
Annual Plan Workshop

NOTES

Date: Tuesday 12 May 2026
Time: 10.04 am
Venue: Camellia Chambers, Civic Offices,
53 Hereford Street, Christchurch

Present

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

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The agenda was dealt with in the following order.

1. Apologies Ngā Whakapāha

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

2. Annual Plan 2026/2027 Workshop

Councillor Keown left the workshop at 10.08 am and rejoined at 10.11 am.

Councillor Harrison-Hunt joined the workshop by audiovisual link at 10.25 am.

2.1 Thematic Analysis - Iconic Buildings

Aimee Martin, Senior Research Analyst, joined the table to provide the thematic analysis of feedback received on the iconic buildings issue (see Attachment A below).

Key presentation points

- Submitter feedback shows strong overall support for completing restoration of the four iconic heritage buildings, with clear variation by building and statistically significant differences by submission source, location, and age.
- Support was strongest for the Canterbury Museum. Submitters emphasised cultural and educational value, tourism benefits, and the Museum's role in completing post-earthquake recovery. Support for Council funding was frequently conditional on tighter cost control, stronger governance, staged delivery, and securing additional co-funding. The museum ran a stand-alone campaign soliciting submissions.
- Feedback on the Arts Centre was generally supportive of continued restoration, particularly of the former Student Union building, but most comments did not state a clear position on Council funding. Where Council funding was supported, it was linked to restoring the site as an active cultural and hospitality hub and supporting the Arts Centre's financial sustainability. Opposition focused on affordability and the view that a commercial hospitality venue should be privately funded.
- The Christ Church Cathedral differ from other buildings, with opposition more clearly articulated to further Council funding. Support for Council funding focused on the Cathedral's central role in the city's identity, its wider community function, and the importance of concluding earthquake recovery. Opposition was strongest among Christchurch residents and commonly reflected views that ratepayers had already contributed sufficiently and that the Cathedral is a privately owned religious building.
- Feedback on the Provincial Chambers showed low engagement and a high proportion of comments without a stated position on Council funding. Many submitters described the Chambers as a lower priority or 'nice to have', supporting deferral or mothballing unless a clear future use and strong community or economic business case is established. Support for funding centred on Council ownership and civic heritage value.
- Statistically significant differences were identified by submission source, with responses from the Stand Up For Your Museum campaign more likely to rate restoration as critical, while

submissions through Council forms more often described restoration as important but less urgent.

- Location was statistically significant, with submitters living outside Christchurch more likely to rate restoration as critical than Christchurch residents, who were more likely to assign lower relative priority.
- Age also showed a statistically significant but weaker relationship, with support softening among older cohorts.
- Across all buildings, support for Council investment was commonly conditional, with submitters emphasising affordability, co-funding, clear governance, staged delivery, and the need to balance heritage investment against essential infrastructure and services.

Key discussion points

- Statistically significant differences exist between Christchurch and non-Christchurch submitters, with responses varying by location. Motivations for those differences cannot be determined from the data.
- Building-specific and ward-level findings are limited, as the consultation did not ask submitters to assess individual buildings. Comments on individual projects reflect self-selected feedback rather than comprehensive community sentiment.
- Submitter feedback contains limited and inconsistent reference to specific funding or financing mechanisms, with emphasis placed more frequently on relative priorities and affordability.

Attachments

- A [Thematic Analysis Iconic Buildings Presentation](#) 

2.2 Surplus Update

Mitchell Shaw, Principal Advisor Finance, joined the table and provided the Council with an update on the forecast operating surplus for the 2025/26 financial year (see Attachment A below).

Key presentation points

- As of 31 March 2026, the Council is forecasting a cash operating surplus of \$44.4 million for the 2025/26 financial year.
- During development of the Draft 2026/27 Annual Plan, \$10.0 million of the forecast surplus has been allocated to debt reduction, leaving \$34.4 million unallocated at that point in time.
- Forecast surplus figures have improved slightly since 31 March, with a minor increase indicated at the end of April, though the overall position remains broadly consistent.
- Historically, decisions on the use of any forecast operating surplus are made either during Annual Plan development or through the year-end Financial Performance Report presented to the Finance and Performance Committee.

Key discussion points

- Forecast surpluses are driven largely by one-off corporate factors, including insurance savings, subvention receipts, lower net interest costs due to reduced borrowing, and personnel cost savings from vacancies and cost controls, rather than structural changes to the rating base.
- Growth in the rating base from residential development is incorporated through growth assumptions during Annual Plan and Long Term Plan development and does not materially affect the forecast surplus position.
- The forecast surplus represents a small proportion of the overall Council budget and is within the margin of variability expected for a budget of this scale.
- Information on the detailed composition of the surplus is reported through regular Finance and Performance Committee monitoring reports.

Attachments

- A Surplus Update Presentation [⇒](#) 

The workshop adjourned at 10.49 am and reconvened at 11.07 am. Councillors Harrison-Hunt and Donovan were not present at this time.

Councillor Donovan returned to the workshop at 11.09 am

Councillor Harrison-Hunt returned to the workshop at 11.13 am.

Councillor Cotter left the workshop at 11.33 am and returned at 11.36 am.

2.3 Iconic Buildings Proposal

Councillors MacDonald and McLellan introduced a proposal for iconic building funding developed with the Mayor, the Deputy Mayor and Councillor Cotter (see Attachment A below).

Key discussion points

- The proposal applies one-off operating surplus funding to avoid future rating impacts and to progress projects with unresolved funding pathways.
- Release of funding is contingent on the Council being satisfied that each project has a clear and deliverable pathway to completion, with funds held until conditions are met. Verification of funding conditions would occur through staff assessment, with matters returning to Council where conditions are not satisfied.
- For the Canterbury Museum, the grant and loan structure limits long-term ratepayer exposure, with loan repayment to be funded by international visitors and governed through a funding agreement.
- Cathedral funding includes confirmation that the Council contribution is full and final.
- Questions were raised about Cathedral revenue generation, including tower access charges, and whether pricing would apply consistently to residents and national and international visitors.
- The proposal is intended to be put to the Finance and Performance Committee meeting on 26 May 2026, with any remaining surplus applied to debt reduction.

Attachments

- A Iconic Buildings Proposal [⇒](#) 

The workshop adjourned at 11.43 am and reconvened at 11.47am. Councillors Donovan and Barber were not present at this time.

Councillor Donovan returned to the workshop at 11.48 am.

Councillor Barber returned to the workshop at 11.49 am.

Councillor McLellan left the workshop at 12.21 pm and returned at 12.34 pm.


2.4 Matters raised by Councillors

- The following matters identified at the 5 May 2026 Annual Plan workshop were reviewed to allow elected members to confirm or clarify the matter and assess the proposed pathway (see Attachment A below for list of issues).
 - Woosh concept feasibility – confirmed matter captured and proposed pathway.
 - Transfer station budget allocation – confirmed matter captured and proposed pathway.
 - Christchurch School of Music – clarified would now be dealt with via Councillor proposal for surplus.
 - Tiny house initiatives – clarified matter focuses on identifying land options and lower-cost housing solutions rather than committing to a delivery model – confirmed proposed pathway for advice on report preparation.
 - Hereford Street property for emergency services – confirmed matter captured and proposed pathway.
 - Weaving the East programme – clarified matter seeks identification of funded and unfunded actions and any additional budget required – confirmed proposed pathway.
 - Smith Street Service Centre – confirmed matter captured and proposed pathway.
 - Flooding and wastewater treatment plant fire response – clarified matter to be dealt with via Finance & Performance Committee.
 - Surface Flooding Reduction Programme – confirmed matter captured and proposed pathway.
 - Little River stormwater mitigation – clarified matter seeks prioritisation and funding clarity – confirmed proposed pathway.
 - Lower Heathcote River guidance plan – clarified matter includes resourcing implications if Councillors wanted to increase work – confirmed proposed pathway.
 - Akaroa Youth Hub – confirmed matter captured and proposed pathway.
 - Ferrymead Heritage Park funding – clarified matter includes staff advice on funding - confirmed proposed pathway.
 - SPACPAC funding opportunities – confirmed matter captured and proposed pathway.
 - Rewi Alley Museum Charitable Trust – confirmed matter captured and proposed pathway.
 - Banks Peninsula information centres – clarified matter seeks understanding of the scale of any funding shortfall – confirmed proposed pathway.
 - Youth employment outcomes – clarified matter intended to inform the Long Term Plan with no substantive advice requested for Annual Plan.
 - Port Hills Plan – confirmed matter captured and proposed pathway.

- LTP consultation directly to schools – clarified matter requires advice on how request could be accommodated and funding implications - confirmed proposed pathway.
- Christchurch Beautifying Association grant process – clarified advice needs to include information on how the Council can discuss the current process - confirmed proposed pathway.
- 274A Main Road, Moncks Bay – clarified matter seeks earlier consideration ahead of Annual Plan adoption and requested report prior to then (via Finance and Performance Committee if possible).
- McCormick’s Bay Road and Balmoral Road properties – clarified matter will be covered in report to Finance and Performance Committee meeting on 26 May 2026.
- Thomas Healey community garden proposal – confirmed matter and advice captured.
- Inflation and fuel cost impacts – confirmed matter captured and proposed pathway.
- Hereford Street Pocket Park – confirmed matter and advice captured.
- Bus frequency issues – confirmed matter and advice captured.
- Awatea, Amyes, and Springs Road intersections – clarified matter seeks budget certainty within the Annual Plan – confirmed proposed pathway.
- Waihoru cycle projects – confirmed matter capture and proposed pathway.
- New Brighton to City rapid rollout cycleway – clarified matter seeks faster delivery within existing budgets – confirmed proposed pathway.
- Burwood to City cycle connections – clarified matter focuses on rapid rollout and lower-cost delivery methods – confirmed could be captured in report on cycleway delivery models requested below.
- Hornby Hub to Mega Centre footpath – clarified matter emphasises urgency and safety outcomes and request this be discussed at workshop next week.
- Footpath delivery programme – clarified matter seeks visibility of programme timing and request this be discussed at a workshop next week.
- Kerb and channel upgrades – confirmed matter captured and proposed pathway.
- KiwiRail budget reduction proposal – confirmed matter captured and proposed pathway.
- North Beach car park – confirmed matter captured and proposed pathway.
- School safety connections in the east – confirmed matter captured and proposed pathway.
- Courtney Street – clarified advice to include delivery timeline and confirmed proposed pathway.
- Grange Street works and lighting – confirmed matter captured and proposed pathway.
- Street lighting funding gaps – clarified matter seeks system-level funding clarity – confirmed proposed pathway.
- Banks Peninsula short-stay accommodation – confirmed matter captured and proposed pathway.
- Ngā rūnanga submissions – confirmed matter captured and proposed pathway.
- Solar farm rates impacts – confirmed matter captured and proposed pathway.

- Te Kuru wetlands performance – clarified matter includes functionality and maintenance funding – confirmed proposed pathway.
- Cycleway delivery models – clarified report seeks comparative delivery approaches, recommendations and timelines – confirmed proposed pathway.
- Kerb and channel renewals – confirmed matter captured and proposed pathway.
- Elected members raised the following new issues they wanted staff advice on:
 - School safety – St Albans School - providing a school safety project for St Albans School and addressing a St Albans school speed zone urgently.
 - Green space & intensification - current work to ensure adequate green space is available for residents in areas of high intensification.
 - Skatepark enhancements - what additional budget might be required for further skatepark enhancements.
 - Life music action plan - Advice on how funding for a live action music plan can be achieved for the annual plan.
 - Cycle lane – Prestons Road - options, costs, timelines, etc to deliver a cycle lane on the south side of Prestons Rd, West of Hills Rd end.
 - Fire sensors - current locations and options to increase fire sensors, including on the Port Hills and other at risk areas (e.g. Burwood and near Orana Park).
 - Missing footpath between Oakbridge and Burlington on the North side of Prestons Rd which could be discussed at the requested workshop next week.

Attachments

- A Matters raised by Councillors [⇒](#) 

The workshop concluded at 12.38 pm.