration of Item 5.

Councillor MacDonald left the meeting at 10.06 am returned at 10.12 am during consideration of Item 5.

**5. Deputations by Appointment Ngā Huinga Whakaritenga**

**5.1 Akaroa Civic Trust**

Marie Haley spoke on behalf of the Akaroa Civic Trust regarding Item 7 - *Coastal Hazards Adaptation Planning: Where to next?*

**Attachments**

A Marie Haley - Presentation to Council

Councillor MacDonald left the meeting at 10.23 am returned at 10.31 am during consideration of Item 7.

## 7. Coastal Hazards Adaptation Planning: Where to next?

Committee Resolved PAPCC/2026/00014

Officer Recommendations accepted without change

### Part C

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.

Councillor McLellan/Councillor Scandrett

Carried

For 14 Councillor Barber, Councillor Cartwright, Councillor Cotter, Councillor Fields, Councillor Harrison-Hunt, Councillor Herz Jardine, Councillor Johanson, Councillor MacDonald, Councillor McLellan, Councillor Moore, Councillor Peters, Councillor Scandrett, Deputy Mayor Henstock, Mayor Mauger

Against	1	Councillor Keown
Abstain	0	
TOTAL	15	
Absent	2	Councillor Coker, Councillor Donovan

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

Committee Resolved PAPCC/2026/00015

Officer Recommendations accepted without change

### Part C

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.

Mayor/Councillor Harrison-Hunt

**Carried**

For	15	Councillor Barber, Councillor Cartwright, Councillor Cotter, Councillor Fields, Councillor Harrison-Hunt, Councillor Herz Jardine, Councillor Johanson, Councillor Keown, Councillor MacDonald, Councillor McLellan, Councillor Moore, Councillor Peters, Councillor Scandrett, Deputy Mayor Henstock, Mayor Mauger
Against	0	
Abstain	0	
TOTAL	15	
Absent	2	Councillor Coker, Councillor Donovan

**10. Draft Council Submission on Data and Statistics (Census) Amendment Bill  
Committee Resolved PAPCC/2026/00016**

**Officer Recommendations accepted without change**

**Part C**

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.

Councillor Scandrett/Councillor Peters

**Carried**

For	15	Councillor Barber, Councillor Cartwright, Councillor Cotter, Councillor Fields, Councillor Harrison-Hunt, Councillor Herz Jardine, Councillor Johanson, Councillor Keown, Councillor MacDonald, Councillor McLellan, Councillor Moore, Councillor Peters, Councillor Scandrett, Deputy Mayor Henstock, Mayor Mauger
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Against 0

Abstain 0

TOTAL 15

Absent 2 Councillor Coker, Councillor Donovan

## Karakia Whakamutunga

Meeting concluded at 10.54 am.

**CONFIRMED THIS 13<sup>TH</sup> DAY OF MAY**

**DEPUTY MAYOR VICTORIA HENSTOCK  
CHAIRPERSON**



## 7. Proposal to Rezone Land - 95 Jack Hinton Drive

Reference Te Tohutoro: 26/538659

Responsible Officer(s) Te Pou Matua: Darren Bridgett, Team Leader City Planning  
Mark Stevenson, Head of Planning and Consents  
Nigel Cox, Head of Recreation, Sports and Events

Accountable ELT Member Pouwhakarae: Andrew Rutledge, General Manager Citizens and Community

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### 1. Purpose and Origin of the Report Te Pūtake Pūrongo

- 1.1 The purpose of this report is to seek agreement from the Policy and Planning Committee to request the Minister responsible for Resource Management Act Reform to use powers to rezone the temporary stadium site (Apollo Projects Stadium) at Addington to enable a greater range of future uses, instead of using standard plan change processes under the Resource Management Act.
- 1.2 On 12 August 2021 the Council discussed the potential disposal of the land at 95 Jack Hinton Drive as a means of offsetting stadium costs and requested that staff have the site valued and provide the Council with a future options report (CNCL/2021/00119). The replacement stadium, One New Zealand Stadium at Te Kaha, became operational in April 2026 and the temporary stadium in Addington is no longer required. The temporary stadium and all temporary infrastructure must be removed from the site.

### 2. Officer Recommendations Ngā Tūtohu

That the Policy and Planning Committee:

1. Receives the information in the Proposal to Rezone Land - 95 Jack Hinton Drive 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. In relation to 95 Jack Hinton Drive:
  - a. Requests the Minister Responsible for Resource Management Act Reform to use powers under section 360I of the Resource Management Act 1991 (RMA) to modify the operative zoning and associated provisions from Open Space Metropolitan Facilities (OMF) to Mixed Use (MUZ) in the Christchurch District Plan with the introduction of a new permitted activity rule to enable residential activity subject to standards for the Medium Density Residential zone;

AND

  - b. Directs staff to prepare a development plan (DP), to further guide site outcomes having regard to feedback received through community engagement.
4. Delegates powers to the Head of Planning and Consents to undertake all necessary steps to request the use of the Minister's powers under s360I of the RMA and to assist the Minister's officials to the extent required.

### 3. Executive Summary Te Whakarāpopoto Matua

- 3.1 The temporary stadium site has a long history of sporting activity, particularly as the former home-base for Canterbury Rugby League (CRL). Following the 2011 earthquake, the stadium sustained significant damage and the stands were demolished. Apollo Projects Stadium was redeveloped as a temporary sports and events facility, established under section 27 of the Canterbury Earthquake Recovery Act 2011.
- 3.2 The site became the alternative venue for the Canterbury Rugby Football Union until a replacement for the damaged AMI Stadium at Lancaster Park was constructed. CRL surrendered its lease to the site and relocated to the new Rugby League permanent base at Ngā Puna Wai.
- 3.3 The replacement stadium, One New Zealand Stadium at Te Kaha, became operational in April 2026 and the temporary stadium in Addington is no longer required. The temporary stadium and all temporary infrastructure must be removed from the site in accordance with the District Plan<sup>1</sup>. This process will include considering whether to repurpose, sell or dispose of the temporary infrastructure. An Expression of Interest and tender documentation for decommissioning will be released in mid-2026.
- 3.4 The site comprises two titles, totalling 4.93ha at 95 Jack Hinton Drive, Addington. The site is zoned Open Space Metropolitan Facilities (OMF) under the Christchurch District Plan, with no underlying zone, i.e. to which the site could automatically revert upon its stadium function ceasing or not being required for activities otherwise enabled under the OMF rules.
- 3.5 For a use to be established which is not provided for by the OMF zone, the site would need to be rezoned or be subject to a site/use specific resource consent. It is recommended that the site is zoned Mixed Use. This would enable flexibility in the activities enabled on the site and further engagement on the possible outcomes for the site, including uses and development.
- 3.6 The recommendation for the introduction of a rule that enables residential activity, subject to standards for the Medium Density Residential zone, also recognises that residential activity is not enabled to the extent that may be appropriate in the Mixed-Use zone and affords flexibility for a residential and/or mixed-use development. Notwithstanding this, residential development of the site would be integrated with the environment to the east and south of the site as well as being consistent with the underlying residential zoning of the Addington Raceway. Land/asset value can also be better secured through rezoning, the values depending on the ultimate outcomes decided for the site.
- 3.7 Rezoning can be achieved by a standard plan change process, streamlined planning process, or by the Minister using powers under section 360I of the Resource Management Act 1991 (RMA) to make a change which is not subject to either of those processes. Timing of these options varies, as does the nature of consultation. Officers recommend asking the Minister to use s360I powers because it will expedite the process of rezoning the land to enable development beyond what is anticipated in the OMF zone, saving time and costs associated with a standard plan change process. Notwithstanding this, there remains the opportunity through a subsequent process for community input to inform the outcomes for the site.
- 3.8 Using powers under 360I is dependent on processes required by the Act and administratively within central government, which can affect the timing of any change. The November 2026 general election potentially provides an endpoint to that process dependent on any subsequent priorities of government. It is also noted that development of a development plan

<sup>1</sup> The temporary Christchurch Stadium, including but not limited to all temporary structures and portable facilities shall be removed from the site not later than 3 months from 31 December 2027 or such earlier date as a replacement venue is fully operational, under rule 18.5.4 of the District Plan unless permitted pursuant to the rules of the underlying Open Space Metropolitan Facilities Zone or authorised by resource consent.

is likely beyond the practical application of 360I due to the likely high level of community interest in a public asset that has a long history in the city, meaning that it would be better developed through an iterative process involving the public. That can happen after and separately from the rezoning.

#### 4. Background/Context Te Horopaki

- 4.1 The Christchurch stadium is a temporary sports and entertainment facility established under section 27 of the Canterbury Earthquake Recovery Act 2011. The site was zoned Open Space Metropolitan Facilities (Temporary Christchurch Stadium) under the Christchurch District Plan, with specific rules for the temporary stadium (Rule 18.5.4 Area-specific rules). There is no underlying zone.
- 4.2 Under the area-specific rules, the temporary stadium will cease operating under the permitted activity standards or any resource consent on 31 December 2027 or such earlier date that a replacement venue is fully operational. The temporary stadium and all temporary infrastructure must also be removed from the site by the earlier of these dates.
- 4.3 The temporary stadium has hosted numerous sporting events, as well as several social and cultural events for Christchurch. There have been several naming rights assigned to it and it is currently known as Apollo Projects Stadium.
- 4.4 One NZ Stadium at Te Kaha, the permanent stadium, began operating in April 2026, with the final event at Apollo Projects Stadium held on 19 April 2026.

##### Location

- 4.5 The temporary stadium is situated at 95 Jack Hinton Drive in Addington, within a cultural and sports hub which also accommodates Addington Raceway and Wolfbrook Arena. In the immediate vicinity there are offices, motels, a retirement village, the Vision College Campus, and residential properties. There is relatively easy access to the Central City and the Addington office area, accessed off Show Place (the second biggest commercial area in Christchurch) and has easy access to transport links.
- 4.6 It comprises two fee simple titles held and managed by the Council, totalling 4.93 hectares in area, with a rateable value of \$6.6 million:

Legal Description	Certificate of Title	Area (hectares)
Lot 1 DP 320558	81495	4.0789
Lot 2 DP 320558	81496	0.8485



### Historical Canterbury Rugby League and Canterbury Rugby Football Union use of the site

- 4.7 The site at 95 Jack Hinton Drive, Addington was first used as the Canterbury Agricultural and Pastoral (A&P) Showgrounds from 1898 until 1997. The A&P Show relocated to the purpose-built Christchurch Agricultural Park in 1998.
- 4.8 The temporary stadium site was first used as a sports ground in 1913 and has hosted many club, Canterbury and NZ Rugby League fixtures, including the NZ Kiwi internationals in the 50s through to the 1990s. The site was then known as Rugby League Park.
- 4.9 In 1993 the site was purchased from Canterbury A&P. Joint ownership was between Canterbury Rugby League (CRL) and the Council. The total cost to purchase and develop was \$2.4m (including a CRL contribution of \$250,000 and a \$150,000 grant from Lotteries).
- 4.10 In 2002 ownership and maintenance issues relating to Rugby League Park were resolved with full ownership reverting to the Council. A new lease for Rugby League Park with CRL was signed in 2005. It remained the base for CRL until it sustained significant damage during the February 2011 Christchurch earthquake and was closed until 24 March 2012. After the earthquake, the stands had to be demolished.
- 4.11 In May 2011 the Council was approached by Canterbury Rugby Football Union (CRFU) to assist in finding an alternative rugby venue to the damaged AMI Stadium at Lancaster Park until a permanent replacement was constructed. On 22 September 2011 the Council agreed to make Rugby League Park available, with the intention that the temporary stadium would be removed at the end of its life. Central government took over from CRFU as the lead agency and formed a trust (Christchurch Stadium Trust) as the vehicle to own and operate the temporary stadium.
- 4.12 In January 2012 CRL agreed to partially surrender its lease from December 2011 – April 2016 for the operation of a temporary stadium. There were two further surrenders of lease to extend the use to April 2018, and then a final expiry date of April 2019.<sup>2</sup> The Council paid CRL \$30,000 per annum, with two opportunities each year for CRL to utilise the temporary stadium, and other grants from the Council.

<sup>2</sup> 2019 was the anticipated date at that time. The project timeline was further extended <https://ccc.govt.nz/the-council/future-projects/major-facilities/canterbury-arena/progress-and-timelines>

- 4.13 On 25 September 2014 the Council agreed to loan the Christchurch Stadium Trust \$2 million to purchase leased temporary seating in order to secure the operation of the temporary stadium for an extended period up to 31 December 2022.
- 4.14 In 2014, an investigation was completed by the Council for the home of Rugby League to be at Canterbury Agricultural Park within the oval, with a scope developed by CRL and costed at \$26.7m. Further work continued to seek a more appropriate and affordable home ground. In 2017 a decision was made by CRL for Ngā Puna Wai to be the new home of Rugby League.
- 4.15 In March 2019 CRL relocated to Ngā Puna Wai. In December 2019 Waihoru Spreydon-Cashmere Community Board approved a full surrender of the lease.
- 4.16 In September 2020 legal ownership of the temporary stadium assets was transferred from the Christchurch Stadium Trust to the Council. Operational responsibility was transferred to Venues Ōtautahi and the Council Parks Unit.
- 4.17 On 28 March 2024 the Canterbury Agricultural and Pastoral Association (CAPA) agreed that it did not wish to reacquire the stadium land from the Council. As part of this agreement the Council is not required to offer to sell the land to CAPA, pursuant to section 40(2) of the Public Works Act 1981.

## 5. Temporary Stadium Infrastructure

- 5.1 The infrastructure that has been used at the stadium includes temporary structures and portable facilities, including grandstands, seats, Portacoms, toilet units, light towers, turf covers, equipment and signage, etc. The value of the current assets is approximately \$1.5 million. The replacement value of the built assets is approximately \$25 million.
- 5.2 As the District Plan area-specific rule requires the removal of the temporary infrastructure, the Council will need to decommission and dismantle the structures and consider whether to sell, retain for use on alternative sites or dispose of it. An Expression of Interest and tender documentation for decommissioning will be released in mid-2026.
- 5.3 There is also a lease with the Fencing Institute at the temporary stadium site. Staff are working through relocation options with the Institute.

## 6. Proposal to rezone the site

- 6.1 Staff propose requesting the Minister responsible for Resource Management Act Reform to use special regulatory powers to rezone the site and then proceeding with the preparation of a development plan for the site, informed by engagement with the community and secured through methods that enable delivery of the plan. The site is zoned OMF, with no underlying zone i.e. to which the site could automatically revert upon its stadium function ceasing or not being required for activities otherwise enabled under the OMF rules. The site also does not have a reserve status under the Reserves Act 1977. Therefore, once the Temporary Christchurch Stadium area-specific rules cease applying, the general OMF rules will apply to the site, providing for those activities enabled under its current zoning.
- 6.2 Activities not anticipated by the OMF rules would need a resource consent. These would fall into the category of being a discretionary activity where not otherwise listed in the rules for the OMF zone. For any resource consent process, this would enable discretion to consider any effects of land use/ development and the conditions imposed.
- 6.3 The alternative approach is to change the zoning in the District Plan, which provides for a range of potential outcomes in terms of use and development anticipated by the zone, unlike a resource consent for a specific use/ development.
- 6.4 Following rezoning of the land, the Council could engage on future options for use and development of the land consistent with the new zoning, which can be secured by a

development plan (DP) with input through wider community engagement. Land/asset value can also be better secured through rezoning. This would provide certainty ahead of any disposal process that a resource consent application might not. For example, providing an opportunity for redevelopment of the area for housing, which could provide a higher revenue of approximately \$26m (2021 market valuation based on rezoning to MRZ).

- 6.5 Rezoning can be achieved by one of the following methods:
- 6.5.1 standard plan change process (RMA, Schedule 1, Part 1);
  - 6.5.2 streamlined planning process (RMA, Schedule 1, Part 5); or
  - 6.5.3 by the Minister using powers under section 360I of the RMA to make a change which is not subject to either of those processes.
- 6.6 Depending on the method used, the time taken could be relatively limited. The regulatory powers in section 360I were inserted in the RMA in August 2025 so are relatively untested. As a consequence, there are uncertainties about how long it might take. It is possible that it could take approximately six months dependent on processes required by the Act and administratively within central government. A standard plan change takes up to 24 months following notification (the statutory time period in the RMA).
- 6.7 Also, for consideration by Council is deciding what zoning to seek, which are evaluated in **Attachment A** together with an overview of the activities enabled under the following zones:
- 6.7.1 Medium Density Residential (MRZ)
  - 6.7.2 High Density Residential (HRZ) – enables a high-density form of residential development
  - 6.7.3 Mixed Use (MUZ) – Enables a greater range and scale of activities with limitations on commercial uses.
- 6.8 Typically, the zoning of a site is considered in the context of the zoning in the surrounds. In this context, there is –
- 6.8.1 Medium Density Residential (MRZ) to the north-east and south-east,
  - 6.8.2 Commercial Office (CO) zone to the north,
  - 6.8.3 Neighbourhood Centre zone (NCZ) to the south-east, and
  - 6.8.4 Open Space Metropolitan Facilities Zone (OMF) to the west (with underlying zoning of Residential Suburban Density Transition (RSDT)).
- 6.9 The recommended zoning of the site is **Mixed Use** on the basis that it provides the scope and flexibility for a range of uses, with the introduction of a new rule to enable residential activity on the site. This would support different outcomes for the site that could be later tested through community engagement and secured through a development plan. The effect would be that it facilitates an open conversation with the community with no commitment to a predominately residential and/or mixed-use development at this time.
- 6.10 In this context, Mixed Use zoning is a starting point while recognising the mix of activities, development and zoning of the surrounding environment. The Council could sell the two lots as a whole or subdivide further.

#### **Development Plan (DP)**

- 6.11 After zoning the land, a development plan is intended to guide development outcomes for the site and add value. It is a necessary step to ensure quality of place and supporting integration with the surrounding environment and community.

- 6.12 Specific outcomes for the site, including land uses and the scale and form of any development could be later defined through a Development Plan after community feedback and further technical work.
- 6.13 Following rezoning and while still in the ownership of the Council, officers propose preparing a Development Plan, which would also be informed by feedback on the future of the site e.g. consultation on whether to dispose of the land, which in turn would be used to secure site outcomes as identified through that process.
- 6.14 The combined approach of an expedited process for rezoning the site and subsequent Development Plan would satisfy time and land value imperatives, as well as addressing likely community expectations that they be involved in deciding the future of this land. This process should follow rezoning.
- 6.15 The following related information session/workshops have taken place for the members of the meeting. Feedback from these workshops included plan change options for disposal with rezoning; the potential to request the Minister to fast track the rezoning, planning opportunities to retain greenspace and engagement with the community:

Date	Subject
25 November 2025	Council PX workshop – Future of Council Land
26 February 2026	Waihoru Spreydon-Cashmere- Heathcote Community Board - PX workshop Future of Council Land
15 April 2026	Council PX workshop – Future of Council Land

### Options Considered Ngā Kōwhiringa Whaiwhakaaro

- 6.16 The following reasonably practicable process options are considered and assessed in this report:
- 6.16.1 **request the Minister to use powers under section 360I RMA to rezone**
  - 6.16.2 **standard plan change process**
  - 6.16.3 **streamlined planning process (RMA, Schedule 1, Part 5)**
  - 6.16.4 **do not rezone at this time**
- 6.17 **Attachment A** also includes consideration and assessment of the following zoning options:
- 6.17.1 Medium Density Residential (MRZ)
  - 6.17.2 High Density Residential (HRZ)
  - 6.17.3 Mixed Use zone (MUZ) - **Recommended**
  - 6.17.4 Commercial zoning
  - 6.17.5 Industrial zoning.

## Options Descriptions Ngā Kōwhiringa

### 6.18 Preferred Option: request the Minister to use powers under section 360I RMA to rezone.

6.18.1 **Option Description:** under this option the Council will request Ministerial intervention under 360I of the RMA. The Minister investigates whether rezoning meets the criteria in the RMA and provides a report to Council, following which the Council responds. The Minister consults affected parties and if satisfied with the proposal, arranges a Regulation that changes the District Plan without going through the standard RMA process.

#### 6.18.2 Option Advantages

- Expedites the rezoning of the site and offers immediate certainty – likely a six-month process.
- Subject to logistics, could seek change before 2026 election.
- Opportunity for feedback by those likely to be affected under s360L of the RMA.
- Little financial impact to the Council relative to the other options.
- Reduced staff resourcing to implement the change.
- Enables testing by the Minister and for any decision-making according to Cabinet rules.
- Retains the opportunity for community input to the future outcomes of the site to inform a Development Plan for the site.
- No appeal rights as provided for under standard plan change process.

#### 6.18.3 Option Disadvantages

- The November 2026 general election potentially provides an endpoint to that process dependent on any subsequent priorities of government, noting that the s360I powers are temporary. The section will no longer exist after December 2027.
- The Development Plan will not be decided at the same time as the rezoning.
- Wider public involvement likely to be limited.
- Limited involvement of experts to ensure an evidential basis for decision-making.
- Removal of Council's decision-making over the appropriate zone – the Minister might decide that a different zone is better.
- No appeal rights by the Council or other stakeholders.

### 6.19 Option 2: Standard plan change process

6.19.1 **Option Description:** Under this option, the Council would initiate a plan change using standard processes under Schedule 1, Part 1 of the RMA. Staff would include this site in the Council's proposed Plan Change 20/PC Rezoning exemption application which is subject to a separate decision of Council.

6.19.2 This option would be dependent on the Minister approving an exemption for the plan change to progress.

#### 6.19.3 Option Advantages

- The Council could develop the ODP and any specific rules for inclusion in the plan change for rezoning the site to MRZ, enabling integration with existing District Plan rules.
- Consultation with the public is undertaken as part of the statutory process by way of submissions and participation at a hearing.
- The merits of the change and ODP are robustly tested as part of a statutory process.
- The Council is the decision-maker on notification of the plan change and final form of the provisions, within the constraints arising from use of an independent hearings panel.

#### 6.19.4 Option Disadvantages

- Longest process – can take up to 24 months (two years) following notification (the maximum statutory time period in the RMA).
- Financial costs to the Council, including costs of any appeal.

### 6.20 Option 3: Streamlined planning process

6.20.1 **Option Description:** Under this option, the Council would initiate a plan change using the streamlined processes under Schedule 1, Part 5 of the RMA.

6.20.2 This option would be dependent on the Minister approving a streamlined planning process for the plan change to progress.

#### 6.20.3 Option Advantages

- Faster process than Option 2 (Standard plan change process).
- The Council could develop the ODP and any specific rules for inclusion in the plan change for rezoning the site to MUZ.
- The scope and nature of process as defined by the Minister (subject to minimum requirements), provides a streamlined pathway to achieving the zoning.
- Likely reduced financial cost to the Council compared with Option 2 (Standard Plan Change process).

#### 6.20.4 Option Disadvantages

- Streamlined process enables a slightly faster rezoning process – between 12 and 18 months.
- Removal of the Council’s decision-making powers.

### 6.21 Option 4: Do not rezone at this time

6.21.1 **Option Description:** Under this option, the Council would not progress a plan change to rezone the site at this time.

#### 6.21.2 Option Advantages

- The community could be consulted on preferred options for the future use of the site before any rezoning decisions are made.

#### 6.21.3 Option Disadvantages

- Timeframes to consult would restrict the request for the Minister to use powers under s360I of the RMA, due to the upcoming general election.

### Analysis Criteria Ngā Paearu Wetekina

- 6.22 In determining the appropriateness of the options, consideration was given to:
- 6.22.1 The timeframe for the process of rezoning the site.
  - 6.22.2 Costs of the process for the Council.
  - 6.22.3 The opportunity for community input to inform outcomes for the site.
  - 6.22.4 Robustness of the process of rezoning the site.
  - 6.22.5 The Council's role in the process of rezoning.

## 7. Financial Implications Ngā Hīraunga Rauemi

### Capex/Opex Ngā Utu Whakahaere

	Recommended Option Request use of 360I	Option 2 – Standard PC process	Option 3 – Streamlined Planning Process	Option 4 – Do not rezone
Cost to Implement	Staff time - Low	Staff time + Consultants, Commissioner(s)		
Maintenance/Ongoing Costs	Nil	Nil	Nil	Nil
Funding Source	Planning & Strategic Transport budget			
Funding Availability	Within existing budget for Plan Change programme			
Impact on Rates	No additional impact on rates beyond existing			

- 7.1 Cost to implement – The cost to implement the proposed plan change of rezoning the site and development of a Development Plan is anticipated and within the existing programme of plan changes.
- 7.2 Rezoning will enable a greater range of options for future uses of the site. Financial details for those options will be brought to the Council at a later date.

## 8. Considerations Ngā Whai Whakaaro

### Risks and Mitigations Ngā Mōrearea me ngā Whakamātautau

- 8.1 There is a risk that the Minister ultimately decides on an outcome different to what is requested by the Council that is not aligned with the outcomes sought. This could be managed through clearly defining what the Council is seeking and for feedback to the Minister on his investigation.
- 8.2 There is also a risk that the time period for a decision by the Minister is longer than anticipated due to other priorities emerging for the Minister/ Parliament. If delayed and not decided on before the November elections, any use of the Minister's powers under s360I will be dependent on priorities of the incoming government.

### Legal Considerations Ngā Hīraunga ā-Ture

- 8.3 Statutory and/or delegated authority to undertake proposals in the report:
- 8.3.1 The Minister has the ability under section 360I of the RMA to arrange a regulation to change the District Plan. The Council has the ability to ask the Minister to use that power.

#### 8.4 Other Legal Implications:

- 8.4.1 The comparison of the legal routes to change the District Plan is in this report.
- 8.4.2 The criteria in the RMA for the Minister deciding to change the District Plan using s360I are that the Minister must be:
- (a) Satisfied that the provisions do not have a negative impact on economic growth, development capacity, or employment; and
  - (b) Satisfied that the following criteria are met:
    - (i) the provisions have not been included in a policy statement or plan in recognition of an obligation or a right under a Treaty settlement, the Marine and Coastal Area (Takutai Moana) Act 2011, Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019, or a Mana Whakahono a Rohe or joint management agreement; and
    - (ii) the modification or removal of the provisions of the policy statement or plan does not prevent the policy statement or plan from giving effect to a national policy statement; and
    - (iii) the modification or removal of the provisions of the plan does not make the plan inconsistent with a national environmental standard.
- 8.4.3 Nothing in the RMA requires the Minister to do anything in response to the Council's request that he use that power. It is wholly at the Minister's discretion whether to even investigate it.
- 8.4.4 If the Minister does decide to investigate it and create a report, there is no statutory timeframe for doing so. The Minister must publicly notify the report and invite the Council to provide comments on it. The Minister is required to consult with people (how widely is at the Minister's discretion).
- 8.4.5 As the power in the RMA is new, there is little guidance available on whether or how the Minister will use it.

### **Strategy and Policy Considerations Te Whai Kaupapa here**

- 8.5 The required decisions:
- 8.5.1 Align with the [Christchurch City Council's Strategic Framework](#).
  - 8.5.2 Are assessed as medium significance based on the Christchurch City Council's Significance and Engagement Policy. The level of significance was determined by the proposed plan change processes to enable future uses of the site, public interest in a high-profile site, and the temporary stadium no longer being required.
  - 8.5.3 Are consistent with the Council's Plans and Policies. In particular, the District Plan.
- 8.6 This report does not support the [Council's Long Term Plan \(2024 - 2034\)](#).

### **Community Impacts and Views Ngā Mariu ā-Hāpori**

- 8.7 The Minister's use of powers under s360I is subject to consultation with those parties likely to be affected by the change. Beyond the rezoning, there is the opportunity for consultation with the wider public to inform a Development Plan that defines outcomes for the site, reflecting the high level of community interest in a public asset that has a long history in the city. This could follow the rezoning as it is within the Council's ability to do with a level of control while it retains ownership of the land.

- 8.8 The decision affects the following wards/Community Board areas:
- 8.8.1 Spreydon-Cashmere-Heathcote Community Board. The temporary stadium is located in the Spreydon Ward.
- 8.9 The Community Board view is for the community to have a say on the outcomes for the future development of the site, which can be done through a subsequent process including preparation of a Development Plan.

### Impact on Mana Whenua Ngā Whai Take Mana Whenua

- 8.10 The decisions do 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.
- 8.11 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. Any future public consultation will provide an opportunity for mana whenua to provide input.
- 8.12 The land was owned by CAPA prior to the Council taking ownership. Therefore, there is no right of first refusal to Ngāi Tahu. This has been confirmed by Ngāi Tahu legal advisors in 2021.



### Climate Change Impact Considerations Ngā Whai Whakaaro mā te Āhuarangi

- 8.15 The proposals in this report are unlikely to contribute significantly to adaptation to the impacts of climate change or emissions reductions. The decisions in this report relate to process. The climate change implications of any land use decisions in future reports will be considered at that time.

## 9. Next Steps Ngā Mahinga ā-muri

- 9.1 If the Committee agrees to the recommendations in this report, staff will draft a letter to send to the Minister requesting that he investigates amending the zoning of the Addington stadium site to Mixed Use in the Christchurch District Plan.
- 9.2 Staff will continue work to inform a Development Plan for the site, guided by the Committee's decision on zoning of the land and wider consultation with the public.

## Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A  	Evaluation of zoning options and overview of activities enabled	26/882718	30

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

Document Name - Location / File Link
Not applicable

## Signatories Ngā Kaiwaitohu

<b>Authors</b>	Libby Elvidge - Principal Advisor Citizens & Community Mark Stevenson - Head of Planning & Consents Nigel Cox - Head of Recreation, Sports & Events Brent Pizzey - Senior Legal Counsel Darren Bridgett - Team Leader City Planning
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**Christchurch District Plan**

**Part 1: Evaluation of zoning options for the site at 95 Jack Hinton Drive**

The following evaluation has not considered the impacts of the different zoning options on infrastructure.

<b>Zoning</b>	<b>Medium Density Residential</b>	<b>High Density Residential</b>	<b>Mixed Use Zone</b>	<b>Commercial zoning</b>	<b>Industrial zoning</b>
<b>Advantages</b>	<ul style="list-style-type: none"> <li>Aligns with MRZ zoning to east and south of the site</li> <li>Provides additional residential capacity in an area accessible by public transport</li> <li>Aligned with previous technical work for the site</li> <li>Scope for higher density development of the site beyond zone rules given the size of the site</li> </ul>	<ul style="list-style-type: none"> <li>Opportunity to integrate with higher density development/retirement village to the immediate east</li> <li>Greater scope to achieve a high-density outcome for the site</li> </ul>	<ul style="list-style-type: none"> <li>Scope and flexibility to enable input from the community on the range of possible uses for the site</li> <li>Provides for a range of activities while limiting retail and office activities</li> <li>Recognition that the surrounding environment is used for a range of activities that this site can integrate with</li> <li>In proximity to existing mixed-use zoned area to north-east in Addington</li> </ul>	<ul style="list-style-type: none"> <li>Opportunity to extend Commercial Office zoning to the north (Show Place)</li> <li>Potential extension of Neighbourhood Centre zone to immediate south</li> <li>Maximises opportunity for a range of activities</li> </ul>	<ul style="list-style-type: none"> <li>In proximity to the southern motorway for connections</li> <li>Large site provides potential for large scale development.</li> </ul>
<b>Disadvantages</b>	<ul style="list-style-type: none"> <li>Potential for greater utilisation of the site e.g. through taller built form</li> </ul>	<ul style="list-style-type: none"> <li>Development outcome enabled by HRZ may not align with development in the surrounding area zoned MRZ</li> </ul>	<ul style="list-style-type: none"> <li>Residential activity is not enabled under the Mixed Use zoning if applied to the site without amendments.</li> <li>Lack of clarity of the outcome for the site</li> </ul>	<ul style="list-style-type: none"> <li>Risk of further expansion of Office Park drawing demand away from the Central City and associated employment</li> <li>Potential effects of a larger Neighbourhood Centre zone having distributional effects on other centres, incl. Riccarton, Tower Junction and Barrington</li> </ul>	<ul style="list-style-type: none"> <li>Risk that additional industrial zoned land contributes to an oversupply in the wider context</li> <li>Access to Whiteleigh Ave and Barrington Street may affect residential amenity of adjoining properties</li> <li>Not consistent with zoning of the surrounds.</li> </ul>

Part 2: Comparison of activities enabled by zone (relevant to 95 Jack Hinton Drive) – Medium density residential | High density residential | Mixed use

Activity status	ZONE: Medium density residential	Activity status	ZONE: High density residential	Activity status	ZONE: Mixed use
Permitted	P1. <b>Residential activity</b> , except for boarding houses (three units on a site)	Permitted	P1. <b>Residential activity</b> (three units on a site)	Permitted	P1. <b>Any new building or addition to a building for any permitted activity listed</b> in Rule 15.10.1.1 P3 to P8 and P11 to P27 below.
	P2. <b>Student hostels</b> owned or operated by a secondary education activity or tertiary education and research activity containing <b>up to 6 bedrooms</b>		P2. Deleted.		P2. <b>Existing retail activity</b> in an existing building, or b. Existing consented retail activity and associated building;  at 15 January 2016.
	P3. <b>Conversion of an elderly person's housing unit/older persons housing unit</b> existing at 17 March 2023, into a residential unit that may be occupied by any person(s) and without the need to be encumbered by a bond or other appropriate legal instrument		P3. <b>Relocation of a building</b>		P3. <b>Ancillary retail activity</b>
	P4. <b>Home occupation</b>		P4. <b>Market gardens, community gardens, and garden allotments.</b>		P4. <b>Food and beverage outlet</b>
	P5. <b>Care of non-resident children</b> within a residential unit in return for <b>monetary payment to the carer</b>		P5. <b>Repair or rebuild of multi-unit residential complexes damaged by the Canterbury earthquakes of 2010 and 2011</b> on properties with cross leases, company leases or unit titles as at the date of the earthquakes		P5. <b>Trade supplier</b>
	P6. Deleted.		P6. <b>Care of non-resident children</b> within a residential unit in return for <b>monetary payment to the carer</b>		P6. <b>Yard-based supplier</b>
	P7. <b>Education activity</b>		P7. Outside of the Central City, <b>home occupation</b>		P7. <b>Second-hand goods outlet</b>
	P8. <b>Preschools</b> , other than as provided for in Rule 14A.5.1.1 P5.		P8. N/A		P8. <b>Service station</b>
	P9. <b>Health care facility</b>		P9. N/A		P9. <b>Existing commercial services</b> in an existing building, or b. Existing consented commercial services and associated building;  as at 15th January 2016.
	P10. <b>Veterinary care facility</b>		P10. N/A		P10. <b>Existing office</b> in an existing building, or

Activity status	ZONE: Medium density residential	Activity status	ZONE: High density residential	Activity status	ZONE: Mixed use
					b. Existing consented office and associated building;  as at 15th January 2016.
	P11. <b>Place of assembly...</b>		P11. a. <b>Activity associated with a retirement village.</b> b. This activity does not include any new building, or alteration or addition to an existing building, for a retirement village (Refer to Rule 14A.6.1.3 RD4 and RD5). c. ...		P11. <b>Ancillary offices</b>
	P12. <b>Community corrections facilities</b>		P12. N/A		P12. N/A
	P13. <b>Community welfare facilities</b>		P13. <b>Hosted visitor accommodation</b>		P13. <b>Warehousing and distribution</b> activities
	P14. <b>Spiritual activities</b>		P14. N/A		P14. <b>Service industry</b>
	P15. <b>Emergency services facilities</b>		P15. N/A		P15. <b>High technology industrial</b> activity
	P16. <b>Repair or rebuild of multi-unit residential complexes damaged by the Canterbury earthquakes of 2010 and 2011</b> on properties with cross leases, company leases or unit titles as at the date of the earthquakes		P16. <b>Unhosted visitor accommodation</b>		P16. <b>Trade and industry training</b> activity
	P17. <b>Temporary lifting or moving of earthquake damaged buildings</b> where the activity does not meet one or more of Rules: a. Rule 14A.5.2.3 - Building height and maximum number of storeys; b. Rule 14A.5.2.4 - Building coverage; c. Rule 14A.5.2.5 - Outdoor living space; d. Rule 14A.5.2.6 - Height in relation to boundary; or e. Rule 14A.5.2.7 - Minimum building setbacks.		P17. <b>Spiritual activities</b> outside the Central City		P17. <b>Emergency service facilities</b>
	P18. <b>Relocation of a building</b>		P18. <b>Education activity</b> outside the Central City		P18. <b>Public transport facility</b>
	P19. <b>Market gardens, community gardens, and garden allotments</b>		P19. <b>Preschool</b> outside the Central City (other than as provided for in Rule 14A.6.1.1 P6)		P19. <b>Health care facility</b>
	P20. <b>Hosted visitor accommodation</b>		P20. <b>Health care facility</b> outside the Central City		P20. <b>Preschool</b>
	P21. N/A		P21. <b>Veterinary care facility</b> outside the Central City		P21. <b>Gymnasium</b>
	P22. N/A		P22. <b>Places of assembly</b> outside the Central City		P22. <b>Drive-through services</b>
	P23. <b>Unhosted visitor accommodation</b>		P23. <b>Community corrections facilities</b> outside the Central City		P23. <b>Parking lot</b>

Activity status	ZONE: Medium density residential	Activity status	ZONE: High density residential	Activity status	ZONE: Mixed use
	P24. <b>Retirement villages</b>		P24. <b>Community welfare facilities</b> outside the Central City		P24. <b>Parking building</b>
			P25. <b>Emergency service facilities</b> outside the Central City		P25. <b>Tertiary education and research</b> activities
Controlled	C1. Activity or building that does not meet a rule or standard (under Permitted).	Controlled	C1. Activity or building that does not meet a rule or standard (under Permitted).		P26. <b>Visitor accommodation including ancillary meeting and conference facilities</b> , and the provision of goods and services primarily for the convenience of guests
Restricted Discretionary	RD1. a. Except for retirement villages, the <b>erection of new buildings and alterations or additions to existing buildings including all accessory buildings, fences and walls associated with that development...</b>  <i>(including four or more residential units)</i> <i>(subject to further standards in excess of those which are permitted)</i>	Restricted Discretionary	RD1. N/A		P27. N/A
	RD2. Activity or building that does not meet a rule or standard (either under Permitted or Controlled).		RD2. a. Except for retirement villages, the <b>erection of new buildings and alterations or additions to existing buildings including all accessory buildings, fences and walls associated with that development...</b>  <i>(including four or more residential units)</i> <i>(subject to further standards in excess of those which are permitted)</i>		P28. N/A
	RD3. <b>Boarding house</b>		RD3. N/A		P29. <b>Commercial film or video production</b>
	RD4. <b>Student hostels</b> owned or operated by a secondary education activity or tertiary education and research activity containing <b>7 to 9 bedrooms</b>		RD4. a. <b>Any new building, or alteration or addition to an existing building for a retirement village...</b>  <i>(subject to further standards in excess of those which are permitted)</i>	Controlled	No controlled activities
	RD5. a. <b>Convenience activities</b> where: i. the site is located on the corner of a minor arterial road;		RD5 and RD6. Activity or building that does not meet a rule or standard (either under Permitted or Controlled).	Restricted Discretionary	RD1 and RD2. Activity or building that does not meet a rule or standard (either under Permitted or Controlled).

Activity status	ZONE: Medium density residential	Activity status	ZONE: High density residential	Activity status	ZONE: Mixed use
	<ul style="list-style-type: none"> <li>ii. the total area occupied by retailing on the site is no more than 50m<sup>2</sup> public floor area;</li> <li>iii. ...</li> <li>iv. ...</li> <li>v. ...</li> <li>vi. ...</li> </ul>				
	RD6. <ul style="list-style-type: none"> <li>a. <b>Integrated Family Health Centres</b> where:                             <ul style="list-style-type: none"> <li>i. the centre is located on sites with frontage and the primary entrance to a minor arterial road or collector road where right turn offset, either informal or formal is available;</li> <li>ii. the centre is located on sites adjoining a Neighbourhood centre, District centre or Key activity centre;</li> <li>iii. ...</li> <li>iv. ...</li> <li>v. ...</li> </ul> </li> </ul>		RD7. N/A		
	RD7 to RD9. Activity or building that does not meet a rule or standard (either under Permitted or Controlled).		RD8 to RD28. Activity or building that does not meet a rule or standard (either under Permitted or Controlled).		
	RD20. <b>Care Facility</b>		RD29. N/A		
	RD21 to RD31. Activity or building that does not meet a rule or standard (either under Permitted or Controlled).		RD30. N/A		
	RD32. N/A				
	RD33. N/A				

**Notes:**

1. *Activity or building that does not meet a rule or standard (either under Permitted or Controlled).* Refers to activities or buildings already provided for as a permitted or controlled activity i.e. the nature of the activity is already anticipated, but the scale, character and/or intensity is greater than enabled e.g. beyond built form standards, e.g. scale or neighbouring impact.
2. Rules and standards, including built form standards, which manage the degree of impact or otherwise, not included in this table. Focus is specifically on the types of activities enabled, for comparison purposes.

## 8. Approval to Notify Plan Change 21 - Central City Noise

Reference Te Tohutoro: 26/474430

Responsible Officer(s) Te Darren Bridgett, Team Leader City Planning

Pou Matua: Liz White, Consultant Planner

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 seek approval to publicly notify Plan Change 21 – Central City Noise (PC21).
- 1.2 This follows on from the Council’s resolution in April 2023 to commence a plan change process to the District Plan, including an evaluation of options for managing the effects of noise in the Central City. This was in response to concerns over conflicts arising between new residential activities and established music venues, and subsequent informal engagement on identified options.
- 1.3 Following public notification of the plan change, submissions are invited and a hearings panel hears and considers those submissions and other evidence. Recommendations from the panel are then considered by the Council. If adopted by the Council, the plan change becomes part of the Christchurch District Plan.

### 2. Officer Recommendations Ngā Tūtohu

That the Policy and Planning Committee:

1. Receives the information in the Approval to Notify Plan Change 21 - Central City Noise 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. Approves the public notification of Plan Change 21 – Central City Noise and its associated Section 32 evaluation report, pursuant to Schedule 1, Clause 5 of the Resource Management Act, as provided in Attachments A and B of this report.
4. Authorises the Head of Planning and Consents to make any necessary corrections or amendments to Proposed Plan Change 21 or to the evaluation report and appendices, until the date of notification.

### 3. Executive Summary Te Whakarāpopoto Matua

- 3.1 Plan Change 21 – Central City Noise is intended to address issues that have arisen in relation to the management of noise in the Central City. In particular, it seeks to provide for a noise management framework that reflects a vibrant inner-city environment, filled with a diverse range of activities. This requires a careful and balanced approach to be taken to providing for music and hospitality venues, which by their nature generate higher levels of noise, while continuing to provide increased opportunities for residential living, which can be sensitive to noise.
- 3.2 The current approach is based on 3 precincts (Categories 1, 2 and 3) within which there are different permitted noise levels, with the highest in Category 1. There are also acoustic insulation requirements in some areas for new sensitive activities, depending on zoning and

- location. A ‘preferred approach’ was consulted on between 25 June to 3 August 2025, which proposed to significantly expand the Category 1 & 2 precinct boundaries to essentially align the boundaries with existing insulation requirements, and increase noise limits for music and hospitality venues in both these precincts, relative to the insulation levels required.
- 3.3 Feedback was received from 1,429 parties (33 organisations and 1,396 individuals). The majority of feedback (87%) supported the proposed plan change overall.
  - 3.4 As a result of this feedback, and further consideration of the zoning outcomes sought within the Central City, Council Officers now recommend amendments to the draft Plan Change to reduce how far Category 1 and Category 2 precincts are expanded in some areas, particularly in established residential neighbourhoods. These are detailed further at paragraphs 4.9 – 4.12 of this report, but generally seek to minimise impacts on established residential neighbourhoods, reflect practical limitations, and ensure noise limits align with the current level of noise insulation required.
  - 3.5 The Category precincts recommended are shown in the map in **Attachment C**, and the changes recommended from the previous preferred approach are shown in the map in **Attachment D**. In order to assist the Committee in understanding how the changes impact on venues and residential activities, a summary table is also provided in **Attachment E**. This sets out some example areas, the current noise management regime applying, the recommended approach, and alternate options that have been considered. This is essentially a high-level summary of the s32 evaluation report, using specific example areas.
  - 3.6 Other aspects of the preferred approach are recommended to be retained in proposed Plan Change 21, including the proposed increases to noise limits in Category 1 and 2 precincts, along with rationalising the approach to noise insulation requirements and adding a requirement for mechanical ventilation where noise insulation is required within the Central City.
  - 3.7 During the engagement period, the government announced its intention to introduce legislation to require councils to stop work on most plan changes. The Council has received an exemption allowing PC21 to progress to notification. This will allow for further testing of the proposed approach through the formal submission and hearing process.

#### 4. Background/Context Te Horopaki

- 4.1 The Council resolved in April 2023 to commence preparation of a plan change to the District Plan, including an evaluation of options for managing the effects of noise in the Central City. This followed on from concerns being raised with the Council over conflicts arising between new residential activities and established music venues as well as various petitions and surveys indicating a level of support for increasing noise limits, particularly in relation to live music and hospitality venues.
- 4.2 Key issues identified by staff included conflicts arising (including the potential for reverse sensitivity effects) regarding noisy activities and residential activities in the Central City, particularly in mixed use zones; noise limits being too restrictive for music venues established in locations outside of Category 1 and 2 precincts, (being defined spatial areas where respectively higher levels of noise are permitted), requiring costly acoustic insulation and/or limiting their hours of operation; and some noise sensitive activities not having sufficient noise insulation to adequately mitigate higher noise levels.
- 4.3 During 2023 and 2024, City Planning staff were heavily involved in Plan Change 14, Housing and Business Choice, which was prioritised over the Central City noise plan change. On 27 May 2025, staff presented plan change options to the Council to address the key issues, including a

preferred option. Of the various options identified and considered, the recommended approach was to:

- 4.3.1 Retain the current category-based precinct approach to managing noise, while also:
  - expanding the precinct areas (Category 1 and Category 2) where higher limits are provided, and
  - increasing the noise limit for music and hospitality venues in these categories (respective to each category).
- 4.3.2 Retain the existing noise insulation requirements for activities sensitive to noise in these areas, with the precinct boundaries and noise limits generally aligned to these existing requirements.
- 4.4 Following the presentation of options to Council, a drop-in session for councillors was held on 4 June 2025. As a result of the feedback received (outlined in a memo circulated to elected members on 12 June 2025), the preferred option for engagement was adjusted to include additional areas in St Asaph Street and adjacent to Fitzgerald Avenue within the orange Category 1 precinct.
- 4.5 Informal public engagement on the options took place between June and August 2025. Consultation feedback was presented to the Council at a workshop on 9 September 2025. At a high level, this included:

Question	Yes	Somewhat	No	Don't Know / Not Sure
Overall, do you support the proposed Plan Change?	87%	5%	7%	1%
Do you think we've got the category locations right?	86%	7%	6%	
Do you think we've got the noise limits and insulation requirements right?	81%	9%	9%	

- 4.6 While there was overwhelming support for the direction of the draft proposal, key reasons that some submitters opposed the draft proposal or aspects of it, were:
  - The noise limits are too low/should be increased further (107)
  - It will affect the quality of life/comfort of central city residents (62)
  - Residents were there first and/or should be prioritised (40)
  - Increased noise will affect the health of central city residents (29)
  - It could have negative impacts on existing live music venues (the rules aren't enabling enough, confusion about the current rules in place, the cost of soundproofing for venues etc) (23)
  - Perception that increased noise leads to more antisocial behaviour (20)
- 4.7 Various additional areas were requested to be added to the Category 1 (or Category 2) precinct, but the majority of these are located outside the Central City and therefore outside the scope of the area the Plan Change relates to. Excluding these, additional requests included:
  - Including all areas within the Four Avenues in either Category 1 or having no noise limit (8)

- St Asaph Street (5)
- 4.8 The most common responses that submitters suggested should not be included in the Category 1 or 2 precinct were:
- The area around Victoria Street (31) including Salisbury, Beveridge, Conference, Peacock, Peterborough, Dublin Streets
  - The residential East Frame neighbourhoods (6)
  - St Asaph Street (4) and Welles Street (2)
- 4.9 **Changes to the proposal in response to engagement**
- 4.9.1 Following the feedback received from engagement on the preferred approach, Council Officers recommend the following refinements to boundaries of the Category 1 and Category 2 precincts to better consider zonings and existing residential activities. These are as follows, and are also shown in the map in **Attachment D**:
- 4.9.2 **Change 1: Retaining the current Categories in the Victoria Street area** (generally being Category 2 for the City Centre Zone (CCZ) and Category 3 for the High Density Residential Zone (HRZ) and Residential Visitor Accommodation Zone (RVAZ) areas), but applying Category 2 to those areas adjoining the current Category 2 zone which are zoned CCZ or Central City Mixed Use (CCMUZ). The previous preferred approach was to apply Category 1 to the current Category 2 areas; and Category 2 to areas within 75m of this; and
- 4.9.3 **Change 2: Retaining the current Category 3 (rather than Category 1)** applying to the areas zoned HRZ and RVAZ which are located within the Canterbury Multi Use Arena Inner and Outer Noise Insulation Areas; and
- 4.9.4 **Change 3: Applying Category 2 (rather than Category 1)** to a buffer area to the northeast of the stadium (generally being the Barbadoes/Hereford/Cashel/Fitzgerald and Cashel/Clarkson/Lichfield blocks within the Canterbury Multi-Use Arena Inner and Outer Noise Insulation Areas which is currently Category 3); and
- 4.9.5 **Change 4: Applying Category 2 (rather than Category 1)** to the East Frame area (being the current Category 3 area located within the CMUA Inner and Outer Noise Insulation Areas which is between Madras and Manchester Streets); and
- 4.9.6 **Change 5: Not including the additional areas in St Asaph Street and out towards Fitzgerald Avenue in Category 1, but in Category 2** (noting they are currently Category 3).
- 4.10 The reasons for these changes are:
- 4.10.1 **Change 1: Victoria Street area:**
- It responds to submitter concerns that increased noise limits in that area would negatively affect established residential activities. Further, it takes into account the high volume of noise sensitive activities established in this area before noise insulation requirements applied, which would not be adequately protected from higher noise levels; and
  - It better reflects that entertainment activities are not permitted in the HRZ and RVAZ, and therefore unlike in other zones, a higher noise limit would do little to provide for these activities in these zones; and
  - It reflects that applying Category 1 to the ‘spine’ of Victoria Street would be unlikely, in practice, to allow for higher noise levels, because of the need for

venues in this narrow area to meet the lower noise limits applying at the boundary with adjoining HRZ/RVAZ sites.

4.10.2 **Change 2: Applying Category 3 to the areas zoned HRZ or RVAZ within the CMUA Inner and Outer Noise Insulation Areas:**

- It better considers the high volume of noise sensitive activities established in this area before noise insulation requirements applied which would not be adequately protected from higher noise levels; and
- It better reflects that entertainment activities are not permitted in the HRZ and RVAZ, and therefore unlike in other zones, a higher noise limit would do little to provide for these activities in these zones.

4.10.3 **Change 3: Applying Category 2 to the Barbadoes/ Hereford/ Cashel/ Fitzgerald and the Cashel/ Clarkson/ Lichfield/ Fitzgerald blocks within the CMUA Inner and Outer Noise Insulation Areas:**

- It better considers that there are a number of noise sensitive activities which established in this area before noise insulation requirements applied which would not be adequately protected from higher noise levels; and
- It provides a buffer or transition between the Category 1 and Category 3 areas in this location.

4.10.4 **Change 4: Applying Category 2 to the east frame area between Madras and Manchester Streets within the CMUA Inner and Outer Noise Insulation Areas:**

- It reflects that there is a high concentration of residential activities in this area, and many have only been required to insulate to adequately mitigate noise of up to 60 dB  $L_{Aeq}$  (i.e. they were established before the CMUA noise insulation areas were put in place); and
- Given the recently established uses in this area, there is less likelihood or opportunity for new venues (which might benefit from the higher noise limits) to establish in this area; and

4.10.5 **Change 5: Applying Category 2 (not Category 1) to areas in St Asaph Street and Fitzgerald Avenue that are outside the CMUA Inner and Outer Noise Insulation Areas:**

- Noise sensitive activities established in this area have not been required to insulate to a level that would provide an adequate environment for sleep at a higher (Category 1) noise limit of 65 dB  $L_{Aeq}$ .
- Applying Category 1 to this area is unlikely, in practice, to allow for higher noise levels, because of the need for venues in this narrow area to meet the lower noise limits applying at the boundary with adjoining Category 2 sites.
- As these areas are currently included in Category 3, the permitted night-time noise limit (as recommended) would still increase substantially from 45 dB  $L_{Aeq}$  to 60 dB  $L_{Aeq}$ , which is comparable to limits applying in other main cities in New Zealand Aotearoa.

4.11 The **advantages of the overall approach**, including the changes recommended above, are:

- 4.11.1 The expansion of Category 1 and 2 areas precincts will provide flexibility for locations for new venues. Although in some cases the extent of Category 1 and 2 areas precincts would decrease from those put forward in engagement, they will still be increased substantially from the current boundaries.

- 4.11.2 Increased noise limits in Category 1 and 2 areas precincts will better provide for new and existing music venues and in turn better support a vibrant night-time economy. The recommended 60 dB LAeq limit in the Category 2 precinct is a substantial increase from the 45 dB LAeq applying to venues currently located in a Category 3 precinct, and comparable to limits applying in other main cities in New Zealand Aotearoa. The recommended 65 dB LAeq limit in Category 1 provides an even more permissive approach.
- 4.11.3 Areas with higher concentrations of noise sensitive activities established before the noise insulation requirements came into force will be protected from higher noise levels that would unreasonably affect sleep. This is demonstrated in the map in **Attachment F**.
- 4.11.4 The precinct boundaries better align with the outcomes sought by the underlying zoning of areas. In particular, areas intended to be predominantly residential in nature will be included in the Category 3 precinct. This is demonstrated in the map in **Attachment G**.
- 4.11.5 The changes to precinct boundaries are targeted to areas where insulation is already required. The areas where noise insulation is required does not increase.
- 4.11.6 The approach is considered to provide a balance between enabling music venues to operate and continuing to encourage residential activities in the central city.
- 4.12 The **disadvantages of the overall approach**, including the changes recommended above, are:
- 4.12.1 Noise sensitive activities established before the noise insulation requirements came into force could be subject to increased noise levels that are not mitigated through insulation. However, under the recommended option, the areas with the greatest concentration of noise sensitive activities would be removed from Category 1 or 2 precincts to reduce these effects.
- 4.12.2 Existing venues located in the Victoria Street spine, St Asaph Street area or between the CMUA Outer Noise Insulation Area and Fitzgerald Avenue will have a lower noise limit than venues in the Category 1 precinct. However, the recommended application of the Category 2 precinct to these areas, with a 60 dB LAeq limit, is still significantly higher than the limit currently applying in these areas (with the exception of Victoria Street, which is currently Category 2).
- 4.12.3 The increased noise limits will still require some noise mitigation measures to be put in place by venues (which might include entry lobbies, mechanical ventilation systems and acoustic upgrades to windows, doors and ceiling elements), but the planner's assessment in the section 32 report (**Attachment B**) considers that this is reasonable and less than what would be required under the current noise limits. The Category 2 noise limits are equivalent to those applying in other central city areas (Auckland, Wellington, Dunedin and Queenstown) and higher in Category 1 meaning the costs are likely to be similar to those that would arise for venues in other cities. If venues cannot install those noise mitigation measures - due to costs or other reasons - they will not be able to take advantage of the maximum permitted noise rules and will still need to reduce volumes to comply.
- 4.12.4 Conflict may still arise where music venues and noise sensitive activities are located in proximity to each other, despite the planner in the section 32 report (**Attachment B**) considering that noise levels are appropriately matched to insulation requirements.
- 4.13 The following related memos/information was circulated to meeting members:

Date	Subject
12/6/2025	Memo to elected members following 27 May 2025 presentation and 4 June 2025 drop-in session

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

Date	Subject
27/5/25	Presentation of options for amendments to the District Plan
9/9/25	Workshop on feedback from consultation

### Options Considered Ngā Kōwhiringa Whaiwhakaaro

4.15 Proposed Plan Change 21 is accompanied by a detailed evaluation report (at **Attachment B**) prepared under s32 of the RMA, which includes the consideration of reasonably practicable alternatives. Those evaluations assess the efficiency and effectiveness of alternatives to the proposed provisions for the District Plan. They conclude that the plan change provisions as recommended by staff (as set out in **Attachment A**) are the most appropriate.

4.16 In relation to the plan change process, the following options for PC21 have been considered:

- 4.16.1 Proceed with the notification of PC21 as recommended by Council Officers, and as set out in **Attachments A and B**).
- 4.16.2 Do not proceed with the notification of PC21.
- 4.16.3 Proceed with the notification of PC21, with changes to what is recommended by Council Officers.

### Options Descriptions Ngā Kōwhiringa

4.17 **Preferred Option:** Proceed with the notification of PC21 as recommended by Council Officers, and as set out in **Attachments A and B**.

4.17.1 **Option Description:** The changes to the District Plan and supporting s32 evaluation report would be adopted by the Committee, for formal notification under the RMA. PC21 would then proceed through the submissions and hearing process.

4.17.2 **Option Advantages**

- The proposed changes are aimed at addressing issues that have been identified with the current noise management regime in the Central City.
- There is strong community support for the changes proposed in PC21.
- The changes have been evaluated by Council Officers as being appropriate, taking into account supporting technical evaluations.
- Allowing PC21 to proceed through the submissions and hearing process enables the proposed changes to be further tested and, where appropriate, amended.

4.17.3 **Option Disadvantages**

- There are costs associated with the notification and hearings process, which have been budgeted for.

- 4.18 **Option 2:** Do not proceed with the notification of PC21
- 4.18.1 **Option Description:** The current noise precinct boundaries and noise limits would remain as per the current District Plan provisions.
- 4.18.2 **Option Advantages**
- No additional costs arising from the notification and hearings process would be incurred.
- 4.18.3 **Option Disadvantages**
- The issues that have been identified with the current noise management regime in the Central City would remain unaddressed.
  - This approach would not be consistent with the majority of feedback received from public engagement on this matter.
- 4.19 **Option 3:** Proceed with the notification of PC21, with changes to what is recommended by Council Officers.
- 4.19.1 **Option Description:** The changes to the District Plan and supporting s32 evaluation report would be adopted by the Policy and Planning Committee, for formal notification under the RMA, with any modifications made by the Committee. For example, this could include changes to where the Category 1 and 2 precincts are applied, including reverting back to those proposed in the public engagement (in some or all cases). PC21 would then proceed through the submission and hearing process.
- 4.19.2 **Option Advantages**
- It is anticipated that any changes made to PC21 would still be aimed at addressing issues that have been identified with the current noise management regime in the Central City.
  - Provided the changes are not substantive, this option would still generally align with the general community support for the changes proposed in PC21.
  - The progressing of PC21 through the submissions and hearing process allows for any proposed changes to be further tested and, where appropriate, amended.
- 4.19.3 **Option Disadvantages**
- Changes made to the plan change may not be supported by technical experts.
  - The changes may not align with the s32 evaluation that has been undertaken, which has considered the costs and benefits, and efficiency and effectiveness of various options at achieving the objectives in the District Plan and within the plan change itself. This includes consideration of the spatial extent of the noise precincts.
  - There are costs associated with the notification and hearing process, which have been budgeted for.
- 4.20 If Option 3 is chosen, reasoning will need to be provided for the changes, which would then be included in the s32 evaluation.

## 5. Financial Implications Ngā Hīraunga Rauemi

### Capex/Opex Ngā Utu Whakahaere

	Recommended Option - notify	Option 2 – do not notify	Option 3 – notify with amendments
Cost to Implement	Within existing budget for Planning and Consents	No additional costs	Within existing budget for Planning and Consents
Maintenance/Ongoing Costs	Nil	Nil	Nil
Funding Source	Operational budget for Planning and Consents	N/A	Operational budget for Planning and Consents
Funding Availability	Funded in LTP	N/A	Funded in LTP
Impact on Rates	No additional impact beyond LTP	N/A	No additional impact beyond LTP

## 6. Considerations Ngā Whai Whakaaro

### Risks and Mitigations Ngā Mōrearea me ngā Whakamātautau

- 6.1 There are evidential risks and possible cost implications for the Council if it was to notify proposed District Plan provisions that are not supported by technical advice. There is a greater risk that such changes (if challenged through the submission process) will not be accepted by the hearings panel for PC21.
- 6.2 There is a risk in any plan change processes that the notified provisions and approach do not stand up to scrutiny and evidence is presented by other parties that the hearings panel favours. This has been mitigated by the technical evidence, consideration of options, and the high level of community engagement on this topic.
- 6.3 Council staff and consultants presenting evidence to the hearings panel are also not bound by the Council's decision at notification, noting that those giving evidence must be objective and give their professional opinion to assist the Panel. This is a risk for any plan change process.

### Legal Considerations Ngā Hīraunga ā-Ture

- 6.4 This report has been reviewed by the Council's Legal Services. The legal considerations are described throughout the report.
- 6.5 As noted in the section 32 report (**Attachment B**, at 3.1.8), compliance with the maximum permitted noise rules may not end complaints, and there may still be directions from enforcement officers that venues reduce noise. Enforcement officers can issue excessive noise directions under s327 of the RMA. These direct people to reduce noise to a reasonable level if the noise is of such a nature as to unreasonably interfere with the peace, comfort, and convenience of any person. This is a subjective assessment. An enforcement officer can issue an excessive noise direction for noise that complies with the District Plan; however, as context is relevant to whether noise is "excessive" and to what is a "reasonable level", the Plan's anticipated environment for the location should be relevant to the enforcement officer's assessment. As such, the noise limits in the District Plan are likely to have some relevance to assessment of noise complaints.

## 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](#). It will contribute to the 'collaborative confident city'; 'cultural powerhouse city' and 'thriving prosperous city' community outcomes, by improving opportunities for investment in venues which in turn contribute to the cultural and social well-being of the city, while still supporting residential life.

6.6.2 Is assessed as medium significance based on the Christchurch City Council's Significance and Engagement Policy. PC21 has been of high interest to the community and continuing to progress this work is a priority for the Council.

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

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

6.8 Strategic Planning and Policy

6.8.1 Activity: Strategic Planning and Resource Consents

- Level of Service: 9.5.1.1 Prepare plan changes to the District Plan to address issues and to implement national and regional direction, identified as a high priority by Council - In accordance with statutory processes and timeframes

## Community Impacts and Views Ngā Mariu ā-Hāpori

6.9 The decision affects the Central Ward area and the following Community Board:

6.9.1 Waipapa Papanui-Innes-Central Community Board

6.10 The Waipapa Papanui-Innes-Central Community Board and community organisations in their area have not been directly consulted on this decision. However, PC21 was open to the public for informal engagement, and over 1,429 responses were received, including from community organisations.

6.11 Officers also directly consulted the Inner City West Neighbourhood (ICON) association during informal engagement, noting concerns relating to the proposed noise categorisation of the Victoria Street precinct.

## Impact on Mana Whenua Ngā Whai Take Mana Whenua

6.12 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.

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

6.14 Whitiōra were approached as part of the development of the plan change and indicated that they did not need to be consulted further on the specific details of the plan change. However, they noted that individual mana whenua may be affected as landowners and may comment as they see fit, which can occur through the formal submission process.














6.15 Climate Change Impact Considerations Ngā Whai Whakaaro mā te Āhuarangi The proposals in this report are unlikely to contribute significantly to adaptation to the impacts of climate change or to emissions reductions.

6.16 This is because the changes proposed in PC21 are unrelated to emissions or to climate change matters more broadly.

## 7. Next Steps Ngā Mahinga ā-muri

- 7.1 If the Policy and Planning Committee approves the public notification of Proposed Plan Change 21, this will proceed as soon as reasonably practicable. Once notified, the formal submission period runs for 20 working days. Following a summary of those submissions being notified, a further 10 working day period is provided for parties to make further submissions on the original submissions. A hearing will then be held to consider all submissions.
- 7.2 Engagement over the formal submission period will be similar to that undertaken during the informal engagement, and is likely to include an updated webpage, a Newsline story, letters to affected central city businesses and residents, Facebook posts and direct emails to any party who has opted into updates on the PC21 process.

## Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A  	Plan Change 21 Proposed Provisions	26/850837	46
B 	Section 32 report with appendices ( <i>Under Separate Cover</i> )	26/854757	
C  	PC21 Proposals with venues	26/854711	63
D  	Engagement Map with Alterations Highlighted	26/854724	64
E  	Example areas - comparison of current and recommended approaches	26/854738	65
F  	Categories with residential building age	26/854728	68
G  	Categories with zones	26/854732	69

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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## PLAN CHANGE 21 – PROPOSED PROVISIONS

Changes to Operative Chapters

### DISTRICT PLAN TEXT AMENDMENTS

KEY: For the purposes of this plan change any unchanged text is shown as normal text or in **bold**, any text proposed to be added by the plan change as notified is shown as **bold underlined** and text to be deleted as ~~**bold strikethrough**~~.

Text in **green** font identifies existing terms defined in *Chapter 2 – Definitions*. Where the proposed plan change contains a term defined in *Chapter 2 – Definitions*, the term is shown as **bold underlined text in green** and the wording to be deleted is shown as ~~**bold strikethrough in green**~~. New definitions in Chapter 2 and within a provision (including a rule) is shown as **bold green text underlined in black**.

Text in **blue** font indicates existing links to other provisions in the District Plan and/or external documents. These will have pop-ups and links, respectively, in the on-line Christchurch District Plan. Where the proposed plan change contains a new link, it is shown as **bold underlined text in blue**. Where a link is proposed to be deleted, it is shown as ~~**bold strikethrough in blue**~~.

## General Rules and Procedures

### 6.1 Noise

...

#### 6.1.3 How to interpret and apply the rules

...

f. If you are generating noise, the following steps may assist:

- i. Determine whether the activity is exempt from the noise rules, as listed in **Rule 6.1.4.2** ~~or subject to **Rule 6.1.4.3 (a)** in the **Central City**~~.

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#### 6.1.4 General Noise Rules

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~~6.1.4.3 Duration of resource consents for activities operating after 23:00 hours in Category 3 Precincts in Central City Mixed Use Zones~~

~~a. In the Central City Mixed Use Zone and Central City Mixed Use Zone (South Frame), any resource consent granted under Rule 6.1.5 for activities operating after 23:00 hours in Category 3 Precincts shall be limited in duration to 7 years. For the avoidance of doubt, further resource consent/s for an additional 7 year term, or shorter duration, can be sought.~~

6.1.5 Zone Specific Noise Rules

6.1.5.2 Noise Standards

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6.1.5.2.2 Noise limits in the Central City

a. In the Central City, any activity that generates noise shall meet the Noise standards in Table 2 below at any site receiving noise from that activity, as relevant to the Category of Precinct in which the site receiving the noise is located (as shown on the Central City ~~Entertainment and Hospitality Precinct Overlay~~ Noise Environments Planning Map).

Table 2: Noise standards for each Category

Category of Precinct in which the site receiving noise is located		Applicable to:	Time (hrs)	Noise Limit		Exemptions
				L <sub>Aeq</sub>	L <sub>AEmax</sub>	
a.	Category 1 - Higher noise level entertainment and hospitality precincts.	Activities other than <del>discrete outdoor entertainment events</del> <u>entertainment activities</u>	07:00- <del>02</del> 3:00	60	<del>85</del>	This shall not include noise from people in outdoor areas of premises licensed for the sale, supply and/or consumption of alcohol that meet the specified outdoor area setback required by Rule 6.1.6.2.10.
			<del>02</del> 3:00-07:00	60	75	
		<del>Discrete outdoor entertainment events</del> <u>Entertainment activities</u>	07:00- <del>23</del> 2:00	65	<del>85</del>	
			<del>23</del> 2:00-07:00	65	<del>85</del> 80	
b.	Category 2 - Lower <del>All except Victoria</del>	All activities <u>other than</u>	07:00- <del>01</del> 23:00	60	<del>85</del>	This shall not include noise from people in

Category of Precinct in which the site receiving noise is located		Applicable to:	Time (hrs)	Noise Limit		Exemptions
				L <sub>A</sub> Eq	L <sub>A</sub> Fma <sub>x</sub>	
noise level entertainment and hospitality precincts.	<del>Street area</del>	<u>entertainment activities</u>	<del>01:00-07:00</del>	50	75	outdoor areas of premises licensed for the sale, supply and/or consumption of alcohol that meet the specified outdoor area setback required by Rule 6.1.6.2.10, between 07:00 hours and 23:00 hours <del>for the Victoria Street area and between 07:00 hours and 01:00 hours for the remainder of Category 2.</del>
	Victoria Street area	All activities	07:00-23:00	55	85	
			<del>23:00-07:00</del>	50	75	
		<u>Entertainment activities</u>	07:00-23:00	60		
			<del>23:00-07:00</del>	60	75	
c.	Category 3 - <del>All Central City areas other than Category 1 and 2 entertainment and hospitality precincts</del> <u>Lower Noise Level Area.</u>	All activities	07:00-23:00	55	85	This shall not include noise from people in outdoor areas of premises licensed for the sale, supply and/or consumption of alcohol up to a maximum size of 50m <sup>2</sup> , in all Category 3 Zones except High Density Residential Zone, between 07:00 hours and 23:00 hours.
		All activities	23:00-07:00	45	75	

Advice notes:

1. The map of the three categories is shown ~~in on~~ the Central City ~~Entertainment and Hospitality Precinct Overlay Noise Environments~~ Planning Map.
2. Compliance with the noise limits in Table 2 relating to entertainment and hospitality activities may require assessment of the ability of individual site design and building construction to attenuate noise to the required level, e.g. noise lobbies, “sound ceilings” or other means, or certification by an experienced acoustic consultant.

**6.1.6 Activity Specific Noise Rules**

**6.1.6.1 Activity status tables**

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**6.1.6.1.3 Restricted discretionary activities**

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in [Rule 6.1.8](#), as set out in the following table.

<b>Activity</b>		<b>The Council's discretion shall be limited to the following matters:</b>
<b>RD1</b>	<p>Any activity listed in:</p> <ul style="list-style-type: none"> <li>a. <a href="#">Rule 6.1.6.2.1</a> (Generators for emergency purposes);</li> <li>b. <a href="#">Rule 6.1.6.2.2</a> (Temporary military training activities or emergency management activities);</li> <li>c. <a href="#">Rule 6.1.6.2.3</a> (Temporary activities);</li> <li>d. <a href="#">Rule 6.1.6.2.4</a> (Rural activities);</li> <li><del>e. <a href="#">Rule 6.1.6.2.9</a> (Sensitive activities in the Central City), other than as provided for in <a href="#">Rule 6.1.6.1.3 D3</a>;</del></li> <li><del>f. <a href="#">Rule 6.1.6.2.10</a> (Licensed premises outdoor areas in the Central City); or</del></li> <li><del>g. <a href="#">Rule 6.1.6.2.11</a> (Shooting ranges within 1 km of Peacock Springs),</del> <ul style="list-style-type: none"> <li>that:                             <ul style="list-style-type: none"> <li>i. exceeds any noise limits in the activity standards for that activity by 10 dB or less, or</li> <li>ii. does not meet one or more of the other activity standards for that activity.</li> </ul> </li> </ul> </li> </ul> <p>Any application arising from <a href="#">Rule 6.1.6.1.3 RD1</a> <del>g.f.</del> (Shooting ranges within 1 km of Peacock Springs) shall not be publicly notified and shall be limited notified only to the trustees of The Isaac Conservation and Wildlife Trust or its successors (absent their written approval).</p> <p>Advice note:</p>	<ul style="list-style-type: none"> <li>a. Matters of discretion – <a href="#">Rule 6.1.8</a></li> </ul>

Activity		The Council's discretion shall be limited to the following matters:
	1. This rule does not apply to the <a href="#">Specific Purpose (Ruapuna Motorsport) Zone</a> or the Christchurch Kart Club raceway at Carrs Road.	
<b>RD2</b>	Construction activities listed in Rule <a href="#">6.1.6.1.1</a> P2 that do not meet the activity specific standard.	
<b>RD3</b>	<u>Any activity listed in <a href="#">Rule 6.1.6.2.9</a> (Sensitive activities in the Central City) that does not meet one or more of the activity standards for that activity.</u>	

**6.1.6.1.4 Discretionary activities**

- a. The activities listed below are discretionary activities.

Activity	
<b>D3</b>	<del>In the <a href="#">Central City</a>, any residential activity or visitor accommodation located within a <a href="#">Category 1 Precinct</a> as shown on the <a href="#">Central City Entertainment and Hospitality Precinct Overlay planning map</a>.</del>

**6.1.6.1.5 Non-complying activities**

- a. The activities listed below are non-complying activities.

Activity	
<b>NC2</b>	Any activity listed in: <ul style="list-style-type: none"> <li>a. <a href="#">Rule 6.1.6.2.1</a> (Generators for emergency purposes);</li> <li>b. <a href="#">Rule 6.1.6.2.2</a> (Temporary military training activities or emergency management activities);</li> <li>c. <a href="#">Rule 6.1.6.2.3</a> (Temporary activities);</li> <li>d. <a href="#">Rule 6.1.6.2.4</a> (Rural activities);</li> <li><del>e. <a href="#">Rule 6.1.6.2.9</a> (Sensitive activities in the Central City), other than as provided for in <a href="#">Rule 6.1.6.1.4 D3</a>;</del></li> <li>f. <a href="#">Rule 6.1.6.2.10</a> (Licensed premises outdoor areas in the Central City); or</li> <li>g. <a href="#">Rule 6.1.6.2.11</a> (Shooting ranges within 1 km of Peacock Springs);</li> </ul> that exceeds any noise limits in the activity standards for that activity by more than 10 dB.

...

**6.1.6.2.9 Sensitive activities in the Central City**

a- Sensitive activities in the Central City shall meet the following activity standards:

i. Any sensitive activity shall achieve a minimum external to internal noise reduction of:

A. Category ~~2~~ **1 (Higher Noise Level Entertainment and Hospitality)** Precincts:

- I. 35 dB  $D_{tr, 2m, nT, w} + C_{tr}$  for bedrooms;
- II. 30 dB  $D_{tr, 2m, nT, w} + C_{tr}$  for other habitable spaces.

~~B. Category 3 Precincts adjoining the Category 1 Precinct:~~

- ~~I. 35 dB  $D_{tr, 2m, nT, w} + C_{tr}$  for bedrooms;~~
- ~~II. 30 dB  $D_{tr, 2m, nT, w} + C_{tr}$  for other habitable spaces.~~

~~C. Category 3 Precincts zoned residential, if within 75 metres of a Category 1 or 2 Precinct shown on the Central City Noise Environments Planning Map, and not already covered by B. above:~~

- ~~I. 30 dB  $D_{tr, 2m, nT, w} + C_{tr}$  for bedrooms.~~

~~DB. Category ~~3~~ **2 (Lower Noise Level Entertainment and Hospitality)** Precincts zoned ~~City Centre, Central City Mixed Use, Central City Mixed Use (South Frame) and Neighbourhood Centre and not already covered by B. above:~~~~

- I. 30 dB  $D_{tr, 2m, nT, w} + C_{tr}$  for bedrooms.

~~EC. CMUA Outer Noise Insulation Area as shown on the Central City Noise Environments Planning Map:~~

- I. 35 dB  $D_{tr, 2m, nT, w} + C_{tr}$  for bedrooms
- II. 30 dB  $D_{tr, 2m, nT, w} + C_{tr}$  for other habitable spaces.

~~FD. CMUA Inner Noise Insulation Area as shown on the Central City Noise Environments Planning Map:~~

- I. 35 dB  $D_{tr, 2m, nT, w} + C_{tr}$  for bedrooms
- II. 35 dB  $D_{tr, 2m, nT, w} + C_{tr}$  for other habitable spaces.

ii. External to internal noise reduction shall be achieved in conjunction with the ventilation requirements of the New Zealand Building Code, or an amendment to or replacement of the Building Code. If windows are required to be closed to achieve the internal design sound levels, then a mechanical ventilation system and air conditioning unit/s are required.

iii. Mechanical ventilation systems shall meet the following specifications when running:

- A. Satisfy clause G4 of the [New Zealand Building Code](#), or any amendment to or replacement of that clause, as if the windows and external doors cannot be opened; and
  - B. 35 dB L<sub>Aeq</sub> (30s) at night time in bedrooms when measured 1 metre away from any grille or diffuser; and
  - C. 40 dB L<sub>Aeq</sub> (30s) in any other space when measured 1 metre away from any grille or diffuser.
- iv. Air conditioning units shall meet the following specifications when running:
- A. 35 dB L<sub>Aeq</sub> (30s) at night time in bedrooms when measured 1 metre away from any grille or diffuser; and
  - B. 40 dB L<sub>Aeq</sub> (30s) in any other space when measured 1 metre away from any grille or diffuser.

**Advice note:**

- 1.b. Meeting ~~this~~ activity standard a.i. can be achieved by either:
- a- i. Conforming with the schedule of typical building constructions set out in [Appendix 6.11.4](#); or
  - b- ii. Providing an acoustic design certificate signed by a suitably qualified acoustic engineer stating the design proposed is capable of meeting the above standards.
- c. Meeting activity standard a. ii. – iv. can be achieved by providing a Producer Statement 1A prepared by a suitably qualified and experienced engineer, that demonstrates compliance, to the Council’s RMA Compliance team, either before or at the same time as the building consent application is lodged.
- d. Where a sensitive activity is located in more than one area specified in activity standard a.i.A – D, the most stringent requirement must be met.

**6.1.6.2.10 Licensed premises outdoor areas in the Central City**

- a- Outdoor areas of premises licensed for the sale, supply and/or consumption of alcohol in the [Central City](#) shall meet the following activity standards:
  - i. Outdoor areas of premises licensed for the sale, supply and/or consumption of alcohol located within Category 1 (**Higher Noise Level Entertainment and Hospitality**) or **Category 2 (Lower Noise Level Entertainment and Hospitality)** Precincts shall be set back by at least 25 metres from the boundary of any premise, or [boundary](#) of any [site](#), that is **in** a Category 3 (**Lower Noise Level Area**) Precinct zoned High Density Residential, ~~or Central City Mixed Use (South Frame).~~
  - ii. Activity standard i. shall not apply to [sites](#) that adjoin areas designated as H4 Stadium (Incorporating Spectator Events Facility) shown in [Planning Maps 32](#) and [39](#).

- iii. For the avoidance of doubt, the 25 metre setback can include any Transport Zone or open space zone, or any combination of these.

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## 6.1.7 Rules - Activities near infrastructure

### 6.1.7.1 Activity status tables

#### 6.1.7.1.1 Permitted activities

- a. The activities listed below are permitted activities, if they meet the activity specific standards set out in the following table.
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in [Rules 6.1.7.1.2, 6.1.7.1.3, 6.1.7.1.4, 6.1.7.1.5 and 6.1.7.1.6](#).

Activity	Activity specific standards
<b>P1</b> Any activity listed in: <ul style="list-style-type: none"> <li>a. <a href="#">Rule 6.1.7.2.1</a> (Sensitive activities near roads and railways); or</li> <li>b. <a href="#">Rule 6.1.7.2.2</a> (Activities near Christchurch Airport)</li> </ul>	a. The activities shall meet the activity standards in the following rules: <ul style="list-style-type: none"> <li>i. <a href="#">Rule 6.1.7.2.1</a> (Sensitive activities near roads and railways); or</li> <li>ii. <a href="#">Rule 6.1.7.2.2</a> (Activities near Christchurch Airport)</li> <li>iii. <del><a href="#">Rule 6.1.7.2.3</a> (Sensitive activities near roads in the Central City).</del></li> </ul>

....

#### 6.1.7.1.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in [Rule 6.1.8](#), as set out in the following table.

Activity	The Council's discretion shall be limited to the following matters:
<b>RD1</b> Any activity listed in <a href="#">Rule 6.1.7.2.1</a> (Sensitive activities near roads and railways) <del>or <a href="#">6.1.7.2.3</a> (Sensitive Activities near roads in the Central City)</del> that <del>exceeds any noise limits in the activity standards for that activity by 10 dB or less</del> <b>does not meet one or more of the activity specific standards in <a href="#">Rule 6.1.7.2.1</a>.</b>	a. Matters of discretion – <a href="#">Rule 6.1.8</a>

....

**6.1.7.1.5 Non-complying activities**

a. The activities listed below are non-complying activities.

Activity	
<b>NC4</b>	<del>Any activity listed in Rule 6.1.7.2.1 (Sensitive activities near roads and railways) or 6.1.7.2.3 (Sensitive Activities near roads in the Central City) that exceeds any noise limits in the activity standards for that activity by more than 10 dB.</del>

...

**6.1.7.2 Activity standards**

**6.1.7.2.1 Sensitive activities near roads and railways outside the central city**

- a.
- i. Any part of an addition of a whole room to an existing building, or any part of a new building, intended for a sensitive activity, or the conversion of an existing building so that it may be used for a sensitive activity within the distances specified from a road or a railway network, shall be designed and constructed so that noise from road or railway sources will not exceed internal sound design levels specified in the Table 1 below, except where:
    - i. the space is non-habitable and only able to be occupied in a transient manner such as - plant rooms, lift shafts, stairwells, bathrooms, laundry rooms, toilets, pantries, walk-in wardrobes, corridors, clothes drying rooms, or entrance areas; or
    - ii. the nearest façade of the building is at least 50 metres from all state highways, and railway tracks, and there is a solid building or landform that blocks the line-of-sight from all parts of all windows and doors to all parts of any state highway road surface or all points 3.8 metres above railway tracks

✚ Table 1: Internal sound design levels near roads and railways

Measurement point for road or railway	Distance (metres)	Internal design sound levels (i)	
		Bedrooms	Other habitable spaces and spaces used for other sensitive activities:
Centre of the nearest railway track	100	35 dB LAeq(1h)	40 dB LAeq(1h)
Nearest edge of the nearest marked traffic lane of any State Highway or the nearest sealed edge of the road	100	40 dB LAeq(24h)	

Measurement point for road or railway	Distance (metres)	Internal design sound levels (i)	
		Bedrooms	Other habitable spaces and spaces used for other sensitive activities:
where there is no marking.			
Nearest edge of the nearest marked traffic lane of any Major or Minor Arterial roads, Main Distributor or Local Distributor roads, or the nearest sealed edge of the road where there is no marking	40		
Nearest edge of the nearest marked traffic lane of any Collector Road or the nearest sealed edge of the road when there is no marking.	20		

- ii. Compliance with Rule 6.1.7.2.1.i shall be demonstrated by either:
  - A. providing the Council with a design report at the same time as the building consent application, which is prepared by a suitably qualified acoustics specialist, stating that the design proposed is capable of meeting the required internal noise levels; or
  - B. providing Council with a report at the same time as the building consent application, which is prepared by a suitably qualified acoustics specialist, stating that the sound incident on the most exposed part of the proposed façade of the affected space is less than 55 dB LAeq (1h) for rail noise or less than 57 dB LAeq (24h) for road traffic noise.
- iii. Compliance with Rule 6.1.7.2.1.a. and Rule 6.1.7.2.1.b. is not required if the exceptions in Rule 6.1.7.2.1.a.i. or ii. apply.
- iv. Determination of the internal design sound levels, including any calculations, shall be in accordance with the following requirements:
  - A. Rail noise shall be deemed:
    - I. to be 70 LAeq (1h) at a distance of 12 metres from the edge of the nearest railway track; and
    - II. to reduce at a rate of 3 dB per doubling of distance up to 40 metres and 6 dB per doubling of distance beyond 40 metres;
  - B. Road noise is to be either:
    - I. measured or predicted noise levels plus 3 dB added to predicted sound levels; or

- II. calculated from forecast traffic in 20 years' time.
- C. Any external noise levels shall be assessed at the location of the most exposed part of each proposed façade of the affected space(s).
- D. Any calculations of noise for the purpose of determining internal noise levels shall take into account all of the relevant external elements of a **habitable space** at the same time, including roof areas and walls.
- E. Internal design sound levels shall be achieved in conjunction with the ventilation requirements of the **New Zealand Building Code**, or an amendment to or replacement of the **Building Code**. If **windows** are required to be closed to achieve the internal design sound levels, then a mechanical ventilation system and air conditioning unit are required.
- v. Mechanical ventilation systems shall meet the following specifications when running:
  - A. Satisfy clause G4 of the **New Zealand Building Code**, or any amendment to or replacement of that clause, as if the windows and external doors cannot be opened; and
  - B. 35 dB  $L_{Aeq}$  (30s) at night time in bedrooms when measured 1 metre away from any grille or diffuser; and
  - C. 40 dB  $L_{Aeq}$  (30s) in any other space when measured 1 metre away from any grille or diffuser.
- vi. Air conditioning units shall meet the following specifications when running:
  - A. 35 dB  $L_{Aeq}$  (30s) at night time in bedrooms when measured 1 metre away from any grille or diffuser; and
  - B. 40 dB  $L_{Aeq}$  (30s) in any other space when measured 1 metre away from any grille or diffuser.

...

**~~6.1.7.2.3 Sensitive activities near roads in the Central City~~**

- ~~a. The following activity standards apply to new **buildings**, or alterations or additions to existing **buildings**, intended for **sensitive activities**:~~
  - ~~i. **External sound insulation**—Any new **buildings** intended for sensitive activities, and any alteration or addition to an existing building intended for a sensitive activity, located within 40 metres of the edge of the nearest marked traffic lane of a Main Distributor, Local Distributor or arterial road, shall either:
 
    - ~~A. be designed and constructed to achieve a minimum external to internal noise reduction of 30 dB  $D_{tr,2m,r,w} Ctr$  to any habitable space; or~~
    - ~~B. be designed and constructed to meet with the following indoor design sound level:
 
      - ~~I. Road traffic noise inside all habitable spaces—40 dB  $L_{Aeq,(24hr)}$  and~~~~~~
  - ~~ii. Compliance with Rule 6.1.7.2.3 a.i is not required where the sound incident on the most exposed part of the outside of the **building** is less than 55 dB  $L_{Aeq,(1h)}$  for rail noise or 57 dB  $L_{Aeq,(24hr)}$  for road traffic noise, and this is confirmed in a report which is prepared by a suitably qualified acoustics specialist and is provided to **Council** at the same time as the **building** consent application.~~

- iii. ~~Compliance with Rule 6.1.7.2.3 a.i shall be demonstrated by either:
 
  - A. ~~providing the Council with a design report (prior to construction) and a design certificate (prior to occupation), which is prepared by a suitably qualified acoustics specialist stating the design proposed is capable of meeting activity standard a.i.; and/or~~
  - B. ~~conforming to the acceptable solutions listed in Appendix 6.11.4 Noise Attenuation Construction Requirements.~~~~
- iv. ~~For the purposes of ventilation systems, compliance with Rule 6.1.7.2.3 shall be confirmed by providing the product specifications; or a design certificate (prior to occupation) prepared by a suitably qualified acoustics specialist, stating the design proposed is capable of meeting the activity standards.~~
- v. ~~Compliance with Rule 6.1.7.2.3 a.i.B. shall be confirmed by providing the Council with a design report prepared by a qualified acoustic engineer demonstrating compliance, prior to any sensitive activity or alteration occurring.~~
- vi. ~~The indoor design sound levels in Rule 6.1.7.2.3 a.i.B shall be achieved at the same time as the ventilation requirements of the New Zealand Building Code. If windows are required to be closed to achieve the indoor design sound levels then an alternative means of ventilation shall be required within bedrooms.~~
- vii. ~~Where no traffic lane is marked, the distances stated shall be measured from 2 metres on the roadward side of the formed kerb. The classification of roads is shown in Appendix 7.5.12 Road Classification System.~~
- viii. ~~Ventilation systems where installed shall:
 
  - A. ~~generate sound levels not exceeding
 
    - i. ~~35 dB LAeq (30s) at night time in bedrooms; and~~
    - ii. ~~40 dB LAeq (30s) in any other habitable space (excluding bedrooms) when measured 1 metre away from any grille or diffuser; and~~~~
  - B. ~~provide an adjustable airflow rate of up to at least 6 air changes per hour.~~~~

### 6.1.8 Rules - Matters of discretion

- a. When considering applications for restricted discretionary activities, the Council's discretion to grant or decline consent, or impose conditions, is restricted to the matters over which discretion is restricted in the tables in Rules 6.1.5.1.3, 6.1.6.1.3 and 6.1.7.1.3, and as set out for that matter below.
  - i. The level, duration and character of the noise, and proximity and nature of nearby activities, and the adverse effects that may arise from these factors on activities anticipated in the receiving environment and associated amenity.
  - ii. Whether the noise generated would be of such a level as to create a threat to the health or well-being of persons living or working in the vicinity.
  - iii. The proposals made by the applicant to reduce noise generation, including:
    - A. reduction of noise at source;
    - B. alternative techniques or machinery which may be available;
    - C. insulation or enclosure of machinery;
    - D. mounding or screen fencing/walls;

- E. hours of operation;
  - F. in the **Central City**, the management of outdoor areas, including by closing outdoor serving areas, turning off outdoor heaters, turning off outdoor speakers, and minimising the size of outdoor areas;
  - G. in the **Central City**, the management of external doors and **windows** and other avenues for noise to emanate from within a **building**; and
  - H. in the **Central City**, any other management required to address issues such as rubbish and recycling disposal.
- iv. Outside the **Central City**, the adequacy of measures to address the adverse effects of noise on the natural character of the coastal environment.
  - v. The value and nature of entertainment activities and their benefit to the wider community, having regard to the frequency of noise intrusion and the practicality of mitigating noise, or utilising alternative **sites**.
  - vi. The extent to which achieving the standard is appropriate where the existing noise environment is subject to significant noise intrusion from **road** traffic, or Transport Zone activities in the **Central City**.
  - vii. Any relevant standards, codes of practice or assessment methods based on sound acoustic principles, including those which address the reasonableness of the noise in terms of community health and amenity and/or sleep protection.
  - viii. In the **Central City**, the level of noise from the activity in relation to ambient noise in its vicinity.
  - ix. In the **Central City**, the reasonableness of the noise in terms of recommendations and guidelines for community health and amenity and sleep protection, including guidance given by the World Health Organisation.
  - x. Additional criteria where sound insulation is required by the rules:
    - A. The extent to which a reduced level of acoustic insulation may be acceptable due to mitigation of adverse noise impacts through other means, e.g. screening by other structures, or distance from noise sources.
    - B. The ability to meet the appropriate levels of acoustic insulation through alternative technologies or materials.
    - C. The provision of a report from an acoustic specialist which provides evidence that the level of acoustic insulation is appropriate to ensure the amenity of present and future residents of the **site**.
    - D. In the **Central City**, the impact of any ~~residential accommodation or education~~ **sensitive activity** that does not provide the required noise insulation on the ability of existing or future permitted business activities to operate or establish without undue constraint.
    - ~~E. In the **Central City**, the location of any nearby business activities~~ and the degree to which the amenities of the **sensitive activities** may be adversely affected.

- FE.** Outside the [Central City](#), the appropriateness of a legal instrument to be registered against the title that is binding on the owner and the owner's successors in title, containing a 'no complaint' clause relating to the noise of aircraft using Christchurch International Airport.
- xi. In the case of shooting ranges, whether the shooting range and associated activities will adversely affect the captive bird breeding programme within the Peacock Springs Conservation Area (identified in Chapter 17 [Appendix 17.12.1](#)) in terms of noise disturbance.
- xii. The extent to which achieving the standard may give rise to adverse effects on the heritage values associated with a building listed in [Appendix 9.3.7.2](#) (Schedule of Significant Historic Heritage) that outweigh the benefits of noise insulation.

**Advice note:** Specialist heritage advice may help determine the appropriateness of any building solutions to manage the adverse effects of noise from roads and railways.

## Chapter 15 Commercial

### 15.2 Objectives and Policies

...

#### 15.2.6.3 Policy – Amenity

- a. Promote a high standard of amenity and discourage activities from establishing where they will have an adverse effect on the **amenity values** of the **Central City** by:

...

- v. identifying entertainment and hospitality precincts and associated noise controls for these ~~and adjacent~~ areas, and encouraging entertainment and hospitality activities to locate in these precincts;

#### ~~15.2.6.7~~ **15.2.5.2 Policy – Entertainment and Hospitality Precincts**

- ~~a. Provide for an~~ **Encourage** entertainment and hospitality ~~activities precinct~~, including late night trading, in **defined precincts within** the **Central City**, ~~by:~~
  - ~~i. encouraging entertainment and hospitality activities to locate within the identified area, in order to:~~
  - ii. ~~protecting~~ the viability of existing entertainment and hospitality investment, particularly that investment which has occurred in the **Central City** since the Canterbury earthquakes;
  - iii. ~~providing~~ certainty to investors that ~~residential amenity~~ effects ~~related to of~~ late night trading **on residential amenity** will be managed by ~~rules relating to controls on~~ noise **emissions, and consideration of** off-site effects **and acoustic insulation requirements**.

...

#### **15.2.7.1 Policy - Diversity of activities**

- a. Enhance and revitalise the Central City Mixed Use Zone by enabling:
  - i. a wide range of activities and a continuation of many of the existing business activities;
  - ii. a range of types of **residential activities** to transition into this area in support of inner city residential intensification;
  - iii. forms of **retailing** that support business and other activity within the zone, are consistent with consolidating **retail activity** in the City Centre Zone, or are less suited to the City Centre Zone environment;
  - iv. **large format retail activity** to continue in parts of the zone where that form of **retailing** has previously existed and/or to an extent that does not threaten the consolidation of **retail activity** in the City Centre Zone;

- v. opportunities for **offices** and **commercial services** in association with other business and **residential activity**, or where it is of a small scale so as to not compromise the role of the City Centre Zone or the aim of consolidating that area of the **Central City**;
- vi. light **service industry** compatible with other activities envisaged for the zone; and
- vii. **entertainment activities** and hospitality activities ~~of a scale, type and duration that do not conflict with or undermine existing and future residential activity, nor undermine the identified hospitality and entertainment precincts.~~

...

**15.2.8.3 Policy - Residential development**

- a. Provide for residential development within the Central City Mixed Use Zone in support of, and to encourage, intensification of residential activity in the Central City.
- b. Require a level of private amenity space for residents that is proportionate to the extent of **residential activity** proposed, and which compensates to the predominantly commercial nature of the area, including, through:

...

~~v. internal noise protection standards; and~~

...

- c. Provide for a level of aural amenity for residents consistent with the intended mix of activities within the zone, by requiring internal noise protection and associated provision of ventilation and air conditioning for sensitive activities.

...

**15.2.9.1 Policy - Diversity of activities**

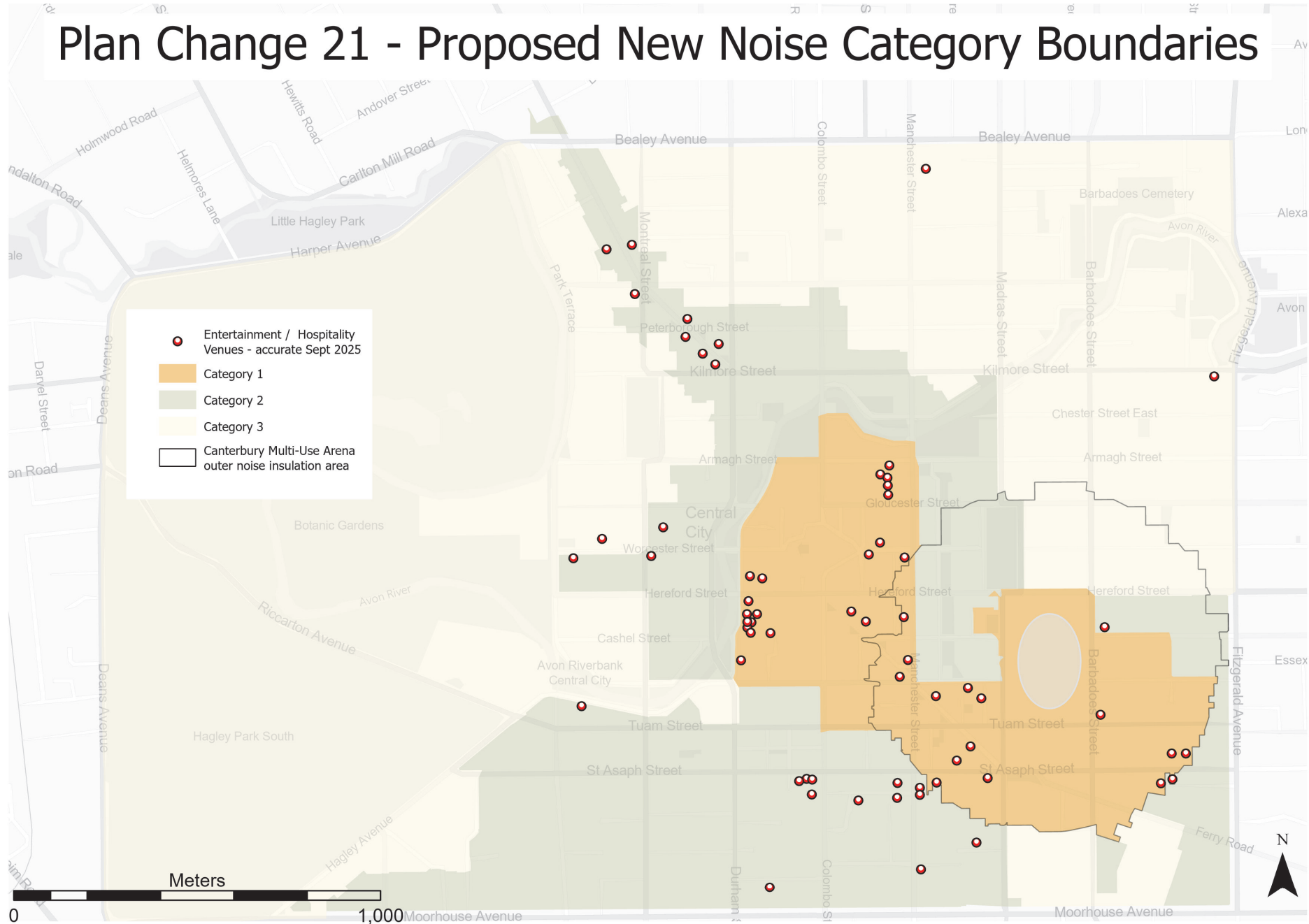
- a. Enhance and revitalise land within the Central City Mixed Use Zone (South Frame) by:
  - i. enabling **residential activity** to transition into this area in support of inner city residential intensification;
  - ii. enabling **education activities** and **tertiary education and research facilities** to establish throughout the zone;
  - iii. enabling **retailing** along Colombo Street and High Street, with a limited tenancy size to create boutique retail environments, to support development of the Innovation Precinct and redevelopment of the wider South Frame and to recognise the historic importance of these retail streets to the **Central City**;
  - iv. enabling limited forms of **retailing** in other parts of the South Frame that support businesses and other activities within the zone, or that are less suited to the City Centre Zone environment, and remain consistent with the objective of consolidating **retail activity** in the City Centre Zone;
  - v. enabling opportunities for **offices** and **commercial services** in the Health and Innovation Precincts, and in other parts of the South Frame where this activity is **ancillary** to

residential activities, or where it is of such a small scale so as not to compromise the role of the City Centre Zone or the aim of consolidating that area of the Central City;

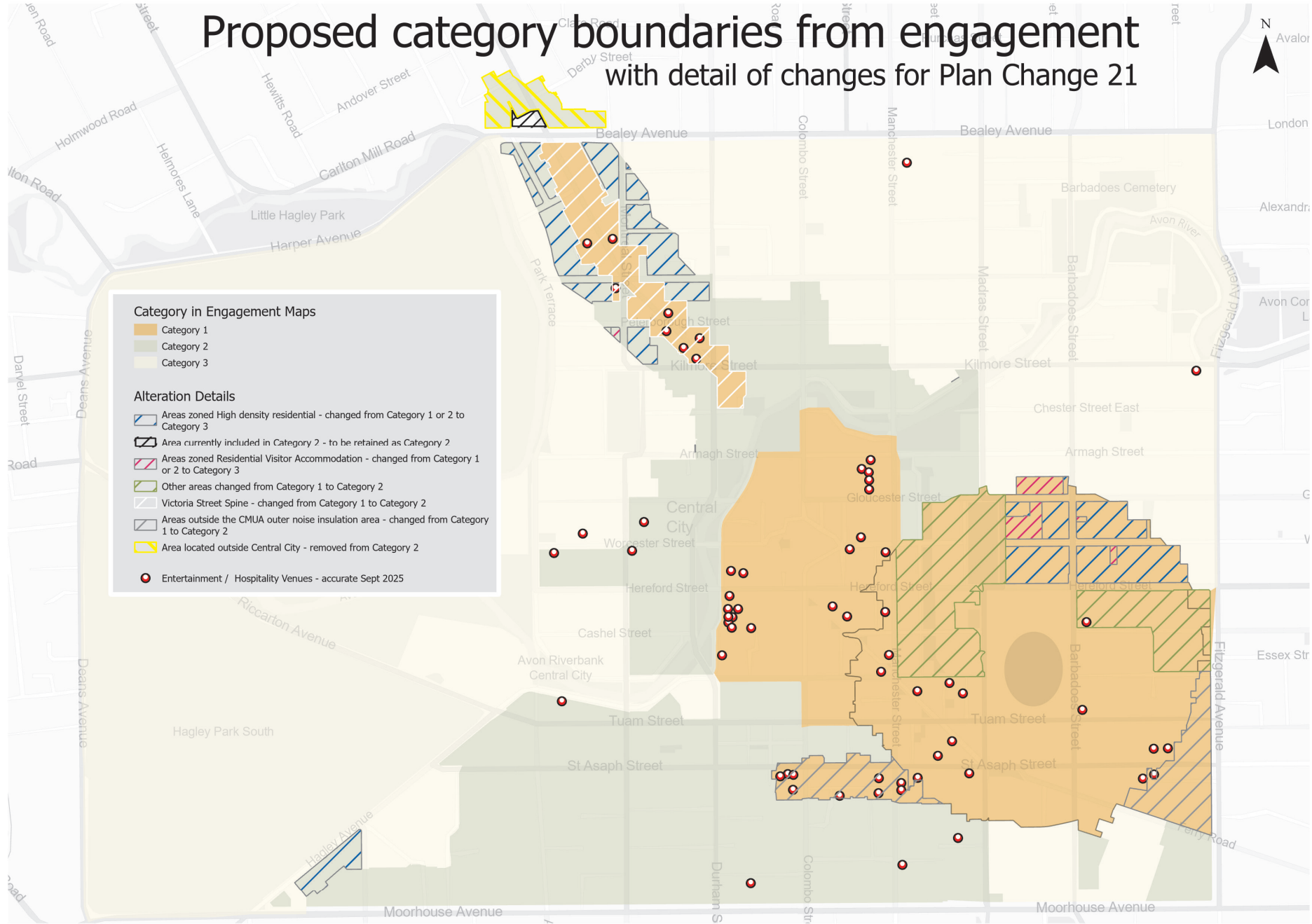
**vi. enabling entertainment activities and hospitality activities;** and

- vii. discouraging incompatible activities, such as industrial, motor servicing, trade suppliers, wholesalers and yard-based suppliers, retail, offices and commercial services beyond the scope provided in this policy.

# Plan Change 21 - Proposed New Noise Category Boundaries



# Proposed category boundaries from engagement with detail of changes for Plan Change 21



**Category in Engagement Maps**

- Category 1
- Category 2
- Category 3

**Alteration Details**

- Areas zoned High density residential - changed from Category 1 or 2 to Category 3
- Area currently included in Category 2 - to be retained as Category 2
- Areas zoned Residential Visitor Accommodation - changed from Category 1 or 2 to Category 3
- Other areas changed from Category 1 to Category 2
- Victoria Street Spine - changed from Category 1 to Category 2
- Areas outside the CMUA outer noise insulation area - changed from Category 1 to Category 2
- Area located outside Central City - removed from Category 2

Entertainment / Hospitality Venues - accurate Sept 2025

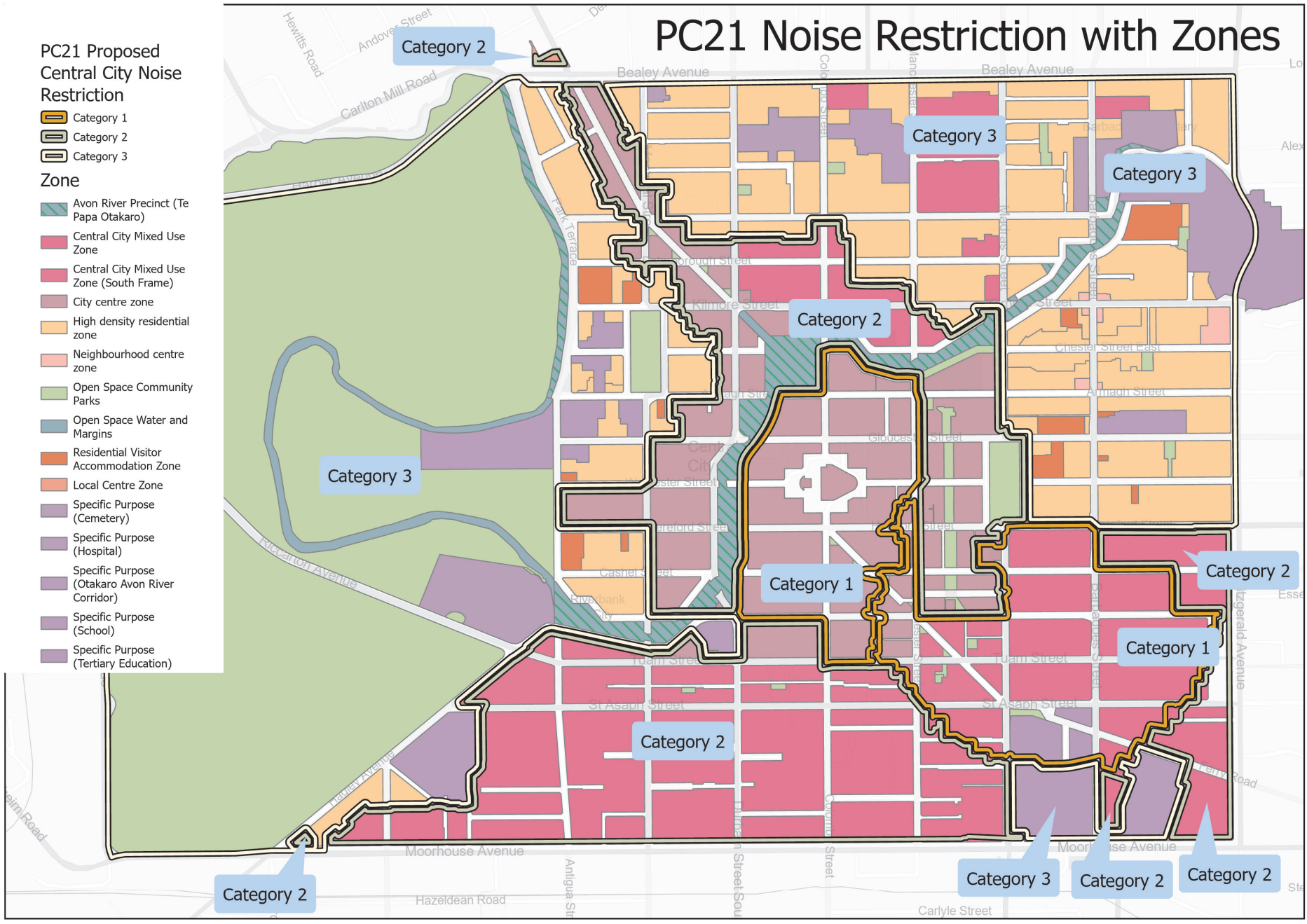
Table

VENUES	Current "Category 1" venues (for example, Pink Lady Rooftop, Stranges Lane)	Venues inside CMUA noise insulation area (for example Space Academy, Darkroom)	St Asaph St venues outside CMUA noise insulation area (for example Muy Muy, A Rolling Stone)	Victoria St venues (for example, The Bog, Boo's)	DWELLINGS	New dwellings close to current Category 1 venues (East Frame)	New dwellings close to venues inside CMUA noise insulation area	New dwellings close to St Asaph St venues outside CMUA noise insulation area	New dwellings within 75m of Victoria St venues
<b>1. Zone</b>									
No changes to current zone	City Centre Zone	Central City Mixed Use Zone	Central City Mixed Use Zone	City Centre Zone	No changes to current zone	City Centre Zone	Central City Mixed Use Zone	Central City Mixed Use Zone	High Density Residential
<b>2. Noise precinct</b>									
Current Precinct	Category 1	Category 3	Category 3	Category 2	Current Precinct	Category 3	Category 3	Category 3	Category 3
Recommended zone/precinct	No change	Category 1	Category 2	No change	Recommended zone/precinct	Category 2	Category 1 (where inside CMUA noise insulation area); OR Category 2 (where outside CMUA noise insulation area)	Category 2	No change
Alternative precinct (not recommended)	N/A	N/A	Category 1	Category 1	Alternative precinct (not recommended)	Category 1	Category 1 (where outside CMUA noise insulation area)	Category 1	Category 2
<b>3. Permitted activity noise standard</b>					<b>3. Permitted activity Noise Insulation Required</b>				
Current permitted noise standard	3am – 7am: 60 dB LAeq at property boundaries within Category 1 area; and 11pm – 7am: 45dB LAeq at property boundaries within adjoining Category 3 areas	11pm – 7am: 45dB LAeq	11pm – 7am: 45dB LAeq	11pm – 7am: 50 dB LAeq	Current noise reduction required	35 dB D <sub>tr, 2m, nT,w</sub> + C <sub>tr</sub> (external to internal noise reduction) <i>Note: This is due to CMUA Insulation requirements. Precinct requirements are 30 dB D<sub>tr, 2m, nT,w</sub> + C<sub>tr</sub></i>	35 dB D <sub>tr, 2m, nT,w</sub> + C <sub>tr</sub> (external to internal noise reduction) (where inside CMUA noise insulation area); OR 30 dB D <sub>tr, 2m, nT,w</sub> + C <sub>tr</sub> (external to internal noise reduction) (where outside CMUA noise insulation area)	30 dB D <sub>tr, 2m, nT,w</sub> + C <sub>tr</sub> (external to internal noise reduction)	30 dB D <sub>tr, 2m, nT,w</sub> + C <sub>tr</sub> (external to internal noise reduction)
Recommended permitted noise standard	11pm – 7am: 65 dB LAeq; and 11pm – 7am: 60dB LAeq at property boundaries within adjoining Category 2 areas	11pm – 7am: 65 dB LAeq; and 11pm – 7am: 60dB LAeq at property boundaries within adjoining Category 2 areas	11pm – 7am: 60 dB LAeq	11pm – 7am: 60 dB LAeq	Recommended noise reduction required	35 dB D <sub>tr, 2m, nT,w</sub> + C <sub>tr</sub> (external to internal noise reduction) <i>Note: This is due to CMUA Insulation requirements. Precinct requirements would be 30 dB D<sub>tr, 2m, nT,w</sub> + C<sub>tr</sub></i>	35 dB D <sub>tr, 2m, nT,w</sub> + C <sub>tr</sub> (external to internal noise reduction) (where inside CMUA noise insulation area); OR 30 dB D <sub>tr, 2m, nT,w</sub> + C <sub>tr</sub> (external to internal noise reduction) (where outside CMUA noise insulation area)	30 dB D <sub>tr, 2m, nT,w</sub> + C <sub>tr</sub> (external to internal noise reduction)	Nil (except where road traffic noise applies)

<b>Alternative noise standard (not recommended) – if alternate precinct applied</b>	N/A	N/A	11pm – 7am: 65 dB LAeq	11pm – 7am: 65 dB LAeq	<b>Alternative noise reduction (not recommended) – if alternate precinct applied</b>	35 dB D <sub>tr, 2m, nT,w</sub> + C <sub>tr</sub> (external to internal noise reduction)	35 dB D <sub>tr, 2m, nT,w</sub> + C <sub>tr</sub> (external to internal noise reduction)	35 dB D <sub>tr, 2m, nT,w</sub> + C <sub>tr</sub> (external to internal noise reduction)	30 dB D <sub>tr, 2m, nT,w</sub> + C <sub>tr</sub> (external to internal noise reduction)
<b>Alternative noise standard (not recommended) – if a 70 dB LAeq noise limit in Category 1 Precincts (and potentially Category 2 Precincts) is applied</b>	11pm – 7am: 70 dB LAeq				<b>Alternative noise reduction (not recommended) – if a 70 dB LAeq noise limit in Category 1 Precincts (and potentially Category 2 Precincts) is applied</b>	40 dB D <sub>tr, 2m, nT,w</sub> + C <sub>tr</sub> (external to internal noise reduction)			<i>Note: Dependent on the Category applied to this adjoining area – refer rows above.</i>
<b>4. Nighttime reduced noise hours</b>									
<b>Current nighttime hours</b>	3am – 7am at property boundaries within Category 1 area; 11pm – 7am at property boundaries within adjoining Category 3 areas	11pm – 7am	11pm – 7am	11pm – 7am	<b>Current nighttime hours</b>	11pm – 7am	11pm – 7am	11pm – 7am	11pm – 7am
<b>Recommended nighttime hours</b>	11pm – 7am	No change	No change	No change	<b>Recommended nighttime hours</b>	No change	No change	No change	No change
<b>5. Compliance costs</b>									
<b>Current cost of compliance</b>	\$1,135 - \$1,545 per m <sup>2</sup> (Assuming 'older style warehouse' venue) \$980 - \$1,320 per m <sup>2</sup> (Assuming 'modern retail tenancy' venue) <i>Note – costs may be higher to meet noise limits at Category 3 boundaries</i>	Would require significant noise mitigation measures to be employed, including reduction of noise levels within venue; Or Would need to be specifically designed venue (not a re-purposed building) and may require significant design features E.g. Up to double entrance door lobby, orientated away from sensitive receivers,	Would require significant noise mitigation measures to be employed, including reduction of noise levels within venue; Or Would need to be specifically designed venue (not a re-purposed building) and may require significant design features E.g. Up to double entrance door lobby, orientated away from sensitive receivers, masonry roof or lightweight roof with sarking and resiliently mounted solid lining and fibrous insulation,	\$980 - \$1,320 per m <sup>2</sup>	<b>Current cost of compliance</b>	\$23,000 - \$35,000 per unit (insulation) plus Mechanical ventilation \$4,000 - \$7,000	\$23,000 - \$35,000 per unit (insulation) plus Mechanical ventilation \$4,000 - \$7,000 (where inside CMUA noise insulation area); OR \$13,000 - \$21,000 per unit (insulation) (where outside CMUA noise insulation area)	\$13,000 - \$21,000 per unit (insulation)	\$13,000 - \$21,000 per unit (insulation)

		masonry roof or lightweight roof with sarking and resiliently mounted solid lining and fibrous insulation, concrete walls, no operable windows and double glazing,	concrete walls, no operable windows and double glazing, mechanical ventilation.						
<b>Compliance cost with recommendation</b>	\$800 - \$1,115 per m <sup>2</sup> (Assuming 'older style warehouse' venue) \$700 - \$945 per m <sup>2</sup> (Assuming 'modern retail tenancy' venue) <i>Note – costs may be higher to meet noise limits at Category 2 boundaries</i>	\$800 - \$1,115 per m <sup>2</sup> (Assuming 'older style warehouse' venue) <i>Note – costs may be higher to meet noise limits at Category 2 boundaries</i>	\$1,135 - \$1,545 per m <sup>2</sup> (Assuming 'older style warehouse' venue)	\$980 - \$1,320 per m <sup>2</sup> (Assuming 'modern retail tenancy' venue)	<b>Compliance cost with recommendation</b>	\$23,000 - \$35,000 per unit (insulation); plus Mechanical ventilation \$4,000 - \$7,000	\$23,000 - \$35,000 per unit (insulation) plus Mechanical ventilation \$4,000 - \$7,000 (where inside CMUA noise insulation area); OR Category 2 (where outside CMUA noise insulation area)  \$13,000 - \$21,000 per unit (insulation); plus Mechanical ventilation \$4,000 - \$7,000 (where outside CMUA noise insulation area)	\$13,000 - \$21,000 per unit (insulation); plus Mechanical ventilation \$4,000 - \$7,000	Nil (except where road traffic noise applies)
<b>Cost of compliance with alternative precinct</b>	N/A	N/A	\$800 - \$1,115 per m <sup>2</sup> (Assuming 'older style warehouse' venue)	\$700 - \$945 per m <sup>2</sup> (Assuming 'modern retail tenancy' venue)	<b>Cost of compliance with alternative precinct</b>	\$23,000 - \$35,000 per unit (insulation); plus Mechanical ventilation \$4,000 - \$7,000	\$23,000 - \$35,000 per unit (insulation) plus Mechanical ventilation \$4,000 - \$7,000	\$23,000 - \$35,000 per unit (insulation); plus Mechanical ventilation \$4,000 - \$7,000	\$13,000 - \$21,000 per unit (insulation); plus Mechanical ventilation \$4,000 - \$7,000
<b>Cost of compliance with the 70 dB noise standard alternative</b>	Likely to allow for operation at internal noise levels around 105 dB L <sub>Aeq</sub> , out of the majority of repurposed industrial, commercial or general retail buildings, without needing to employ noise mitigation measures. Some 'older style warehouse' venues may require some minimal upgrades.				<b>Cost of compliance with the 70 dB noise standard alternative</b>	Level of facade performance is unlikely to be practical to achieve. May need to restrict new noise sensitive activities. Only achievable with very high mass wall facade elements (concrete or brick), additional high mass / resilient roofing elements (i.e., sarking, additional plasterboard, resilient ceiling clips), and double windows (with minimum 100 mm between panes) for all glazing; and total area of glazing elements limited. Proprietary acoustic doors achieving a high level of acoustic separation would be required. This amount of noise insulation is unlikely to be practical in most cases unless the form and layout of the building was developed with the acoustic design as the key priority. Design requirements will also affect affordability of residential development and attractiveness of residential living.			







## 9. Review of the Dangerous and Insanitary Buildings Policy 2018

Reference Te Tohutoro: 25/1495980

Responsible Officer(s) Te Tracey Weston, Head of Regulatory Compliance and

Pou Matua: Steve Tunley, Principal Advisor Compliance

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 set out the review of the Council's Dangerous and Insanitary Buildings Policy 2018, and to seek the Policy & Planning Committee's approval of the draft amended policy for consultation using a Special Consultative Procedure.
- 1.2 The report is staff generated, noting the legislative requirement to review this policy.

### 2. Officer Recommendations Ngā Tūtohu

That the Policy and Planning Committee:

1. Receives the information in the Review of the Dangerous and Insanitary Buildings Policy 2018 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 the proposed changes to the Dangerous and Insanitary Buildings Policy (Attachment A to this report) for public consultation.
4. Adopts the Statement of Proposal and the summary of information (Attachment C to this report) and agrees to commence a special consultative procedure in accordance with section 83 of the Local Government Act 2002.

### 3. Executive Summary Te Whakarāpopoto Matua

- 3.1 This report and its attachments constitute the review of the Council's Dangerous and Insanitary Buildings Policy 2018. The Council is legislatively required to carry out this review.
- 3.2 Staff recommend minor amendments to the current policy to keep up with changes to legislation, the Council's strategic direction and current best practice; as well as to provide clarity and update any outdated terminology and references. In accordance with the Building Act 2004, section 132(2), a special consultative procedure under section 83 of the Local Government Act must be carried out to amend this policy.

### 4. Background/Context Te Horopaki

- 4.1 The Building Act 2004 (the Act) requires the Council to adopt a policy on dangerous and insanitary buildings. Council has had a policy in place since 2006. The Council's current policy is the [Dangerous and Insanitary Buildings Policy 2018](#).
- 4.2 The Council keeps a register of dangerous and insanitary buildings. At present, there are 7 buildings on the register listed as 'on-going'.

### Scope of the policy

- 4.3 The Council has a responsibility to ensure people are protected against the risks unsafe buildings can pose.
- 4.4 The policy outlines how the Council will undertake its responsibilities under the Act in relation to dangerous and insanitary buildings. This includes how the Council will work with building owners to prevent buildings from remaining dangerous or insanitary, particularly where a dangerous building is affecting, or potentially affecting, another building.
- 4.5 A **dangerous** building is one which is likely to cause injury or death, or damage to other property in the ordinary course of events.
- 4.6 A building can be declared **insanitary** if it:
- 4.6.1 is offensive, or likely to be injurious to health because of how it is constructed, or because it is in a state of disrepair.
  - 4.6.2 has insufficient or defective provisions against moisture penetration.
  - 4.6.3 has inadequate sanitary facilities or potable water supply.
- 4.7 Earthquake-prone buildings are no longer covered by this policy. A change to the legislation on 1 July 2017 means they are now covered directly by sections 133AA-133AY of the Act.
- 4.8 Buildings which are abandoned or derelict, are not necessarily ‘dangerous’ or ‘insanitary’. There is a high legal threshold to determine a building as dangerous or insanitary, and any building which does not meet this threshold is outside the scope of this policy, and outside of the powers the Council has under the Building Act 2004.
- 4.8.1 For context, the Council received 84 complaints regarding possible dangerous or insanitary buildings between 1 July 2024 and 30 April 2025 - 16 meet the threshold of ‘dangerous’.

### Other avenues for enforcement action / limited powers for derelict buildings

- 4.9 The Health Act 1956<sup>3</sup>, the Litter Act 1979<sup>4</sup> and the Resource Management Act 1991<sup>5</sup> also provide enforcement options in some circumstances (for example, a hoarding situation may be better dealt with under the Health Act). The tools available to the Council are limited and invariably there are properties which are abandoned or derelict but do not amount to a breach of relevant legislation. In these circumstances, the Council has no power to require or take action.

### Policy review

- 4.10 The Act requires that the policy is regularly reviewed once adopted, at intervals of no more than 5 years. The current policy is overdue for review, however the policy does not cease to have effect because it is due for review or is being reviewed<sup>6</sup>.
- 4.11 Staff have reviewed the current 2018 policy and have found that it is largely still fit for purpose.
- 4.12 Staff recommend minor amendments to the current policy to:
- improve clarity, including on matters the Council may consider when assessing a building under this policy.

<sup>3</sup> sections 29,41 and 42.

<sup>4</sup> section 10.

<sup>5</sup> section 17.

<sup>6</sup> See the Building Act 2004, section 132(2).

- align with recent changes to legislation, the Council’s strategic direction and current best practice.
  - update outdated terminology and references to other documents.
  - ensure the format of the policy is consistent with the standard Council policy template.
- 4.13 The proposed amendments to the policy are itemised and set out in Attachment B.
- 4.14 The Council may only amend or replace the policy in accordance with the special consultative procedure.
- 4.15 The Statement of Proposal, including the consultation summary, is set out in (Attachment C).

#### Further background information

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

Date	Subject
19 August 2025	Dangerous, Insanitary and Derelict Buildings (an overview of the legislation, Council powers, the process and examples of site investigations): <a href="https://councillive.ccc.govt.nz/meeting/19-08-25-council-workshop/19-08-25-item-2-dangerous-and-derelict-buildings/">https://councillive.ccc.govt.nz/meeting/19-08-25-council-workshop/19-08-25-item-2-dangerous-and-derelict-buildings/</a>
21 April 2026	Dangerous and Insanitary Buildings Policy Review Agenda (item 3): <a href="https://christchurch.infocouncil.biz/Open/2026/04/ISCC_20260421_AGN_11026_AT_WEB.htm">https://christchurch.infocouncil.biz/Open/2026/04/ISCC_20260421_AGN_11026_AT_WEB.htm</a>

#### Options Considered Ngā Kōwhiringa Whaiwhakaaro

- 4.17 The following reasonably practicable options are considered and assessed in this report:
- 4.17.1 Option 1: Amend the Dangerous and Insanitary Buildings Policy (preferred option).
- 4.17.2 Option 2: Continue the current Dangerous and Insanitary Buildings Policy.
- 4.18 The following options were considered but ruled out:
- 4.18.1 Option 3: Do not review the Dangerous and Insanitary Buildings Policy.
- This option was ruled out because it is a legislative requirement for the Council to have this policy, and to review it in accordance with sections 131 and 132 of the Act.

#### Options Descriptions Ngā Kōwhiringa

##### 4.19 Preferred Option: Amend the Dangerous and Insanitary Buildings Policy (Option 1)

**Option Description:** Undertake the legislatively required review of the policy and amend the policy to ensure it is up to date with current best practice and recent changes to legislation, as well as making any general improvements for clarity.

##### 4.19.1 Option Advantages

- complies with legislative requirements.
- will ensure the policy is up to date and fit for purpose.
- the policy can be improved to address issues that have been identified since 2018.
- consultation will enable the Council to check in with stakeholders and communities to see if there are any further issues that need to be addressed.

#### 4.19.2 Option Disadvantages

- None.

### 4.20 Option 2: Continue the current Dangerous and Insanitary Buildings Policy

**Option Description:** Undertake the legislatively required review of the policy and recommend the current version of the policy is retained for up to a further 5 years.

4.20.1 A Special Consultative Procedure is not explicitly required under this option. However, the decision-making requirements of the Local Government Act 2002 apply, meaning an assessment of compliance with those decision-making provisions would need to be undertaken to determine whether any consultation is required, and the extent of that consultation (if any).

#### 4.20.2 Option Advantages

- does not require resource to undertake a Special Consultative Procedure.
- any consultation undertaken (if deemed necessary), would be limited or more targeted.

#### 4.20.3 Option Disadvantages

- does not address the emerging issues that have been identified.
- misses the opportunity to make improvements to the policy, including alignment with current best practice, changes to provide clarity and updated references and terminology.

### Analysis Criteria Ngā Paearu Wetekina

4.21 Analysis criteria to assess the options included:

- 4.21.1 legislative obligations.
- 4.21.2 how the policy is currently working.
- 4.21.3 the operational ability to implement the policy.
- 4.21.4 the needs of the community.

## 5. Financial Implications Ngā Hīraunga Rauemi

### Capex/Opex Ngā Utu Whakahaere

5.1 There are no additional funding requirements, as the proposal is for a 'business as usual' approach. Investigations required under this policy are covered by operational budgets.

## 6. Considerations Ngā Whai Whakaaro

### Risks and Mitigations Ngā Mōrearea me ngā Whakamātautau

6.1 There is potential that the scope of the policy, or where it can be applied might be misunderstood however clear communication will help mitigate any potential risk.

### Legal Considerations Ngā Hīraunga ā-Ture

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

6.2.1 The Council has the power to make, amend or replace a policy on Dangerous and Insanitary Buildings in accordance with the Act (sections 131 and 132) and the special consultative procedure requirements of the Local Government Act 2002 (section 83). In accordance with section 131 of the Building Act 2004, this policy states the approach the

Council will take in performing its functions and exercising its powers in relation to dangerous, affected, and insanitary buildings.

The policy outlines the Council's priorities in performing those functions and explains how the policy will be applied to heritage buildings, having regard to safety, public interest, and statutory obligations.

- 6.2.2 For the purposes of this policy, a dangerous building is defined in section 121 of the Building Act 2004, and an insanitary building is described in section 123 of the Act. These definitions are discussed in paragraphs 4.5 and 4.6 above. Section 121A of the Act further defines an affected building as a building that is adjacent to, adjoining, or nearby a dangerous building or a dangerous dam.
- 6.2.3 The powers available to a territorial authority in relation to dangerous, affected, and insanitary buildings are set out in Subpart 6 of the Act (sections 123B–130). These powers include (s124):
- taking immediate action where necessary to remove or reduce danger (including erecting hoardings or fences to prevent access).
  - issuing notices requiring specified work to be carried out to remove or reduce danger or to prevent a building from remaining insanitary.
  - issuing notices restricting or prohibiting entry to a building where appropriate.
- 6.2.4 In exercising these powers, the Council must act consistently with this policy and be satisfied, on reasonable grounds, that a building is dangerous, affected, or insanitary before taking action under Subpart 6 of the Act. The Council's response should be proportionate to the level of risk to people or property and will take into account the circumstances of the building, including any heritage values recognised under relevant planning or statutory instruments.
- 6.3 Other Legal Implications:
- 6.3.1 The question has arisen as to whether the Dangerous and Insanitary Building Policy could be expanded to include consideration of buildings that are derelict. It is worth noting that there is no legislative definition for the term derelict.
- 6.3.2 The scope of the Dangerous and Insanitary Buildings policy is limited by the Building Act 2004, under which it is made. The purpose of the policy is to set out how the Council will perform its statutory functions in relation to buildings that meet the Act's defined thresholds of being dangerous, affected or insanitary. The thresholds for meeting these definitions are defined in the Act, and therefore the policy cannot lawfully create new triggers or extend conditions—such as to dereliction, vacancy, or neglect—that do not, in and of themselves, establish that there is an identifiable risk to the health or safety of people or property as a result. Expanding the policy beyond those statutory limits would risk implying powers that the Council has not been given and would therefore be inconsistent with the purpose of the Act.

### **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](#).
- 6.4.2 Is assessed as low significance based on the Christchurch City Council's Significance and Engagement Policy. The level of significance was determined by the specific impacts of the policy amendments on both affected property owners and the wider community. As the changes proposed are minor, it is considered there are no significant impacts for the stakeholder groups considered.

6.4.3 Is consistent with the Council's Plans and Policies, in particular:

- Our Heritage, Our Taonga – Heritage Strategy 2019-2029.
- The Council's [Compliance Strategy](#), which sets out a high-level approach to regulatory compliance activities. The policy's enforcement approach aligns with this.

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

6.6 Regulatory and Compliance

6.6.1 Activity: Regulatory Compliance and Licensing

- Level of Service: 9.0.3.1 All investigations of dangerous building reports are initiated, and identified hazards secured, within 24 hours, 7 days a week - 1 .

### **Community Impacts and Views Ngā Mariu ā-Hāpori**

6.7 This report recommends public consultation on the proposed amended Dangerous and Insanitary Buildings Policy. Stakeholder and community views will be sought through the special consultative procedure.

6.8 The decision affects all wards and Community Board areas.

6.9 Community Board views will be sought as part of the consultation process.

### **Impact on Mana Whenua Ngā Whai Take Mana Whenua**

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

6.13 The policy outlines how the Council will undertake its responsibilities under the Act in relation to dangerous, affected and insanitary buildings.







## **7. Next Steps Ngā Mahinga ā-muri**

7.1 If the Committee accepts the recommendations of this report, staff will proceed with undertaking a special consultative procedure to seek feedback on the proposed amendments to the policy. Consultation is scheduled to commence in May 2026.

7.2 Submitters will be offered the opportunity to present their views to the Council. Either the Policy and Planning Committee, or a Hearings Panel will hear submissions.

7.3 The final decision on the adoption of the policy is made by the Policy and Planning Committee.

## Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A  	Draft Dangerous and Insanitary Buildings Policy 2026-proposed amendments tracked	26/763027	78
B  	Itemised proposed changes to Dangerous and Insanitary Building Policy	26/754207	90
C  	Statement of proposal for Dangerous and Insanitary Policy	26/868833	114

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

Document Name - Location / File Link
Not applicable

## Signatories Ngā Kaiwaitohu

<b>Authors</b>	Steve Tunley - Principal Advisor Compliance Jenna Marsden - Senior Policy Analyst Amy Rice - Engagement Advisor Andrew Campbell - Associate Legal Council Tracey Weston - Head of Regulatory Compliance
<b>Approved By</b>	Tracey Weston - Head of Regulatory Compliance John Higgins - General Manager Strategy, Planning & Regulatory Services

# DRAFT Dangerous and Insanitary Buildings Policy 2026

[This policy is made under section 131 of the Building Act 2004.](#)

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## 1. Introduction

1.1 This Dangerous and Insanitary Buildings Policy (“**the Policy**”) has been prepared to comply with ~~section 131~~ of the Building Act 2004 (“**the Act**”), which requires the Christchurch City Council (“**the Council**”) to have a policy on Dangerous and Insanitary Buildings.

~~1.2 The Policy replaces the Council’s Earthquake-prone, Dangerous and Insanitary Buildings Policy 2010. All requirements regarding Earthquake-prone Buildings have been removed from the Policy as they are now covered by sections 133AG–133AY of the Act.~~

1.2 The Policy replaces the Council’s Dangerous and Insanitary Buildings Policy 2018.

1.3 The Act ~~also~~ requires the Policy to state the Council’s policy approaches regarding affected buildings, which are buildings adjacent to, adjoining or nearby to a dangerous building or dam.

~~1.4 It is important that the Council protects public health through a balanced risk-based approach to ensuring buildings are structurally sound, do not pose a risk of damage to other property, or pose health risks and perform their function without putting the health of building users, residents and visitors at risk.~~

~~1.5 The residual effects of the Canterbury earthquakes of 2010/11 make the Policy particularly important for Christchurch as there are buildings that remain standing in varying states of disrepair and/or danger that may at some point trigger the provisions of the Policy.~~

## 2. Purpose

~~2.1 A building may become dangerous, affected or insanitary due to a number of reasons. This Policy aims to address how Council will manage buildings that meet the threshold of a dangerous, affected or insanitary building.~~

### 2.3. Policy principles

~~2.3.1~~ The relevant principles of ~~section 4~~ of the Act have been taken into account in preparing the Policy.

3.2 In considering these principles the Policy seeks to ensure that people who use buildings can do so safely without endangering their health.

~~2.3.3~~ It is important that the Council protects public health through a balanced risk-based approach to ensuring buildings are structurally sound, do not pose a risk of damage to other property, or pose health risks and perform their function without putting the health of building users, residents and visitors at risk.

~~2.3.4~~ In preparing the Policy, the Council has endeavored to strike a balance between the risks posed by dangerous, affected and insanitary buildings and broader social and economic issues involved.

~~2.4.3.5~~ The Council will take a pragmatic approach to administering the Act and the Policy in a fair and reasonable way.

### 3.4. Policy scope and compliance with other Acts

~~3.4.1~~ The Policy applies to all buildings within the Christchurch City Council territorial authority district.

~~3.24.2~~ The Policy sets out:

- the approach that the Council will take in performing its functions under Part 2 of the Act;
- the Council's priorities in performing those functions; and
- the Council's approach to dangerous, affected and insanitary heritage buildings.

4.3 Specific requirements for earthquake-prone buildings are outside the scope of this Policy as earthquake-prone buildings are covered by s133AG – 133AY of the Act.

4.4 Nothing in this policy derogates from any of the provisions of the Building Act 2004, the Resource Management Act 1991, or any other relevant statutory or regulatory requirements.

*Explanatory note: The government is progressing reform of legislation related to resource management. References to legislation in this policy include any successive legislation to those specified, including any successive legislation for heritage protection purposes.*

#### 4.5. Policy objectives

4.15.1 To discharge the Council's responsibilities under the Act that relate to dangerous, affected and insanitary buildings.

4.25.2 To clearly state the Council's approach to identifying dangerous, affected or insanitary buildings, what powers it can exercise when such buildings are found, and how it will work with building owners to prevent buildings from remaining dangerous or insanitary, particularly where a dangerous building is affecting or potentially affecting another building or other property.

4.35.3 To explain its approach where the building concerned is a District Plan Scheduled or Heritage New Zealand listed heritage building or landmark.

4.45.4 To ensure building owners understand that the Council may exercise its powers to take steps on the owner's behalf and may recover any resulting costs from the owner.

#### 5.6. Strategic alignment

5.16.1 The Policy has been prepared with the Council's strategic ~~objectives framework~~ in mind and to support achievement of relevant objectives. In particular the Policy supports the following:

##### Community Outcomes:

- A collaborative confident city
- Thriving prosperous city
- A cultural powerhouse city
- ~~Safe and healthy communities~~
- ~~Vibrant and thriving central city, suburban and rural centres~~
- ~~A well connected and accessible city~~
- ~~Great place for people, business and investment~~
- ~~A productive, adaptive and resilient economic base~~
- ~~Modern and robust city infrastructure and facilities network~~

##### 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

- Build trust and confidence in the Council through meaningful partnerships and communication, listening to and working with residents.
- Manage ratepayers' money wisely, delivering quality core services to the whole community and addressing the issues that are important to our residents.
- ~~Maximising opportunities to develop a vibrant, prosperous and sustainable 21st century city~~
- ~~Informed and proactive approaches to natural hazard risks~~

#### **Christchurch District Plan:**

- Historic heritage objectives

#### **~~Heritage Values, Vision and Mission Statements policy~~**

#### **~~Heritage Conservation policy~~**

#### **Our Heritage, Our Taonga – Heritage Strategy 2019-2029**

- Kaitiakitanga – Protecting and caring for our Heritage, our Taonga
- Our Heritage, our Taonga is protected through collaboration and partnership

### **6.7. Council's role**

~~6.7.1~~ A building may become dangerous, affected or insanitary due to a number of reasons, such as unauthorised alterations being made, fire, natural disaster or other external factors, or as a result of its use by an occupant.

~~6.7.2~~ When the Council becomes aware that a building may be dangerous, affected or insanitary, it will investigate and determine whether the building is dangerous, affected or insanitary.

~~6.7.3~~ If a building is deemed to be dangerous, affected or insanitary, the Council will work with the building owner(s), and if necessary use powers it has available under the Act, to ensure appropriate action is taken to make the building, its occupants and the public safe.

### **7.8. Working with other agencies**

~~7.8.1~~ The Council will work with Heritage New Zealand Pouhere Taonga, Fire and Emergency New Zealand, the New Zealand Police and other relevant agencies to achieve the purpose of the Act.

### **~~8. Council Policies:~~**

#### **POLICY STATEMENTS**

### **8.19. Approach to identifying dangerous, affected or insanitary buildings**

~~8.19.1~~ The Council will not actively inspect all buildings within the District but may from time to time undertake proactive information collection on possible dangerous, affected or insanitary buildings.

~~8.19.2~~ On receiving information or a complaint regarding a possible dangerous, affected or insanitary building, the Council will quickly and efficiently respond to information received and to ascertain the extent of any issues.

~~8.19.3~~ The procedures taken by the Council to resolve any issues found are detailed in section 9 12 of this Policy.

## **9.10. Application of the Policy to heritage buildings**

~~9.10.1~~ The Policy applies to heritage buildings in the same way it applies to all other buildings. Where the Council is assessing a building that is listed on the New Zealand Heritage List/ Rārangī Kōrero the Council will seek advice from Heritage New Zealand Pouhere Taonga where practicable.

~~9.2.10.2~~ When considering ~~whether a heritage buildings~~whether a heritage building should be deemed as dangerous and/or insanitary under this Policy, under the Policy, account will be taken of:

~~9.2.10.2.1~~ Any relevant requirements under the Resource Management Act 1991;

~~9.2.210.2.2~~ The importance of recognising any special traditional or cultural aspects of the intended use of the building;

~~9.2.310.2.3~~ The need to facilitate the preservation and ongoing use of buildings and areas of significant cultural, historical, or heritage value;

~~9.2.410.2.4~~ Any covenants placed on the heritage building (whether placed by the Council or Heritage New Zealand); and

~~9.2.510.2.5~~ The circumstances of each owner and each building, including whether the building has undergone any recent building work.

~~9.310.3~~ When considering what action to take with a listed or scheduled heritage building that is deemed dangerous or insanitary, the Council will take into account the heritage values of the building in determining possible courses of action and seek to avoid demolition wherever possible. Suitably qualified professionals with heritage expertise will be engaged where necessary to advise and recommend on possible actions.

## **10.11. Costs**

~~10.111.1~~ The Council may issue a notice under ~~Section s~~124(2)(c) of the Act requiring work to be carried out on a dangerous or insanitary building to reduce or remove the danger, or to prevent the building from remaining insanitary. If work required under such a notice issued is not completed or proceeding with reasonable speed, the Council may use its powers under ~~Section s~~126 of the Act and apply to the District Court to gain authorisation to carry out the building work required in the notice.

~~10.211.2~~ If the Council carries out building work, under ~~Section s~~126 of the Act or under a warrant issued under ~~Section s~~129, it is entitled to recover costs associated with that work from the building owner.

## **11.12. Procedures**

~~11.12.1~~ When the Council receives information regarding a potentially dangerous, affected or insanitary building, it will:

~~12.1.1~~ Check the details on the property held in Council records;

~~12.1.2~~ ~~Where considered necessary, have~~Have an authorised officer undertake an inspection of the building. In doing this, the Council may seek advice from qualified in house specialists, and/or from Fire and Emergency New Zealand, ~~New Zealand Police~~ or any other professional organisation deemed appropriate by Council; and

12.1.3 Prepare a report that includes the an inspection record.

~~11.2~~12.2 All inspections of potentially dangerous, affected or insanitary buildings will involve assessment of the condition of the building in terms of the definitions in Sections s121, 121A and 123 of the Act. Inspection records A report will be prepared in all cases.

~~11.3~~12.3 Authorised officers are entitled at all times during normal working hours to inspect any building to identify any dangerous or insanitary buildings, and may enter any premises for that purpose, unless the building is a household unit. If the building is a household unit which is being used as a household unit, the Council must either obtain consent from the occupier or an order from the District Court before it can enter to carry out an inspection.

~~11.4~~12.4 Once the Council is satisfied that a building is dangerous, affected or insanitary it will:

12.4.1 Consult with the building owner(s) to further determine the circumstances and decide on an appropriate course of action, which may include not taking any action, particularly where the owner is aware of and dealing with the issues.

12.4.2 Inform the complainant(s) of the inspection results and the Council's intended course of action to deal with the situation.

12.4.3 Assess whether there are any potentially affected buildings or other property and consult with the owner(s) of any affected building or other property regarding appropriate risk management approaches before taking enforcement action under Section s124 of the Act.

~~If notification is received from Fire and Emergency New Zealand that a building is dangerous, (whether by request of the Council under Section 121(2), or at the initiation of Fire and Emergency New Zealand) the Council will also liaise with Fire and Emergency New Zealand to discuss any proposed action.~~

12.4.4 Liaise with Fire and Emergency New Zealand, if required, in accordance with 13.3 of this Policy.

~~11.4.5~~12.4.5 If the building is a scheduled heritage building, the Council will take into account its heritage values in determining a course of action. Where practicable this will follow the provisions in section 8.2 10 of the Policy.

~~11.5~~ ~~In undertaking its monitoring and enforcement functions under the Act and the Policy, the Council will utilise a risk-based strategy to target compliance activities. This approach recognises graduated categories of behaviour that determine the nature of the compliance intervention— Voluntary, Assisted, Directed and Enforced (VADE). Compliance and enforcement responses escalate depending on the seriousness of the conduct, extent of the harm and public interest factors. In operational terms, this approach recognises that most people and businesses are willing to voluntarily comply with their regulatory obligations or can be encouraged to do so; and enforcement responses are tailored according to the degree of harm to individuals, amenities or the environment.~~

12.5 In undertaking its monitoring and enforcement functions under the Act and the Policy, the Council will utilise a strategic compliance framework in accordance with the Council's Compliance Strategy. In dealing with any non-compliances the Council's enforcement responses follow a

model of Voluntary, Assisted, Directed or Enforced compliance (VADE). This model is based on recognised behaviours that guide the delivery of the appropriate intervention.

~~11.6~~12.6 The VADE model recognises that most people and businesses are willing to voluntarily comply with regulatory obligations or can be encouraged to do so. Enforcement responses are tailored and/or escalated depending on the seriousness of the conduct, extent of the harm and public interest factors.

~~11.7~~12.7 If the Council is satisfied that a building is a dangerous, affected, or insanitary building it may use its powers under s124, or s126 of the Act. This may include:

~~12.7.1~~12.7.1 erecting a hoarding or fence to prevent people from approaching the building nearer than is safe

~~11.7.1~~~~12.7.2~~12.7.2 placing a notice that warns people not to approach the building

~~11.7.2~~~~12.7.3~~12.7.3 except in the case of an affected building, issuing a notice that complies with section 125(1) requiring work to be carried out on the building to—

- ~~11.8~~12.7.3 reduce or remove the danger; or
- prevent the building from remaining insanitary

~~11.8~~~~12.7.4~~12.7.4 issuing a notice that complies with s125(1A) restricting entry to the building for particular purposes or restricting entry to particular persons or groups of persons.

~~11.9~~12.8 Where a state of emergency has been declared (or following a state of emergency, when a transition period has been declared) the Council may choose to exercise powers under the Civil Defence Emergency Management Act 2002 instead of or in addition to powers under the ~~Building Act 2004~~.

## ~~12.13.~~12.13. Immediate danger

~~12.13.1~~12.13.1 If a building presents an immediate danger or health hazard to people within and/or around it, to surrounding buildings, or an immediate risk of damage to other property, the Chief Executive of the Council may decide it is necessary to use the powers under ~~Section s~~Section s129 of the Act to remove the danger or fix insanitary conditions. This may include demolition of the building.

~~12.2~~~~13.2~~12.13.2 Immediate danger may apply to a building that is likely to be used in a dangerous manner. A particular example is an assessment of immediate danger from fire and, in the event of a fire, injury or death to persons in or around the building is likely.

~~12.3~~~~13.3~~12.13.3 If notification is received from Fire and Emergency New Zealand that a building is dangerous, (whether by request of the Council under ~~section s~~section s121(2), or at the initiation of Fire and Emergency New Zealand) the Council will liaise with Fire and Emergency New Zealand to discuss any proposed action.

~~12.4~~~~13.4~~12.13.4 If the building is a scheduled heritage building, the Council will take into account its heritage values in determining a course of action. Where practicable this will follow the provisions in section ~~8.2~~10 of the Policy.

## ~~13.14.~~13.14. Disputes

~~13.14.1~~ 14.14.1 If a building owner disputes a Council decision, or proposed action, relating to the exercise of the Council's powers under s124 or s129 of the Act, the owner may apply for a determination from the Chief Executive of the Ministry of Building, Innovation and Employment, as set out in the Act. Such a determination is binding on the Council.

#### 14.15. Information disclosure

~~14.15.1~~ 14.15.1 The Local Government Official Information and Meetings Act 1987 (~~section s~~44A) requires the Council to include information concerning any consent, certificate, notice, order, or requisition affecting the land or any building on the land previously issued by the territorial authority on the Land Information Memorandum (LIM) for a property.

~~14.215.2~~ 14.15.2 In particular, the Council will include information relating to notices that have been issued by Council regarding dangerous and insanitary conditions, or affected building status that are not resolved.

~~14.315.3~~ 14.15.3 The Council is required (under ~~section s~~216 of the Act) to hold a summary of any written complaint concerning alleged breaches of the Act, and the Council's response. This information will be provided upon request, subject to the requirements of ~~section s~~217.

#### 15.16. Definitions

TERM	DEFINITION
<b>Act</b>	<del>means the Building Act 2004</del>
<b>Affected building</b>	<del>(s121A Building Act 2004) means a building that is at risk of damage or other impact from a dangerous building or dam that it is adjacent to, adjoining, or nearby. has the same meaning as in the Building Act 2004 (s.121A), and means: A building is an affected building for the purposes of this Act if it is adjacent to, adjoining, or nearby—</del> <del>(a) a dangerous building as defined in section 121; or</del> <del>(b) a dangerous dam within the meaning of section 153.</del>
<b>Authorised officer</b>	(s222(4) Building Act 2004) means an officer of a territorial authority to whom either or both of the following applies: (a) he or she is authorised to carry out inspections; or, (b) he or she is authorised to enter the land – i. by this Act; or ii. by an order of the District Court made under section 227.
<b>Building</b>	(s8 Building Act 2004) means - (a) a temporary or permanent movable or immovable structure (including a structure intended for occupation by people, animals, machinery, or chattels); and (b) includes- (i) a mechanical, electrical, or other system; and (ii) a fence as defined in section 2 of the Fencing of Swimming Pools Act 1987; and (iii) a vehicle or motor vehicle (including a vehicle or motor vehicle as defined in section 2(1) of the Land Transport Act 1998) that is immovable and is occupied by people on a permanent or long-term basis; and

	<p>(iv) a mast pole or a telecommunication aerial that is on, or forms part of, a building and that is more than 7 m in height above the point of its attachment or base support (except a dish aerial that is less than 2 metres wide); and</p> <p>(c) includes any 2 or more buildings that, on completion of building work, are intended to be managed as one building with a common use and a common set of ownership arrangements; and</p> <p>(d) includes the non-moving parts of a cable car attached to or servicing a building; and</p> <p>(e) after 30 March 2008, includes the moving parts of a cable car attached to or servicing a building.</p>
<b>Council</b>	means the Christchurch City Council.
<b>Dangerous building</b>	<p>(s121 Building Act 2004) means a building that:</p> <p>(a) in the ordinary course of events (excluding the occurrence of an earthquake), the building is likely to cause—</p> <p>(i) injury or death (whether by collapse or otherwise) to any persons in it or to persons on other property; or</p> <p>(ii) damage to other property; or</p> <p>(b) in the event of fire, injury or death to any persons in the building or to persons on other property is likely.</p>
<b>Heritage building</b>	<p><del>(s7 Building Act 2001) means a building that is included on —</del></p> <p><del>a) Appendix 9.3.7.2, ‘The Schedule of Significant Historic Heritage’, Chapter 9 of the Christchurch District Plan;</del></p> <p><del>b) the New Zealand Heritage List/ Rārangī Kōrero maintained under section 65 of the Heritage New Zealand Pouhere Taonga Act 2014; or</del></p> <p><del>c) the National Historic Landmarks/Ngā Manawhenua o Aotearoa me ōna Kōrero Tūturu list maintained under section 81 of the Heritage New Zealand Pouhere Taonga Act 2014.</del></p> <p><u>means a building that is included within Appendix 9.3.7.2, ‘The Schedule of Significant Historic Heritage’, Chapter 9 of the Christchurch District Plan; and also has the same meaning as in section 7 of the Building Act 2004:</u></p> <p><u>(i) a building that is included on the New Zealand Heritage List/Rārangī Kōrero maintained under section 65 of the Heritage New Zealand Pouhere Taonga Act 2014; or</u></p> <p><u>(ii) a building that is included on the National Historic Landmarks/Ngā Manawhenua o Aotearoa me ōna Kōrero Tūturu list maintained under section 81 of the Heritage New Zealand Pouhere Taonga Act 2014; or</u></p> <p><u>(iii) a place, or part of a place, that is subject to a heritage covenant under section 39 of the Heritage New Zealand Pouhere Taonga Act 2014 and is registered under section 41 of that Act; or</u></p> <p><u>(iv) a place, or part of a place, that is subject to a heritage order within the meaning of section 187 of the Resource Management Act 1991; or</u></p> <p><u>(v) a place, or part of a place, that is included in a schedule of a district plan because of its heritage value:</u></p>

<b>Insanitary building</b>	(s123 Building Act 2004) means a building that: (a) is offensive or likely to be injurious to health because— (i) of how it is situated or constructed; or (ii) it is in a state of disrepair; or (b) has insufficient or defective provisions against moisture penetration so as to cause dampness in the building or in any adjoining building; or (c) does not have a supply of potable water that is adequate for its intended use; or (d) does not have sanitary facilities that are adequate for its intended use.
<b>Inspection</b>	(s222 Building Act 2004) means the taking of all reasonable steps - (a) to determine whether - (i) building work is being carried out without a building consent; or (ii) building work is being carried out in accordance with a building consent; or (iii) a notice to fix has been complied with: (b) to ensure that - (i) in relation to buildings for which a compliance schedule is issued, the inspection, maintenance, and reporting procedures stated in the compliance schedule are being complied with; or (ii) in relation to buildings that have specified systems, the requirement for a compliance schedule is being complied with: (c) to enable a territorial authority to — (i) identify dangerous, earthquake-prone, or insanitary buildings within its district; and (ii) carry out its functions or duties in relation to those buildings: (d) to satisfy a territorial authority as to whether a certificate of acceptance for building work should be issued under section 96.
<b>Other property</b>	<u>(s7 Building Act 2004)</u> a) <u>means any land or buildings, or part of any land or buildings, that are—</u> (i) <u>not held under the same allotment; or</u> (ii) <u>not held under the same ownership; and</u> b) <u>includes a road.</u>
<b>Owner</b>	(s7 Building Act 2004) means, in relation to land and any buildings on the land – (a) means the person who – (i) is entitled to the rack rent from the land; or (ii) would be so entitled if the land were let to a tenant at a rack rent; and (b) includes – (i) the owner of the fee simple of the land; and <del>(ii)</del> for the purposes of sections 32, 44, 92, 96, 97, and 176(c). <del>(c)</del> any person who has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, and who is bound by the agreement because the agreement is still in force.
<b>Territorial authority</b>	(s7 Act Building Act 2004) means (a) a city council or district council named in Part 2 of Schedule 2 of the Local Government Act 2002; and – (i) in relation to land within the district of a territorial authority, or a building on or proposed to be built on any such land, means that territorial authority; and

	<p>(ii) in relation to any part of a coastal marine area (within the meaning of the Resource Management Act 1991) that is not within the district of a territorial authority, or a building on or proposed to be built on any such part, means the territorial authority whose district is adjacent to that part; and</p> <p>(b) includes the Minister of Conservation or the Minister of Local Government, as the case may be, in any case in which the Minister of Local Government is the territorial authority under section 22 of the Local Government Act 2002.</p>
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## ~~16.17.~~ **References and related documents**

~~16.17.1~~ In considering how to address non-compliance it is likely the Council must be mindful of any matters that require consideration under other legislation or compliance mechanisms. In particular, in addition to the Building Act 2004 the Council needs to consider the following:

- ~~• Local Government Act 2002~~
- ~~• Resource Management Act 1991~~
- ~~• Civil Defence Emergency Management Act 2002~~
- ~~• Heritage New Zealand Pouhere Taonga Act 2014~~
- ~~• Protection of Personal and Property Rights Act 1988~~
- ~~• Health Act 1956~~
- ~~• Mental Health Act 1992~~
- ~~• Christchurch Regeneration Act~~
  
- Our Heritage, Our Taonga, Heritage Strategy 2019-2029
- Regulatory Compliance Unit – Compliance Strategy 2021
- Building Act 2004
- Local Government Act 2002
- Resource Management Act 1991
- Christchurch District Plan
- Civil Defence Emergency Management Act 2002
- Heritage New Zealand Pouhere Taonga Act 2014
- Protection of Personal and Property Rights Act 1988
- Health Act 1956
- Mental Health (Compulsory Assessment and Treatment) Act 1992
- Greater Christchurch Regeneration Act 2016

**Explanatory note:** *The government is progressing reform of legislation related to resource management. References to legislation in this policy include any successive legislation to those specified, including any successive legislation for heritage protection purposes.*

*Note: Provisions also exist in the Health Act 1956 to deal with nuisance conditions related to certain matters associated with housing (under section 29(f), overcrowding likely to be injurious to health, and under section 42, insanitary conditions likely to cause injury to the health of persons, or a dwelling that is otherwise unfit for human habitation). The Council may decide to use powers under the Health Act instead of or in addition to the Building Act.*

## ~~17.18.~~ **Policy reviews**

~~17.18.1~~ The Policy must be reviewed at least every five years.

~~17.2~~18.2 The Council may decide to review the Policy at any time within the five-year review requirement.

~~17.3~~18.3 If, following the review, or at any other time, the Council decides to amend or replace the Policy it must do so by using the special consultative procedure in ~~section 5~~s83 of the Local Government Act 2002.

~~17.4~~18.4 The Policy does not cease to have effect because it is due for review or is being reviewed.

<b>Policy name</b>	Dangerous and Insanitary Buildings Policy
<b>Adoption date</b>	25 May 2006
<b>Date of most recent review</b>	TBC 2026
<b>Resolution number</b>	TBC
<b>Review date</b>	TBC 2031
<b>Department responsible</b>	Regulatory Compliance Unit
<b>Position responsible</b>	Head of Regulatory Compliance

**Itemised changes from 2018 Policy to the 2026 Policy**

2018 Policy	Proposed Change	Reason	Proposed replacement/new Clause or Section movement
<b>1. Introduction:</b>			<b>1. Introduction:</b>
1.1 This Dangerous and Insanitary Buildings Policy (“the Policy”) has been prepared to comply with section 131 of the Building Act 2004 (“the Act”), which requires the Council to have a policy on Dangerous and Insanitary Buildings	Minor inclusion to identify ‘Council’	Ease of reading	<i>1.1 This Dangerous and Insanitary Buildings Policy (“The Policy”) has been prepared to comply with s131 of the Building Act 2004 (“The Act”), which requires the Christchurch City Council (“The Council”) to have a policy on Dangerous and Insanitary Buildings</i>
1.2 The Policy replaces the Council’s Earthquake-prone, Dangerous and Insanitary Buildings Policy 2010. All requirements regarding Earthquake-prone Buildings have been removed from the Policy as they are now covered by sections 133AG – 133AY of the Act	Update year references  Remove sentence regarding earthquake-prone provisions being removed, and now covered by the Act	Was a change at the time of the last review but is now status quo	<i>1.2 The Policy replaces the Council’s Dangerous and Insanitary Buildings Policy 2018. [Removed part about earthquake prone buildings]</i>
1.3 The Act also requires the Policy to state the Council’s policy approaches regarding affected buildings, which are buildings adjacent to, adjoining or nearby to a dangerous building or dam.	No change	No change	<i>1.3 No change</i>

2018 Policy	Proposed Change	Reason	Proposed replacement/new Clause or Section movement
1.4 It is important that the Council protects public health through a balanced risk-based approach to ensuring buildings are structurally sound, do not pose health risks and perform their function without putting the health of building users, residents and visitors at risk.	Move section to “principles”	Fits better in “Section 3 - Policy Principles” section of the policy	1.4 <i>moved</i>
1.5 The residual effects of the Canterbury earthquakes of 2010/11 make the Policy particularly important for Christchurch as there are buildings that remain standing in varying states of disrepair and/ or danger that may at some point trigger the provisions of the Policy	Remove section	Section removed as it relates to earthquake/earthquake-prone buildings, which is no longer within scope of this policy due to legislative change	1.5 <i>Removed</i>
	Include section about purpose of the policy	Assist the reader to help understand the purpose of the policy	2. <b>Purpose:</b> <i>[New section]</i>
			2.1 <i>A building may become dangerous, affected or insanitary due to a number of reasons. This Policy aims to address how Council will manage buildings that meet the threshold of a dangerous, affected or insanitary building</i>

2018 Policy	Proposed Change	Reason	Proposed replacement/new Clause or Section movement
<b>2. Policy Principles:</b>			<b>3. Policy Principles:</b>
2.1 The relevant principles of section 4 of the Act have been taken into account in preparing the Policy	No substantial change	No substantial change, moved to Section 3 – Policy Principles of new Policy.	3.1 <i>The relevant principles of s4 of the Act have been taken into account in preparing the Policy</i>
2.2 In considering these principles the Policy seeks to ensure that people who use buildings can do so safely without endangering their health		Moved to Section 3 – Policy Principles of new Policy.	3.2 <i>No Change</i>
	Include relocated section (previously 1.4 of 2018 policy) here	To indicate and annotate Council’s responsibilities under the Policy, which fits better with this section of the policy	3.3 <i>[INCLUDED SECTION] It is important that the Council protects public health through a balanced risk-based approach to ensuring buildings are structurally sound, do not pose a risk of damage to other property, or pose health risks and perform their function without putting the health of building users, residents and visitors at risk</i>
2.3 <i>No change (other than number format)</i>	No change	No change	3.4 <i>No change</i>
2.4 <i>No change (other than number format)</i>	No change	No change	3.5 <i>No change</i>

2018 Policy	Proposed Change	Reason	Proposed replacement/new Clause or Section movement
3. <b>Policy Scope:</b>	Change title	To provide further clarity.	4. <b><i>Policy scope and compliance with other Acts:</i></b>
3.1 <i>No change (other than number format)</i>	No change	No change	4.1 <i>No change (other than number format)</i>
3.2 The Policy sets out: <ul style="list-style-type: none"> <li>• the approach that the Council will take in performing its functions under Part 2 of the Act;</li> <li>• the Council’s priorities in performing those functions;</li> <li>• the Council’s approach to dangerous, affected and insanitary heritage buildings</li> </ul>	No change	No change	4.2 <i>No change (other than number format)</i>
	Include new section	Highlighting that earthquake-prone provisions are outside the scope of the policy (legislative change)	4.3 <i>Specific requirements for earthquake-prone buildings are outside the scope of this Policy as earthquake-prone buildings are covered by s133AG – 133AY of the Act</i>

2018 Policy	Proposed Change	Reason	Proposed replacement/new Clause or Section movement
	Include new section with explanatory note	Advising that policy does not detract from other legislation, statutory or regulatory requirements, including any successive regulatory requirements	<p>4.4 <i>Nothing in this policy derogates from any of the provisions of the Building Act 2004, the Resource Management Act 1991, or any other relevant statutory or regulatory requirements</i></p> <p><i>Explanatory note: The government is progressing reform of legislation related to resource management. References to legislation in this policy include any successive legislation to those specified, including any successive legislation for heritage protection purposes</i></p>
<b>4. Policy objectives:</b>			<b>5. Policy objectives:</b>
4.1 No change	No change	No change	5.1 <i>No change (other than number format)</i>
4.2 To clearly state the Council’s approach to identifying dangerous, affected or insanitary buildings, what powers it can exercise when such buildings are found, and how it will work with building owners to prevent buildings from remaining dangerous or insanitary, particularly where a dangerous building is affecting or potentially affecting another building	Amend section to include other property	Included ‘or other property’ to highlight that is a consideration as well	5.2 <i>To clearly state the Council’s approach to identifying dangerous, affected or insanitary buildings, what powers it can exercise when such buildings are found, and how it will work with building owners to prevent buildings from remaining dangerous or insanitary, particularly where a dangerous building is affecting or potentially affecting another building or other property</i>
4.3 <i>No change</i>	No change	No change	5.3 <i>No change</i>
4.4 <i>No change</i>	No change	No change	5.4 <i>No change</i>

2018 Policy	Proposed Change	Reason	Proposed replacement/new Clause or Section movement
<p><b>5. Strategic alignment:</b></p> <p>The Policy has been prepared with the Council’s strategic objectives in mind and to support achievement of relevant objectives. In particular the Policy supports the following:</p>	<p>No change</p>	<p>No change</p>	<p><b>6. Strategic alignment:</b></p> <p>6.1 <i>No change (other than number format)</i></p>
<p><b>Community Outcomes (2018)</b></p> <ul style="list-style-type: none"> <li>• Safe and healthy communities</li> <li>• Vibrant and thriving central city, suburban and rural centres</li> <li>• A well connected and accessible city</li> <li>• Great place for people, business and investment</li> <li>• A productive, adaptive and resilient economic base</li> <li>• Modern and robust city infrastructure and facilities network</li> </ul>	<p>Amend</p>	<p>Update to match the current (2022) Community Outcomes</p>	<p><b>Community Outcomes:</b></p> <ul style="list-style-type: none"> <li>• <i>A collaborative confident city</i></li> <li>• <i>Thriving prosperous city</i></li> <li>• <i>A cultural powerhouse city</i></li> </ul>

2018 Policy	Proposed Change	Reason	Proposed replacement/new Clause or Section movement
<p><b>Strategic priorities:</b></p> <ul style="list-style-type: none"> <li>• Maximising opportunities to develop a vibrant, prosperous and sustainable 21<sup>st</sup> century city</li> <li>• Informed and proactive approaches to natural hazard risks</li> </ul>	Amend	Update to match the current (2022) Strategic Priorities	<p><b>Strategic priorities:</b></p> <ul style="list-style-type: none"> <li>• <i>Be an inclusive and equitable city which puts people at the centre of developing our city and district, prioritising wellbeing, accessibility and connection</i></li> <li>• <i>Build trust and confidence in the Council through meaningful partnerships and communication, listening to and working with residents</i></li> <li>• <i>Manage ratepayers' money wisely, delivering quality core services to the whole community and addressing the issues that are important to our residents</i></li> </ul>
<p><b>Christchurch District Plan:</b></p> <ul style="list-style-type: none"> <li>• Historic heritage objectives</li> </ul> <p>Heritage Values, Vision and Mission Statements Policy Heritage Conservation Policy</p>	<p>No change</p> <p>Add Heritage Strategy</p>	<p>No change</p> <p>Updated to include links with the Heritage Strategy (new since last review)</p>	<p><b>Christchurch District Plan:</b></p> <ul style="list-style-type: none"> <li>• <i>Historic heritage objectives</i></li> </ul> <p><b>Our Heritage, Our Taonga – Heritage Strategy 2019-2029</b></p> <ul style="list-style-type: none"> <li>• <i>Kaitiakitanga – Protecting and caring for our Heritage, our Taonga</i></li> <li>• <i>Our Heritage, our Taonga is protected through collaboration and partnership</i></li> </ul>

2018 Policy	Proposed Change	Reason	Proposed replacement/new Clause or Section movement
<b>6. Council's role:</b>			<b>7. Council's role:</b>
6.1 <i>No change</i>	No change	No change	7.1 <i>No change (other than number format)</i>
6.2 <i>No change</i>	No change	No change	7.2 <i>No change (other than number format)</i>
6.3 If a building is found to be dangerous, affected or insanitary, the Council will work with the building owner(s), and if necessary use powers it has available, to ensure appropriate action is taken to make the building, its occupants and the public safe	Inclusion of, "under the Act"	For clarity of extent of enforcement powers available	7.3 <i>If a building is deemed to be dangerous, affected or insanitary, the Council will work with the building owner(s), and if necessary, use powers it has available under the Act, to ensure appropriate action is taken to make the building, its occupants and the public safe</i>
<b>7. Working with other agencies:</b>			<b>8. Working with other agencies:</b>
7.1 <i>No change</i>	No change	No change	8.1 <i>No change (other than number format)</i>
<b>8. Council Policies:</b>			<b>POLICY STATEMENTS:</b>
<b>8.1 Approach to identifying dangerous, affected or insanitary buildings:</b>			<b>9. Approach to identifying dangerous, affected or insanitary buildings</b>
8.1.1 <i>No change</i>	No change	No change	9.1 <i>No change (other than number format)</i>
8.1.2 <i>No change</i>	No change	No change	9.2 <i>No change (other than number format)</i>
8.1.3 The procedures taken by the Council to resolve any issues found are detailed in section 9 of the Policy	Update location of section of the policy referenced	For consistency /administrative change	9.3 <i>The procedures taken by the Council to resolve any issues found are detailed in section 12 of this Policy</i>

2018 Policy	Proposed Change	Reason	Proposed replacement/new Clause or Section movement
8.2 <b>Application of the Policy to heritage buildings:</b>			<b>10. Application of the Policy to heritage buildings:</b>
8.2.1 The Policy applies to heritage buildings in the same way it applies to all other buildings. Where the Council is assessing a building that is listed on the New Zealand Heritage List/ Rārangī Kōrero the Council will seek advice from Heritage New Zealand Pouhere Taonga where practicable	No change	No change	10.1 <i>No change (other than number format)</i>
8.2.2 When considering heritage buildings under the Policy, account will be taken of:	Specify / clarify policy reference and intent	Wording change for clarity. For clarity, highlight policy will take into account the Resource Management Act requirements	10.2 <i>When considering whether a heritage building should be deemed as dangerous and/or insanitary under this Policy, account will be taken of:</i>
		No change	10.2.1 <i>Any relevant requirements under the Resource Management Act 1991;</i>
(a) The importance of recognising any special traditional or cultural aspects of the intended use of the building;	No change	No change	10.2.2 <i>No change (other than number format)</i>

2018 Policy	Proposed Change	Reason	Proposed replacement/new Clause or Section movement
<p><b>8.2 Application of the Policy to heritage buildings – cont’d</b></p> <p>(b) The need to facilitate the preservation and ongoing use of buildings and areas of significant cultural, historical, or heritage value;</p>	No change	For clarity on process, highlight policy will take into account any covenants on heritage listed buildings, bearing in mind there may be a need for resource consent in certain circumstances	10.2.3 <i>No change (other than number format)</i>
	New bullet point	No change	10.2.4 <i>Any covenants placed on the heritage building (whether placed by the Council or Heritage New Zealand); and</i>
<p>(c) The circumstances of each owner and each building, including whether the building has undergone any recent building work</p>	No change	No change	10.2.5 <i>No change (other than number format)</i>
8.2.3 No change	No change	No change	10.3 <i>No change (other than numbering formatting)</i>

2018 Policy	Proposed Change	Reason	Proposed replacement/new Clause or Section movement
<b>8.3 Costs:</b>			<b>11. Costs:</b>
8.3.1 No change	No change	No change	11.1 <i>No change (other than numbering formatting)</i>
8.3.2 No change	No change	No change	11.2 <i>No change (other than numbering formatting)</i>
<b>9. Procedures:</b>			<b>12. Procedures:</b>
9.1 No change	No change	No change	12.1 <i>No change (other than numbering formatting)</i>
a. No change	No change	No change	12.1.1 <i>No change (other than numbering formatting)</i>
b. Have an authorised officer undertake an inspection of the building. In doing this, the Council may seek advice from Fire and Emergency New Zealand, New Zealand Police or any other professional organisation deemed appropriate by Council; and	Reword of section	Included “where considered necessary” and “qualified in house specialists” for clarity – no other changes	12.1.2 <i>Where considered necessary, have an authorised officer undertake an inspection of the building. In doing this, the Council may seek advice from qualified in-house specialists, and/or from Fire and Emergency New Zealand, or any other professional organisation deemed appropriate by Council; and</i>
c. Prepare an inspection record	Minor wording amendment	For clarity, to align with current practice / process	12.1.3 <i>Prepare a report that includes the inspection record</i>
9.2 <i>No change</i>	No change	No change	12.2 <i>No change (other than numbering formatting)</i>

2018 Policy	Proposed Change	Reason	Proposed replacement/new Clause or Section movement
<b>9. Procedures – cont’d</b> 9.3 <i>No change</i>	No change	No change	12.3 <i>No change (other than number formatting)</i>
9.4 <i>No change</i>	No change	No change	12.4 <i>No change (other than numbering formatting)</i>
a. <i>No change</i>	<i>No change</i>	<i>No change</i>	12.4.1 <i>No change (other than numbering formatting)</i>
b. <i>No change</i>	<i>No change</i>	<i>No change</i>	12.4.2 <i>No change (other than numbering formatting)</i>
c. Assess whether there are any potentially affected buildings and consult with the owner(s) of any affected building regarding appropriate risk management approaches before taking enforcement action under Section 124 of the Act	Include wording for other property	Reflect that other property (not limited to buildings) is a consideration	12.4.3 <i>Assess whether there are any potentially affected buildings or other property and consult with the owner(s) of any affected building or other property regarding appropriate risk management approaches before taking enforcement action under Section 124 of the Act</i>



2018 Policy	Proposed Change	Reason	Proposed replacement/new Clause or Section movement
<p><b>9. Procedures – cont’d</b></p> <p>9.5 In undertaking its monitoring and enforcement functions under the Act and the Policy, the Council will utilise a risk-based strategy to target compliance activities. This approach recognises graduated categories of behaviour that determine the nature of the compliance intervention – Voluntary, Assisted, Directed and Enforced (VADE). Compliance and enforcement responses escalate depending on the seriousness of the conduct, extent of the harm and public interest factors. In operational terms, this approach recognises that most people and businesses are willing to voluntarily comply with their regulatory obligations or can be encouraged to do so; and enforcement responses are tailored according to the degree of harm to individuals, amenities or the environment.</p>	<p>Split this section</p>	<p>Split the section into two (2) parts (12.5 and 12.6) for ease of reading and reference. Minor wording changes/improvements</p>	<p>12.5 <i>In undertaking its monitoring and enforcement functions under the Act and the Policy, the Council will utilise a strategic compliance framework in accordance with the Council’s Compliance Strategy. In dealing with any non-compliances the Council’s enforcement responses follow a model of Voluntary, Assisted, Directed or Enforced compliance (VADE). This model is based on recognised behaviours that guide the delivery of the appropriate intervention.</i></p> <p>12.6 <i>The VADE model recognises that most people and businesses are willing to voluntarily comply with regulatory obligations or can be encouraged to do so. Enforcement responses are tailored and/or escalated depending on the seriousness of the conduct, extent of the harm and public interest factors.</i></p>

2018 Policy	Proposed Change	Reason	Proposed replacement/new Clause or Section movement
<p><b>9. Procedures – cont’d</b></p> <p>9.6 If the Council is satisfied that a building is a dangerous, affected, or insanitary building it may use its powers under Sections 124, or 126 of the Act. This may include:</p>			<p>12.7 <i>If the Council is satisfied that a building is a dangerous, affected, or insanitary building it may use its powers under s124, or s126 of the Act. This may include:</i></p>
<p>a. <i>No change</i></p>	<p><i>No change</i></p>	<p><i>No change</i></p>	<p>12.7.1 <i>No change (other than numbering format)</i></p>
<p>b. <i>No change</i></p>	<p><i>No change</i></p>	<p><i>No change</i></p>	<p>12.7.2 <i>No change (other than numbering format)</i></p>
<p>c. <i>No change</i></p>	<p><i>No change</i></p>	<p><i>No change</i></p>	<p>12.7.3 <i>No change (other than numbering format)</i></p>
<p>i. <i>No change</i></p>	<p><i>No change</i></p>	<p><i>No change</i></p>	<ul style="list-style-type: none"> <li>• <i>No change (other than numbering format)</i></li> </ul>
<p>ii. <i>No change</i></p>	<p><i>No change</i></p>	<p><i>No change</i></p>	<ul style="list-style-type: none"> <li>• <i>No change (other than numbering format)</i></li> </ul>
<p>d. <i>No change</i></p>	<p><i>No change</i></p>	<p><i>No change</i></p>	<p>12.7.4 <i>No change (other than numbering format)</i></p>
<p>Where a state of emergency has been declared (or following a state of emergency, when a transition period has been declared) the Council may choose to exercise powers under the Civil Defence Emergency Management Act 2002 instead of or in addition to powers under the Building Act 2004</p>	<p>Formatting</p>	<p>Formatting – gave section its own numbering</p>	<p>12.8 <i>Where a state of emergency has been declared (or following a state of emergency, when a transition period has been declared) the Council may choose to exercise powers under the Civil Defence Emergency Management Act 2002 instead of or in addition to powers under the Act</i></p>

2018 Policy	Proposed Change	Reason	Proposed replacement/new Clause or Section movement
<p><b>9. Procedures – cont’d</b></p> <p><b>9.7 Immediate danger:</b></p>	Numbering change		<b>13. Immediate danger:</b>
<p>9.7.1 If a building presents an immediate danger or health hazard to people within and/or around it, or to surrounding buildings, the Chief Executive of the Council may decide it is necessary to use the powers under Section 129 of the Act to remove the danger or fix insanitary conditions. This may include demolition of the building.</p> <p>Immediate danger may apply to a building that is likely to be used in a dangerous manner. A particular example is an assessment of immediate danger from fire and, in the event of a fire, injury or death to persons in or around the building is likely</p>	Slight rewording	Slight rewording for ease of reading	<p>13.1 <i>If a building presents an immediate danger or health hazard to people within and/or around it, to surrounding buildings, or an immediate risk of damage to other property, the Chief Executive of the Council may decide it is necessary to use the powers under Section 129 of the Act to remove the danger or fix insanitary conditions. This may include demolition of the building</i></p>
	Formatting	Formatting- gave section its own numbering	<p>13.2 <i>Immediate danger may apply to a building that is likely to be used in a dangerous manner. A particular example is an assessment of immediate danger from fire and, in the event of a fire, injury or death to persons in or around the building is likely</i></p>
<p>9.7.2 <i>No change (other than numbering format)</i></p>	No change	No change	<p>13.3 <i>No change (other than numbering format)</i></p>

2018 Policy	Proposed Change	Reason	Proposed replacement/new Clause or Section movement
<p><b>9. Procedures – cont’d</b>            9.7.3 If the building is a scheduled heritage building, the Council will take into account its heritage values in determining a course of action. Where practicable this will follow the provisions in section 8.2 of the Policy.</p>			<p><i>13.4 If the building is a scheduled heritage building, the Council will take into account its heritage values in determining a course of action. Where practicable this will follow the provisions in section 10 of the Policy.</i></p>
<p><b>10. Related Legislation:</b>            Removed</p>	<p>Replaced section</p>	<p>Section 10 reworded and replaced with section 17 “references and related documents” for better placement and ease of reading within policy. Changed to align with Council’s standard policy template</p>	<p><i>Removed and replaced</i></p>
<p><b>11. Disputes:</b>            11.1 If a building owner disputes a Council decision, or proposed action, relating to the exercise of the Council’s powers under sections 124 or 129 of the Act, the owner may apply for a determination from the Chief Executive of the Ministry of Building, Innovation and Employment, as set out in the Act. Such a determination is binding on the Council.</p>	<p>General abbreviation formatting</p>	<p>General format update for abbreviating ‘sections’</p>	<p><b>14. Disputes:</b>  <i>14.1 If a building owner disputes a Council decision, or proposed action, relating to the exercise of the Council’s powers under s124 or s129 of the Act, the owner may apply for a determination from the Chief Executive of the Ministry of Building, Innovation and Employment, as set out in the Act. Such a determination is binding on the Council.</i></p>

2018 Policy	Proposed Change	Reason	Proposed replacement/new Clause or Section movement
<b>12. Information Disclosure:</b>	Section numbering change	Section numbering change	<b>15. Information disclosure:</b>
12.1 <i>No change</i>	No change	No change	15.1 <i>No change</i>
12.2 <i>No change</i>	No change	No change	15.2 <i>No change</i>
12.3 <i>No change</i>	No change	No change	15.3 <i>No change</i>
<b>13. Policy review:</b>	Moved section	Moved to section 18 for better placement within policy - no changes made to section other than numbering. Changed to align with Council's standard policy template.	<i>Section moved to section 18</i>
	Definitions under s14 moved up	For ease of reading / comparison have placed side by side	<b>Definitions:</b> <i>[Section moved up]</i>
	Include definition of the word Act	To reference what "Act" means within this policy	<b>Act</b> – <i>means the Building Act 2004</i>

2018 Policy	Proposed Change	Reason	Proposed replacement/new Clause or Section movement
<p><b>13. Policy review – cont’d</b>  <b>Affected building</b> (s121A Building Act 2004) means a building that is at risk of damage or other impact from a dangerous building or dam that it is adjacent to, adjoining, or nearby.</p>	Reformat definition	In-line with Act	<p><b>Affected building</b> - has the same meaning as in the Building Act 2004 (s.121A), and means:  A building is an affected building for the purposes of this Act if it is adjacent to, adjoining, or nearby-</p> <p>(a) a dangerous building as defined in section 121; or  (b) a dangerous dam within the meaning of section 153.</p>
<b>Authorised officer</b> – No change	No change	No change	<b>Authorised officer</b> – No change
<b>Building</b> (s8 Building Act 2004) means a temporary or permanent movable or immovable structure (including a structure intended for occupation by people, animals, machinery, or chattels); and	Reformat initial part of definition	In-line with Act, no other changes to definition	<p><b>Building</b> – (S8 Building Act 2004) means -  (a) a temporary or permanent movable or immovable structure (including a structure intended for occupation by people, animals, machinery, or chattels); and</p>
<b>Council</b> – No change	No change	No change	<b>Council</b> – No change
<b>Dangerous building</b> – No change	No change	No change	<b>Dangerous building</b> – No change

2018 Policy	Proposed Change	Reason	Proposed replacement/new Clause or Section movement
<p><b>13. Policy review – cont’d</b>  <b>Heritage building</b> (s7 Building Act 2004) means a building that is included on —</p> <p>(a) Appendix 9.3.7.2, ‘The Schedule of Significant Historic Heritage’, Chapter 9 of the Christchurch District Plan;</p> <p>(b) the New Zealand Heritage List/ Rārangi Kōrero maintained under section 65 of the Heritage New Zealand Pouhere Taonga Act 2014; or</p> <p>(c) the National Historic Landmarks/Ngā Manawhenua o Aotearoa me ōna Kōrero Tūturu list</p> <p>(d) maintained under section 81 of the Heritage New Zealand Pouhere Taonga Act 2014.</p>	<p>Reformat and update of the definition</p>	<p>Reformat and update of the definition</p>	<p><b>Heritage building</b> - means a building that is included within Appendix 9.3.7.2, ‘The Schedule of Significant Historic Heritage’, Chapter 9 of the Christchurch District Plan; and also has the same meaning as in section 7 of the Building Act 2004:</p> <p>(i) a building that is included on the New Zealand Heritage List/Rārangi Kōrero maintained under section 65 of the Heritage New Zealand Pouhere Taonga Act 2014; or</p> <p>(ii) a building that is included on the National Historic Landmarks/Ngā Manawhenua o Aotearoa me ōna Kōrero Tūturu list maintained under section 81 of the Heritage New Zealand Pouhere Taonga Act 2014; or</p> <p>(iii) a place, or part of a place, that is subject to a heritage covenant under section 39 of the Heritage New Zealand Pouhere Taonga Act 2014 and is registered under section 41 of that Act; or</p> <p>(iv) a place, or part of a place, that is subject to a heritage order within the meaning of section 187 of the Resource Management Act 1991; or</p> <p>(v) a place, or part of a place, that is included in a schedule of a district plan because of its heritage value</p>

2018 Policy	Proposed Change	Reason	Proposed replacement/new Clause or Section movement
<b>13. Policy review – cont’d</b> <b>Insanitary building – No change</b>	No change	No change	<b>Insanitary building – No change</b>
<b>Inspection – No change</b>	No change	No change	<b>Inspection – No change</b>
	Include definition for other property	Inclusion to have this aspect defined as per the Act	<b>Other property - (s7 Building Act 2004)</b> <i>(a) means any land or buildings, or part of any land or buildings, that are—</i> <i>(i) not held under the same allotment;</i> <i>or</i> <i>(ii) not held under the same ownership;</i> <i>and</i> <i>(b) includes a road.</i>
<b>Owner – No change</b>	No change	No change	<b>Owner – No change</b>
<b>Territorial Authority – No change</b>	No change	No change	<b>Territorial Authority – No change</b>

2018 Policy	Proposed Change	Reason	Proposed replacement/new Clause or Section movement
<p><b>13. Policy review – cont’d</b></p>	<p>Section moved from 10 (Related legislation) to section 17</p>	<p>Moved section here for ease of reading and better placement within the policy and section reworded and included an explanatory note</p> <p>Additionally, updated what legislation needs to be considered</p>	<p><b>17. References and related documents:</b> <i>[New section included]</i></p> <p>17.1 <i>In considering how to address non-compliance it is likely the Council must be mindful of any matters that require consideration under other legislation or compliance mechanisms. In particular, in addition to the Building Act 2004 the Council needs to consider the following:</i></p> <ul style="list-style-type: none"> <li>• <i>Our Heritage, Our Taonga, Heritage Strategy 2019-2029</i></li> <li>• <i>Regulatory Compliance Unit – Compliance Strategy 2021</i></li> <li>• <i>Building Act 2004</i></li> <li>• <i>Local Government Act 2002</i></li> <li>• <i>Resource Management Act 1991</i></li> <li>• <i>Christchurch District Plan</i></li> <li>• <i>Civil Defence Emergency Management Act 2002</i></li> <li>• <i>Heritage New Zealand Pouhere Taonga Act 2014</i></li> <li>• <i>Protection of Personal and Property Rights Act 1988</i></li> <li>• <i>Health Act 1956</i></li> <li>• <i>Mental Health (Compulsory Assessment and Treatment) Act 1992</i></li> </ul>

2018 Policy	Proposed Change	Reason	Proposed replacement/new Clause or Section movement
13. Policy review – cont'd			<ul style="list-style-type: none"> <li>Greater Christchurch Regeneration Act 2016</li> </ul> <p><b>Explanatory note:</b> The government is progressing reform of legislation related to resource management. References to legislation in this policy include any successive legislation to those specified, including any successive legislation for heritage protection purposes.</p>
14. Policy review:			18. Policy reviews:
14.1 No change	No change	No change	18.1 No change
14.2 The Council may decide to review the Policy at any time within the five year review requirement.	Minor amendment	Fixed up grammar 'five-year'	18.2 The Council may decide to review the Policy at any time within the five-year review requirement
14.3 No change (other than numbering format)	No change	No change	18.3 No change

2018 Policy	Proposed Change	Reason	Proposed replacement/new Clause or Section movement														
15. Definitions:		Changes made referenced above	<i>See changes above section 17</i>														
	Include table for policy information	For clarity and notation, and to align with the new standard Council policy template	<p><i>Included:</i></p> <table border="1"> <tr> <td data-bbox="1406 536 1644 639"><b>Policy name</b></td> <td data-bbox="1644 536 1879 639"><i>Dangerous and Insanitary Buildings Policy</i></td> </tr> <tr> <td data-bbox="1406 639 1644 675"><b>Adoption date</b></td> <td data-bbox="1644 639 1879 675"><i>25 May 2006</i></td> </tr> <tr> <td data-bbox="1406 675 1644 740"><b>Date of most recent review</b></td> <td data-bbox="1644 675 1879 740"><i>TBC 2026</i></td> </tr> <tr> <td data-bbox="1406 740 1644 805"><b>Resolution number</b></td> <td data-bbox="1644 740 1879 805"><i>TBC</i></td> </tr> <tr> <td data-bbox="1406 805 1644 841"><b>Review date</b></td> <td data-bbox="1644 805 1879 841"><i>TBC 2031</i></td> </tr> <tr> <td data-bbox="1406 841 1644 906"><b>Department responsible</b></td> <td data-bbox="1644 841 1879 906"><i>Regulatory Compliance Unit</i></td> </tr> <tr> <td data-bbox="1406 906 1644 978"><b>Position responsible</b></td> <td data-bbox="1644 906 1879 978"><i>Head of Regulatory Compliance</i></td> </tr> </table>	<b>Policy name</b>	<i>Dangerous and Insanitary Buildings Policy</i>	<b>Adoption date</b>	<i>25 May 2006</i>	<b>Date of most recent review</b>	<i>TBC 2026</i>	<b>Resolution number</b>	<i>TBC</i>	<b>Review date</b>	<i>TBC 2031</i>	<b>Department responsible</b>	<i>Regulatory Compliance Unit</i>	<b>Position responsible</b>	<i>Head of Regulatory Compliance</i>
<b>Policy name</b>	<i>Dangerous and Insanitary Buildings Policy</i>																
<b>Adoption date</b>	<i>25 May 2006</i>																
<b>Date of most recent review</b>	<i>TBC 2026</i>																
<b>Resolution number</b>	<i>TBC</i>																
<b>Review date</b>	<i>TBC 2031</i>																
<b>Department responsible</b>	<i>Regulatory Compliance Unit</i>																
<b>Position responsible</b>	<i>Head of Regulatory Compliance</i>																

## REVIEW OF THE DANGEROUS AND INSANITARY BUILDINGS POLICY 2018 STATEMENT OF PROPOSAL

We are reviewing our Dangerous and Insanitary Buildings Policy 2018, and we would like your feedback on what we are proposing to ensure the policy is fit for purpose.

The draft Dangerous and Insanitary Buildings Policy is attached, along with a submission form so you can provide feedback, or you can do this [online](#).

### What is the policy about?

The Dangerous and Insanitary Buildings Policy is an important tool for the Council to ensure workers, residents and visitors to the city are protected against the risks dangerous and/or insanitary buildings can pose.

The policy outlines how the Council will undertake its responsibilities under the Building Act 2004 in relation to dangerous and insanitary buildings, and buildings affected by dangerous and insanitary buildings. This includes how the Council will work with building owners to prevent buildings from remaining dangerous or insanitary, particularly where a dangerous building is affecting, or potentially affecting, another building.

Buildings that are abandoned or derelict are not necessarily 'dangerous' or 'insanitary'. There is a high legal threshold to determine if a building is defined as dangerous or insanitary. Any building that does not meet this threshold is outside the scope of this policy, and outside of the powers the Council has under the Building Act 2004.

### What's changed?

Council is not proposing any substantial changes to the policy in this review. Minor amendments are proposed to:

- improve clarity, including on matters the Council may consider when assessing a building under this policy.
- align with recent changes to legislation, the Council's strategic direction and current best practice.
- update outdated terminology and references to other documents.
- ensure the format of the policy is consistent with the standard Council policy template.

The proposed changes to the policy are set out in the copy of the [draft policy](#).

### Why is the Council reviewing the policy?

The Building Act 2004 (section 131) requires all territorial authorities to adopt and regularly review a policy on dangerous and insanitary buildings within its district. When adopted by the Council the policy will replace Council's current [Dangerous and Insanitary Buildings Policy 2018](#).

**Have your say:**

We want to hear from you about your views on the draft policy. Have we missed anything that should be included, or should we change anything to make the policy more effective?

You can find more information about the draft Dangerous and Insanitary Buildings Policy and provide feedback on the Council's website: <https://letstalk.ccc.govt.nz>.

You can also email [letstalk@ccc.govt.nz](mailto:letstalk@ccc.govt.nz) or call 03 941 5611 for information or printed consultation material.

**What happens next?**

- Submissions must be received by 5pm on Friday 26 June 2026.
- Following consultation, the Policy and Planning Committee of Council will consider all submissions and will hear submitters wishing to speak to their submission.
- The Committee will then make its decision, and submitters will be updated on the outcome.
- The new policy will come into force when adopted by the Policy and Planning Committee of Council.



## 10. Gambling and TAB Venues Policy Review

Reference Te Tohutoro: 26/576317

Responsible Officer(s) Te Pou Matua: Sharna O’Neil, Policy Analyst Strategic Policy

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 seek the Policy and Planning Committee’s approval of the next steps of the 2026 review of the Council’s [Gambling and TAB Venues Policy](#).
- 1.2 Councils are required to have a policy on class 4 and TAB venues under the Gambling Act 2003 and Racing Industry Act 2020. The policy must be reviewed every three years and cannot be changed without a special consultative procedure (SCP).
- 1.3 During the 2024 review of the policy, the Council resolved to retain the existing policy without amendment for a further two years. The Council agreed to next review the policy in 2026 and include an SCP ([CNCL/2024/00159](#)).

### 2. Officer Recommendations Ngā Tūtohu

That the Policy and Planning Committee:

1. [Receives the information in the Gambling and TAB Venues Policy Review 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. [Directs staff to undertake early engagement and complete an issues and options analysis of the Gambling and TAB Venues Policy to support a Council workshop on policy options in July 2026.](#)

### 3. Executive Summary Te Whakarāpopoto Matua

- 3.1 The Council is required to have a policy on class 4 gambling (pokies outside of a casino) and TAB venues under the Gambling Act and Racing Industry Act. The policy must be reviewed every three years. The policy cannot be changed without a special consultative procedure (SCP) being undertaken.
- 3.2 The Council has a combined class 4 Gambling and TAB Venues Policy that has been in place since 2004, and an SCP has not been undertaken on the policy since 2006.
- 3.3 The policy was last reviewed and retained without amendment by the Council in 2024. During the 2024 review the Council resolved to next review the policy in 2026 and include an SCP ([CNCL/2024/00159](#)).
- 3.4 Based on the Council decision during the 2024 review, this report proposes the Committee direct staff to undertake early engagement and complete an issues and options analysis to support a Council workshop on policy options in July.
- 3.5 Alternatively, the Policy and Planning Committee has the option for a procedural report to go to the Council to approve the delay of the policy review until the statutory review period (due

16 October 2027). This option would first require the Council to revoke its 2024 resolution and thus must be addressed by the body that made the existing resolution.

#### 4. Background/Context Te Horopaki

- 4.1 The Gambling Act (s102) and Racing Industry Act (s97) require territorial authorities to have a policy on class 4 gambling venues and standalone TAB venues. The policy must be reviewed at least every three years and cannot be amended without undertaking a SCP.
- 4.2 This policy must specify whether new class 4 gambling and TAB venues can establish in the city, and if so, where they may be located. In addition, a class 4 venues policy may also include limits on the maximum number of gaming machines that can be operated at a new venue (within default limits set in the Gambling Act) and may include a relocation policy. The policy cannot force venues to close or relocate.
- 4.3 The Council’s Gambling and TAB Venues Policy is a combined policy document. It takes a ‘sinking lid’ approach to new class 4 venues and machines, meaning the Council will not allow an increase in class 4 gaming venues or machine numbers. If a venue closes, another venue cannot be established which reduces pokie machine numbers over time. The policy allows new standalone TAB venues to establish, subject to statutory requirements. The current policy provisions have been in place since 2004. An SCP has not been undertaken since 2006.
- 4.4 The primary intent of the policy is to reduce gambling accessibility to prevent and minimise harm. It should be noted that since the policy has been in place the Council has not consented any new pokie venues or additional machines. All venues and machines in place in the Christchurch district now were in place prior to the Council’s first policy.
- 4.5 The policy was last reviewed and retained without amendment by the Council in October 2024. The Council resolved for the policy to be reviewed in 2026 and for a SCP to be undertaken (CNCL/2024/00159).
- 4.6 The following related information session/workshops have taken place for the members of the meeting:

Date	Subject
Wednesday 15 April 2026	Council Workshop: Gambling and TAB Venues Policy Review – <a href="https://christchurch.infocouncil.biz/Open/2026/04/ISCC_20260415_AGN_11650_AT.PDF">https://christchurch.infocouncil.biz/Open/2026/04/ISCC_20260415_AGN_11650_AT.PDF</a> <a href="https://christchurch.infocouncil.biz/Open/2026/04/ISCC_20260415_MIN_11650_AT.PDF">https://christchurch.infocouncil.biz/Open/2026/04/ISCC_20260415_MIN_11650_AT.PDF</a>

#### Options Considered Ngā Kōwhiringa Whaiwhakaaro

- 4.7 The following reasonably practicable options were considered and are assessed in this report:
  - 4.7.1 Direct staff to undertake early engagement and complete an issues and options analysis to support a Council workshop on policy options in July.
  - 4.7.2 Agrees for a procedural report to go to Council to approve the delay of the policy review until the statutory review period (due 16 October 2027), revoking the previous Council resolution of 16 October 2024 (CNCL/2024/00159).

#### Options Descriptions Ngā Kōwhiringa

- 4.8 **Preferred Option:** *Direct staff to undertake early engagement and complete an issues and options analysis to support a Council workshop on policy options in July.* Staff will present their findings and workshop policy options with the Council in July. Following that workshop a Council decision will be sought in August on next steps for the policy review.
  - 4.8.1 **Option Description:** During previous reviews of the policy, a decision has not been sought from the Council on the policy until staff have completed policy analysis and

presented the Council with policy issues and options. This has provided advice to support the Council taking a decision on the policy settings.

#### 4.8.2 Option Advantages

- The Council's decision on whether to make changes to the policy settings is informed by the policy analysis and staff advice.
- The policy review would be consistent with statutory requirements and previous reviews of the policy.

#### 4.8.3 Option Disadvantages

- None identified.

4.9 **Option 2:** *Agrees to send a procedural report to Council to approve the delay of the policy review until the statutory review period (due 16 October 2027), revoking the previous Council resolution of 16 October 2024 (CNCL/2024/00159).*

4.9.1 **Option Description:** The policy review would be paused and would not begin until late 2026, so that it could be completed by the statutory deadline.

#### 4.9.2 Option Advantages

- Staff would be able to allocate resource to other projects.
- The policy review would be consistent with statutory requirements.

#### 4.9.3 Option Disadvantages

- Given the policy review usually takes a year, staff would only be deferring work on this review until December 2026.
- Delaying the review may impact other projects commencing in 2027 where staff and Council resource is also required.

### Analysis Criteria Ngā Paearu Wetekina

4.10 The review meeting the policy's statutory requirements.

4.11 The Council's previous resolution to review the policy in 2026 and include an SCP.

4.12 The impact this policy review has on staff and Council time and resources, and other projects.

## 5. Financial Implications Ngā Hīraunga Rauemi

### Capex/Opex Ngā Utu Whakahaere

	Recommended Option	Option 2 – Delay review
Cost to Implement	Existing operational budgets.	Existing operational budgets.
Maintenance/Ongoing Costs	Existing operational budgets.	Existing operational budgets.
Funding Source	Existing operational budgets.	Existing operational budgets.
Funding Availability	Existing operational budgets.	Existing operational budgets.
Impact on Rates	Existing operational budgets.	Existing operational budgets.

## 6. Considerations Ngā Whai Whakaaro

### Risks and Mitigations Ngā Mōrearea me ngā Whakamātautau

6.1 While the Gambling and TAB Venues Policy is legislatively required to be reviewed every three years, the policy settings can be re-considered at any time.

### Legal Considerations Ngā Hīraunga ā-Ture

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

- 6.2.1 The Council is required under the Gambling Act 2003 and Racing Industry Act 2020 to have a policy on class 4 gambling and TAB venues, respectively.
- 6.3 Other Legal Implications:
- 6.3.1 There is no legal context, issue, or implication relevant to this decision.
- 6.3.2 This report has been reviewed by Legal.

### **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 primary aim of the Gambling and TAB Venues Policy is to minimise problem gambling and gambling related harm in the Christchurch community, noting the detrimental impact problem gambling has – not just on the gambler, but on their friends, family and wider community.
- 6.4.2 Is of low significance in relation to the Christchurch City Council’s Significance and Engagement Policy. While decisions on the policy are of medium significance because the policy is of considerable interest to some organisations and groups, the decision in this report is on the policy review process rather than the policy itself.
- 6.4.3 Is consistent with the Council’s Plans and Policies.
- 6.5 This report supports the [Council's Long Term Plan \(2024 - 2034\)](#):
- 6.6 Strategic Planning and Policy
- 6.6.1 Activity: Strategic Policy and Resilience
- Level of Service: 17.0.1.2 Advice meets emerging needs and statutory requirements, and is aligned with governance expectations in the Strategic Framework - Carry out policy reviews in accordance with Unit work programme and provide advice to meet emerging needs and statutory requirements

### **Community Impacts and Views Ngā Mariu ā-Hāpori**

- 6.7 The decision affects all Community Board areas.
- 6.8 If the Committee decides to proceed with the next stage of this review, a memo will be provided to Community Boards on the policy. They will have the opportunity to request an Information Session with staff on the policy and will be encouraged to participate in the early engagement process.

### **Impact on Mana Whenua Ngā Whai Take Mana Whenua**

- 6.9 The decision does not involve a significant decision in relation to ancestral land or a body of water or other elements of intrinsic value
- 6.10 The decision involves a matter of interest to Mana Whenua and will not impact on our agreed partnership priorities with Ngā Papatipu Rūnanga.
- 6.11 Māori are overrepresented in problem gambling and gambling-related harm statistics. Problem gambling service providers continue to put significant effort into addressing the disproportionate burden of gambling harm experienced by Māori.
- 6.12 Staff are working with the Treaty Relationships Team as part of this policy review.

### **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.

## 7. Next Steps Ngā Mahinga ā-muri

- 7.1 If the Committee decides to proceed with the next stage of this policy review, staff will then spend the next few months gathering an evidence base to inform policy options for Councillors. This will involve data collection and early engagement with stakeholders and the community which inform an assessment of the social impact of gambling and relevant policy options.
- 7.2 Staff will then come back to the Council in July to workshop policy options.

## Attachments Ngā Tāpirihanga

There are no attachments to this report.

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

Document Name - Location / File Link
Not applicable

## Signatories Ngā Kaiwaitohu

<b>Authors</b>	Marina Nicola - Legal Counsel Sharna O'Neil - Policy Analyst Thomas Lee - Principal Policy Advisor Ellen Cavanagh - Senior Policy Analyst
<b>Approved By</b>	David Griffiths - Head of Strategic Policy & Resilience John Higgins - General Manager Strategy, Planning & Regulatory Services



## 11. Notice of Motion - Letter to Central Government - Short Stay Regulation

Reference Te Tohutoro:	26/499376
Elected Member Te Mema Pōti:	Councillor Herz Jardine
Accountable ELT Member Pouwhakarae:	Mary Richardson – Chief Executive

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### 1. Purpose and Origin Te Pūtake Pūrongo

- 1.1 Pursuant to Section 22 of the Christchurch City Council’s Standing Orders, Councillor Herz Jardine (Mover) and Councillor McLellan (Seconder) provided a Notice of Motion outlined below which is accompanied by the associated Officer advice.

#### **Councillor Herz Jardine Notice of Motion:**

That the Policy and Planning Committee:

1. Agrees to write a letter to central government requesting it develop legislation establishing a mandatory registration system for short-term rental accommodation platforms that will enable local authorities to identify and monitor operators to ensure regulatory compliance where applicable.
2. Requests that the letter be circulated to member councils of the Canterbury Mayoral Forum, along with other metropolitan councils, for their information and awareness.

### 2. Officer Advice



#### **Any Current Related Work Underway / Achievability of the Notice of Motion**

- 2.1 The Council received a detailed briefing on 15 April regarding the regulation of short-term rental accommodation, including current regulatory gaps, implementation challenges faced by territorial authorities, and options available at both local and central government levels.
- 2.2 The briefing provided sufficient background, evidence, and policy context to enable the Policy and Planning Committee to consider whether it wishes to progress the proposed Notice of Motion.
- 2.3 In particular, the briefing outlined the potential benefits of a mandatory national registration system for short-term rental accommodation operators, including improved identification of operators, enhanced monitoring capability, and greater consistency of regulatory compliance across jurisdictions.
- 2.4 This information enables the Policy and Planning Committee to make an informed determination on whether to agree to write to central government requesting the development of legislation establishing such a system. The presentation from the briefing is attached (Attachment A).

### Signatories Ngā Kaiwaitohu

<b>Officer Advice Provided by</b>	Mary Richardson – Chief Executive
<b>Approved By</b>	Mary Richardson – Chief Executive

### Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A  	Council Workshop Presentation - 15 April 2026	26/714512	125

# Short-term visitor accommodation

Council workshop 15 April 2026

# Introduction / context

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

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15 April 2026

# Unoccupied Dwellings

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

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

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

15 April 2026

# Citywide Unoccupied Dwellings

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

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

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

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

15 April 2026



# Central City Unoccupied Dwellings

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

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

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

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

15 April 2026



# Building Consents & Residential Growth

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

City Wide Housing Growth vs. Demand				
Year to June	Net New Housing	Population Estimate	Population Growth	Additional Housing Demand*
2020	1,807	395,200	6,600	2,538
2021	2,530	396,500	1,300	500
2022	2,625	397,400	9,00	346
2023	3,160	407,700	10,300	3,962
2024	3,315	415,300	7,600	2,923
2025	2,650	419,200	3,900	1,500
<b>Total</b>	<b>16,087</b>		<b>30,600</b>	<b>11,769</b>

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

15 April 2026

# Overview

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

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15 April 2026

## District Plan – overview








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

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15 April 2026

# District Plan – overview

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

15 April 2026

## Resource consents/ notification to Council

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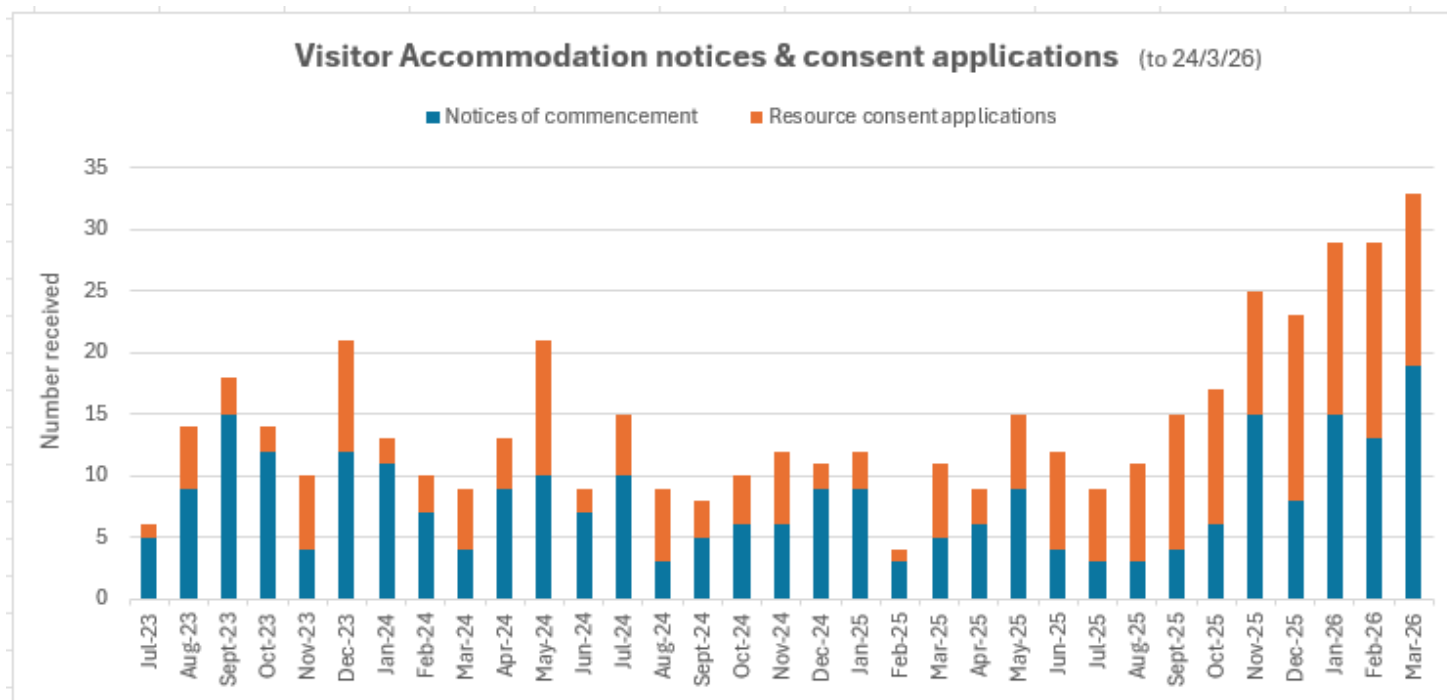
- Council has received 267 notices of commencement under the visitor accommodation rules (to 24 March 2026). 208 confirmed as being permitted.
- 111 resource consent applications granted and 88 currently in progress.
- Almost half of the resource consents (51) included written approval from neighbour/s.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

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15 April 2026

# Resource consents / notifications

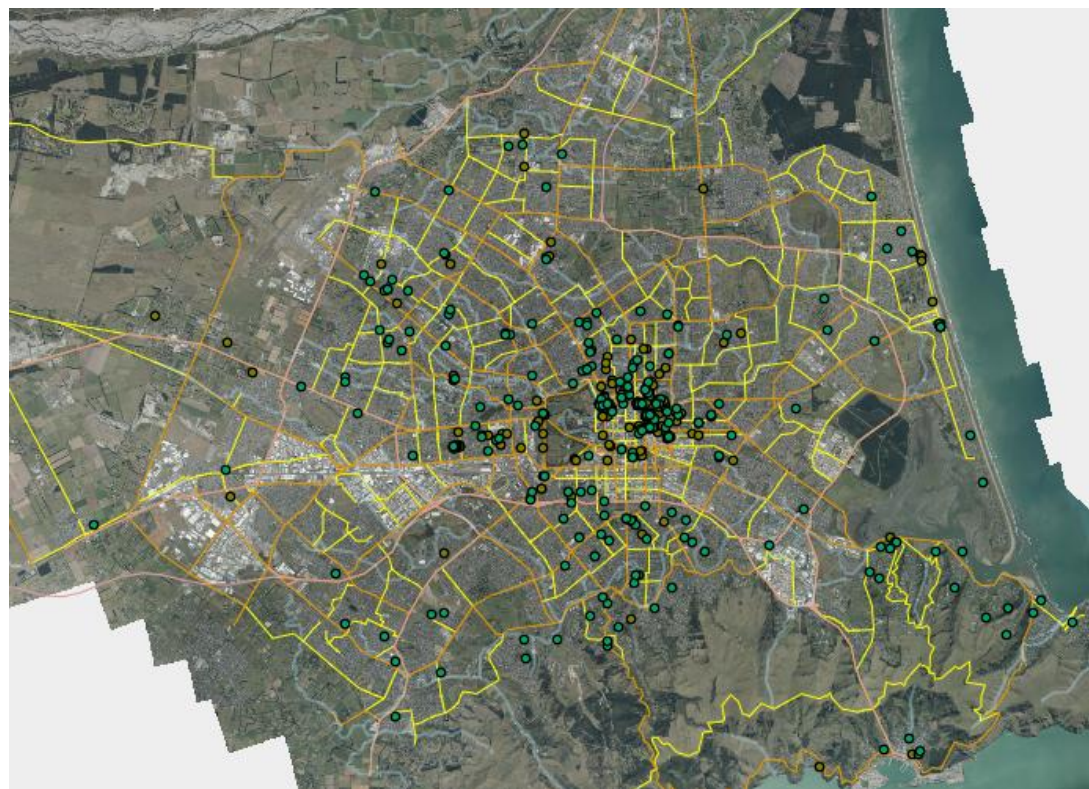
- Applications / notices have increased following additional monitoring.



15 April 2026

## Resource consents / notifications

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



15 April 2026

# Complaints

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## Compliance approach

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

## Complaint volumes

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

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15 April 2026

# Enforcement

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## Enforcement

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

## Monitoring of Resource Consents

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

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15 April 2026

# Trends & Challenges

## Trends

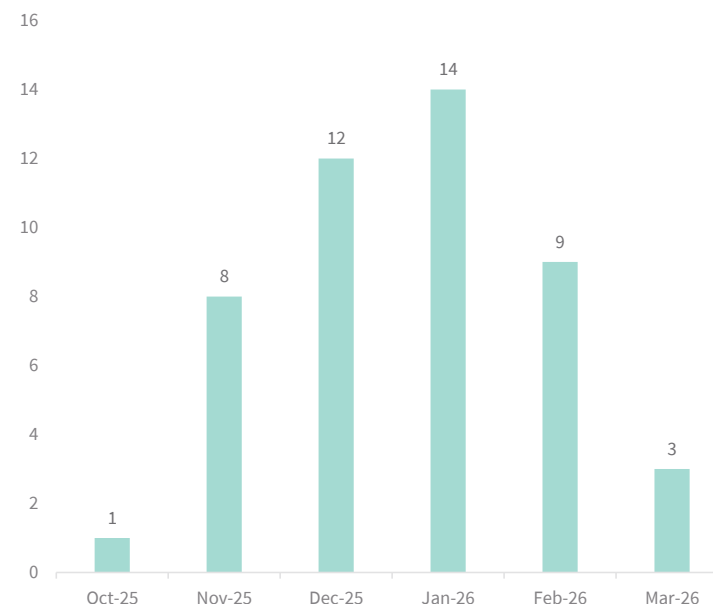
Complaints range from:

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

## Challenges

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

Customer Complaints last 6 months



15 April 2026

Christchurch  
City Council

# Rating

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

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15 April 2026

# Building Act, Building Code & Short Term Accommodation

## Detached Dwellings - Compliance

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

## Attached Dwellings - Change of Use

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

## Compliance Challenges by Building Age

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

## Regulatory Determination and Current Approach

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



15 April 2026

Christchurch  
City Council

## Requests made for guest accommodation register

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

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15 April 2026

# Questions

## 12. Resolution to Exclude the Public

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[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
13.	PROPOSED CHANGE TO DISTRICT PLAN	S7(2)(B)(II)	PREJUDICE COMMERCIAL POSITION	THE REASON FOR CONFIDENTIALITY IS THE POTENTIAL FOR THIS ADVICE TO INFLUENCE VALUES OF THIRD PARTY LAND AND AGREEMENTS BETWEEN PARTIES ABSENT THEIR NECESSARY ENGAGEMENT AND APPROVAL, WHICH OUTWEIGHS THE PUBLIC INTEREST.	31 DECEMBER 2026 AFTER THE MINISTER'S CONSIDERATION AND DECISION.

# 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

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## 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
Coastal Hazards Adaptation Planning - Where to next?	8 April 2026	8 July 2026	SP&R	Coastal Hazards
Draft Council Submission on Data and Statistics (Census) Amendment Bill	8 April 2026	8 July 2026	Executive Office	Executive Office

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

REPORT TITLE/AGENDA SECTION	MEETING DATE	DUE DATE	ACTION CLOSURE DATE	UNIT	TEAM
Extension of the City Vacant Differential Rating	8 April 2026	8 July 2026	24 April 2026	Planning & Consents	Management
Programme of Urban Development activities proposed, following transition from ChristchurchNZ	8 April 2026	8 July 2026	24 April 2026	Planning & Consents	Management