

**DECISION UNDER DELEGATED AUTHORITY ON AN APPLICATION
BY CHRISTCHURCH CASINOS LIMITED FOR APPROVAL OF CONSTRUCTION AND
DESIGN CHANGES, AND FOR APPROVAL OF A SERIES OF FLOOR PLANS
FOR THE CHRISTCHURCH CASINO**

Date of Decision: 22 December 2025

1. On 18 and 19 December 2025, Christchurch Casinos Limited (“**CCL**”) applied, pursuant to conditions 6 and 7 of its venue licence, for approval of construction and design changes, and pursuant to condition 12 of its operator’s licence, for approval of a series of floor plans for the Christchurch casino. Most of the floor plans CCL sought approval for are temporary (Appendices 4-32), but three floor plans will be permanent – these are Appendices 33-35 and labelled as “Level 1 – March 2026”, “Level 2 – Premium Lounge – March 2026” and “Level 2 – Monza – March 2026”.

2. Conditions 6 and 7 of CCL’s venue licence provide as follows:

6. Subject to the provisions of condition 7, the Licence Holder must obtain the approval of the Commission prior to:

- (a) any construction or design changes whatsoever in the Gambling Area (Schedules 1 and 2) and Additional Gambling Area (Schedule 3) and for any construction or design changes elsewhere in the Casino Venue which may impact on the matters set out in condition 7;
- (b) the construction or relocation outside the Gambling Area and Additional Gambling Areas and within the Casino Venue of bank facilities available to the public excluding ATMs, EFTPOS and like devices; and
- (c) the addition or alteration of signage relating to the casino business on the exterior of the Casino Venue or on or around the building within which it is located.

The process by which the Licence Holder may obtain approval for construction or design changes to Level 1, Level 2 and the rooftop area of the Casino Venue, (paragraph (a) above) is set out in condition 7. The Commission will determine any application for approval under 6(b). The Executive Director may approve the addition or alteration of signage relating to the casino business on the exterior of the Casino Venue or on or around the building within which it is located (paragraph (c) above) if he/she is satisfied the proposed changes will have no potentially adverse effects. If he/she is not so satisfied, the proposed changes must be referred to the Commission for a decision on approval.

7. The Licence Holder must notify the Executive Director of any proposed changes to the construction or design for which approval is required under condition 6. Notification must be accompanied by relevant drawings and an assessment of any impacts the alterations may have on:

- (a) the integrity and fairness of games;
- (b) the effectiveness of security and surveillance;
- (c) harm prevention, harm minimisation and responsible gambling;
- (d) potential access to the Gambling Area by persons under 20 years of age; and

- (e) compliance by any person with the Act, including section 11 of the Act.

The Executive Director may approve the proposed changes to the construction or design if he or she is satisfied that there are no adverse impacts in relation to the matters specified in (a)-(e) above. If the Executive Director is not satisfied, he or she will refer the proposal to the Commission for determination.

3. Condition 12 of CCL's operator's licence provides as follows:

12. The Licence Holder shall obtain the approval of the Commission for new floor plans prior to relocating or installing tables or machines in positions not specified in approved floor layouts. When applying the Licence Holder must submit fresh plans showing the floor layout for the Gambling Area and details of the proposed CCTV layout for the consideration of the Commission. Any change must comply with the Surveillance Standard. The Executive Director and a single Gambling Commissioner may approve the new floor plans if they are satisfied that the floor layout has no potentially adverse effects. If they are not so satisfied, the proposed floor plan must be referred to the Commission for a decision on approval.

Submissions

4. CCL submitted that it seeks approval of a number of floor plans for levels 1 and 2 of the Christchurch casino. The proposed floor plan changes are to allow it to complete carpet replacement and floor repairs on the casino's MGF. The changes will be completed in stages and as part of this process, it will install temporary hoardings around the area being worked on in order to isolate each section of the MGF for remediation and carpet replacement.
5. During some of the stages, EGMs will be switched off so they are not operational. These are highlighted on the plans submitted.
6. It also wants to create a storage area using temporary hoardings on the MGF. It intends to store Gaming Tables in this area when they have been temporarily removed from the gaming floor as part of the remediation and re-carpeting process.
7. The carpet replacement programme will commence on the Monday of each week and be completed by the Thursday/Friday of that week. From Friday to Sunday, the casino will return to a more normal floor plan layout of 33 Gaming Tables and 473 EGMs.
8. CCL is currently reliant upon plans dated December 2025. Following the carpet replacement and floor remediation, it will eventually return to these plans, but they will be renamed as March 2026 for clarity.
9. The changes to take place are as follows:
- 8-9 January 2026 (appendices 4-6)*
- remove Rapid Roulette and Rapid Baccarat from the MGF;
 - install 1 gaming table in the Premium Lounge;
 - install 2 Gaming Tables in the Monza Area;
 - remove 4 EGMs from the Monza Area;

12-15 January 2026 (appendix 7)

- relocate 2 Gaming Tables on the MGF;
- remove 2 EGMs;
- install temporary hoardings on the MGF;

16-18 January 2026 (appendix 8)

- relocate 2 Gaming Tables on the MGF;
- return 2 EGMs to service;
- remove the hoardings from the MGF;

19-22 January 2026 (appendices 9 - 10)

- create a temporary storage area on the MGF using hoardings;
- remove 2 Gaming Tables from the MGF to the storage area;
- relocate 2 Gaming Tables on the MGF;
- install temporary hoardings on the MGF;
- remove the stage from the MGF;
- relocate the Card Storage;
- remove 8 additional EGMs from the Monza Area;

23-25 January 2026 (appendices 11 - 12)

- return 2 Gaming Tables to the MGF;
- relocate 2 Gaming Tables on the MGF;
- remove hoardings from the MGF;
- return the stage to the MGF;
- return 8 EGMs to the Monza Area;

26-29 January 2026 (appendices 13 - 14)

- remove 2 Gaming Tables from the MGF;
- remove the stage from the MGF;
- install hoardings on the MGF;
- remove 8 additional EGMs from the Monza Area;

30 January - 1 February 2026 (appendices 15 - 16)

- return 2 Gaming Tables to the MGF;
- return the stage to the MGF;
- remove hoardings from the MGF;
- return 8 EGMs to the Monza Area;

2-5 February 2026 (appendices 17 - 18)

- remove 2 Gaming Tables from the MGF;
- relocate 2 Gaming Tables on the MGF;
- install hoardings on the MGF (which will be adjusted for egress via the fire stairwell while the casino is open);
- remove 8 additional EGMs from the MGF;

6-8 February 2026 (appendices 19 - 20)

- return 2 Gaming Tables to the MGF;
- relocate 2 Gaming Tables on the MGF;
- remove hoardings from the MGF;
- return 8 EGMs to the Monza Area;

9-12 February 2026 (appendices 21 - 22)

- remove 3 Gaming Tables from the MGF;
- relocate 2 Gaming Tables on the MGF;
- remove 8 EGMs from the MGF;
- install hoardings on the MGF;
- remove 15 additional EGMs from the Monza Area;

13-15 February 2026 (appendices 23 -24)

- return 3 Gaming Tables to the MGF;
- relocate 2 Gaming Tables on the MGF;
- remove hoardings from the MGF;
- return 8 EGMs to the MGF;
- return 15 EGMs to the Monza Area;

16-19 February 2026 (appendix 25)

- remove 2 Gaming Tables from the MGF;
- relocate 2 Gaming Tables on the MGF;
- remove 9 EGMs from the MGF;
- install hoardings on the MGF;

20-22 February 2026 (appendix 26)

- return 2 Gaming Tables to the MGF;
- relocate 2 Gaming Tables on the MGF;
- remove hoardings from the MGF;
- return 9 EGMs to the MGF;

23-26 February 2026 (appendix 27)

- remove 2 Gaming Tables from MGF;
- relocate 2 Gaming Tables on the MGF;
- remove 18 EGMs from the MGF;
- install hoardings on the MGF;

27-28 February and 1 March 2026 (appendix 28)

- return 2 Gaming Tables to the MGF;
- relocate 2 Gaming Tables on the MGF;
- remove hoardings from the MGF;
- return 18 EGMs to the MGF;

2-5 March 2026 (appendices 29 - 31)

- remove hoardings which created the temporary storage area;
- reinstall Rapid Roulette & Rapid Baccarat;
- remove 7 EGMs from the MGF;
- install hoardings on the MGF (which will be adjusted while the casino is open for access to the Cage & Customer Service Areas);
- return the Card Storage on the MGF to its previous location;
- remove 1 gaming table from the Premium Lounge;
- remove 2 Gaming Tables from the Monza Area;
- reinstall 4 EGMs to the Monza Area;

6-8 March 2026 (appendix 32)

- return 7 EGMs to the MGF;
- remove the hoardings from the MGF;
- relocate the Card Storage on the MGF;

10. Upon completion of the abovementioned work, it will return to the floor layout depicted in the plans dated December 2025, but it will re-date them as March 2026. These plans are labelled as appendices 33 - 35 in its letter to the Commission dated 19 December 2025.
11. At no stage during the above movements will CCL exceed the 15:1 ratio of gaming machines to table games, as required by licence conditions.

12. The Secretary had no regulatory concerns with CCL's proposal.

Decision

13. The Commission was satisfied that the proposed construction and design changes (installation and removal of hoardings, floor remediation and carpet installation) would not adversely impact any of the matters set out in condition 7. The construction and design changes are approved by the Executive Director under delegated authority pursuant to conditions 6 and 7 of CCL's venue licence.
14. The proposed floor plans raise no issues of regulatory concern for the Commission. Accordingly, the floor plans labelled as Appendices 4 – 35 (**attached**) are approved. Appendices 33 - 35 are permanent floor plans and are labelled as "Level 1 – March 2026", "Level 2 - Premium Lounge – March 2026" and "Level 2 - Monza – March 2026". All floor plans are approved by the Chief Gambling Commissioner and the Executive Director under delegated authority pursuant to condition 12 of CCL's operator's licence. Once CCL is reliant upon permanent plans "Level 1 – March 2026", "Level 2 - Premium Lounge – March 2026" and "Level 2 - Monza – March 2026", the abovementioned temporary plans (appendices 4 – 32) will cease to be valid.
15. The Commission notes that each floor plan has a date associated with it, commencing with plans 4-6 being dated 8-9 January 2026. The floor plans will not become invalid by virtue of the work associated with each set of plans not being conducted strictly on the dates specified. Delays (and therefore date movements) are almost inevitable on a project such as that set out above by CCL, so the Commission acknowledges that a degree of approval flexibility is required. CCL is to apprise both the casino inspectorate and the Commission of any date/work movements, and the reasons for them, so that all parties have clarity. If any work delay becomes protracted, CCL is to seek the Commission's view on whether further approvals are required.



Susan Hughes
Chief Gambling Commissioner
Gambling Commission



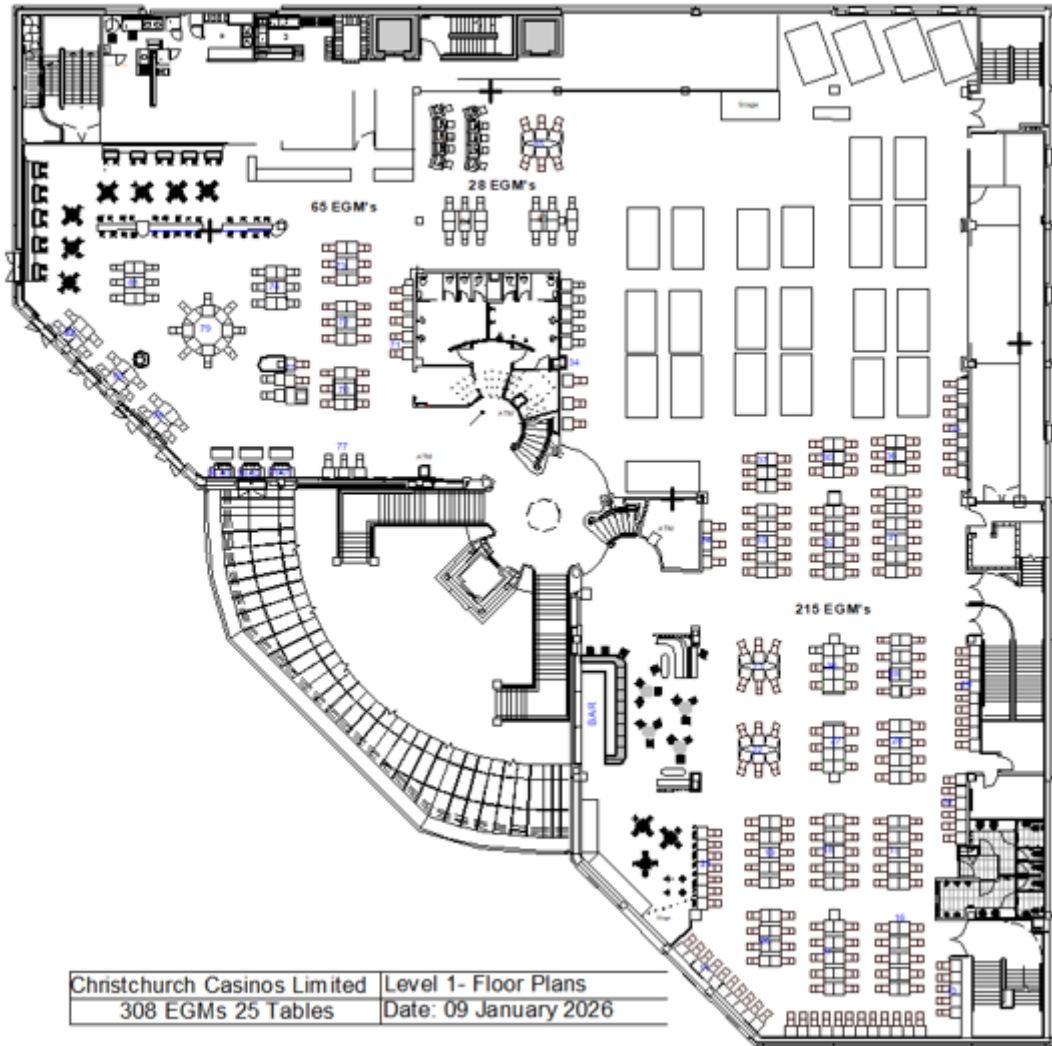
Blair Cairncross
Executive Director
Gambling Commission

22 December 2025



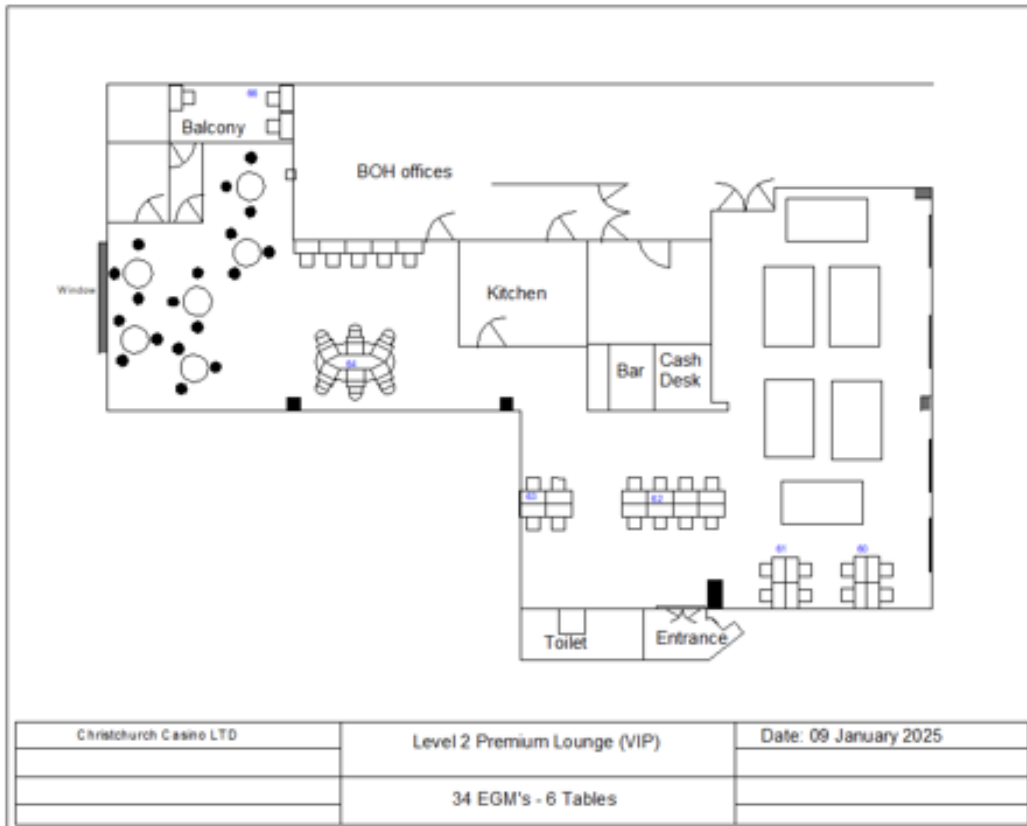
Appendix 4

Designated Gambling Area Level 1, Proposed 8/9 January 2026

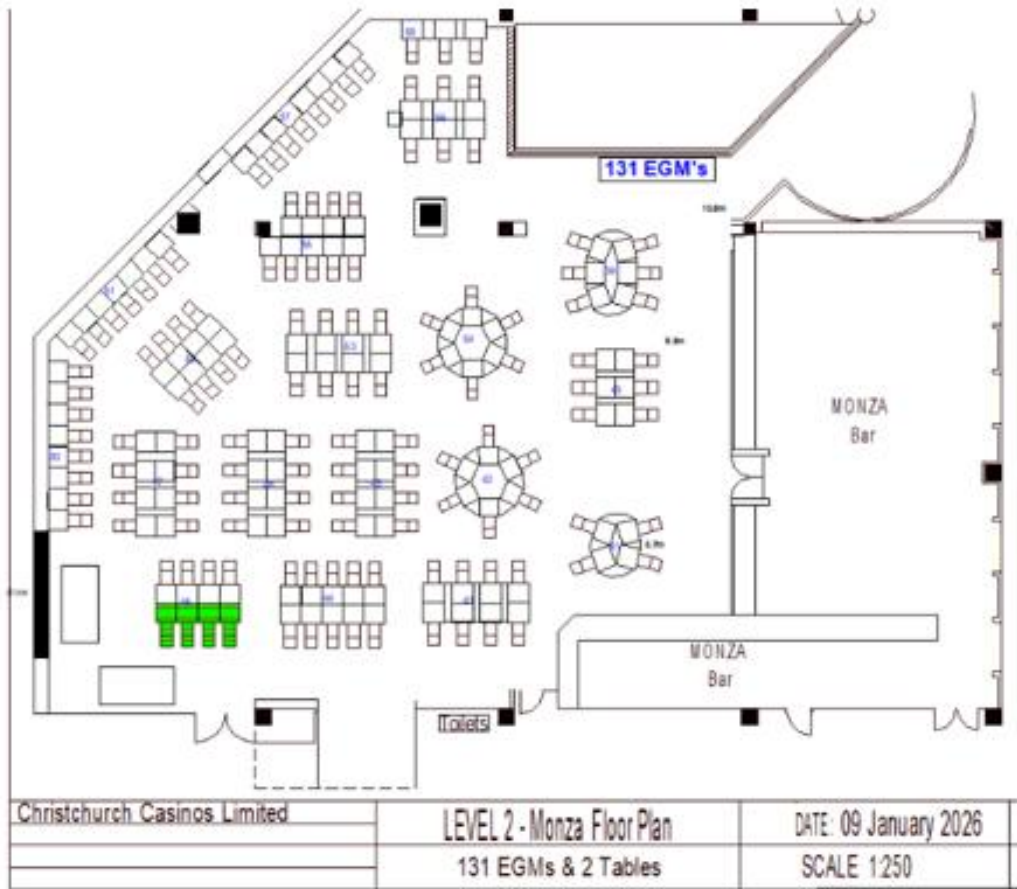


Appendix 5

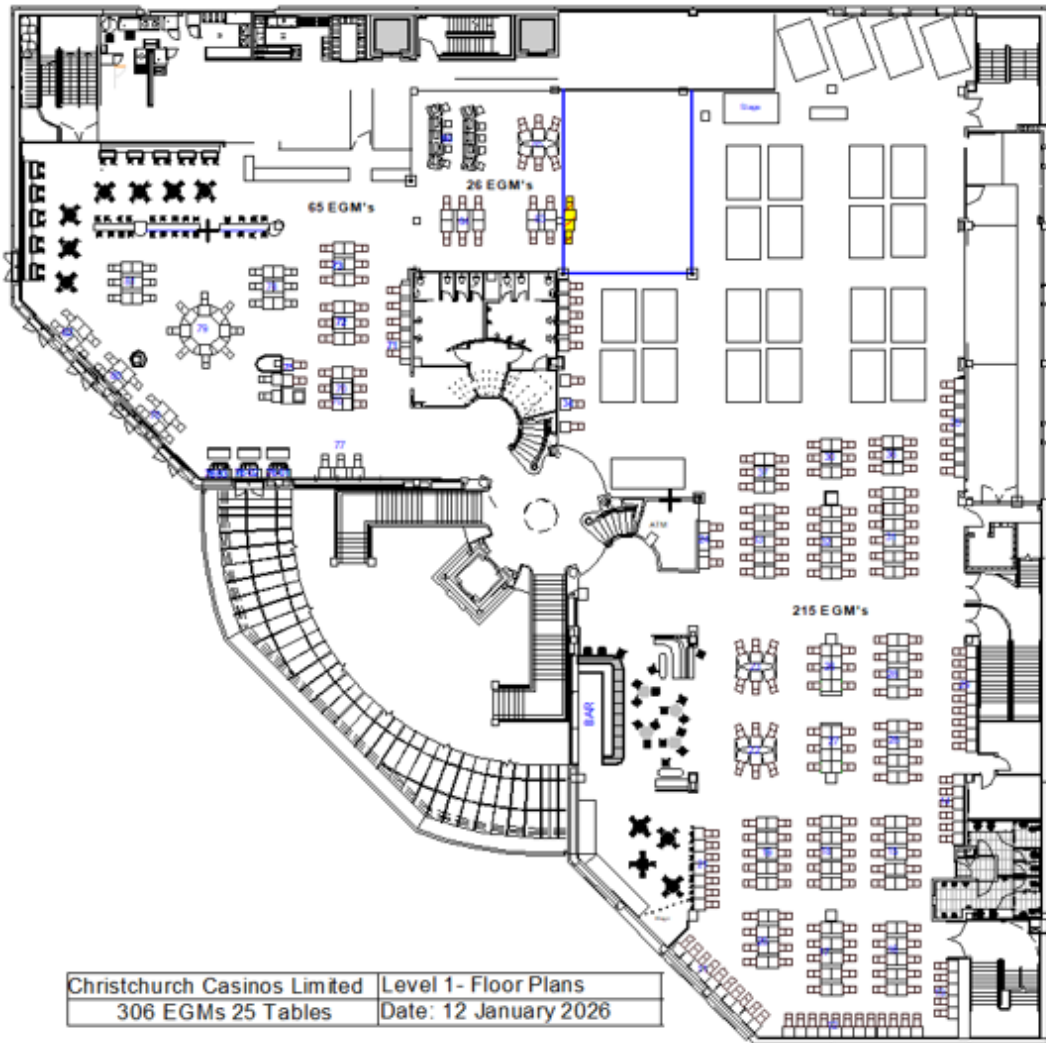
Designated Gambling Area Level 2, Premium Lounge Proposed 8/9 January 2026



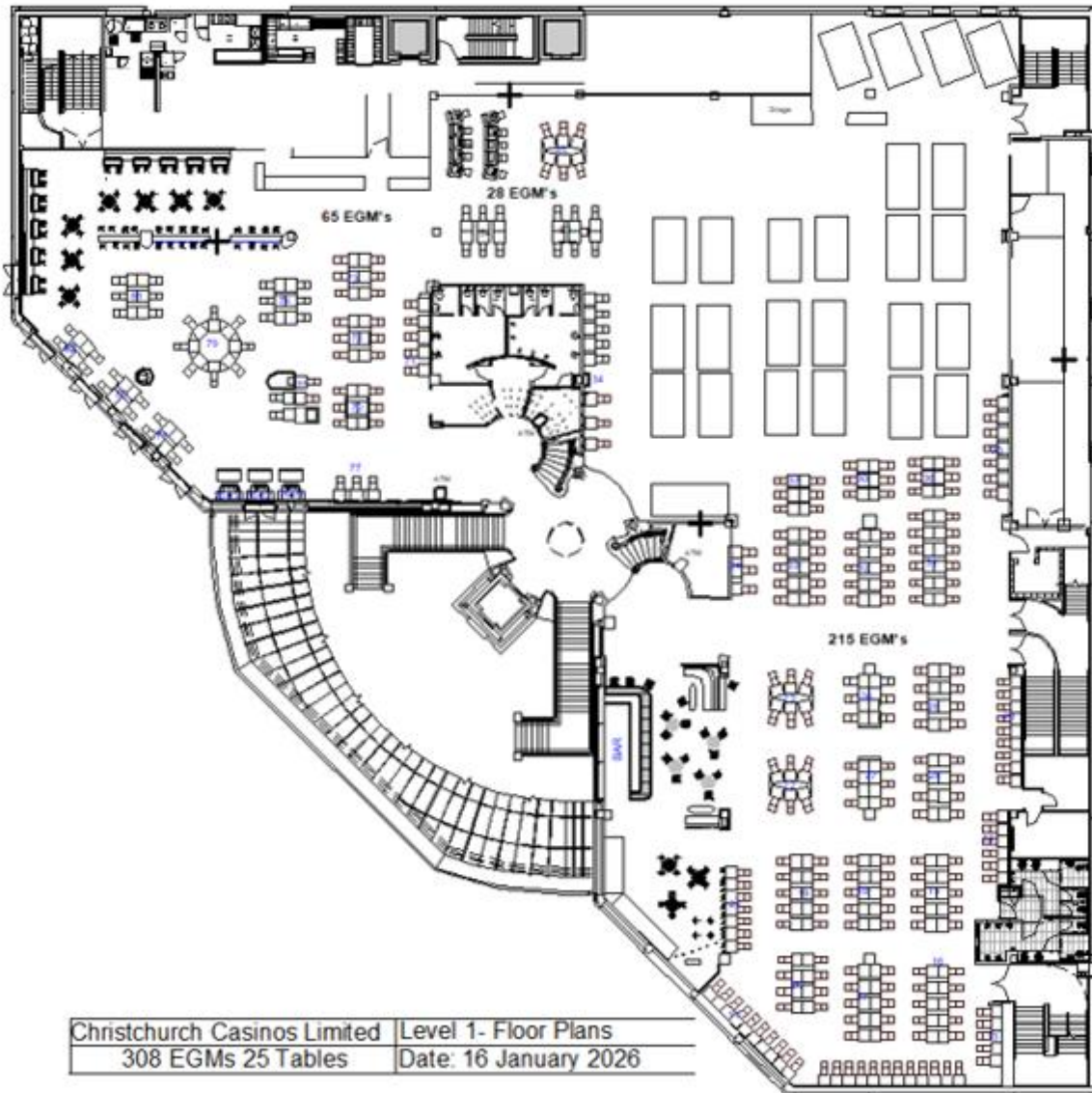
Appendix 6
Designated Gambling Area Level 2, Monza Proposed 9 January 2026



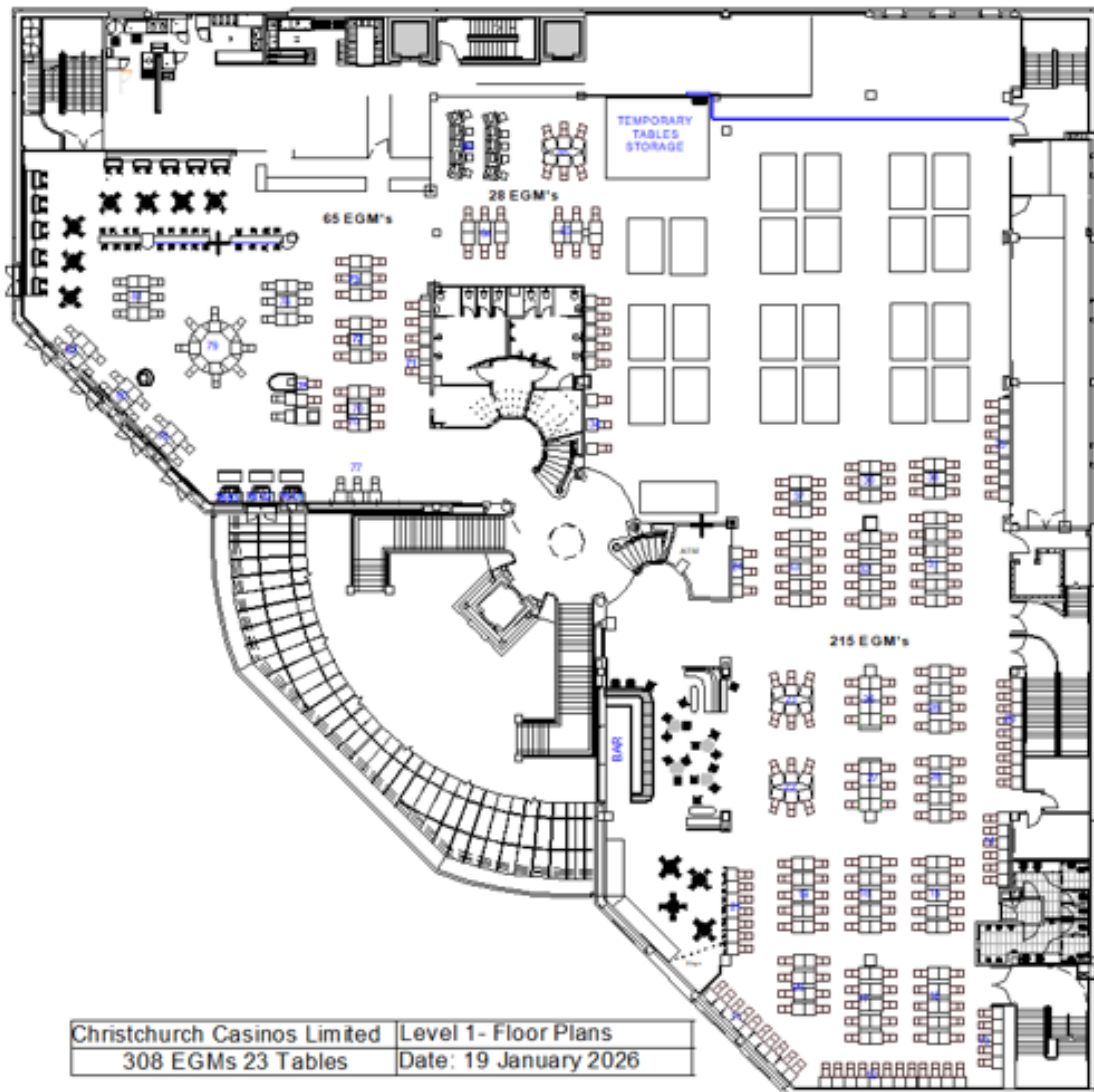
Appendix 7
Designated Gambling Area Level 1, Proposed 12-15 January 2026



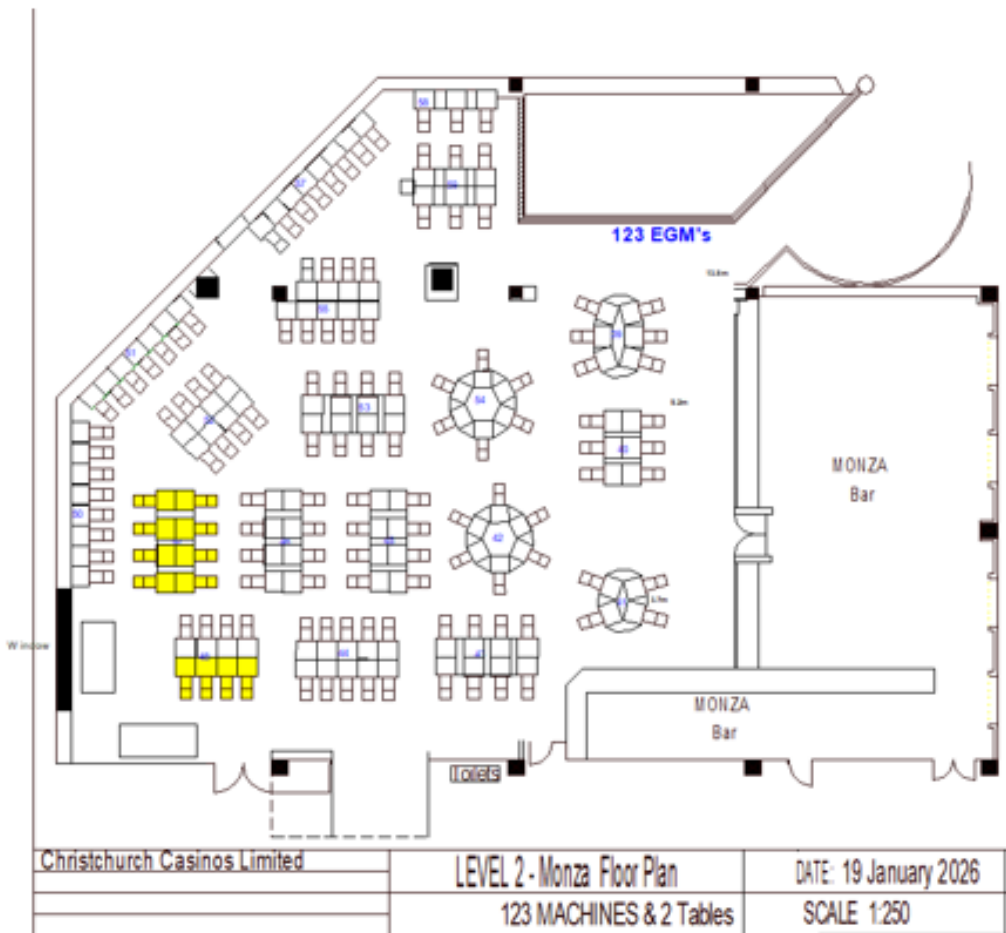
Appendix 8
Designated Gambling Area Level 1, Proposed 16-18 January 2026



Appendix 9
Designated Gambling Area Level 1, Proposed 19-22 January 2026



Appendix 10
Designated Gambling Area Level 2, Monza 19-22 January 2026

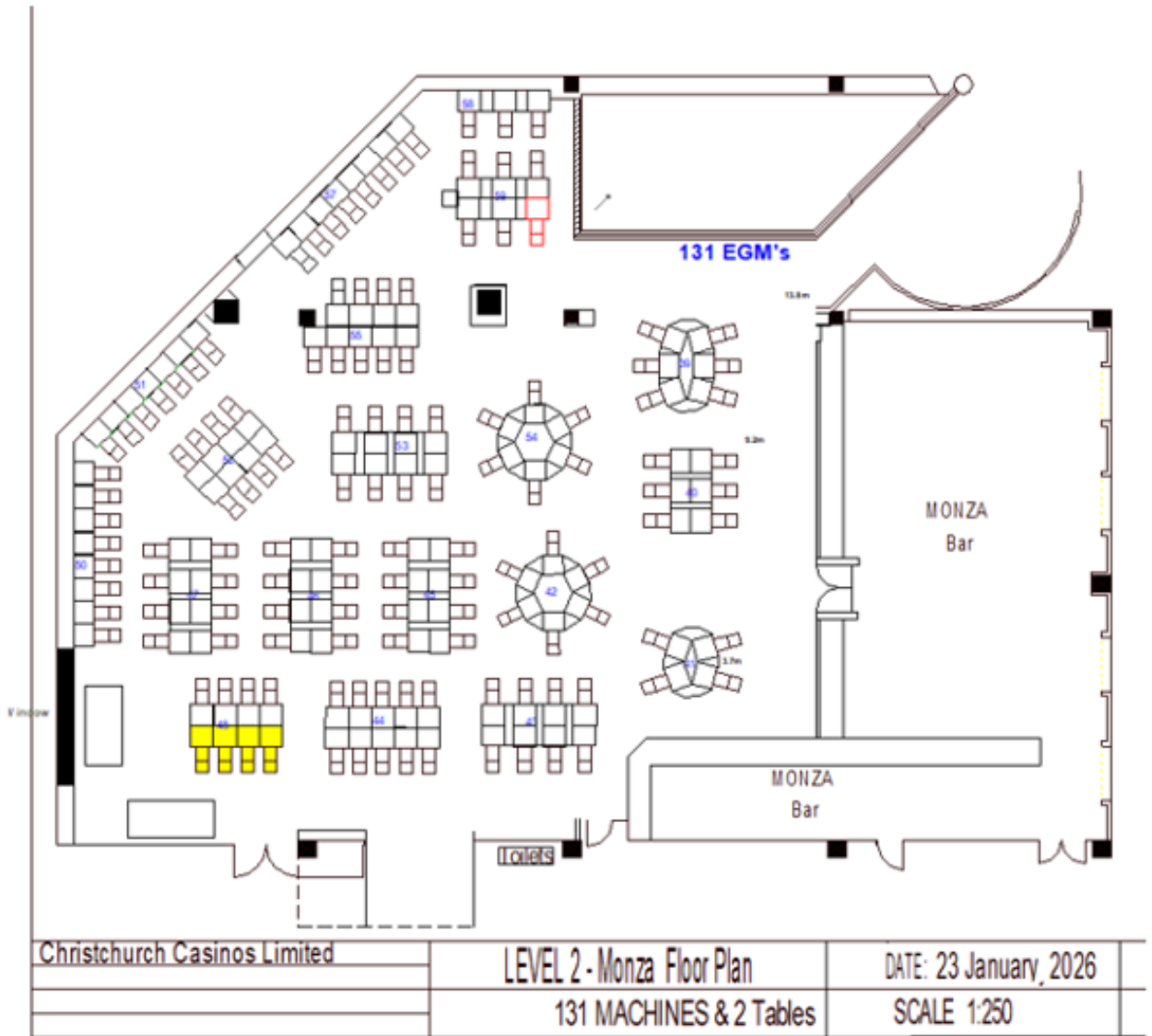


Appendix 11
Designated Gambling Area Level 1, Proposed 23-25 January 2026

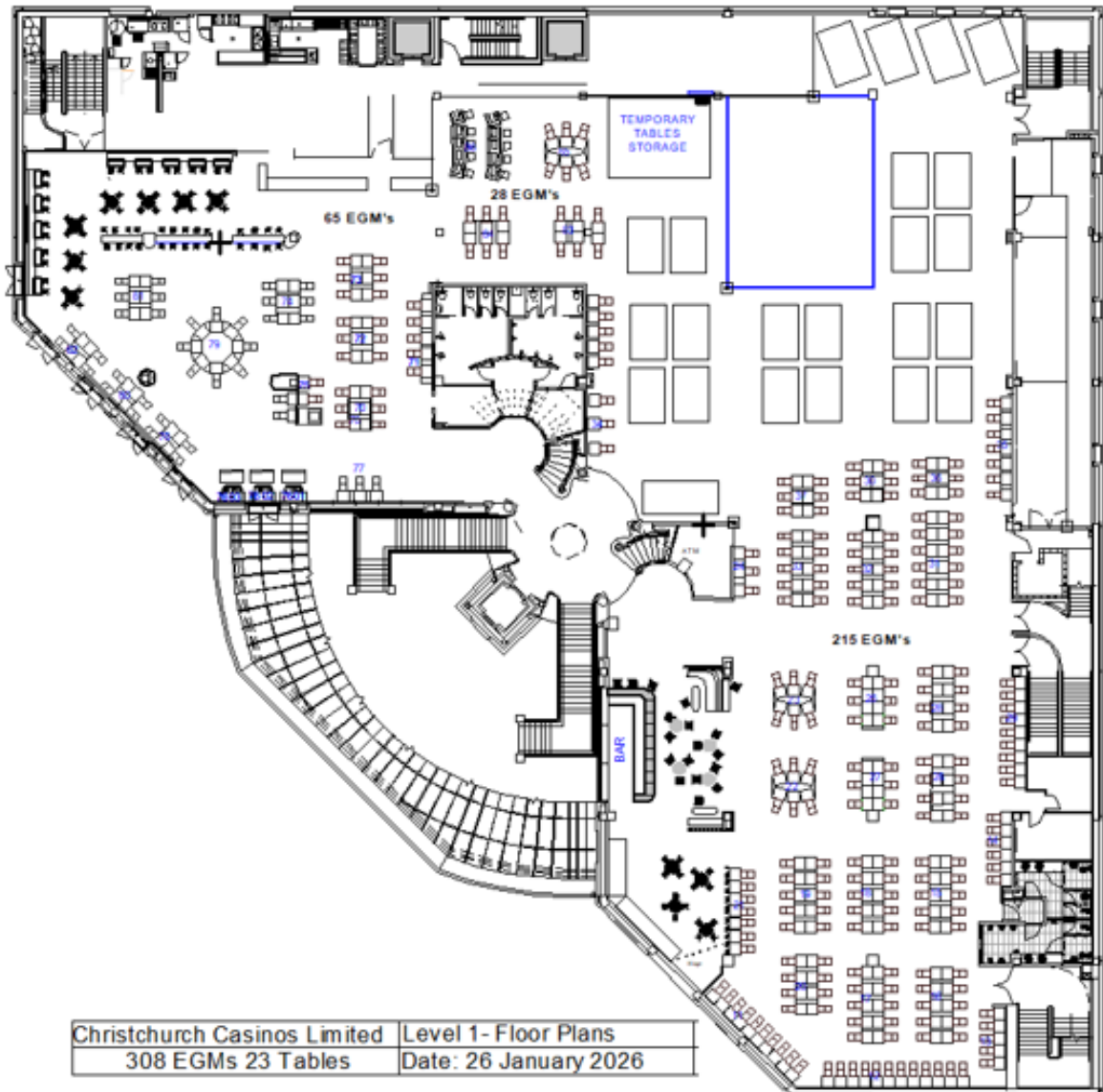


Appendix 12

Designated Gambling Area Level 2, Monza Proposed 23-25 January 2026

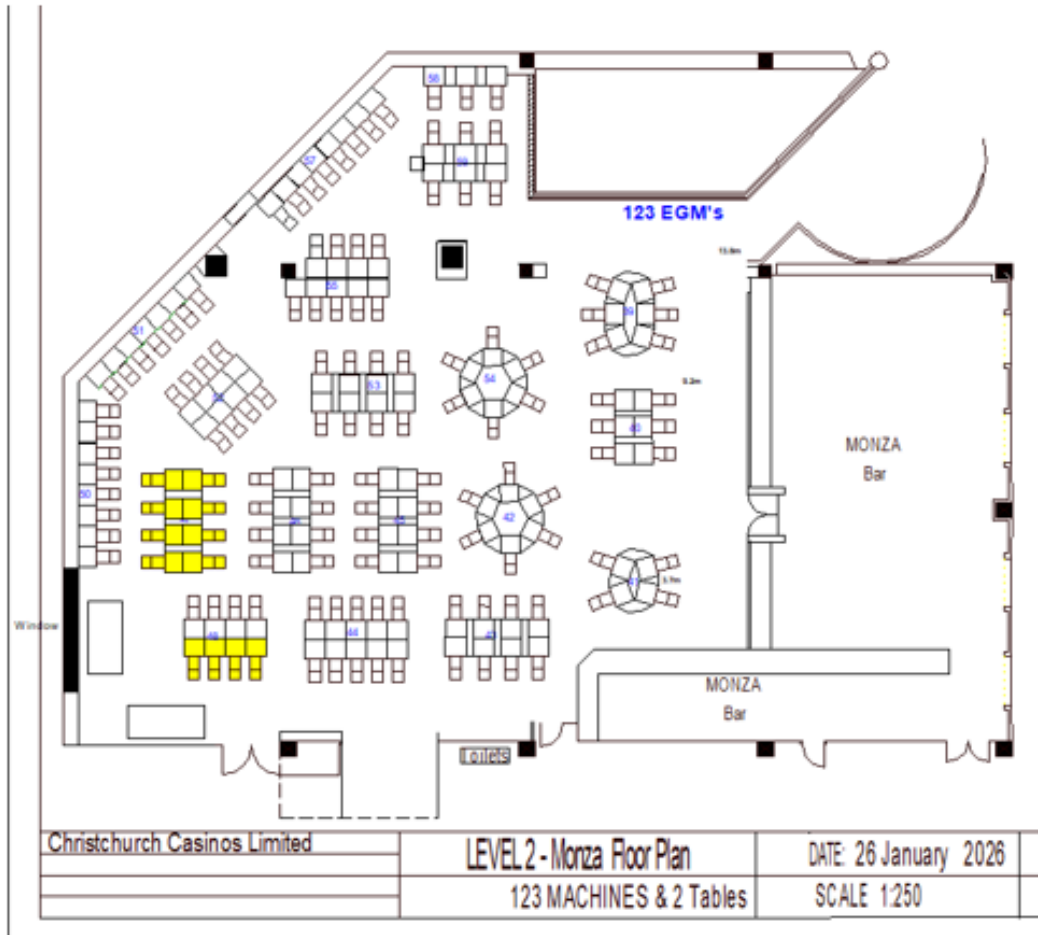


Appendix 13
Designated Gambling Area Level 1, Proposed 26-29 January 2026



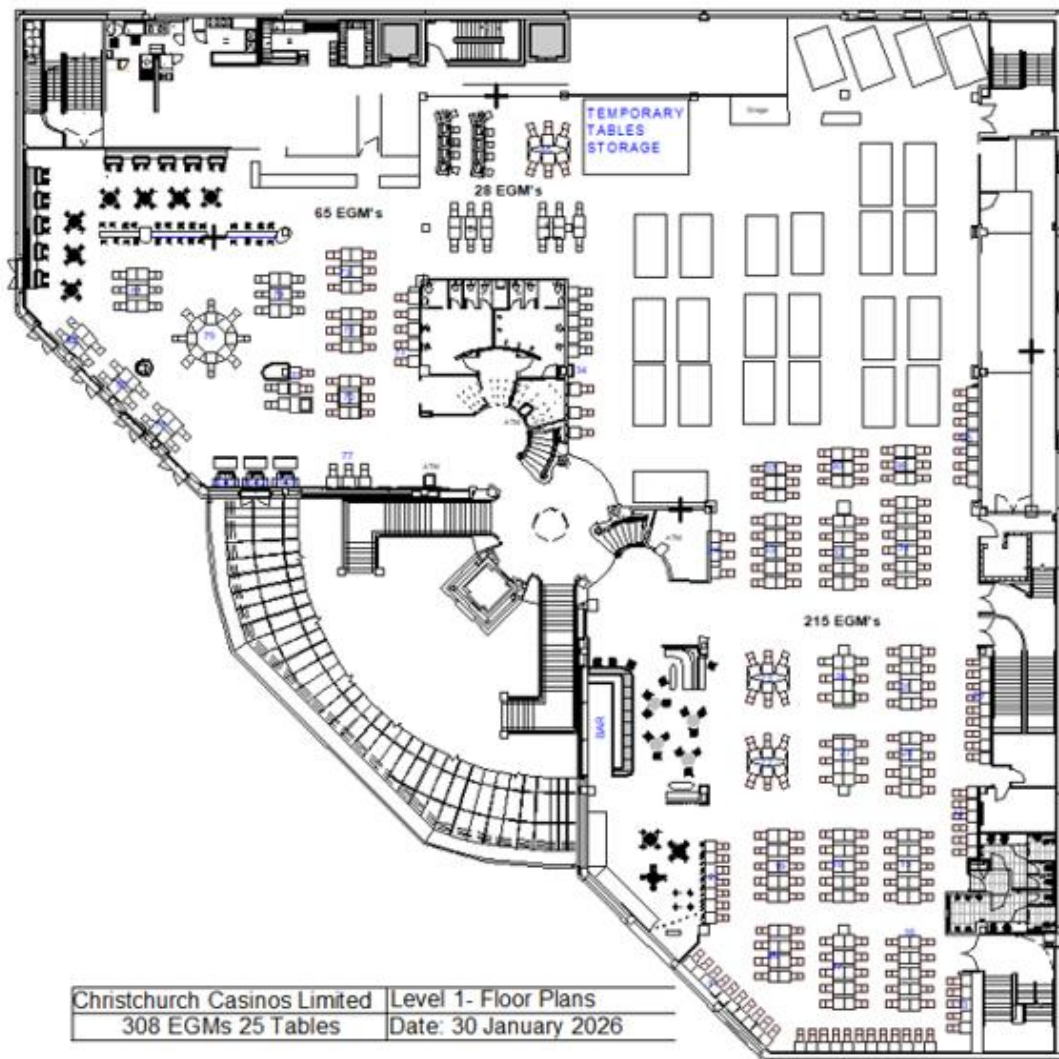
Appendix 14

Designated Gambling Area Level 2, Monza Proposed 26-29 January 2026



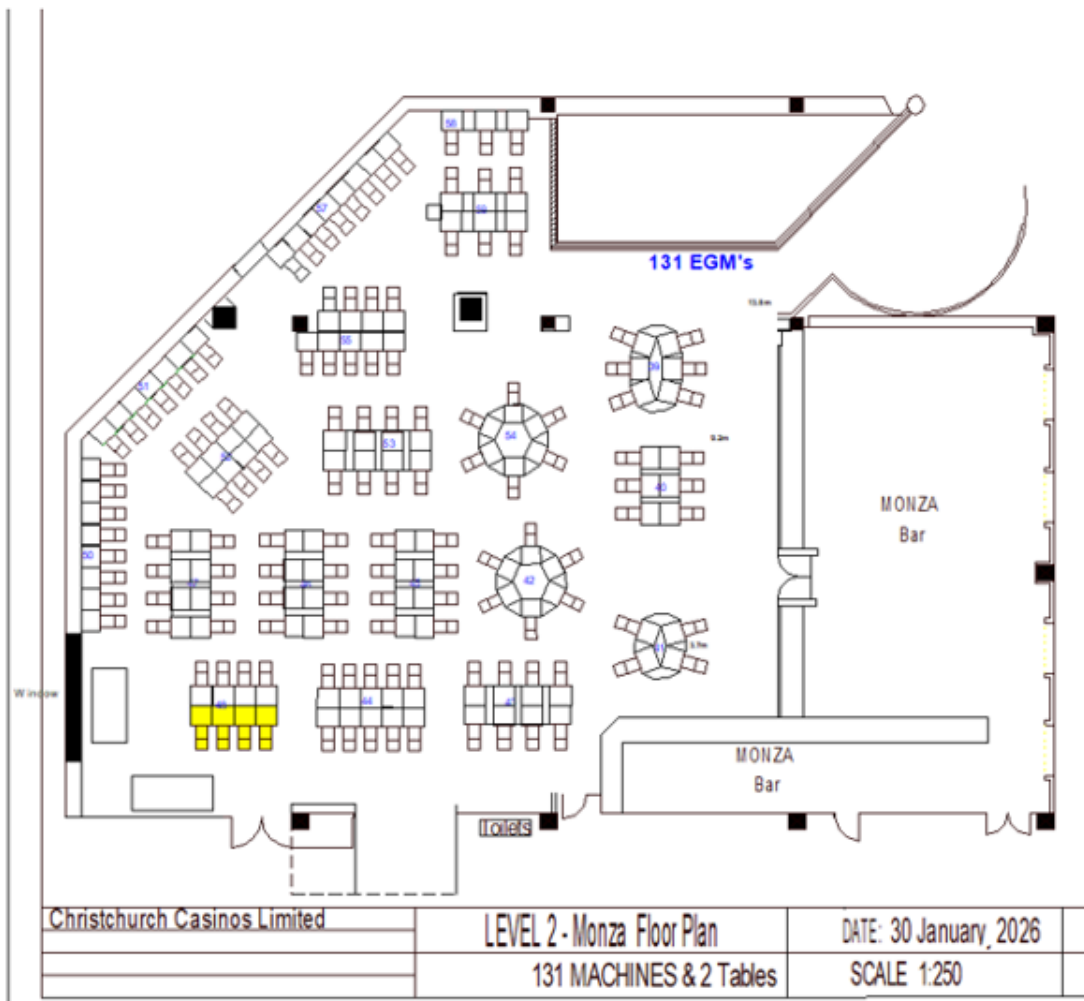
Appendix 15

Designated Gambling Area Level 1, Proposed 30 January – 1 February 2026

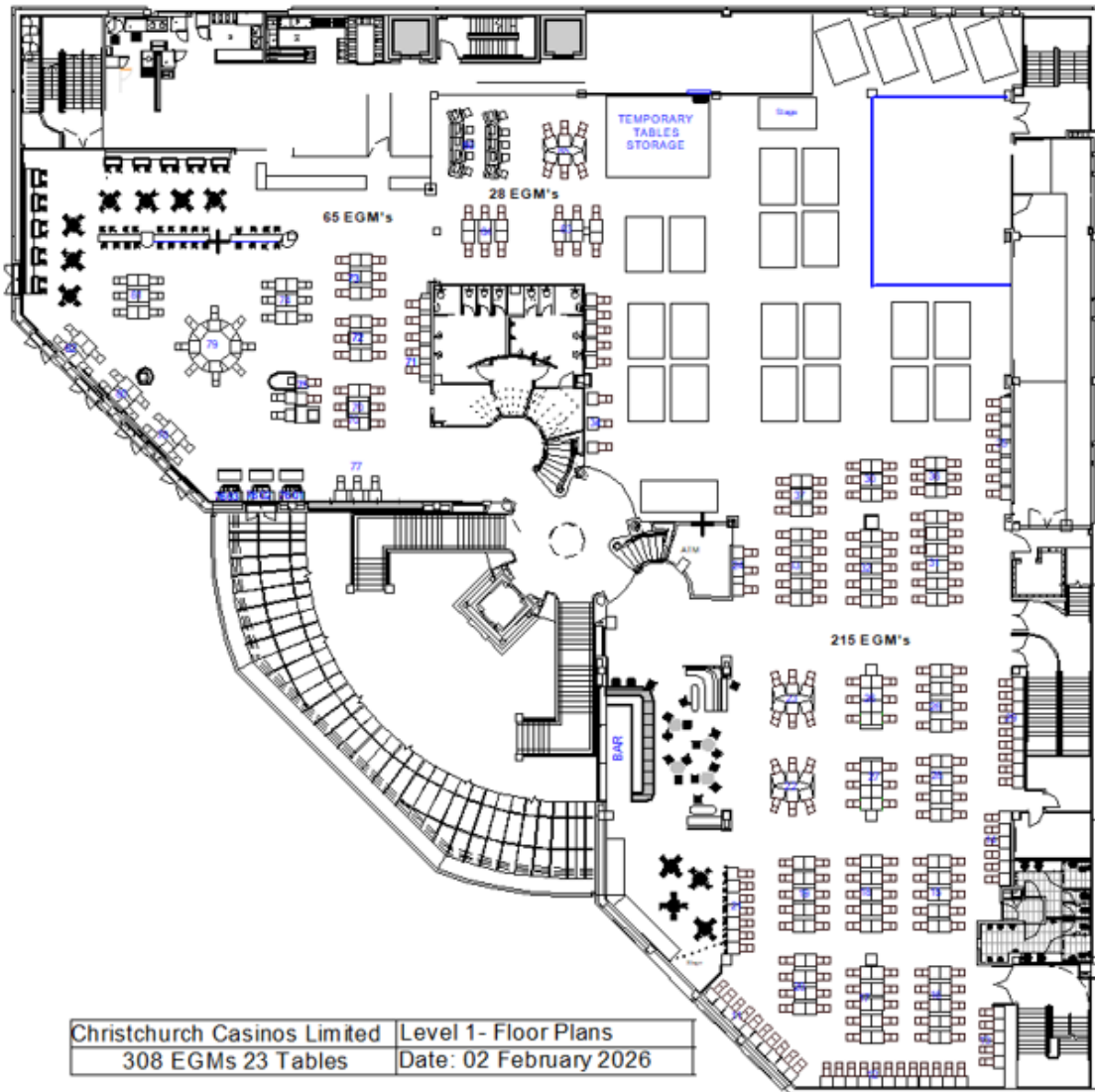


Appendix 16

Designated Gambling Area Level 2, Monza Proposed 30 January – 1 February 2026

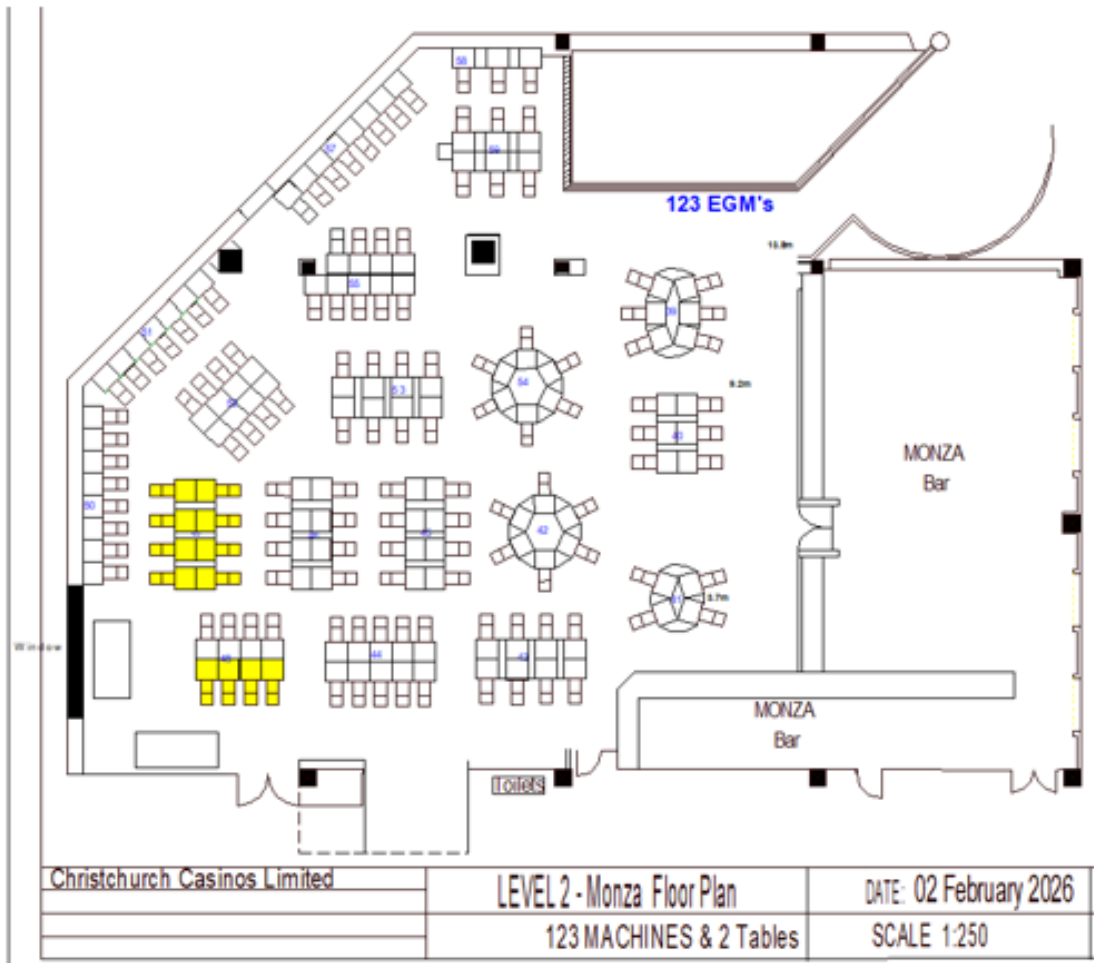


Appendix 17
Designated Gambling Area Level 1, Proposed 2-5 February 2026



Appendix 18

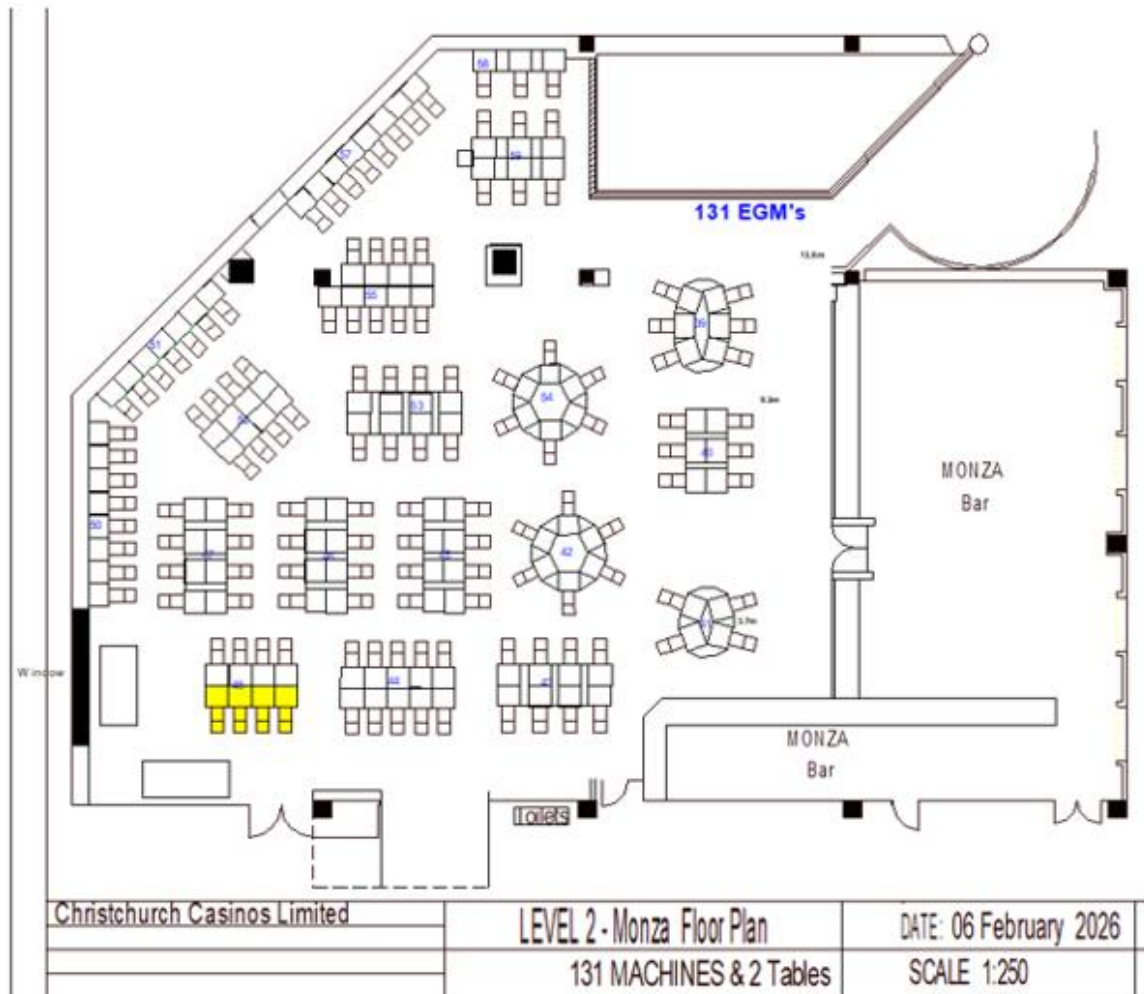
Designated Gambling Area Level 2, Monza Proposed 2-5 February 2026



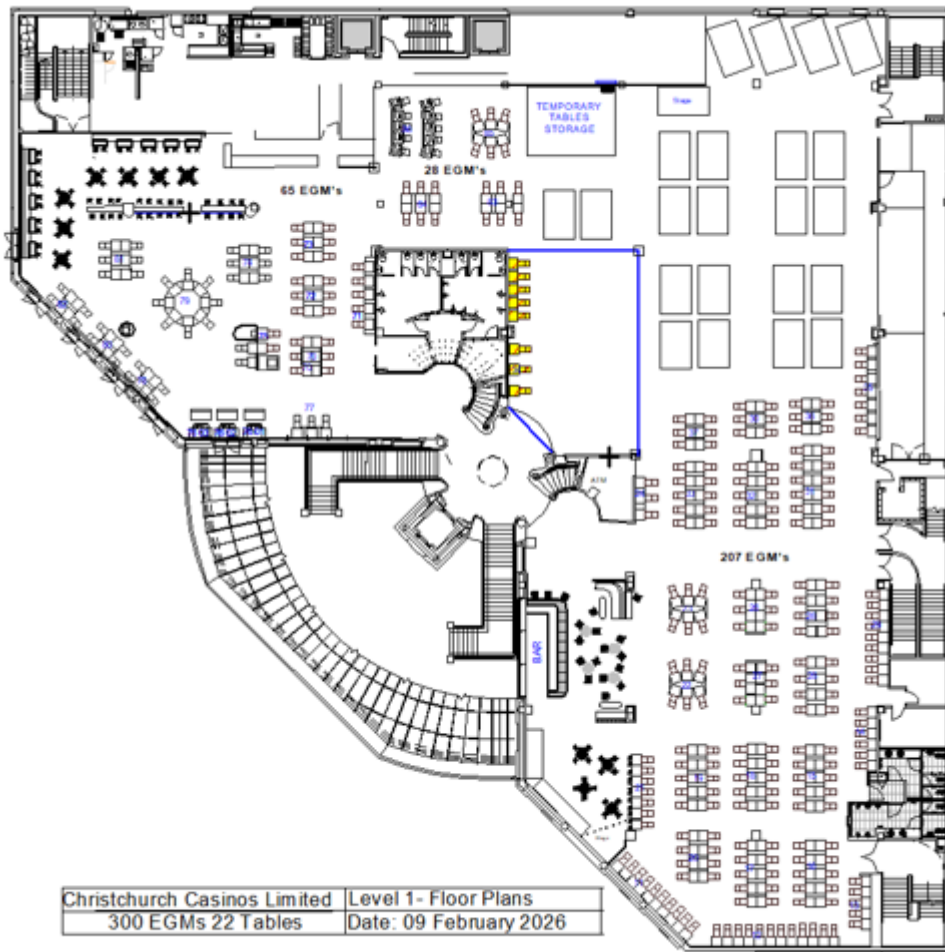
Appendix 19
Designated Gambling Area Level 1, Proposed 6-8 February 2026



Appendix 20
Designated Gambling Area Level 2, Monza Proposed 6-8 February

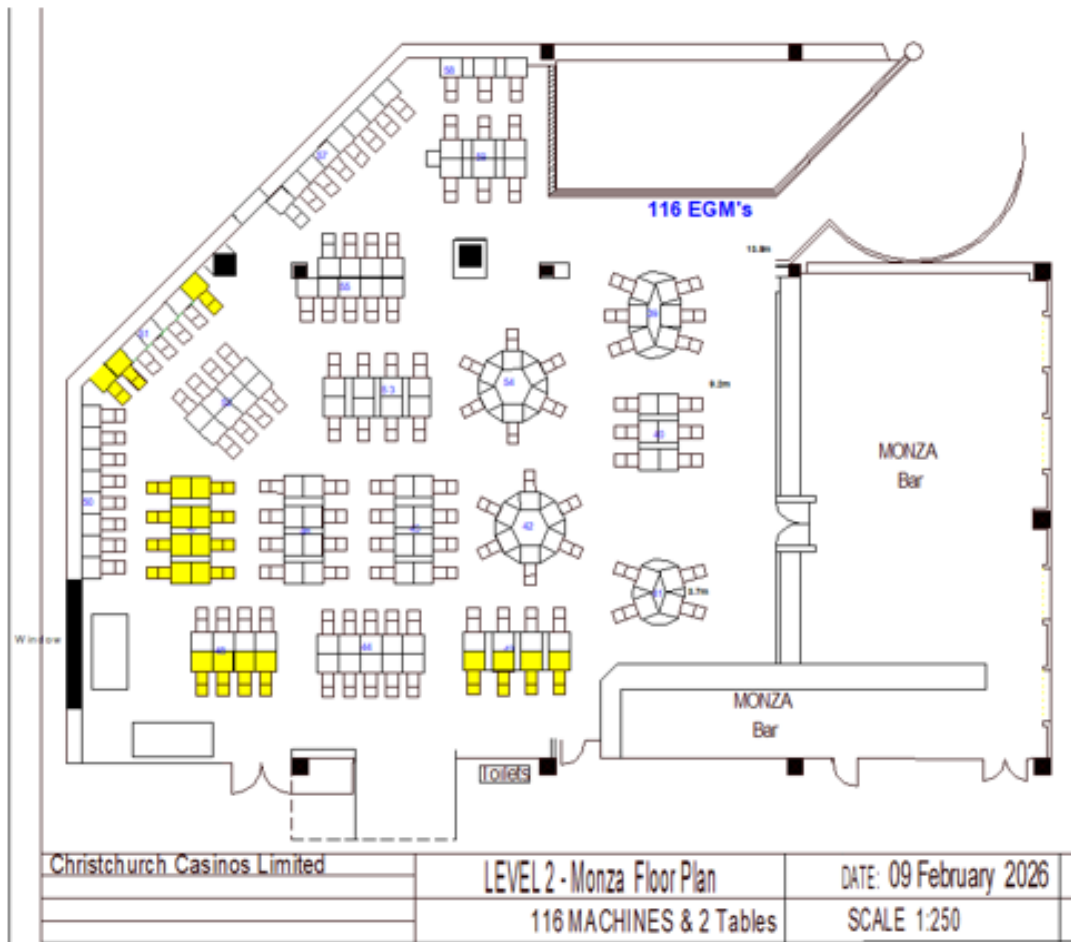


Appendix 21
Designated Gambling Area Level 1, Proposed 9-12 February 2026

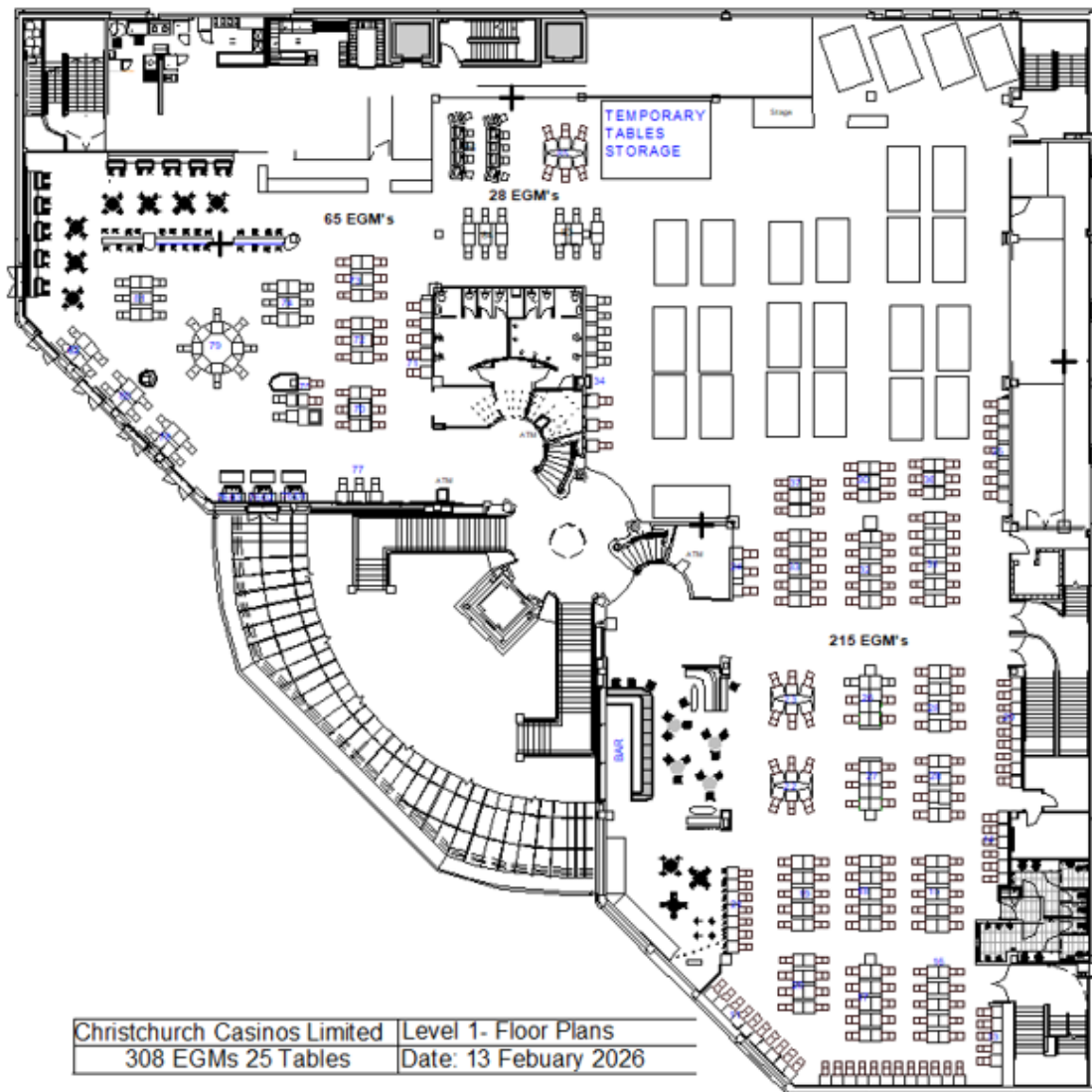


Appendix 22

Designated Gambling Area Level 2, Monza Proposed 9-12 February 2026

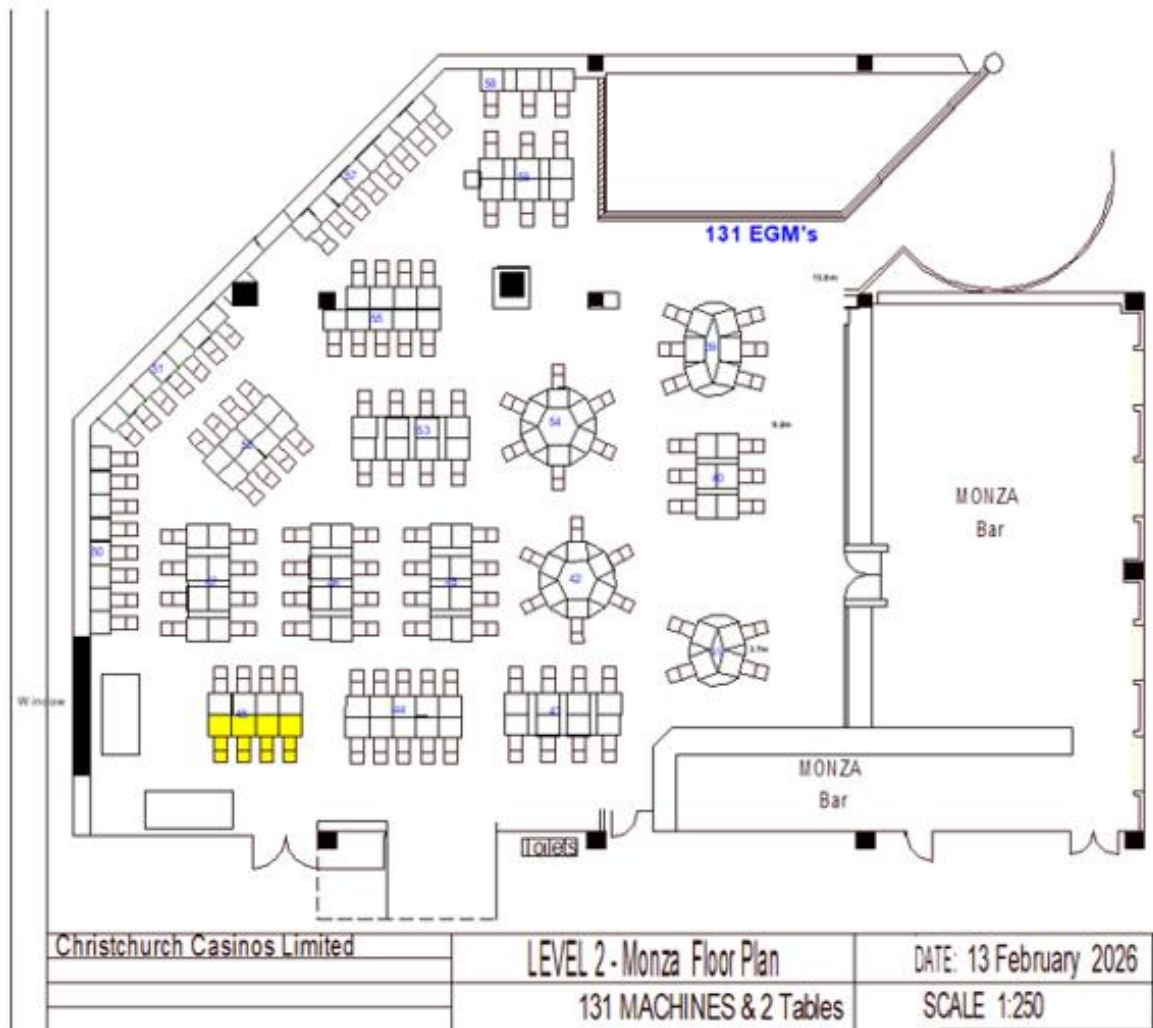


Appendix 23
Designated Gambling Area Level 1, Proposed 13-15 February 2026

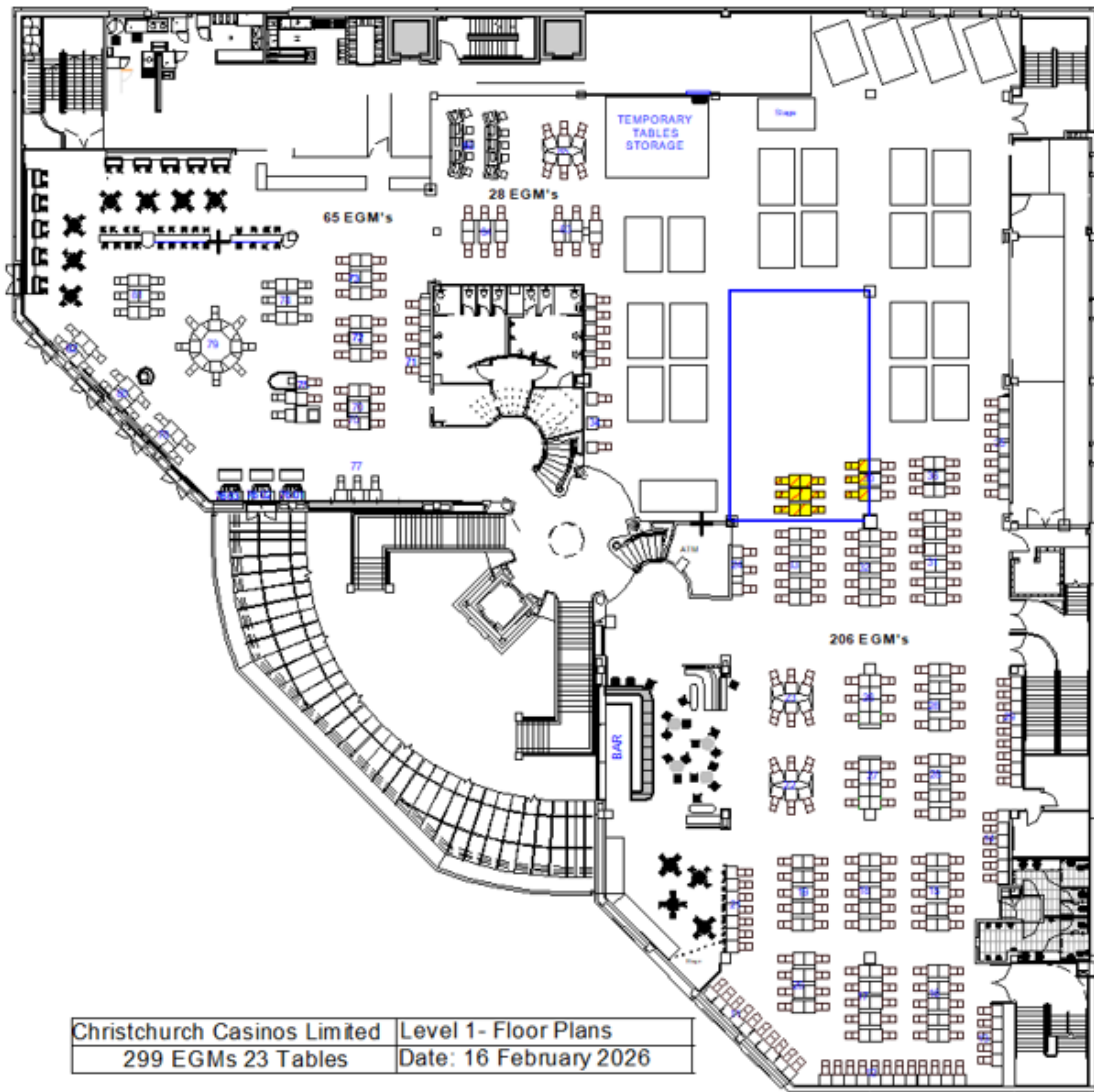


Appendix 24

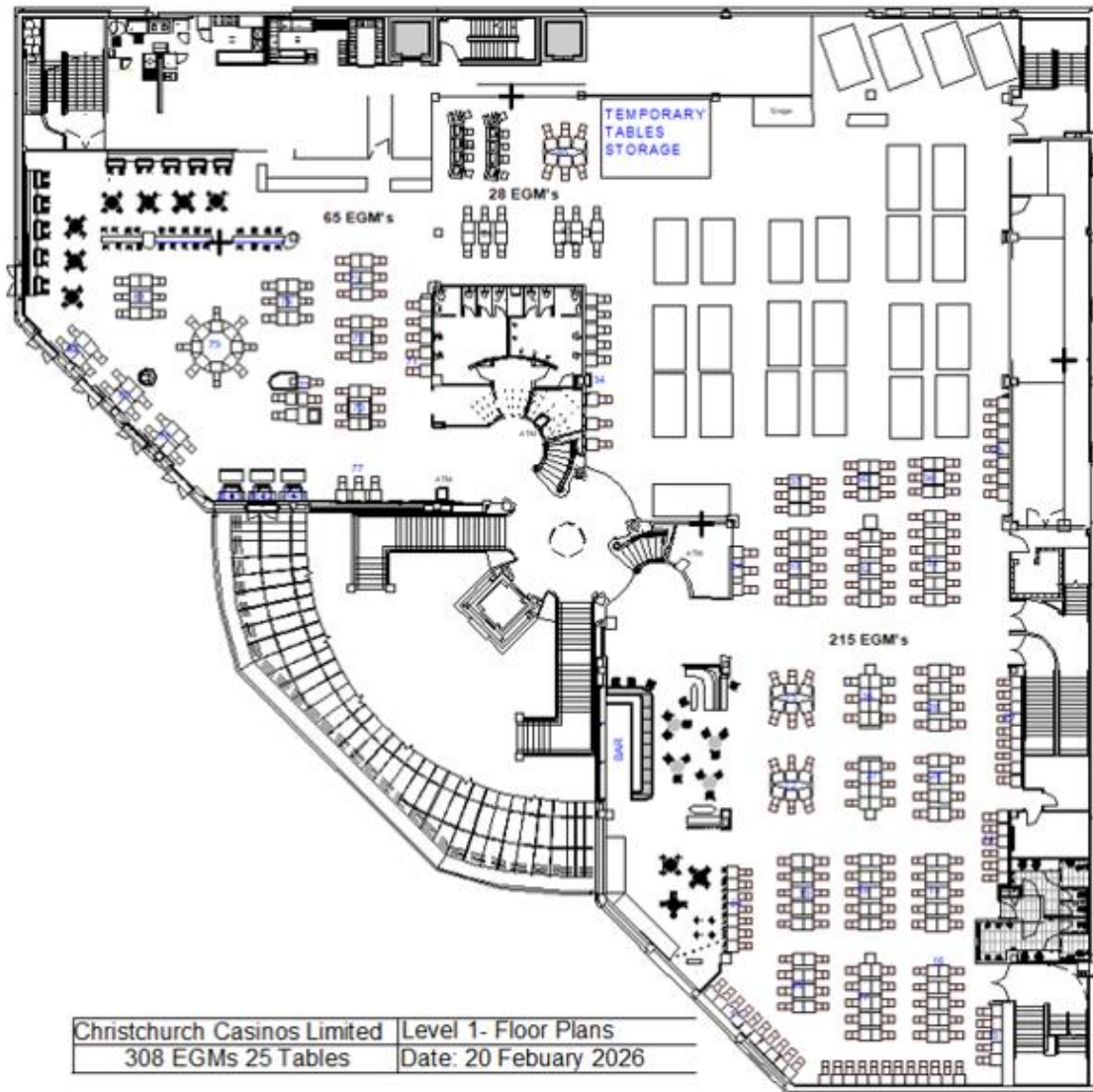
Designated Gambling Area Level 2, Monza Proposed 13-15 February 2026



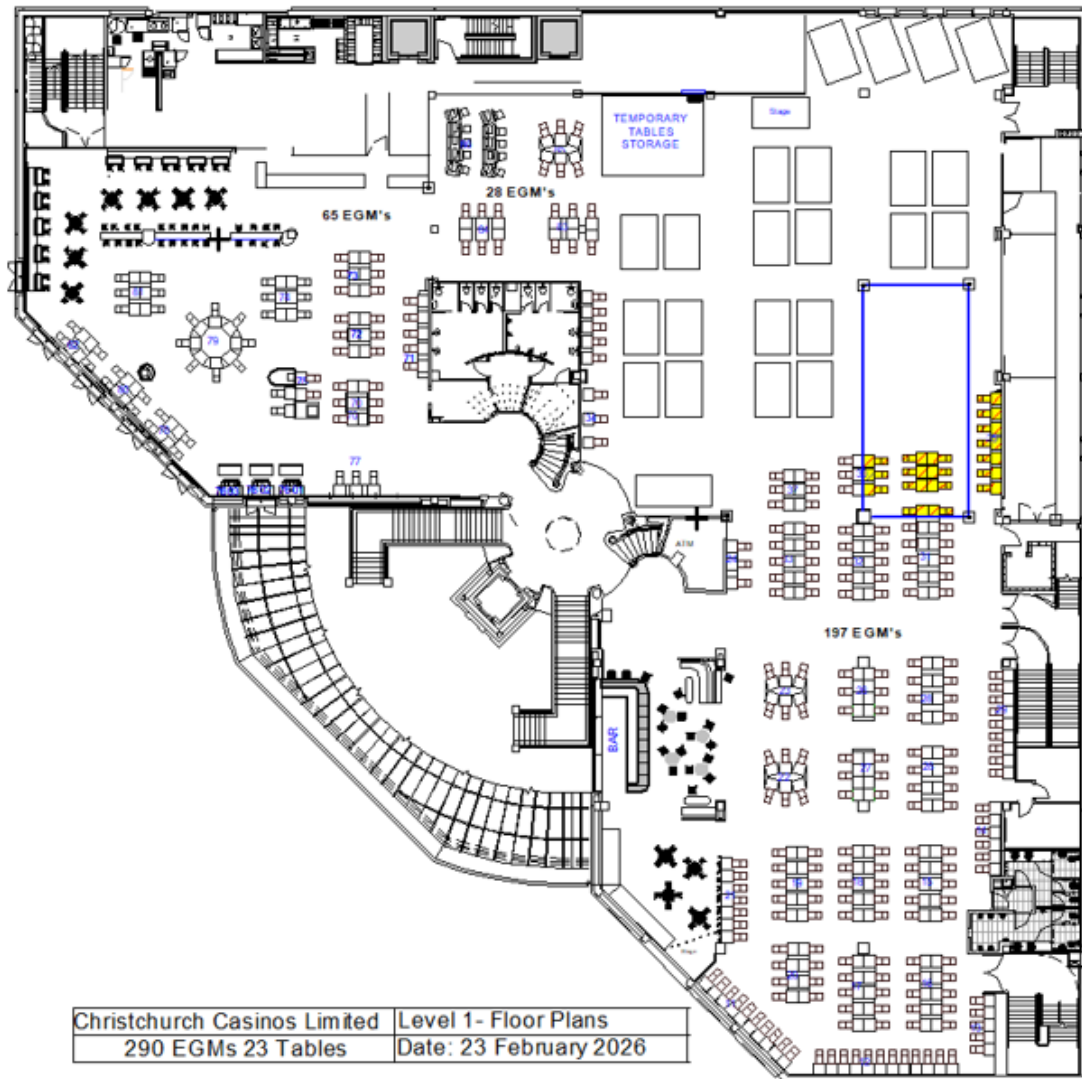
Appendix 25
Designated Gambling Area Level 1, Proposed 16-19 February 2026



Appendix 26
Designated Gambling Area Level 1, Proposed 20/22 February 2026



Appendix 27
Designated Gambling Area Level 1, Proposed 23-26 February 2026

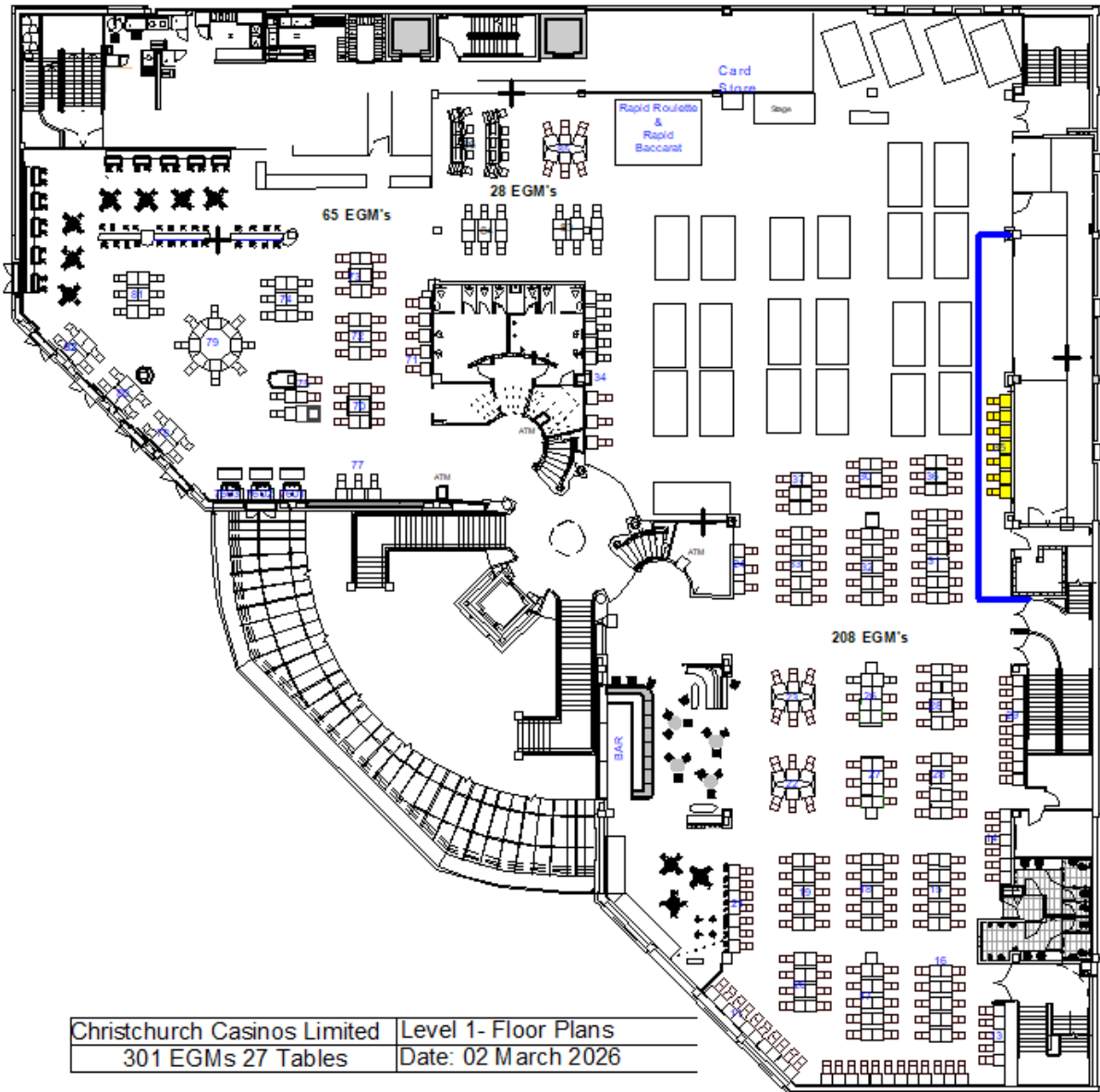


Appendix 28

Designated Gambling Area Level 1, Proposed 27 February to 1 March 2026

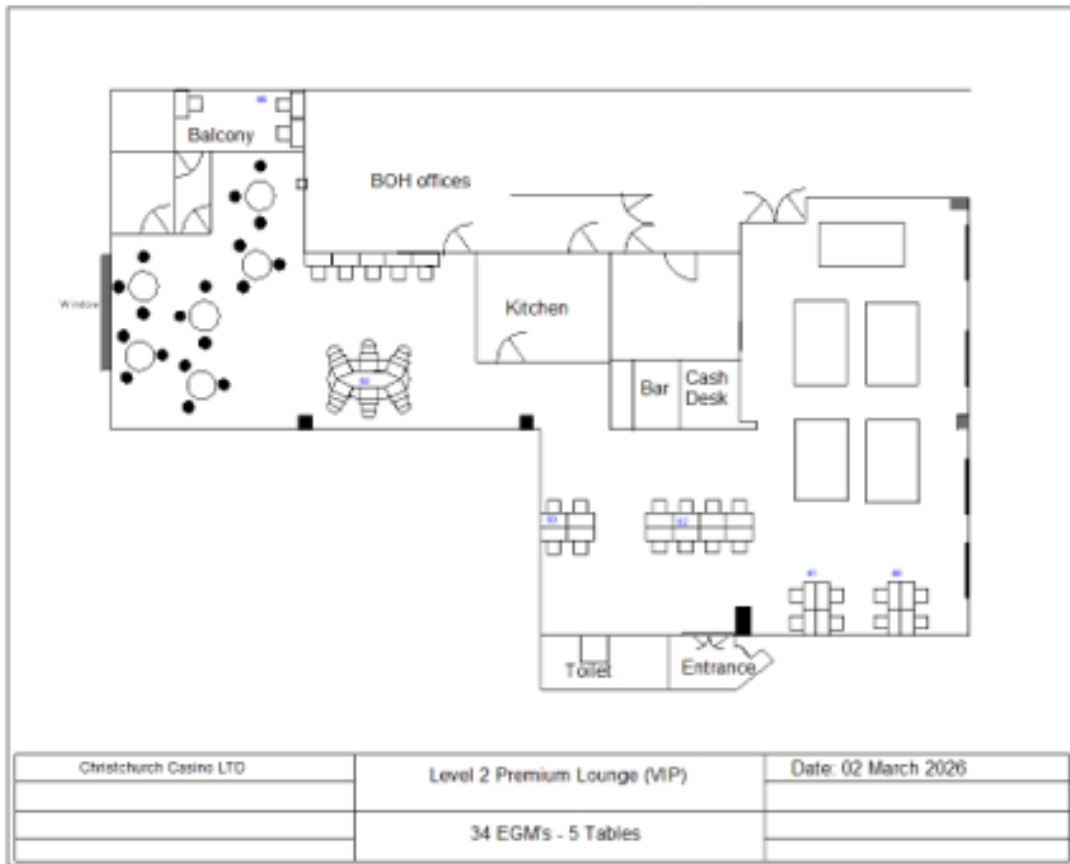


Appendix 29
Designated Gambling Area Level 1, Proposed 2-5 March 2026

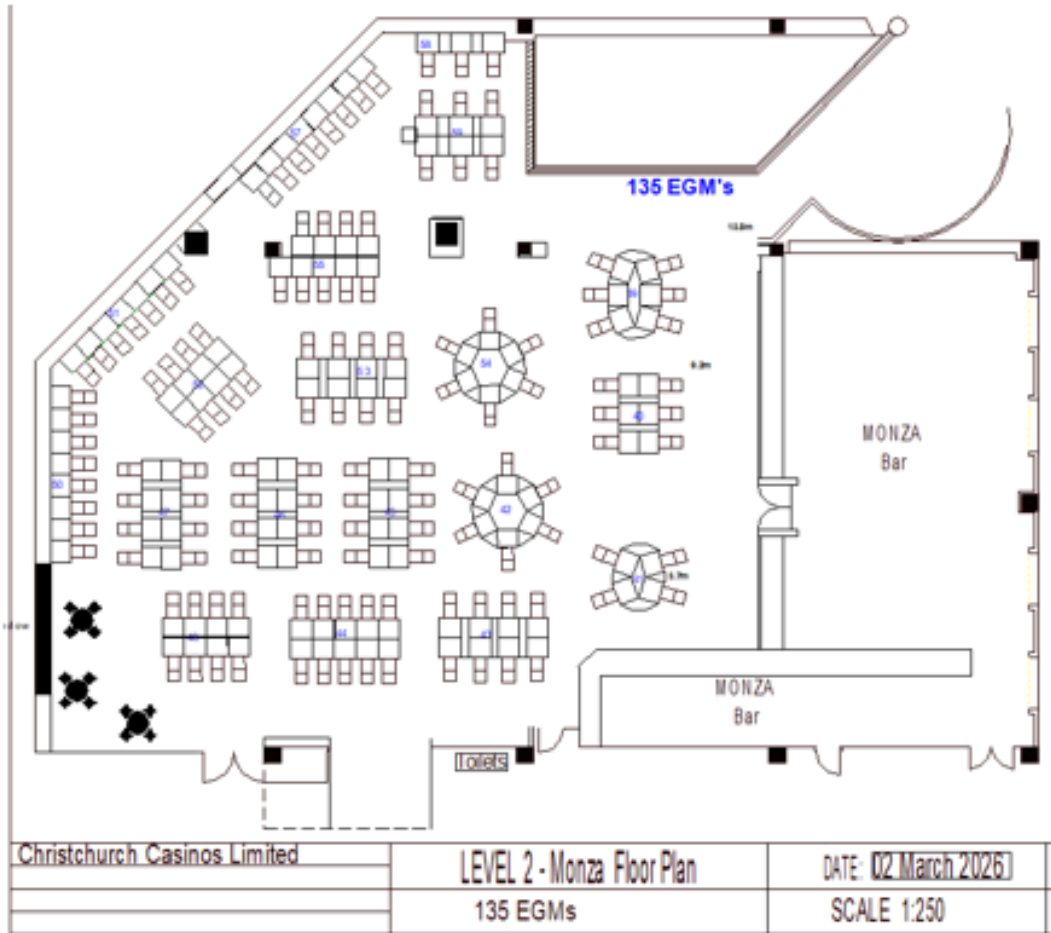


Appendix 30

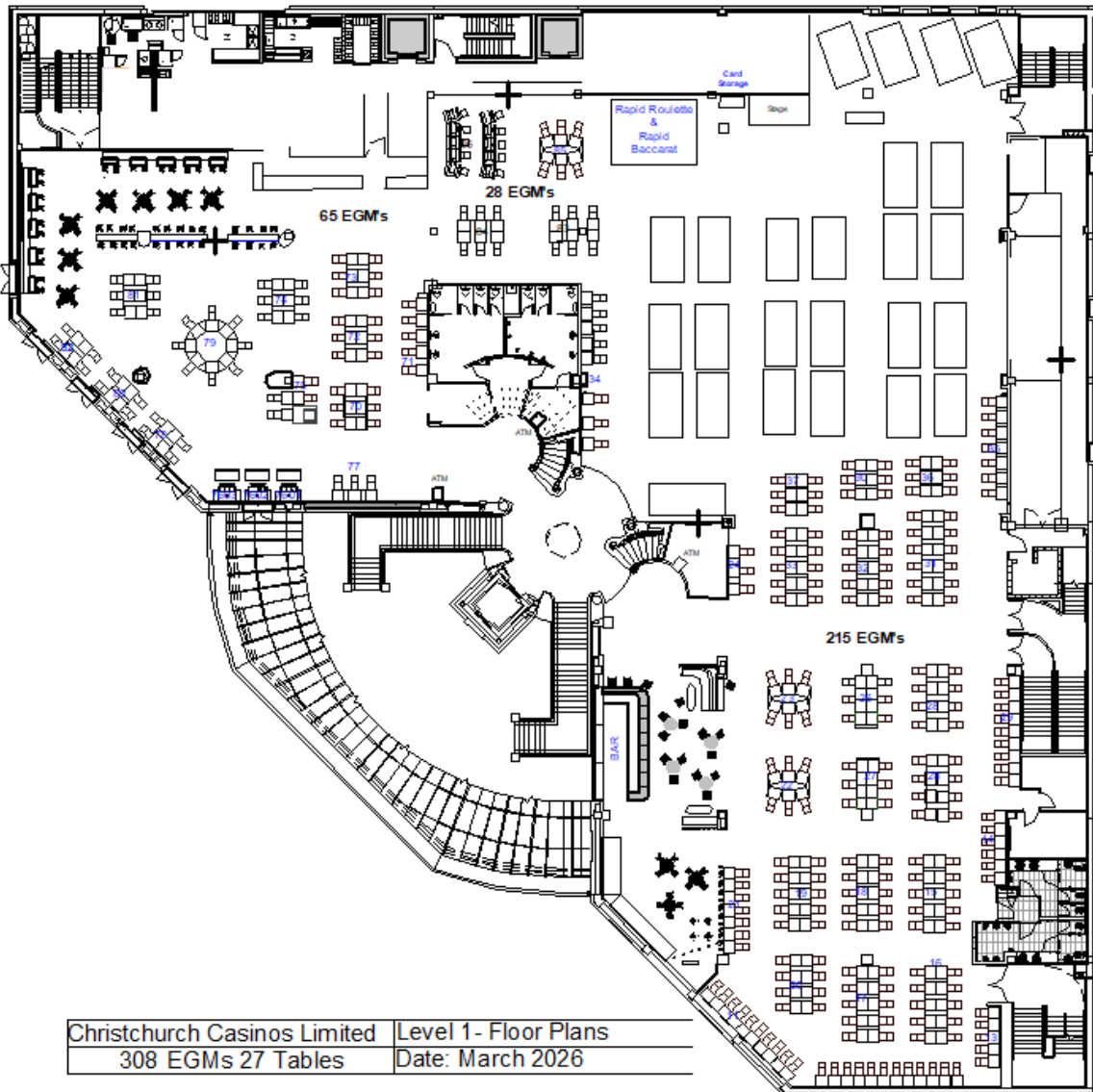
Designated Gambling Area Level 2, Premium Lounge, Proposed 2-5 March 2026



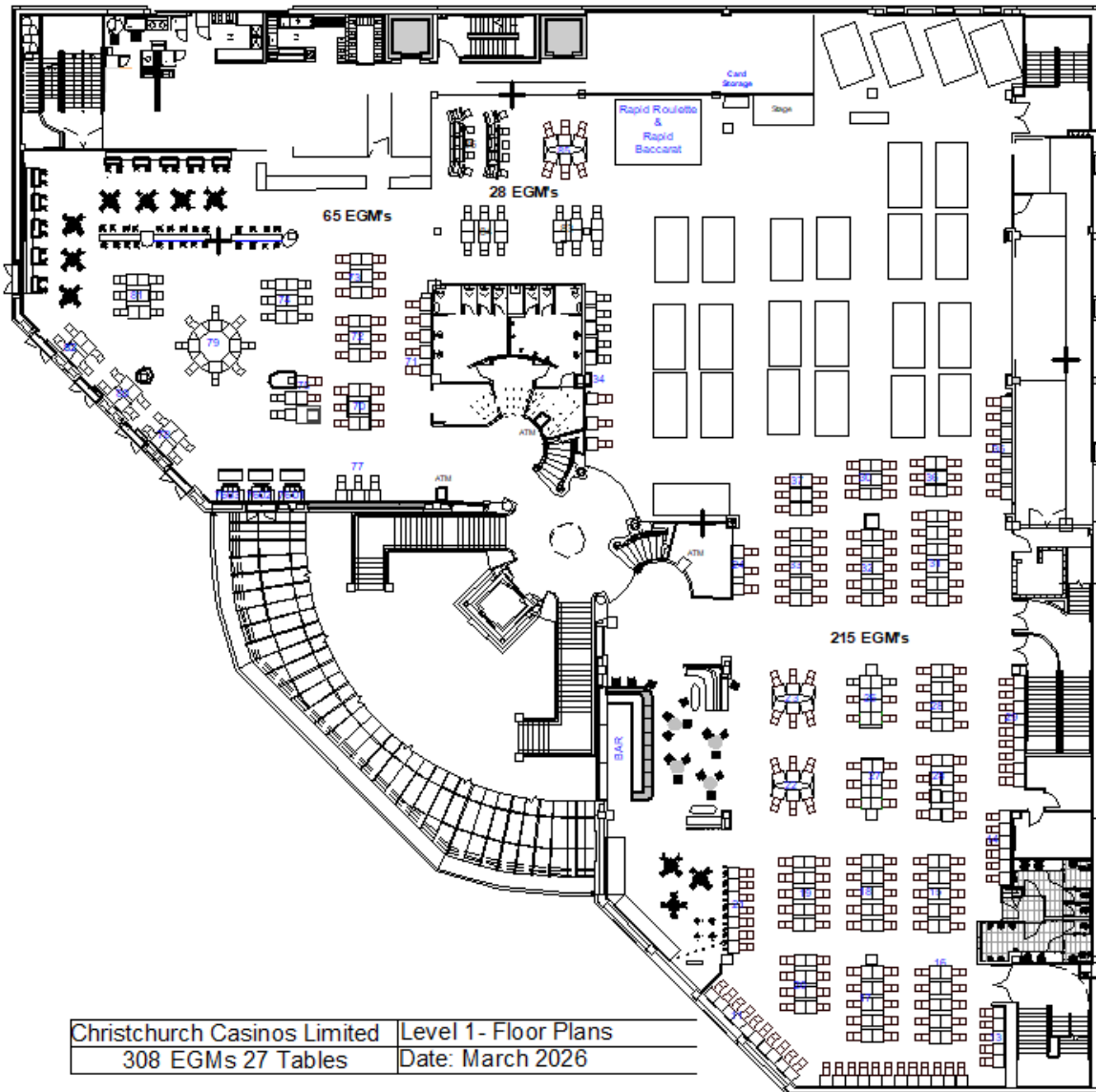
Appendix 31
Designated Gambling Area Level 2, Monza, End of Project Floor Plan 2-5 March 2026



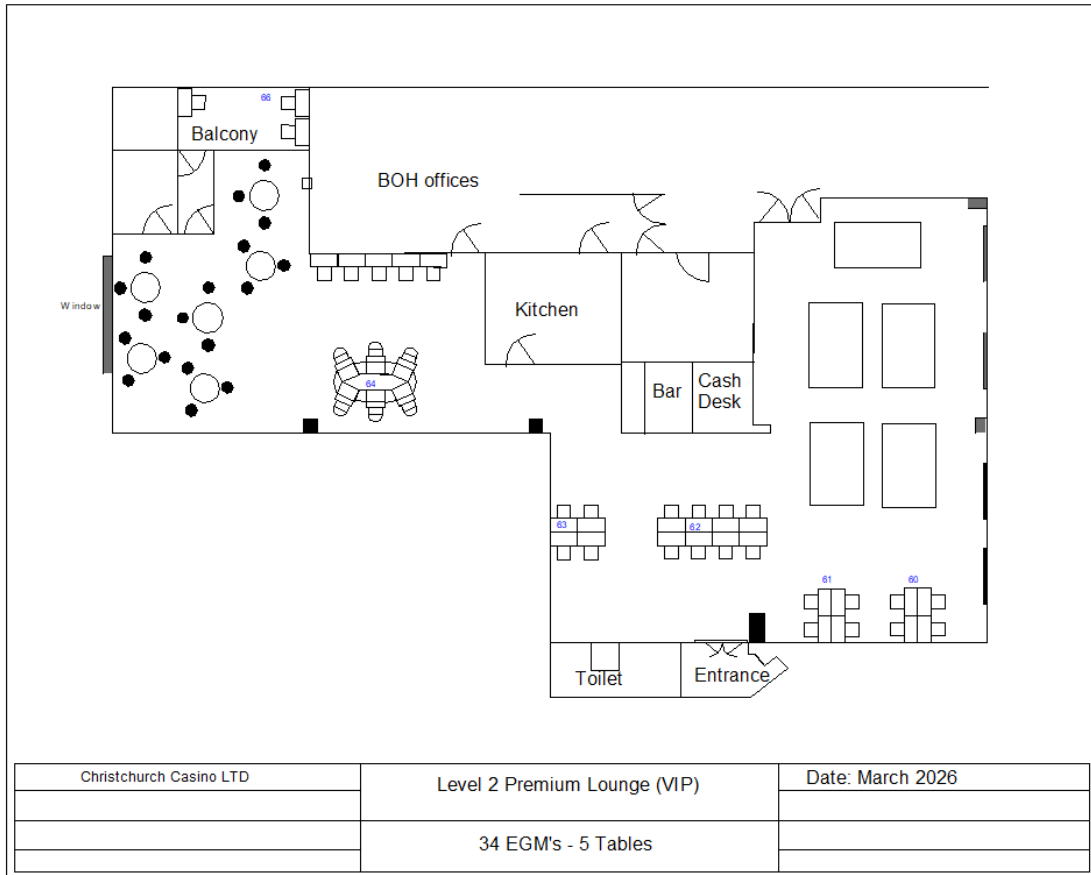
Appendix 32
Designated Gambling Area Level 1, End of Project Floor Plan 5-8 March 2026



Appendix 33
 Level 1 Floor Plan March 2026



Appendix 34
Plan Level 2 Premium Lounge March 2026



Appendix 35
Plan Level 2 Monza March 2026

