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## **Policy and Planning Committee**

### **OPEN MINUTES**

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**Date:** **Wednesday 13 May 2026**  
**Time:** **9:32 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 – partially via audio/visual link
	Councillor David Cartwright
	Councillor Melanie Coker
	Councillor Pauline Cotter
	Councillor Celeste Donovan
	Councillor Nathaniel Herz Jardine
	Councillor Yani Johanson
	Councillor Aaron Keown – partially via audio/visual link
	Councillor Sam MacDonald – via audio/visual link
	Councillor Jake McLellan
	Councillor Andrei Moore
	Councillor Mark Peters
	Councillor Tim Scandrett

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#### **Principal Advisor**

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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 Tīmatanga

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

### 1. Apologies Ngā Whakapāha

**Part C**

**Committee Resolved PAPCC/2026/00017**

That the apologies from Councillor Harrison-Hunt for absence, the Mayor and Councillor Cartwright for partial absence and Councillor MacDonald for potential early departure be accepted.

Councillor Cotter/Councillor Cartwright

**Carried**

### 2. Declarations of Interest Ngā Whakapuaki Aronga

**Part B**

The Mayor declared an interest in Item 13 - *Proposed Change to District Plan*.

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

**Part C**

**Committee Resolved PAPCC/2026/00018**

That the minutes of the Policy and Planning Committee meeting held on Wednesday, 8 April 2026 be confirmed.

Councillor Cartwright/Councillor Scandrett

**Carried**

Councillor Fields joined the meeting at 9.34 am during consideration of Item 4.

Councillor Cotter left the meeting at 9.36 am and returned at 9.38 am during consideration of Item 4.

### 4. Public Forum Te Huinga Whānui

**Part B**

**4.1 Bradley Conder**

Bradley Conder, General Manager Novotel Cathedral Square Christchurch, withdrew his request to speak and this public forum did not proceed.

**4.2 Zeta Pringle, Richard Girling and Irinka Britnell**

- 4.3** Zeta Pringle was joined by Richard Girling (Item 4.3) and Irinka Britnell (Item 4.5) and each spoke regarding Item 11 – *Notice of Motion – Letter to Central Government – Short Stay Regulation*.
- 4.5**

**4.4 Nikki Rogers and Jeff Peters**

Nikki Rogers and Jeff Peters spoke on behalf of Hospitality New Zealand regarding Item 11– *Notice of Motion – Letter to Central Government – Short Stay Regulation*.

**4.6 Ester Vallero and Derek Wallace**

Ester Vallero and Derek Wallace spoke on behalf of combined Central City neighbourhood associations regarding Item 11 – *Notice of Motion – Letter to Central Government – Short Stay Regulation*.

**Attachments**

- A Ester Vallero and Derek Wallace - Presentation to Council [↔](#) 

## 5. Deputations by Appointment Ngā Huinga Whakaritenga

**Part B**

**5.1 Sam Smith and Mitchell Ryder**

Sam Smith and Mitchell Ryder spoke on behalf of Pretty Good Group regarding Item 8 – *Approval to Notify Plan Change 21 – Central City Noise*.

**5.2 Feather**

Feather spoke on behalf of the Darkroom live music venue regarding Item 8 – *Approval to Notify Plan Change 21 – Central City Noise*.

## 6. Presentation of Petitions Ngā Pākikitanga

**Part B**

There was no presentation of petitions.

Councillor MacDonald joined the meeting via audio/visual link at 10.26 am during consideration of Item 7.

Councillor Cotter left the meeting at 10.22 am and returned at 10.23 am during consideration of Item 7.

Councillor McLellan left the meeting at 10.31 am and returned at 10.34 am during consideration of Item 7.

Councillor Barber left the meeting at 10.39 am and returned at 10.41 am during consideration of Item 7.

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

### Committee Comment

1. Council Officers Mark Stevenson, Nigel Cox and Darren Bridgett joined the table to present Item 7 (refer Attachment A) and answer questions from elected members.
2. The Mayor Moved and Councillor Peters Seconded the Officer Recommendations.
3. During questions, an additional clause was proposed to enable the provision of recreational land (refer underlined text, Resolution 3(a)). With the agreement of the Mover and Seconder, this clause was incorporated into the Motion.
4. Councillor Coker Moved a Foreshadowed Motion to proceed with Option 4 of the Officer Report – to not rezone the site at this time and consult with the community on preferred options for its future use.
5. At the conclusion of debate the Motion was voted on and declared carried.

### 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.

### Committee Resolved PAPCC/2026/00019

#### Part C

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 rules to enable residential activity subject to standards for the Medium Density Residential zone and to enable the provision of recreational land subject to the standards for the Open Space Community Parks 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.


Mayor/Councillor Peters

**Carried**

For	10	Councillor Barber, Councillor Cartwright, Councillor Fields, Councillor Herz Jardine, Councillor Keown, Councillor MacDonald, Councillor Peters, Councillor Scandrett, Deputy Mayor Henstock, Mayor Mauger
Against	5	Councillor Coker, Councillor Cotter, Councillor Donovan, Councillor Johanson, Councillor McLellan
Abstain	1	Councillor Moore
TOTAL	16	

Absent 1 Councillor Harrison-Hunt

### **Attachments**

A Proposal to Rezone Land - Presentation to Council [⇒](#) 

The meeting adjourned at 10.52 am and reconvened at 11.09 am. Councillors Barber, Cartwright, and Peters were not present at this time. The Mayor and Councillor MacDonald did not return to the meeting.

Councillor Peters returned to the meeting at 11.10 am during consideration of Item 8.  
Councillor Barber returned to the meeting at 11.12 am during consideration of Item 8.

The meeting adjourned at 11.38 am and reconvened at 12.01 pm. Councillors Cartwright and Keown were not present at this time.  
Councillor Keown rejoined the meeting via audio/visual link at 12.05 pm during consideration of Item 8.

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

### **Committee Comment**

1. Council Officers Darren Bridgett, Hannah Ballantyne, external consultant Liz White, and later Council Officer Brent Pizzey joined the table to present Item 8 (refer Attachment A) and answer questions from elected members.

2. Councillor Moore signalled his intention to Move an alternative Motion to include additional areas in the Category 1 or 2 noise precincts (refer Attachment B map showing proposed areas (a) – (c)).
3. The meeting adjourned to allow time for staff to review these proposed areas as well as other areas raised during discussion (refer Resolutions 3(d) – (f)) and draft corresponding Recommendations to support the Motion.
4. Upon reconvening, Councillor Moore Moved and Councillor Donovan Seconded the Motion with the addition of Recommendations 3(a) – (f).
5. Councillor McLellan Moved a Foreshadowed Motion to proceed with the Officer Recommendations.
6. At the conclusion of debate, the meeting voted on Recommendations 1, 2, 3(a) – (c), 3(f) and 4, and then voted separately on Recommendations 3(d) and (e). These were all declared carried.

### **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.

### **Committee Resolved PAPCC/2026/00020**

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, pursuant to Schedule 1, Clause 5 of the Resource Management Act, the public notification of Plan Change 21 – Central City Noise with the following changes to the spatial extents of the noise categories as depicted (in part) in tabled Attachment Z, and noting the associated Section 32 evaluation report will be updated to reflect these changes prior to notification:
  - a. The St Asaph Street area being included in the Category 1 noise precinct, rather than Category 2.
  - b. The Fitzgerald Avenue area being included in the Category 1 noise precinct, rather than Category 2.

- c. The East Frame area being included in the Category 1 noise precinct, rather than Category 2.
- f. The area bounded Colombo Street, Tuam Street, St Asaph Street, and Manchester Street being included in the Category 1 noise precinct;
- 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.

Councillor Moore/Councillor Donovan

**Carried**

For 12 Councillor Barber, Councillor Cotter, Councillor Donovan, Councillor Fields, Councillor Herz Jardine, Councillor Johanson, Councillor Keown, Councillor McLellan, Councillor Moore, Councillor Peters, Councillor Scandrett, Deputy Mayor Henstock

Against		Councillor McLellan requested his vote against Resolution 3(c) only be recorded.
Abstain	1	Councillor Coker
TOTAL	13	
Absent	4	Councillor Cartwright, Councillor Harrison-Hunt, Councillor MacDonald, Mayor Mauger

**Committee Resolved PAPCC/2026/00021**

- d. The block bounded by Hereford Street, Rolleston Ave, Cashel Street, and Montreal Street being included in the Category 2 noise precinct;
- e. The block bounded by Worcester, Rolleston Ave, Armagh Street, and Montreal Street being included in the Category 2 noise precinct;

Councillor Moore/Councillor Donovan

**Carried**

For 9 Councillor Barber, Councillor Donovan, Councillor Fields, Councillor Herz Jardine, Councillor Keown, Councillor Moore, Councillor Peters, Councillor Scandrett, Deputy Mayor Henstock

Against	3	Councillor Cotter, Councillor Johanson, Councillor McLellan
Abstain	1	Councillor Coker
TOTAL	13	
Absent	4	Councillor Cartwright, Councillor Harrison-Hunt, Councillor MacDonald, Mayor Mauger

**Attachments**

- A Approval to Notify Plan Change 21 - Presentation to Council 

B PC21 Notification - Alternative Recommendations Map  

The meeting adjourned at 12.29 pm and reconvened at 1.20 pm. Councillors Coker, Donovan, Fields, and McLellan were not present at this time. Councillor Barber rejoined the meeting via audio/visual link. Councillor Keown did not return to the meeting.

Councillors Donovan and McLellan returned to the meeting at 1.21 pm during consideration of Item 9. Councillors Coker and Fields returned to the meeting at 1.22 pm during consideration of Item 9.

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

### **Committee Comment**

1. Council Officers Tracey Weston and Steve Tunley joined the table to present Item 9 (refer Attachment A) and answer questions from elected members.
2. Councillor Coker Moved and Councillor Scandrett Seconded the Officer Recommendations.
3. Councillor Donovan put forward an amendment (refer Resolution 5), and with the agreement of the Mover and Seconder, this was incorporated into the Motion.
4. At the conclusion of debate, the Motion was voted on and declared carried.

### **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.

### **Committee Resolved PAPCC/2026/00022**

#### **Part C**

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.
5. Requests that staff report back on the progress of developing a register of dangerous, insanitary, and derelict buildings (where they are clearly impacting on the surrounding area), noting:
  - a. The report should include a progress update on how those buildings are being addressed; and
  - b. The timing of the first report back will be aligned with the regularly scheduled regulatory compliance report and continue at six-monthly intervals.

Councillor Coker/Councillor Scandrett

**Carried**

For 13 Councillor Barber, Councillor Cartwright, Councillor Coker, Councillor Cotter, Councillor Donovan, Councillor Fields, Councillor Herz Jardine, Councillor Johanson, Councillor McLellan, Councillor Moore, Councillor Peters, Councillor Scandrett, Deputy Mayor Henstock



Against 0

Abstain 0

TOTAL 13

Absent 4 Councillor Harrison-Hunt, Councillor Keown, Councillor MacDonald, Mayor Mauger

### **Attachments**

- A [Review of the Dangerous and Insanitary Buildings Policy 2018 - Presentation to Council](#) 
- B [Updated Attachment B - Itemised Proposed Changes](#) 

## **10. Gambling and TAB Venues Policy Review**

### **Committee Resolved PAPCC/2026/00023**

#### **Officer Recommendations accepted without change**

#### **Part C**

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.

Councillor Peters/Councillor Herz Jardine

**Carried**

For 12 Councillor Barber, Councillor Cartwright, Councillor Coker, Councillor Cotter, Councillor Donovan, Councillor Fields, Councillor Herz Jardine, Councillor Johanson, Councillor McLellan, Councillor Peters, Councillor Scandrett, Deputy Mayor Henstock

Against 1 Councillor Moore

Abstain 0

TOTAL 13

Absent 4 Councillor Harrison-Hunt, Councillor Keown, Councillor MacDonald, Mayor Mauger

## **11. Notice of Motion - Letter to Central Government - Short Stay Regulation Committee Resolved PAPCC/2026/00024**

**Councillor Herz Jardine’s Motion accepted without change**

### **Part C**

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.

Councillor Herz Jardine/Councillor McLellan

**Carried**

For 13 Councillor Barber, Councillor Cartwright, Councillor Coker, Councillor Cotter, Councillor Donovan, Councillor Fields, Councillor Herz Jardine, Councillor Johanson, Councillor McLellan, Councillor Moore, Councillor Peters, Councillor Scandrett, Deputy Mayor Henstock

Against 0

Abstain 0

TOTAL 13

Absent 4 Councillor Harrison-Hunt, Councillor Keown, Councillor MacDonald, Mayor  
Mauger

## **12. Resolution to Exclude the Public Te whakataunga kaupare hunga tūmatanui**

**Committee Resolved PAPCC/2026/00025**

### **Part C**

That at 1.53 pm the resolution to exclude the public set out on pages 144 to 145 of the agenda be adopted.

Councillor Scandrett/Councillor McLellan

**Carried**

**The public were re-admitted to the meeting at 1.59 pm.**

## **Karakia Whakamutunga**

**Meeting concluded at 1.59 pm.**

**CONFIRMED THIS 10<sup>TH</sup> DAY OF JUNE**

**DEPUTY MAYOR VICTORIA HENSTOCK  
CHAIRPERSON**