



Christchurch City Council

Mahere Rautaki ā tau

Our Draft Annual Plan 2026/27

Consultation document

Tell us what you think by 27 March 2026.

letstalk.ccc.govt.nz/annualplan

Mahere Rautaki ā tau
Our Draft Annual Plan 2026/27
Consultation document
Ōtautahi Christchurch

For the period 1 July 2026 to 30 June 2027
Adopted for consultation on 10 February 2026

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Cautionary note

The forecast financial statements in the Draft Annual Plan 2026/27 have been prepared on the basis of best estimates available at the time of preparing the accounts. Actual results may vary from the information presented and the variations may be material.

The purpose of this consultation document is to inform the community on the spending priorities outlined in the Draft Annual Plan 2026/27, and may not be appropriate for any other purpose.

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FLOTILLA OF LEAVES DOWNSTREAM
ALONG THE INKY CHARACTER OF THE OTĀKARŌ

AND INTO THEIR FEET

BEHIND ME



What is an Annual Plan?

An Annual Plan outlines the activities, services and capital projects the Council will deliver over the coming financial year, and explains how these will be funded, including the rates required.

The Council also prepares a Long Term Plan (LTP) every three years, outlining what we intend to achieve over the next 10 years, and how we will pay for it. Our current LTP covers 2024–2034. The Annual Plan identifies any key changes from the LTP for the financial year.

This Draft Annual Plan covers the financial year from 1 July 2026 to 30 June 2027, which is year three of the LTP 2024–34.

We want your feedback

Tell us what you think of our Draft Annual Plan.

Submissions are open from Friday 27 February until 11.59pm on Friday 27 March 2026.

See page 30 for a list of the ways you can have your say.

Timeline

- **Friday 27 February** Consultation opens
- **Friday 27 March** Consultation closes at 11.59pm
- **April** Hearings
- **Tuesday 23 June** Councillors adopt the Annual Plan
- **Wednesday 1 July** New rates come into effect



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“Please give this consultation document a good read and let us know what you think. It’s our job to listen to every piece of feedback before we lock in our plans in June.”

A word from the Mayor

Welcome to our draft plan and budget for 2026/27.

In last year’s Draft Annual Plan, I talked about Christchurch being recognised as the ‘capital of cool’, and as one of the world’s great places to live, work, play and invest. In my view, we’ve only improved since then. Parakiore Recreation and Sport Centre opened in December, and has already welcomed more than 200,000 people in a short space of time. One New Zealand Stadium at Te Kaha is set to open in April, on schedule and on budget, and the first concert is already sold out. The Court Theatre opened in May and has seen almost 90,000 visitors come along to enjoy almost 400 performances.

We’ve begun work in earnest to replace the fire-damaged trickling filters at our wastewater treatment plant with a state-of-the-art sludge plant. And in south Christchurch, you can see that construction is well underway on the new Ōmōkihi facility, which is replacing the earthquake-damaged South Library and Service Centre building.

It’s so satisfying to be Mayor of a city that has seen a flurry of openings and completions – it really does feel like the grand finale to a solid decade-and-a-half of hard work, steady progress, and smart decisions from successive councils. When I was first elected Mayor in 2022, I was committed to maintaining the momentum in the city, and to keeping a level-headed view of what we can actually afford and achieve.

I entered the role in the thick of a worldwide cost of living crisis which we’re still in the grip of, and I can assure you that looking out for the average household has been top of mind for me and the councillors I work with. We know things are tough, and we put that lens over every spending decision we make.

It’s important to keep in mind though that this is an Annual Plan. The Long Term Plan process, which we go through every three years, sets out our 10-year strategy, and is where we make the



major changes that could lead to a significant change in projected rates. That happens next year, as we develop the Long Term Plan 2027–2037. The Annual Plan is where we fine-tune that 10-year strategy.

However, we've developed this Draft Annual Plan with a number of proposed Government changes just around the corner. One that will have a huge impact on us is the plan to introduce a cap on the rates increases local councils are allowed to charge, with a limit of between 2% and 4% a year, which could have big implications for what we're able to deliver.

The Government is also introducing two new pieces of legislation to replace the Resource Management Act, which will give councils less say in how to decide on development proposals, and they intend to remove regional councils and replace them with larger councils that would deliver their work

more efficiently. These major changes are set to be introduced over the next year or so, and we'll need to look at the detail and see what they mean for Christchurch City Council.

And as ever, there's the climate to consider – we're producing climate risk assessments this year that will help us as we plan to make Christchurch as resilient as possible in the face of a changing climate.

So, there's a lot on our plate, but we think we've charted a really positive course through it. As we do every year, we've worked hard alongside Council staff to keep the rates increases as low as possible. We've done this without compromising either the services we provide today, or pushing things out to be done in the future.

Of course, it's not all up to me. Please give this consultation document a good read – it gives you an overview of what

we're planning to do, how much it will cost, how we'll pay for it, and a handful of options for how we can make some extra savings – and let us know what you think. It's our job to listen to every piece of feedback before we lock in our plans in June.

My colleagues on the council and I are looking forward to hearing from you.

A handwritten signature in black ink, appearing to read 'P Mauer'.

Phil Mauer
Mayor of Christchurch





Working in partnership

Our engagement and relationships with Māori are founded on Te Tiriti o Waitangi as well as subsequent legislation such as the Local Government Act 2002, the Resource Management Act 1991 and Te Rūnanga o Ngāi Tahu Claims Settlement Act 1998.

We acknowledge the intertwined histories, values, and aspirations that shape Ōtautahi Christchurch. We recognise the takiwā of Ngāi Tūāhuriri Rūnanga, Te Hapū o Ngāti Wheke, Te Rūnanga o Koukourārata, Ōnuku Rūnanga, Wairewa Rūnanga, and Te Taumutu Rūnanga within our district.

Since 2015, the relationship anchored by the Te Hononga Council – Papatipu Rūnanga Agreement ensures both governance and ongoing kōrero between the Council and Ngā Pāpatipu Rūnanga. The Council's partnership with Ngā Pāpatipu Rūnanga ensures that the views and values of mana whenua are considered across Council activities as we make decisions about the district, its resources and the environment.

As part of the development of the Long Term Plan 2024–34, Ngā Papatipu Rūnanga shared their priorities, many of which are rooted in infrastructure. These included:

- Enabling and providing affordable housing.
- Ensuring access to safe drinking water supplies, protecting water sources, and conducting water quality monitoring.
- Managing stormwater systems to protect land, property, waterways, and mahinga kai, with a focus on sediment reduction.
- Protecting and enhancing reserves and native biodiversity.
- Collaborating with local communities and marae to develop adaptation plans for areas at risk of coastal hazards.
- Providing fit-for-purpose infrastructure, such as roads, footpaths, and wharves, that enable access to local areas, sites of significance, waterways, and coastal waters.
- Exploring the possibility of transferring Council-owned land, of cultural significance, to mana whenua.

These priorities, along with others, continue to shape our infrastructure investments in this Annual Plan. The Council is committed to engaging effectively with Māori to ensure they have opportunities to contribute to decision-making processes.

A DAY IN THE LIFE OF YOUR RATES

6AM
Start the day right with a toilet break.



16%
Wastewater

7.30AM
Shower in nice, clean, safe water.



13%
Water supply

8AM
Head out of the house in a way that suits you.



13%
Transport

6.30AM
Hit the gym and go for a swim.



5%
Recreation and sport

13%
Water supply



11AM
Take in the Art Gallery and museum.

1%
Gallery and museum

1PM
Swing by the library and pick up the books you ordered online.



5%
Libraries

3PM
Spend some time with your community group and attend an event.



7%
Community support, including development and facilities

NOON
Recover your lost dog from the animal shelter.



3%
Regulatory and compliance

5.30PM
Put out your bins for us to collect.



7%
Solid waste and resource recovery

7PM
Take your dog for a walk in the park.



10%
Parks, heritage and coastal environment

7.30PM
Take a moment to admire just how well-planned the new subdivision is.



2%
Strategic planning and policy

8PM
Lull your kids to sleep by telling them how the Council repays debt, offset by returns from the various companies it owns.



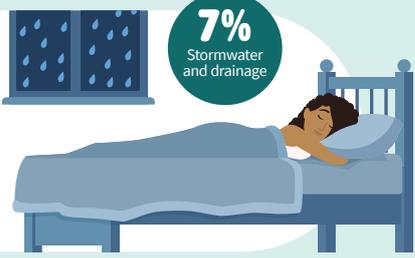
9%
Other

10PM
Make a submission on a Council project close to your heart.



2%
Governance

11PM
Fall asleep peacefully listening to the rain while the drains do their thing.



7%
Stormwater and drainage

It may not be obvious, but Christchurch City Council spends your rates in all sorts of ways that touch on almost everything you do. Your average day may not be quite as busy as this person's, but at the moment, here's what you're getting for your rates in Christchurch.

Figures are for the 2026/27 financial year. "Other" includes, economic development, net interest expense not allocated to activities, debt repayment, offset by dividends from our subsidiaries.

Our budget in brief

We go into more detail later in this document, but here is a summary of our main proposals:



7.96%

Overall average rates increase across all existing ratepayers. This is higher than the 5.80% projected in the LTP.



7.40%

Average proposed rates increase for a typical household (an additional \$6.06 a week). See page 18 for an explanation on how this works.



\$770.5 million

Operational spend. This is \$56.4 million more than what was in the LTP. This is the cost of delivering the day-to-day services we provide. See page 12.



\$598.9 million

Capital spend invested into the city. This is \$86.7 million lower than what was in the LTP. This is spending on the construction of facilities and infrastructure. See page 14.



\$314.4 million

Borrowing for the capital programme in 2026/27 is \$37.9 million lower than planned in the LTP. See page 22.

Read the Draft Annual Plan 2026/27.

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Key changes from the Long Term Plan

Proposed changes to operational spending

Operational spending covers the Council's day-to-day expenses, including the cost of delivering the services we provide. We fund most of this through the rates we collect, which means any change in operational spending directly affects the level of rates we set.

For 2026/27, planned operational spending (including interest) is forecast to be \$56.4 million higher than what was included in the LTP. The main reasons for this increase are:

- \$22.6 million in software development costs moved from capital to operational spending, to better reflect software as a service expense.
- An \$18.2 million increase in staff salaries and wages, due to contract settlements, living wage changes, and shifting some contractor and consultant roles into permanent staff positions.
- An additional \$16 million in grants, mainly for the Air Force Museum of New Zealand (\$5 million) and the Ōtautahi Christchurch organics processing facility (\$15 million). The capital grant for the organics facility replaces the \$15 million previously included in the capital programme and offsets organics processing costs. These increases are partly reduced by lower funding for Venues Ōtautahi (\$3.2 million) and ChristchurchNZ, as we bring its urban development function in-house (\$1.8 million).
- \$9.4 million in additional inflation, reflecting higher-than-expected inflation for 2025/26.
- A \$10.6 million reduction in insurance premiums, achieved through direct engagement with insurance brokers.

Our spending is primarily funded through rates, after accounting for other sources of revenue.

You can find more information about these proposed changes to our spending from page 8 in the Draft Annual Plan.

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Operational spending



\$197m	21.8%	Three waters
\$121m	13.4%	Transport
\$89m	9.9%	Solid waste and resource recovery
\$75m	8.4%	Recreation and sport
\$75m	8.3%	Regulatory and compliance
\$75m	8.3%	Parks, heritage and coastal environment
\$73m	8.0%	Other
\$64m	7.1%	Communities and citizens – other
\$49m	5.5%	Libraries
\$21m	2.3%	Governance
\$20m	2.2%	Strategic planning and policy
\$17m	1.8%	Economic development
\$14m	1.5%	Housing
\$14m	1.5%	Art Gallery and museums

“Other” includes corporate costs not charged to other activities, i.e. interest on on-lending loans, business contingencies, etc.

Proposed changes to our capital programme

Our capital spending is the money we invest in physical infrastructure projects. This includes roading and three waters improvements, new community facilities such as libraries and recreation and sport centres, and upgrades to parks and reserves. We fund these projects through a mix of rates and borrowing, subsidies and grants, and development contributions. Because future generations will also benefit from these assets, we use borrowing to spread some of the cost over 30 years.

This Draft Annual Plan reflects our priorities for the capital programme:

- Maintaining and renewing our water supply, wastewater and stormwater infrastructure.
- Maintaining and improving our roads and footpaths.
- Enhancing our parks and riverbanks.
- Building and renewing community facilities.
- Adapting to climate change.

We have reviewed the capital programme to ensure the work is deliverable. This helps us avoid charging ratepayers for work we may not deliver in that year.

In this Draft Annual Plan, the proposed adjustments reduce the 2026/27 capital programme to \$598.9 million, which is \$86.7 million lower than the amount forecast in the Long Term Plan 2024–2034.

This approach balances affordability and deliverability, lowering the rates increase by 0.7% and reducing borrowing requirements, while continuing to invest in essential infrastructure and community facilities.

By the time we adopt the Annual Plan in June, we will have a more accurate understanding of what the Council can practically deliver in 2026/27.

Adjusting the timing of capital spending does not necessarily mean a project is slowing down or being delayed. Many projects span several years, and the exact timing of construction can be uncertain when we first set the budgets. Reviewing the capital programme as part of the Annual Plan helps ensure we remain focused on what can be realistically delivered in a cost-effective way in the upcoming financial year.

You can find more information about the schedule of proposed changes to our capital programme from page 62 in the Draft Annual Plan.

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Our reprioritised capital programme budget for 2026/27 includes changes in the following areas.

Community facilities

- Adjusting the timing of budgets for several projects to better match when payments will be made. This includes:
 - Restoration of the Canterbury Provincial Chambers (\$5 million moved from 2026/27 to 2029/30).
 - Relocation of the Carrs Reserve Kart Club (\$4 million moved from 2026/27 to 2028/29).
 - Asset renewals at Taiora QEII Recreation and Sport Centre (\$5 million moved from 2026/27 to 2027/28).
 - Kerbside monitoring (\$2.2 million moved from 2026/27 to 2028/29)
 - Corporate investments (\$2.5 million moved from 2026/27 to 2028/29)
- Transferring \$15 million for the Ōtautahi Christchurch organics processing facility from the capital programme to a capital grant, as the plant will not be owned by Christchurch City Council. The grant reduces how much we will have to pay for using the facility, which in turn reduces the cost to the ratepayer.

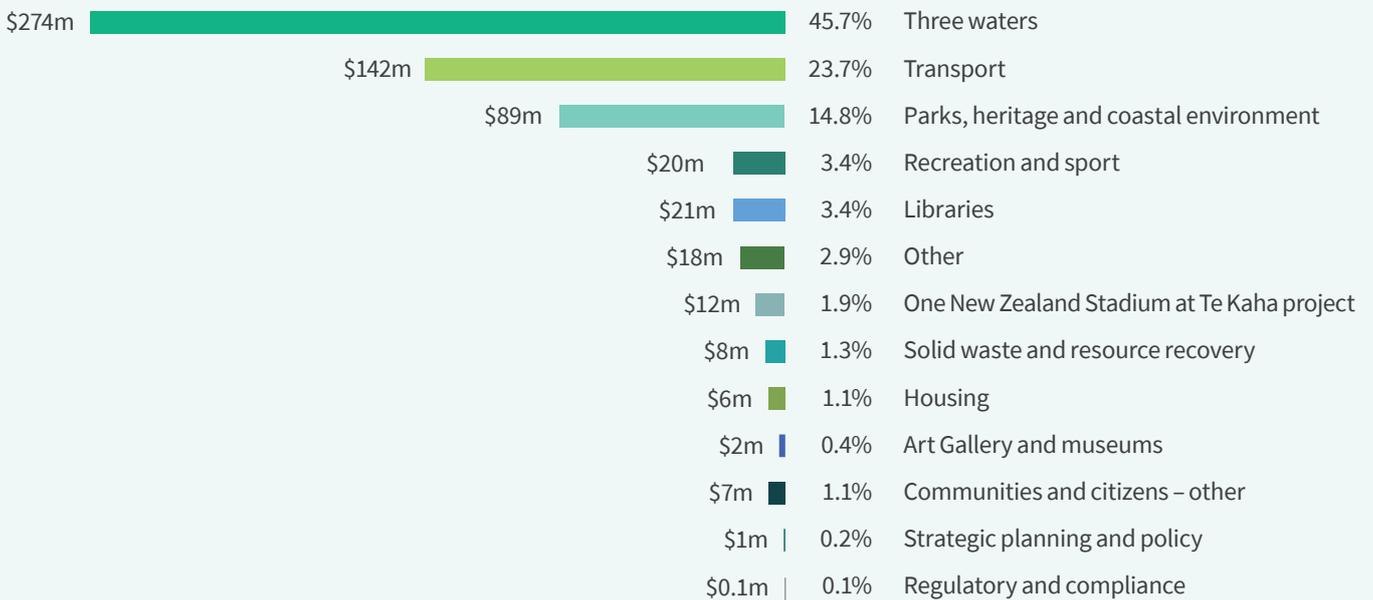
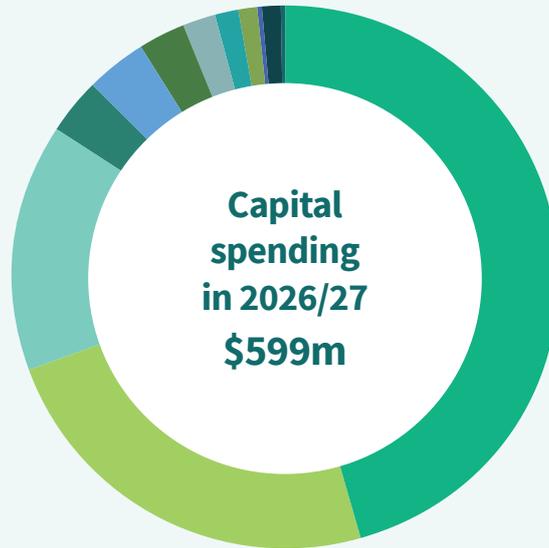
Three waters

- Reprioritising \$18.9 million for the Wastewater Treatment Plant programme to support the Activated Sludge project, which will replace the fire-damaged trickling filters.
- Adjusting the timing of \$9 million for wastewater renewals in the northeast to coordinate with other work in the area.
- Adjusting the timing of the \$12.9 million budget for water supply pump station renewals – Wrights Road, Moorhouse Avenue, Averill Street and Kerrs Road – to reflect when the projects will be delivered and payments made.
- Bringing forward \$2.2 million for the Grassmere wet-weather wastewater storage facility to align with the wider development in the area.
- Adding \$6.1 million in additional budget for reactive wastewater and water supply renewals.
- Adjusting the timing of \$10.7 million for the surface flooding reduction programme to align with the agreed priorities and staging of the project.

Transport

- Transferring budget from the chipseal reseals programme (\$7 million) to the asphalt reseals (\$3.5 million) and road rehabilitation (\$3.5 million) programmes to better match the type of the work required and what can be delivered within each of the programmes.
- Adjusting the timing of budgets for a number of major cycleway projects – Northern Line (\$2 million), Nor'West Arc (\$1.9 million), South Express (\$2.7 million) and Heathcote Expressway (\$2 million) – to reflect when these projects will be delivered and when payments will be made.
- Shifting \$4.3 million of the Pages Road bridge renewal budget to align with the estimated construction timeline and expected payments schedule.

Capital spending



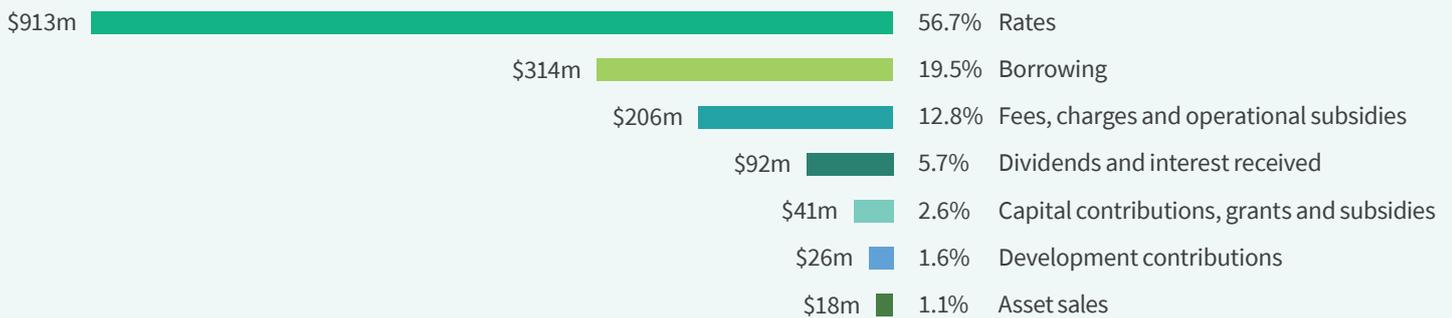
An easy way to see all our proposed changes at a glance is using our online search tool at letstalk.ccc.govt.nz/annualplan, a handy guide to the Council projects that are affected by the Draft Annual Plan. Search by the area you live in, the type of project, the project name or even just a key word, and see at a glance which project’s funding has been updated for the next three years.

Proposed changes to our levels of service

All councils are required to include performance standards, or 'levels of service', in their Long Term Plans. As part of this Draft Annual Plan, we propose some minor changes in 2026/27 that do not have a material effect on rates. See them from page 92 of the Draft Annual Plan at letstalk.ccc.govt.nz/annualplan



Proposed revenue



Rates provide 57% of the Council’s funding for the services and activities that keep Christchurch functioning.

In the Long Term Plan, we proposed an average rates increase of 5.80% for 2026/27. We are now proposing an overall average rates increase of 7.96%. Of this, 1.02% is going towards One New Zealand Stadium at Te Kaha.

The proposed rates increase is higher than planned in the LTP – 2.06% of the proposed increase is due to our use of an operating cash surplus from 2024/25 to keep rates affordable in 2025/26. This was a one-off reduction for that year. The proposed three-year cumulative rates increase in 2026/27 is 26.47%, compared to the cumulative increase in the LTP of 26.13%.

Under this proposal, the Council would collect \$912.6 million (excluding GST) in rates to help fund essential services, capital renewal and replacement projects, and community events and festivals. This revenue is supplemented by funding from fees and charges, government subsidies, interest, dividends from subsidiaries and development contributions. Borrowing is used to fund a significant portion of the capital programme.

Proposed changes to rates

Rates are a tax on property, most of which is collected in proportion to the property's value, meaning properties with higher values pay more. Currently, less than 10% of our rates is collected as a fixed dollar charge per property, compared with the legal maximum of 30%.

For the average household, our proposed rates increase for 2026/27 is 7.4%.

The average proposed rates increase across all ratepayers – households, and business and rural properties – is 7.96%.

Rates for an individual property will depend on:

- The property's classification (whether it's a standard, business or remote rural property).
- Which rates the property pays (for example, a property only pays the sewer rate if it's within the sewer serviced area).
- The capital value of the property.
- How many 'separately used or inhabited parts' (SUIPs) the property has. Fixed rates are paid based on the number of SUIPs. For example, a property with two flats will pay two fixed charges. Most residential properties have only one SUIP.

The best way to find out exactly what your rates could be from 1 July 2026 is to look up your property at ccc.govt.nz/rates

The 2025 revaluation

Every three years, the Council is legally required to carry out a citywide revaluation of every property for rating purposes. Quotable Value NZ has recently completed its latest revaluation, based on market values as at 1 August 2025, and the new valuations will apply from 1 July 2026.

This revaluation shows a relatively small average increase across the whole district of 3.4%, but with some significant differences between types of property as shown below.

	Average change in capital value		
	2022 CV (\$)	2025 CV (\$)	% change
Residential	830,000	845,000	1.8%
Business	2,490,000	2,734,000	9.8%
Remote rural	1,910,000	1,905,000	-0.3%

The revaluation doesn't affect the total rates collected by the Council, but it does affect how this is shared out between properties. To help even out the distribution of rates, we're proposing a change to what we call a differential – see page 21 for details.

The table below shows examples of proposed rates for each of the three sectors next year based on the 2025 valuation. All rates figures include GST but do not include rates charged by Environment Canterbury.

2025 capital value (\$)	Proposed rates charges for 2026/27 (\$)		
	Residential	Business	Remote rural
300,000	1874.81	2709.11	987.63
500,000	2855.47	4245.97	1405.31
800,000	4326.46	6551.26	2031.82
1,000,000	5307.12	8088.11	2449.50
1,500,000	7758.77	11,930.26	3493.69
2,000,000	10,210.41	15,772.41	4537.89
3,000,000	15,113.71	23,456.70	6626.27
5,000,000	24,920.30	38,825.28	10,803.04

Actual rates changes from 2025/26 will vary for each property – properties with valuation increases that have increased by more than average will get a higher rates increase, and those that have increased by less than average, or decreased, will get a lower rates increase.

The table below shows the rates for the average value property in each sector, and the resulting proposed weekly increase in rates.

Sector	Average change in rates (\$)			
	Current (2025/26)	Proposed (2026/27)	% change	Increase per week
Residential	4231.84	4547.11	7.4%	\$6.06
Business	19,692.64	21,412.68	8.7%	\$33.08
Remote rural	4016.93	4339.49	8.0%	\$6.20



These increases relate to Christchurch City Council's rates, not to Environment Canterbury's rates. As we collect these on Environment Canterbury's behalf, you'll also see their rates on your invoices.

Environment Canterbury is also inviting you to provide feedback on its draft Annual Plan | Mahere ā Tau. To share your feedback, find out more at ecan.govt.nz/annualplan26

Feedback closes at **11.59pm on 31 March.**

Our proposed change to the business differential on the general rate

This year's significant increase in business property valuations will move more of the rates burden from residential to business ratepayers. Without some action from the Council, this will increase rates for most business ratepayers materially more than it will for most residential ratepayers.

At present, business properties account for 19% of the city's capital value and pay 26% of all our total rates. To keep the proportion of rates paid by business properties approximately the same, we're proposing to decrease the general rate business differential from 2.22 to 2.00.

This means a business property currently pays general rates at 2.22 times what a standard (residential) property with the same capital value pays. For a \$1 million property, the difference is currently \$3122.64 (including GST). Our proposed differential of 2.00 would keep the overall proportion of rates paid by the business sector about the same. This reflects the concept that the relative benefits they get from the Council's services haven't changed significantly, and means the rates increases for business ratepayers are more affordable, with increases in both sectors closer to the overall average.

The differential doesn't apply to targeted rates like sewerage or water supply. We'll keep the remote rural differential unchanged at 0.75.

Our proposed change to the definition of short-term accommodation

For the purposes of rating, we treat residential properties used for un-hosted short-term accommodation as businesses, and charge them the business rate differential.

Our current policy only applies to properties that are rented out for more than 60 days per year, have a resource consent for the purpose of short-term accommodation, or are used mainly for hosted short-term accommodation.

Because it's difficult to determine the amount of time a property is used for short-term accommodation, the current policy is hard to apply, and we're not charging short-term accommodation providers the business rate differential. This means these ratepayers aren't paying their fair share, and leaves other ratepayers to pick up the slack.

We're proposing to simplify the definition of short-term accommodation by removing the 60-day requirement from our rating policy. This would mean that if the primary use of the rating unit is short-term accommodation (hosted or un-hosted), or if it has a resource consent for that use, we will consider it as short-term accommodation and treat it as a business for rating purposes.

It's important to keep in mind that the Council sets rates based on its revenue requirements. If we can identify a property as a short-term accommodation provider, we won't collect any additional revenue – it will simply change the distribution of who pays the rates.

We want to hear what you think

Do you have any feedback on our proposal to lower the differential paid by business property owners from 2.22 to 2.00 to keep the current overall proportion of rates paid by business and residential ratepayers the same? Do you have any alternative proposals?

Do you have any feedback on our proposal to remove the 60-day requirement from the definition of short-term accommodation for the purposes of the rating policy? Do you have any alternative proposals for how the Council could identify short-term accommodation providers?

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Proposed changes to other revenue

Excluding property-based rates, which are our biggest source of revenue, our total revenue for 2026/27 is \$360.6 million – \$37.2 million lower than projected in the LTP.

The big changes are:

- Reduced funding for the capital programme, due to an overstatement in the LTP (\$33.6 million).
- Reduced interest revenues, due to lower interest rates, and lower on-lending to subsidiaries (\$13.7 million). This will be offset by lower interest costs.
- Reduced Hagley Park parking fees, due to lower usage than anticipated in the LTP (\$1.4 million).
- Additional revenue of \$7.2 million from Burwood Landfill.
- An additional \$6.2 million of subvention receipts planned.

For all the details on changes to the rates we're charging, see page 19.

Proposed changes to fees and charges

We're proposing to change some Council fees and charges in the Draft Annual Plan. We're conscious of the financial pressure many of our residents and ratepayers are under, and we have attempted to avoid cost increases to the community that would create a barrier for them using our services. In other areas the proposed fee increase is in keeping with the increased costs the Council is facing. Fees in some areas are staying the same.

You can find more information about these proposed changes to our fees and charges from page 104 of the Draft Annual Plan.

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Proposed changes to borrowing

We propose \$314.4 million of new borrowing in the Draft Annual Plan to help us deliver our capital programme in 2026/27 – \$37.9 million lower than planned for in the LTP. We also propose to pay off \$91.1 million of our existing debt.

Gross debt at 30 June 2027 is expected to be \$2.89 billion, which is \$565.9 million lower than planned in the LTP. This is primarily due to updating the capital programme expenditure for deliverability in the 2025/26 Annual Plan and the proposed 2026/27 Annual Plan. On top of that, the Council is borrowing less on behalf of its subsidiaries than planned in the Long Term Plan. Overall, 22.5% of Council rates will be allocated to debt servicing and repayment costs, which is slightly lower than the 24.2% originally projected in the LTP.

The Council's borrowings are well within prudential limits. Borrowing enables us to spread the funding of infrastructure across multiple years, and for future ratepayers who will benefit to also contribute to the cost.



COFFEE ZONE

COFFEE ZONE

COFFEE ZONE



Key proposals and options we want you to consider

There are some alternative options we could proceed with that have a bigger impact on rates than others, or represent a change from what was in the Long Term Plan. We want to highlight these for you, and we want to hear what you think before we decide to go ahead with any of them.

The Climate Resilience Fund

Our proposal

Our Draft Annual Plan proposes to continue funding the Climate Resilience Fund, including maintaining the 0.25% rates increase from July 2025. We also propose to continue applying an additional 0.25% increase each year of the Long Term Plan, as originally intended. This approach would cumulatively reach a 2.25% increase over the 10 year period and allow the Fund to build to approximately \$115 million by 2034.

An alternative option

Pause the planned 0.25% rates increase for 2026/27 for the Climate Resilience Fund, and resuming contributions from 2027/28. Pausing the increase would reduce rates by 0.25% in 2026/27, which would help us to manage overall rates increases.

Climate change impacts, including higher temperatures, increased fire risk, extreme weather events, changing rainfall patterns and intensity, and sea-level rise are increasing pressure on our infrastructure.

To improve the resilience of our roads, stormwater networks, coastal infrastructure, and community facilities, we need to invest in adaptation now, and in the future. These costs will be substantial and, without early planning, will fall disproportionately on future generations.

As part of the Long Term Plan 2024–2034, to help prepare for the long-term impacts of climate change on Council-owned assets, the Council agreed to establish a Climate Resilience Fund. In place since July 2025, the Climate Resilience Fund ring-fences rates collected now to invest in future adaptation work – for example, moving or raising roads as the impacts of sea-level rise take effect, which would reduce the financial impacts on future generations.

Pausing the planned increase would leave the Fund approximately \$22.9 million smaller by 2034. It could also reduce early momentum, shift more of the cost onto future ratepayers, and make it more difficult to restart or grow the Fund later – particularly if additional spending constraints, such as a potential rates cap, are introduced.

Without continued investment in climate resilience, future generations will face higher and more disproportionate costs as the effects of climate change accelerate over time.

We want to hear what you think

Do you have any feedback on the option of pausing increasing rates for the Climate Resilience Fund next year?

letstalk.ccc.govt.nz/annualplan

Contestable community grants

Our proposal

Our Draft Annual Plan proposes to provide \$7.12 million in funding for contestable community grants in 2026/27.

An alternative option

Reduce the amount available in some contestable grant schemes by 5%, saving \$356,100 in 2026/27 and lowering the rates increase by 0.04%.

Each year, the Council supports wellbeing in the community by providing contestable community grants. These grants help eligible not-for-profit organisations fund community services, local events, and initiatives across Christchurch and Banks Peninsula.

Reducing this funding would mean less available for grant recipients, and may reduce the level of service they can provide. The impact of any decreased funding may be more apparent as community funding from the Government and other philanthropic organisations is declining, and the cost of living continues to rise.

For a full list of the grants we have the option of reducing funding for, visit letstalk.ccc.govt.nz/annualplan

We want to hear what you think

Do you have any feedback on the option of reducing our funding for contestable grants?

Do you have any feedback on the option of not applying a rates increase for the Environmental Partnerships Fund?

We also have a number of small proposals that don't have a significant impact on your rates. You can see every single proposal at

letstalk.ccc.govt.nz/annualplan

The Environmental Partnerships Fund

Our proposal

Our Draft Annual Plan proposes to increase the Environmental Partnerships Fund by \$300,000.

An alternative option

To not apply the planned increase, retain funding at the current \$700,000 per year, and reduce rates by 0.04% in 2026/27.

The Environmental Partnerships Fund supports community groups to work with the Council on environmental activities and projects on publicly accessible land and waterways. The fund helps deliver the goals in our Biodiversity Strategy 2008–2035, including regenerating forests, planting trees, restoring wetlands, enriching soil carbon and protecting native habitats. Funding is allocated on a case-by-case basis.

Without additional funding, some community environmental groups may be unable to expand their work to meet growing needs. Over time, this may affect Christchurch's environmental and climate goals, as well as the financial sustainability of these groups.

Potential disposal of Council-owned properties

The Council has a small number of properties which are no longer required for the purpose we originally acquired them. We're seeking your feedback as part of this Draft Annual Plan to help us determine the future of each property.

A full list of the properties and more information can be found at letstalk.ccc.govt.nz/annualplan

The properties under consideration make up less than 1% of the Council's overall portfolio and will not impact current levels of service. The Council's property portfolio includes a diverse range of properties, and it continues to grow. Since 2011, it has increased by more than 20%.

Because owning property costs money, it's sound financial practice to regularly review the portfolio and assess whether to retain or dispose of properties that no longer serve their original purpose.

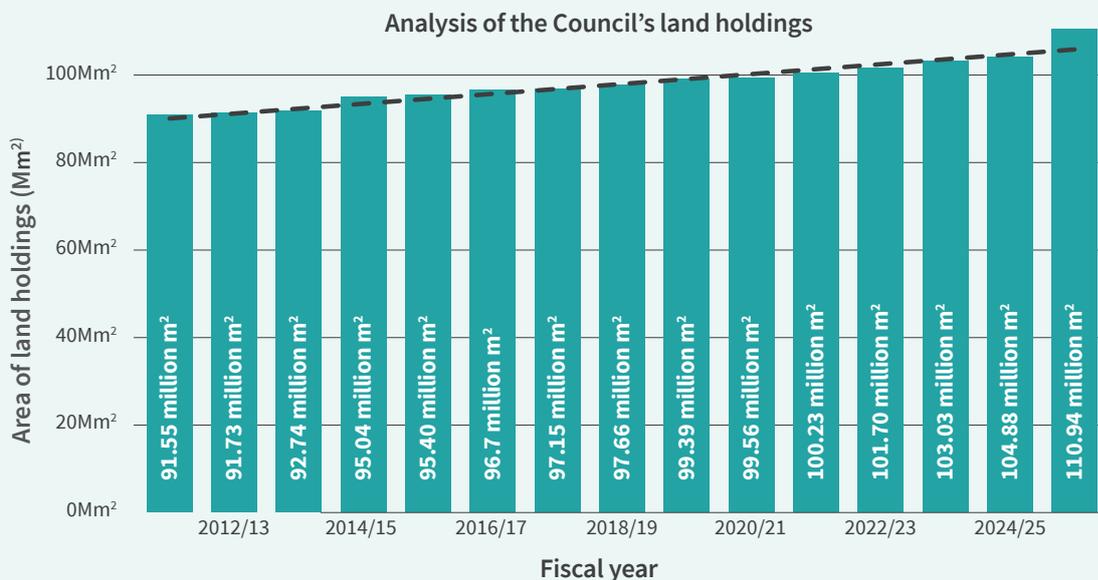
Our first step in this process is to identify properties that may be surplus and assess them against criteria for retention. The criteria includes whether the property is being used for the purpose it was originally acquired for, its cultural, environmental or heritage value, and its potential to meet any of the Council's immediate or longer-term needs. Properties that do not meet the retention criteria were shortlisted for consideration for disposal.

We are now at the next step: consulting the public. If, following consultation, this proposal is adopted and included in the Annual Plan 2026/27, all properties deemed surplus will be disposed of in accordance with Council policy and standard practices:

- **Policy:** Properties will generally be publicly tendered for sale unless there is a clear reason to do otherwise.
- **Practice:** The sale will be conducted in an open, transparent, and well-advertised manner at market value. This may include methods such as auction, deadline sale, or general listing.

In some cases, the Council may consider departing from these practices to support the objectives of the Housing Policy adopted in 2016. This could involve selling land to housing providers to develop or deliver social and affordable housing.

If the land falls under the definitions of 'Park', under Section 138 of the Local Government Act 2002, then this disposal process, as well as this consultation document, meets the requirements of the Act.



We want to hear what you think

Do you support the Council going through the formal process of selling these properties we've identified as surplus, or are there any you'd like the Council to retain for any reason?

letstalk.ccc.govt.nz/annualplan



Restoring our iconic buildings

Our Draft Annual Plan does not propose significant changes to our funding for the restoration of four of Christchurch’s key ‘iconic’ buildings – Christ Church Cathedral, Canterbury Museum, Canterbury Provincial Chambers and Te Matatiki Toi Ora The Arts Centre.

All four were badly damaged in the earthquakes, and the Council has been approached to consider financial support to help complete their restoration. With Christchurch continuing to grow and evolve, there is a view that leaving these buildings unfinished may limit cultural and economic opportunities for the city.

In the LTP, the Council has committed \$20 million to the restoration of the Canterbury Provincial Chambers and \$10 million, raised via a targeted rate we introduced in 2019, to the Christ Church Cathedral.

We have not currently committed additional funding to the restoration of these iconic buildings.

Our current estimate is that the total funding gap between the projected restoration costs and all confirmed contributions is approximately \$290 million. Closing this gap would require funding from multiple sources, including central government. Any contribution the Council makes would also have an impact on rates increases.

This is a significant level of investment, and decisions of this scale sit appropriately within the Long Term Plan process. With our next LTP set to be developed in 2027, we want to understand community views now so that we can consider them alongside the national significance of the buildings, their economic and cultural value, and the potential for-co funding from other partners before forming any proposals.

We are taking the opportunity to seek your views on potential future investment in the restoration of these four iconic buildings.

We want to hear what you think

How important is completing the restoration of these four heritage buildings to Christchurch’s future?

letstalk.ccc.govt.nz/annualplan



How to have your say

We would like your feedback on our plan for the coming year, and the matters we have outlined in this consultation document.

Submissions can be made from Friday 27 February 2026 until 11.59pm on Friday 27 March 2026.

There are several ways you can give feedback:

-  Online: letstalk.ccc.govt.nz
-  Email: cccplan@ccc.govt.nz
-  Fill out a submission form at your nearest library or service centre and hand it to staff.
-  Post a letter to:
Freepost 178 (no stamp required)
Annual Plan Submissions
Christchurch City Council
PO Box 73016
Christchurch 8154
-  Or deliver to Te Hononga Civic Offices at 53 Hereford Street. To ensure we receive last-minute submissions on time, please hand-deliver them to the Civic Offices.

Regardless of the method you use to give feedback, your submission must include your **full name, email address and/or postal address**. If you wish to speak to your submission at the public hearings, please also provide a daytime phone number.

If your submission is on behalf of a group or organisation, you must include your organisation's name and your role in the organisation.

Talk to the team

You can give us a call on 03 941 8999, provide your details and a good time for us to call, and one of our managers will be in touch.

Your councillors and local community board members will do their best to be out and about in your area during the time we're consulting on the Draft Annual Plan. If you'd like to talk directly with a councillor or community board member about the Draft Annual Plan, get in touch: ccc.govt.nz/community-boards

Social media

Informal feedback, which is not counted as a submission but will be summarised for our councillors to consider, can be made in the following ways:

-  Go to our Facebook page facebook.com/christchurchcitycouncil and include **#cccplan** in your post.
-  Tweet us your feedback using **#cccplan**

Hearings

Public hearings will be held in April 2026 (specific hearings dates to be confirmed).

Submissions are public information

Anonymous submissions will not be accepted. Contact details are provided to elected members with your feedback to be considered when making their decision. We will also contact you with updates about the decision.

Submissions, including names, are published on our website, so please do not include any personal information you would prefer to keep private.

While contact details will not be published, if requested through the Local Government Official Information and Meetings Act 1987, these must be supplied.

If there are good reasons why your personal details and/or feedback should be kept confidential, please contact us on cccplan@ccc.govt.nz or 027 291 8638.

View our privacy statement at ccc.govt.nz/privacy

letstalk.ccc.govt.nz/annualplan

Full submission form

We'd like your feedback on the Draft Annual Plan 2026/27 and the matters we have raised in our consultation document. **Tell us what you think by Friday 27 March 2026.**

Want to speak to the Council about your submission? You can book a speaking time early, even before finishing your submission. Contact **cccplan@ccc.govt.nz** or **027 291 8638**.

Your details

First name*

Last name*

Email*

Street name and number*

Suburb

Town/City Postcode

Name required, plus either email **or street name and number*

Hearings will be held in April 2026 (specific dates are to be confirmed).

I would like to speak to the Council about my feedback.
Please provide a phone number so we can arrange a speaking time:

If you are responding on behalf of a recognised organisation, please provide:

Name of organisation

Your role

Before we get started we'd like to ask a few questions about you. This helps us better understand who we are hearing from.

<p>How do you identify your gender?</p> <p><input type="checkbox"/> As a man</p> <p><input type="checkbox"/> As a woman</p> <p><input type="checkbox"/> Non-binary / another gender</p>	<p>Age:</p> <p><input type="checkbox"/> Under 18 years <input type="checkbox"/> 50–64 years</p> <p><input type="checkbox"/> 18–24 years <input type="checkbox"/> 65–79 years</p> <p><input type="checkbox"/> 25–34 years <input type="checkbox"/> 80 years and over</p> <p><input type="checkbox"/> 35–49 years</p>	<p>Ethnicity:</p> <p><input type="checkbox"/> New Zealand European <input type="checkbox"/> Middle Eastern/ Latin American/African</p> <p><input type="checkbox"/> Māori</p> <p><input type="checkbox"/> Pacific Peoples <input type="checkbox"/> Other European</p> <p><input type="checkbox"/> Asian <input type="checkbox"/> Other</p>
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Fees and charges

We're proposing some changes to our fees and charges in our Draft Annual Plan. While some fees will remain unchanged, to help avoid creating barriers for residents, others will be adjusted in line with the rising cost of providing services.

Do you have any comments on our proposed changes to fees and charges?

To what extent do you agree or disagree that services should be funded by the service users, as opposed to all ratepayers?

Strongly agree Agree Neither agree nor disagree Disagree Strongly disagree Don't know

If Strongly agree or Agree: Which services do you think should be funded by charging service users?

The Climate Resilience Fund

Our Draft Annual Plan proposes continuing to fund the Climate Resilience Fund by maintaining the 0.25% rates increase from July 2025 and applying an additional 0.25% increase each year of the Long Term Plan. Alternatively, we could pause the planned 0.25% rates increase for 2026/27 and resume contributions to the fund from 2027/28.

Which option do you support for the Climate Resilience Fund?

- Continue with the planned 0.25% rates increase in 2026/27, and apply an additional 0.25% each year of the Long Term Plan**
- Pause the planned 0.25% rates increase for 2026/2027, resuming contributions from 2027/2028**
- Don't know**

Do you have any comments about the options for the Climate Resilience Fund?

Contestable community grants

Our Draft Annual Plan proposes to provide \$7.12 million in funding for contestable community grants in 2026/27. Alternatively, we could reduce the amount available in some contestable grant schemes by 5%, saving \$356,100 in 2026/27 and lowering the rates increase by 0.04%.

Which option do you support for contestable community grants?

- Provide \$7.12 million in funding for contestable community grants in 2026/27, as planned**
- Reduce the amount available in some contestable grant schemes by 5%, saving \$356,100 in 2026/27 and lowering the rates increase by 0.04%**
- Don't know**

Do you have any comments about the options for contestable community grants in 2026/27?

The Environmental Partnerships Fund

Our Draft Annual Plan proposes to increase the Environmental Partnerships Fund by \$300,000. Alternatively, we could retain funding at the current \$700,000 per year, and reduce rates by 0.04% in 2026/27.

Which option do you support for the Environmental Partnerships Fund?

- Proceed with the planned \$300,000 increase to the Environmental Partnerships Fund**
- Retain the funding in the Environmental Partnerships Fund at the current \$700,000 per year, reducing rates by 0.04% in 2026/27**
- Don't know**

Do you have any comments about the options for the Environmental Partnerships Fund?



Capital programme

Capital spending is the money we put towards physical infrastructure projects, such as roading and three waters (drinking water, wastewater, stormwater) improvements, new community facilities like our libraries and recreation and sport centres, and upgrades to parks and reserves.

Our Draft Annual Plan proposes investing \$598.9 million in capital projects in 2026/27. It focuses on water, transport, parks, facilities, and climate adaptation, while refining project timing to ensure the programme is realistic, deliverable, and cost-effective.

Do you have any comments on the proposed changes to our spending on transport (e.g. roads, footpaths, cycleways)?
(if not, please leave blank)

Do you have any comments on the proposed changes to our spending on three waters (e.g. drinking water, wastewater, stormwater)? (if not, please leave blank)

Do you have any comments on the proposed changes to our spending on parks (if not, please leave blank)

Do you have any comments on the proposed changes to our spending in other areas of the capital programme?
(if not, please leave blank)



Potential disposal of Council-owned properties

We're proposing to sell a small number of properties that we've found no longer serve their original purpose. Any properties confirmed as surplus would be sold through transparent, market-value processes in line with the Council policy.

Do you support the Council selling these properties?

- Yes** **In part** **No** **Don't know**

Do you have any comments about selling these properties? Or are there any you'd like the Council to retain and if so, why?

Restoring our iconic buildings

We want your views on investing in the restoration of four 'iconic' buildings – Christ Church Cathedral, Canterbury Museum, Canterbury Provincial Chambers and Te Matatiki Toi Ora The Arts Centre. We estimate that the total funding gap between the estimated restoration costs and the funds committed from all sources is around \$290 million. Closing this gap would require funding from multiple sources, including central government. Any contribution the Council makes would also have an impact on rates increases.

How important is completing the restoration of these four heritage buildings to Christchurch's future?

- Critical – these are essential to our city's identity and economy**
- Important – worth pursuing if funding can be secured**
- Somewhat important – would add value, but only after higher priority projects**
- Not very important – may have some benefit, but is unlikely to significantly influence the city's future**
- Not important – other priorities matter more**
- Don't know**

Do you have any comments about the Council investing in the restoration of these buildings?



Short submission form

Got more to say? Use our full submission form.

We'd like your feedback on the Draft Annual Plan 2026/27 and the matters we have raised in our consultation document. **Tell us what you think by Friday 27 March 2026.**

Want to speak to the Council about your submission? You can book a speaking time early, even before finishing your submission. Contact cccplan@ccc.govt.nz or **027 291 8638**.

Your details

First name*

Last name*

Email*

Street name and number*

Suburb

Town/City Postcode

Name required, plus either email **or street name and number*

Hearings will be held in April 2026 (specific dates are to be confirmed).

I would like to speak to the Council about my feedback.

Please provide a phone number so we can arrange a speaking time:

If you are responding on behalf of a recognised organisation, please provide:

Name of organisation

Your role

Before we get started we'd like to ask a few questions about you. This helps us better understand who we are hearing from.

How do you identify your gender?

- As a man
- As a woman
- Non-binary / another gender

Age:

- Under 18 years 50–64 years
- 18–24 years 65–79 years
- 25–34 years 80 years and over
- 35–49 years

Ethnicity:

- New Zealand European Middle Eastern/ Latin American/African
- Māori Other European
- Pacific Peoples Other
- Asian

Rates

Do you support our proposed average rates increase of 7.96% across all ratepayers (which is higher than the 5.80% signalled in the Long Term Plan 2024–34) and an average residential rates increase of 7.4%?

Yes No Don't know

Do you have any comments on the proposed average rates increase?

Grants, funding, fees and charges

We're proposing some updates to our grants, funding, and fees/charges. Some fees will stay the same, while others will increase to keep up with rising costs. We're also proposing changes to our grants and funding so they reflect what the community needs as well as what the Council can afford, with some programmes receiving more support and others changing.

Do you support the overall direction of our proposed changes to grants, funding, and fees/charges?

Yes In part No Don't know

Comments

In addition to the changes we're proposing to grants, funding, and fees and charges, we're also proposing some other changes to our spending in 2026/27 to make sure we're focusing on what the city needs most and can afford. This includes paying more for essential services and infrastructure, updating budgets where costs have risen, and adjusting the timing of some projects so we only charge ratepayers for work we're confident we can deliver in the year ahead.

Do you have any comments on our proposed changes to grants and funding, fees and charges, or spending for 2026/27?



Restoring our iconic buildings

We want your views on investing in the restoration of four 'iconic' buildings – Christ Church Cathedral, Canterbury Museum, Canterbury Provincial Chambers and Te Matatiki Toi Ora The Arts Centre. We estimate that the total funding gap between the estimated restoration costs and the funds committed from all sources is around \$290 million. Closing this gap would require funding from multiple sources, including central government. Any contribution the Council makes would also have an impact on rates increases.

How important is completing the restoration of these four heritage buildings to Christchurch's future?

- Critical – these are essential to our city's identity and economy**
- Important – worth pursuing if funding can be secured**
- Somewhat important – would add value, but only after higher priority projects**
- Not very important – may have some benefit, but is unlikely to significantly influence the city's future**
- Not important – other priorities matter more**
- Don't know**

Do you have any comments about the Council investing in the restoration of these buildings?

Thank you for your submission.

Please put this submission form in an envelope and send it to:

Freepost 178 (no stamp required)
Draft Annual Plan submissions
Christchurch City Council
PO Box 73016
Christchurch 8154

or email it to cccplan@ccc.govt.nz, or give it to a staff member at a community service hub.

Consultation on the Draft Annual Plan closes at 11.59pm on Friday 27 March 2026.





