
Waipapa Papanui-Innes-Central Community Board Information Session/Workshop AGENDA

Notice of Information Session/Workshop Te Pānui o te Hui:

A Waipapa Papanui-Innes-Central Community Board Information Session/Workshop will be held on:

Date: Monday 23 February 2026
Time: 4 pm
Venue: Board Room, Papanui Service Centre,
Corner Langdons Road and Restell Street, Papanui

Membership Ngā Mema

Chairperson	Sunita Gautam
Deputy Chairperson	Simon Britten
Members	Pauline Cotter Mike Davidson Ashleigh Feary Victoria Henstock Jake McLellan John Miller Emma Twaddell

Principal Advisor

Emma Pavey
Manager Community Governance
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17 February 2026

Meeting Advisor

Mark Saunders
Community Board Advisor
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Website: www.ccc.govt.nz

Note: This forum has no decision-making powers and is purely for information sharing.

To watch the meeting live, or a recording after the meeting date, go to:

<https://www.youtube.com/@waipapapapanui-innes-centr7673/streams>

To view copies of Agendas and Notes, go to:

<https://www.ccc.govt.nz/the-council/meetings-agendas-and-minutes/>



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The time allocated for this Information Session/Workshop is 20 minutes.	

Karakia Whakamutunga

Karakia Tīmatanga

Whakataka te hau ki te uru	<i>English translation</i>
Whakataka te hau ki te tonga	Cease the winds from the west
Kia mākinakina ki uta	Cease the winds from the south
Kia mātaratara ki tai	Let the breeze blow over the land
E hī ake ana te atakura	Let the breeze blow over the ocean
He tio, he huka, he hau hunga	Let the red-tipped dawn come with a sharpened air.
Tihei mauri ora!	A touch of frost, a promise of a glorious day.

1. Apologies Ngā Whakapāha

Apologies will be recorded at the meeting.

2. Three Waters Programme

Reference Te Tohutoro: 26/80763

Presenter(s) Te Kaipāhō: Gavin Hutchison, Head of Three Waters

1. Detail Te Whakamahuki

Timing	This information session is expected to last for 20 minutes.
Purpose / Origin of the Information Session	The session has been set up by staff with the purpose to outline the Three Waters programme with Waipapa Papanui-Innes Central for 2026/27.
Background	Three Waters staff have drafted proposed changes to the FY27 Capital Programme and OPEX budgets.
Key Issues	<ul style="list-style-type: none">• Not applicable.
Next Steps	<ul style="list-style-type: none">• Not applicable.
Useful Links	Not applicable.

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A 	Three Waters Annual Plan 2026-27 Community Boards briefing	26/261468	6

Signatories Ngā Kaiwaitohu

Author	Sharon Marnewick - Personal Assistant
Approved By	Gavin Hutchison - Head of Three Waters

Annual Plan 2026/27

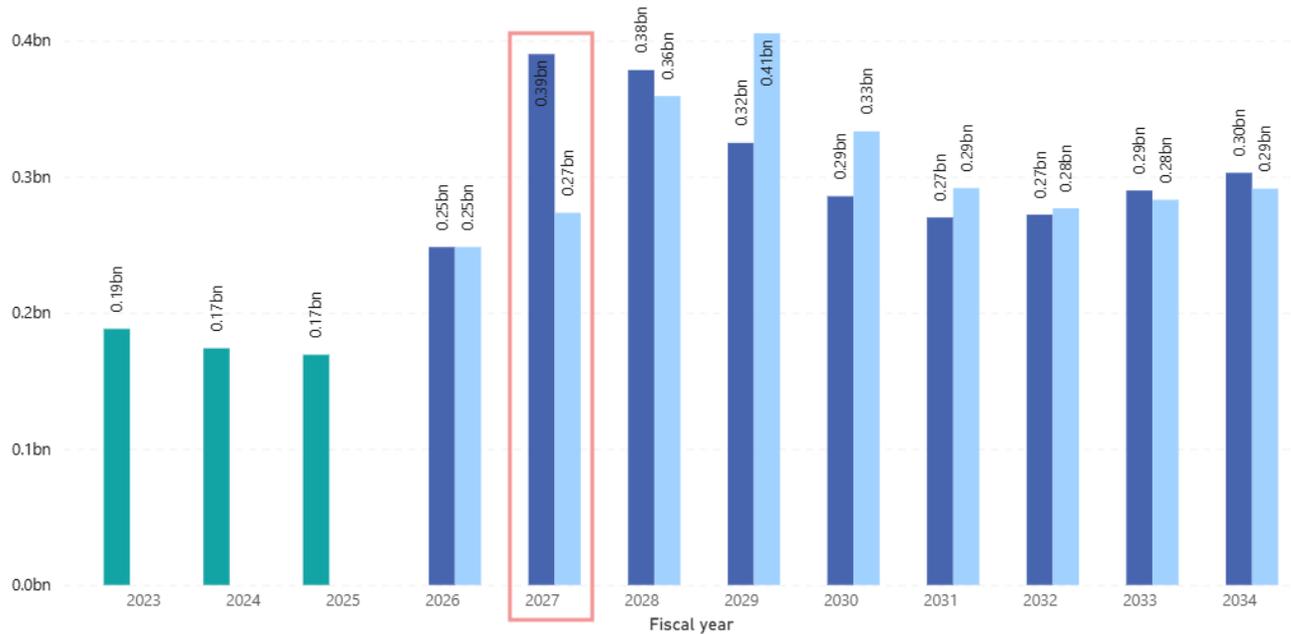
Three Waters

February 2026

Capital Programme Review – Three Waters

Current vs. Proposed Budget

● Actual ● Current ● Proposed



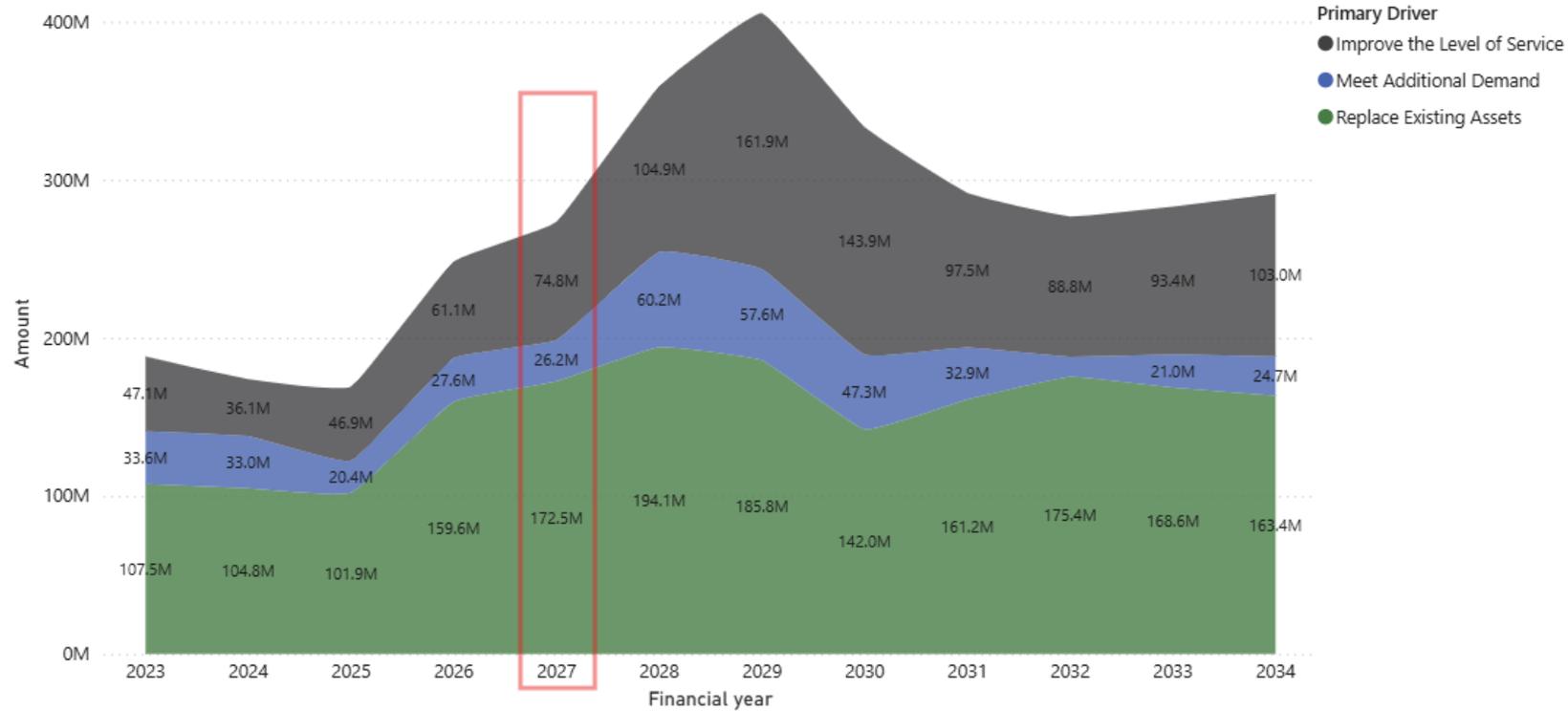
2023 – 2025 shows the actual capital expenditure. 2026 onwards shows the capital budgets.

2027 Current Budget: \$390.1m
 2027 Proposed Budget: \$273.5m*

*includes \$42m for Activated Sludge

Three Waters – Primary Driver

Primary Driver



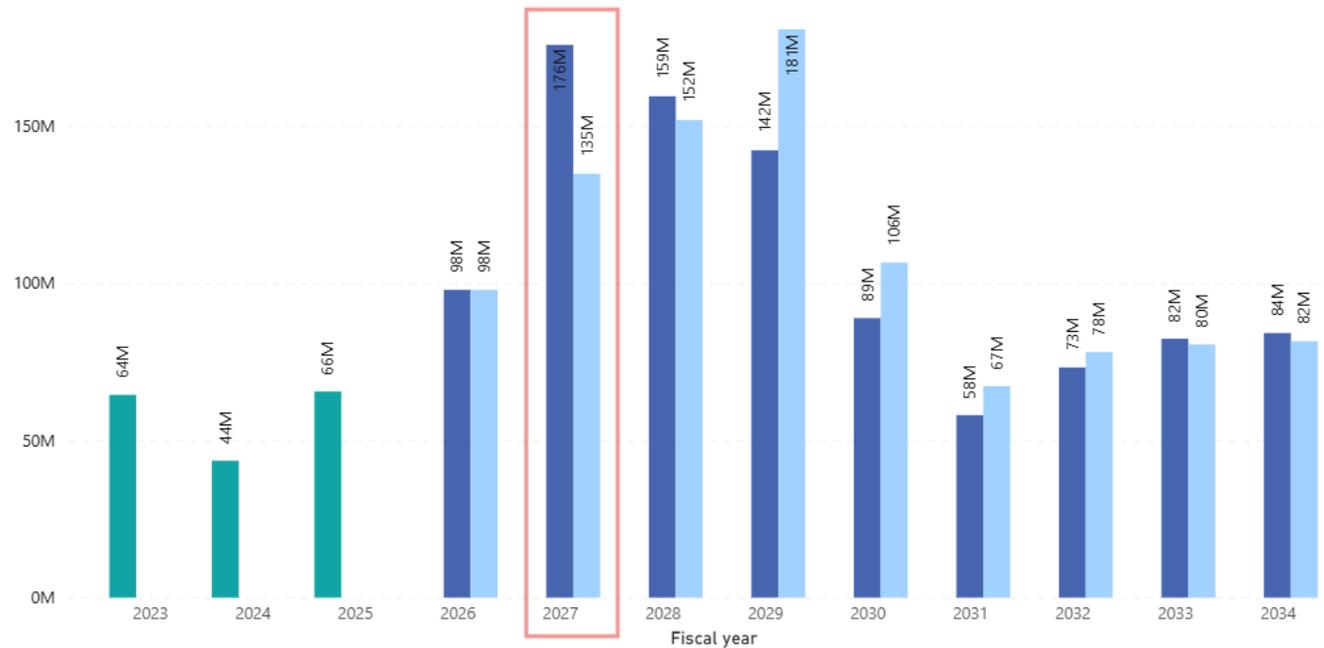
2023 – 2025 shows the actual capital expenditure. 2026 onwards shows the capital budgets.

Wastewater

Capital Programme Review – Wastewater

Current vs. Proposed Budget

● Actual ● Current ● Proposed

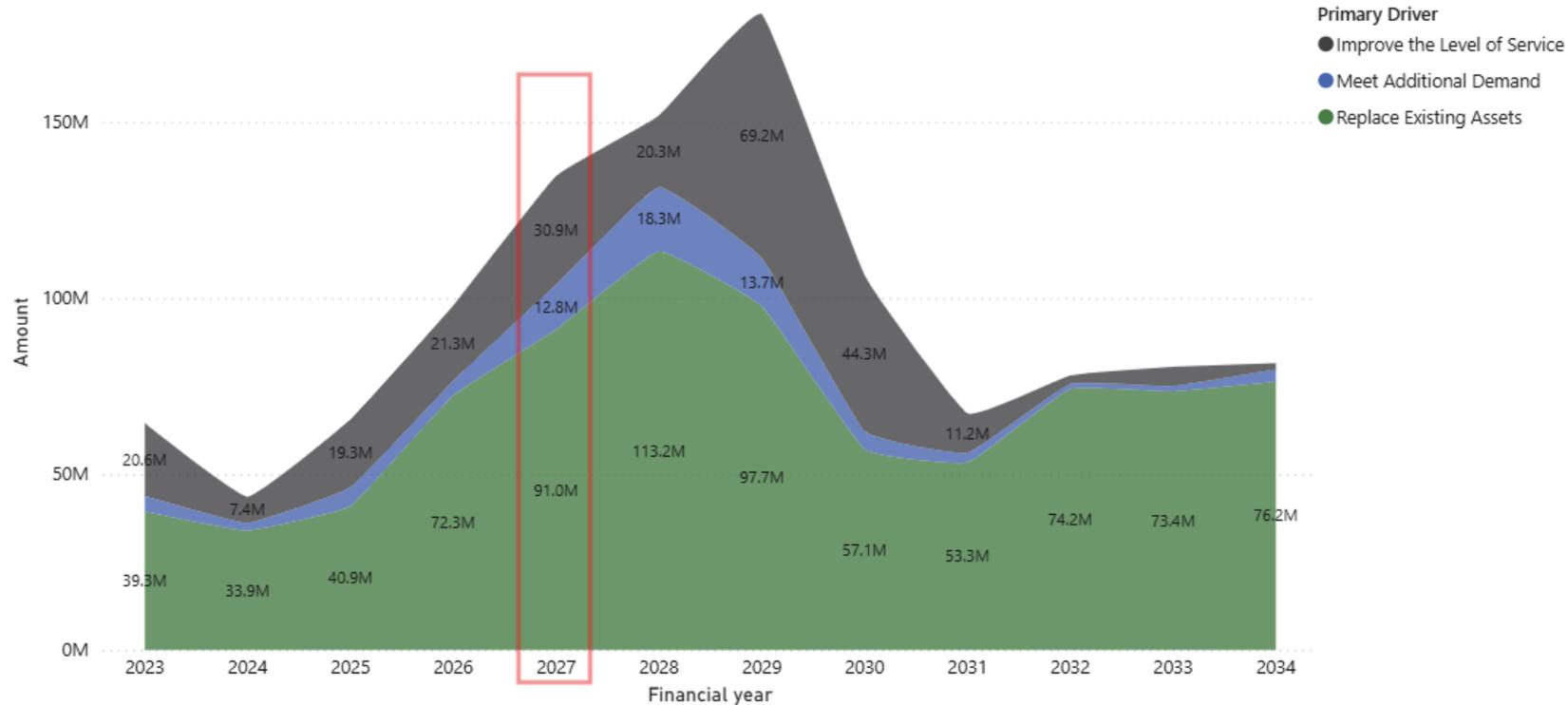


2027 Current Budget: \$175.7m
 2027 Proposed Budget: \$134.7m*

2023 – 2025 shows the actual capital expenditure. 2026 onwards shows the capital budgets.

Wastewater – Primary Driver

Primary Driver



2023 – 2025 shows the actual capital expenditure. 2026 onwards shows the capital budgets.

Wastewater – Key Projects

- CWTP Activated Sludge Plant \$42.0m
- WW Selwyn Street Pump Station (PS0152), Pressure Main and Sewer Upgrades \$23.0m
- WW Grassmere Wet Weather Storage Facility \$11.0m
- Wastewater Reticulation Renewals \$31.4m

Wastewater – Top 10 Proposed Changes

Draft Annual Plan 2026/27

Top 10 Proposed Budget Changes in 2026/27

(\$'000)

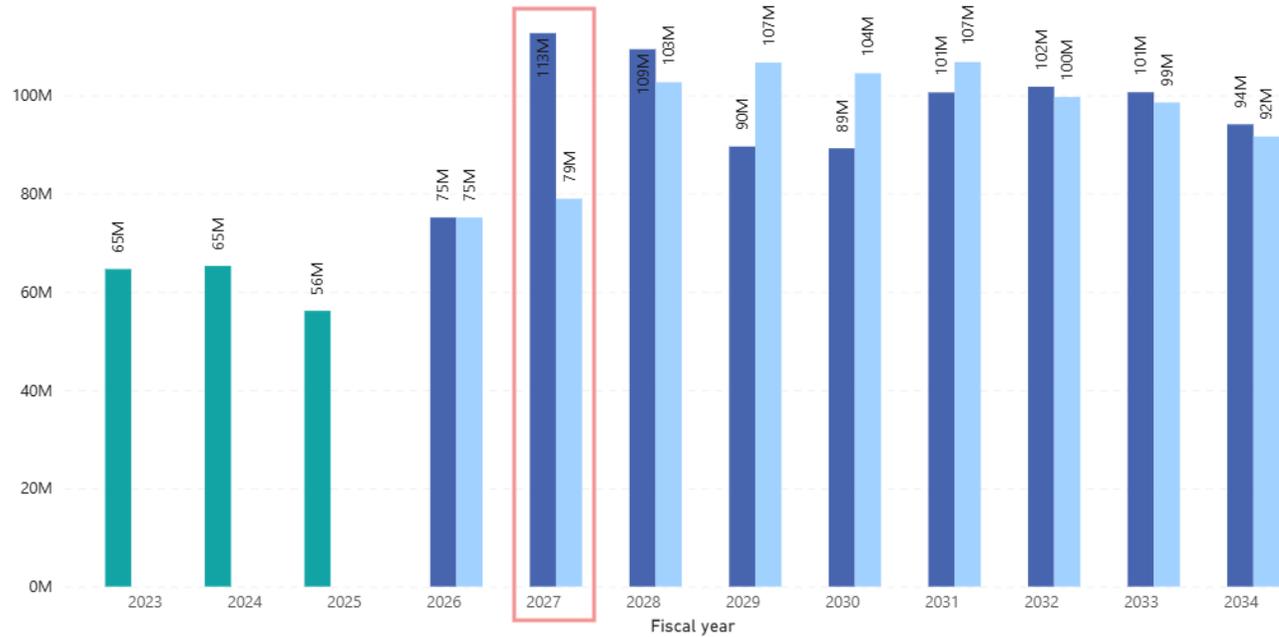
Project Title	Current Budget (Inflated)				Proposed Budget (Inflated)				Budget Change			
	2026/27	2027/28	2028/29 - 34	Total	2026/27	2027/28	2028/29 - 34	Total	2026/27	2027/28	2028/29 - 34	Total
81691 - WW Northeast Relief ANZAC Renewal	10,000	12,000		22,000	1,000	2,000	19,000	22,000	-9,000	-10,000	19,000	
67806 - CWTP Activated Sludge Plant	50,000	41,942	29,058	121,000	42,000	41,942	37,058	121,000	-8,000		8,000	
42154 - WW Selwyn Street Pump Station (PS0152), Pressu	16,000	16,000	14,393	46,393	23,000	10,000	13,393	46,393	7,000	-6,000	-1,000	
47124 - CWTP Biogas Engine Upgrade (Generator 4)	6,059	365		6,425	100	500	5,825	6,425	-5,959	135	5,825	
596 - WW Akaroa Reclaimed Water Treatment & Reuse Sc	5,809	4,462	91,434	101,705	800	2,821	98,158	101,779	-5,009	-1,641	6,724	74
70853 - WW Buchanans Road Mains Renewal	4,763			4,763			4,763	4,763	-4,763		4,763	
70633 - WW Fitzgerald Ave Brick Barrel Mains Renewal	7,000	6,953	4,413	18,366	3,000	7,953	7,413	18,366	-4,000	1,000	3,000	
71996 - WW Grassmere Wet Weather Storage Facility	8,785	11,152	7,474	27,411	11,000	11,945	7,474	30,419	2,215	793		3,008
30172 - WW Riccarton Interceptor (Upper Riccarton)	2,200			2,200	200			200	-2,000			-2,000
47123 - CWTP Biogas Storage Upgrade	3,678	11,008		14,686	1,678	11,008	12,514	25,200	-2,000		12,514	10,514
Grand Total	114,295	103,883	146,772	364,950	82,778	88,170	205,597	376,545	-31,516	-15,713	58,825	11,595

Water Supply

Capital Programme Review – Water Supply

Current vs. Proposed Budget

● Actual ● Current ● Proposed

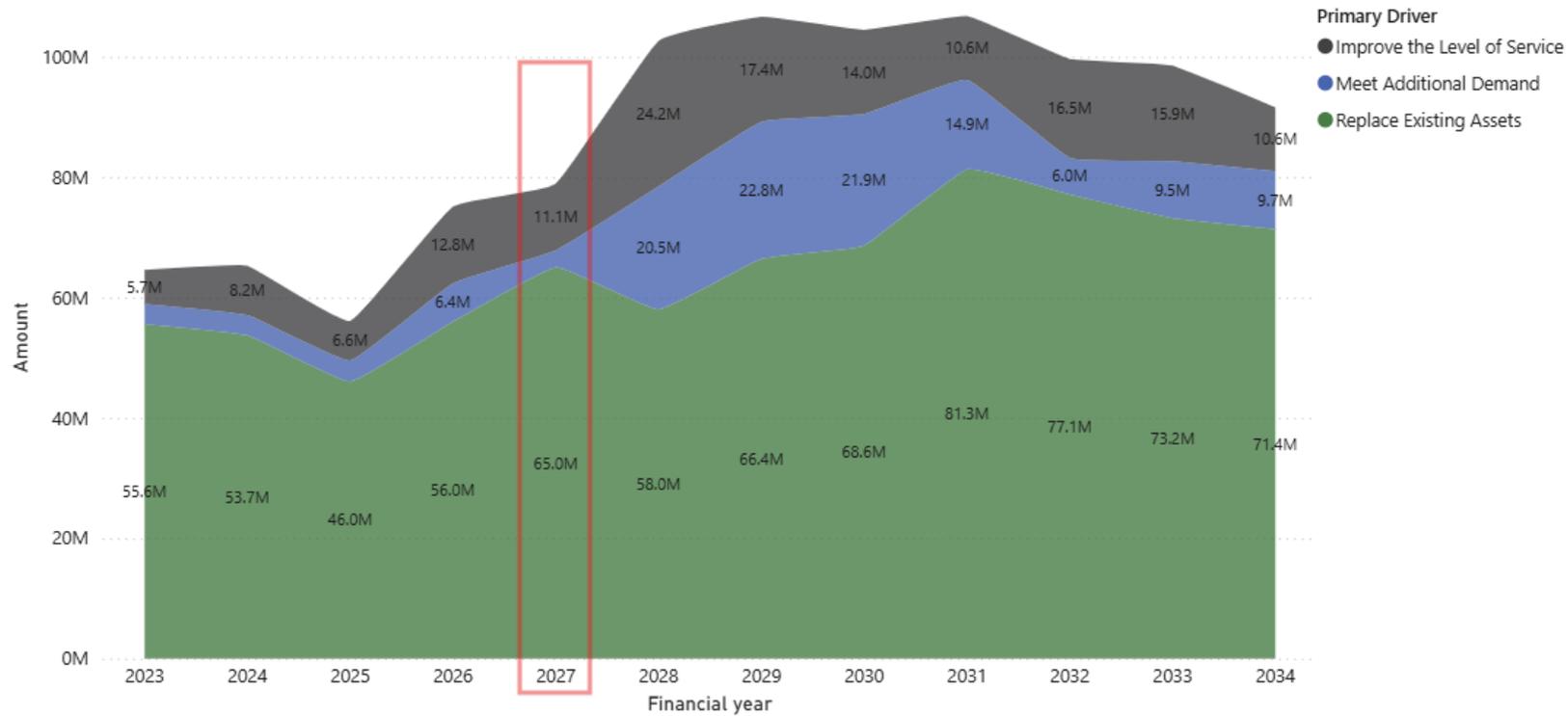


2023 – 2025 shows the actual capital expenditure. 2026 onwards shows the capital budgets.

2027 Current Budget: \$112.6m
 2027 Proposed Budget: \$78.9m

Water Supply – Primary Driver

Primary Driver



2023 – 2025 shows the actual capital expenditure. 2026 onwards shows the capital budgets.

Water Supply – Key Projects

- Water Mains Renewals \$48.3m
- Smart Customer Water Meter Rollout \$3.7m
- Continuous Water Quality Monitoring \$2.2m

Water Supply – Top 10 Proposed Changes

Draft Annual Plan 2026/27

Top 10 Proposed Budget Changes in 2026/27

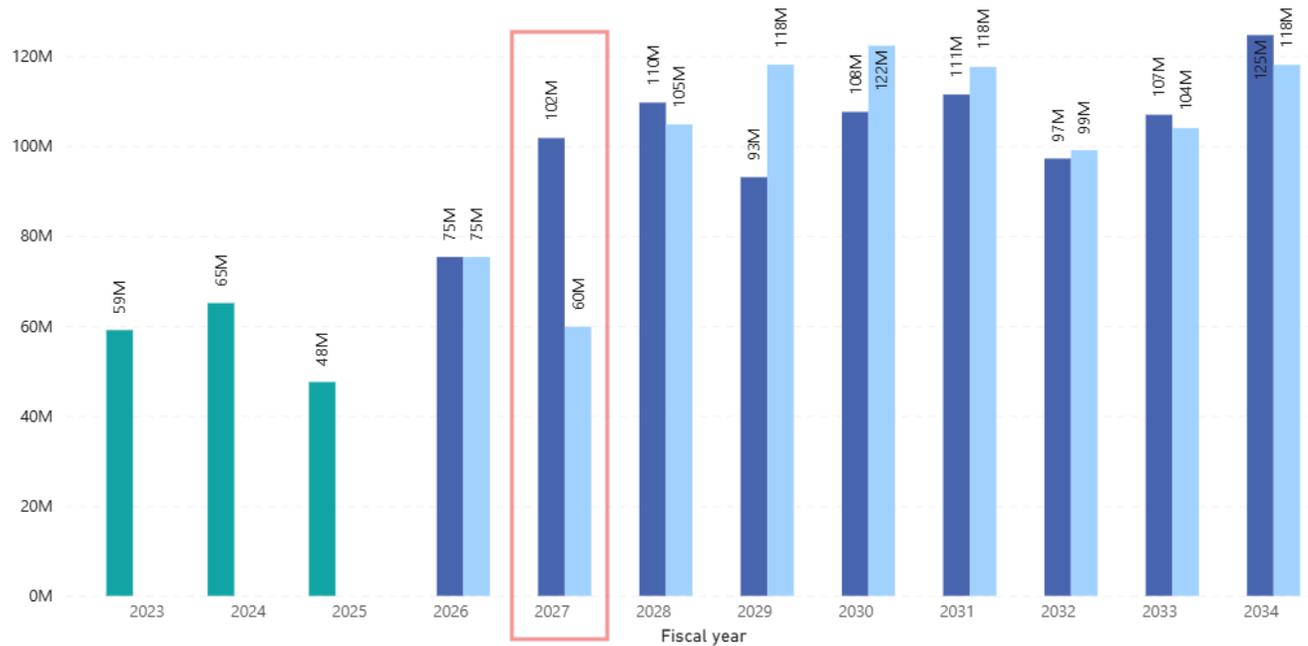
Project Title	Current Budget (Inflated)				Proposed Budget (Inflated)				Budget Change			
	2026/27	2027/28	2028/29 - 34	Total	2026/27	2027/28	2028/29 - 34	Total	2026/27	2027/28	2028/29 - 34	Total
17924 - WS Averill Street Pump Station Renewal (PS1005)	5,289	8,077	4,583	17,949	400	2,100	15,449	17,949	-4,889	-5,977	10,866	
888 - WS Lyttelton Rail Tunnel Pipeline Renewals	4,231	5,416	3,327	12,974	200	1,000	12,974	14,174	-4,031	-4,416	9,647	1,200
52902 - WS Okains Bay New Water Supply	3,870	3,034		6,904	80	2,000	4,824	6,904	-3,790	-1,034	4,824	
45202 - WS Wrights Road Suction Tank & Pump Station Bu	3,942	2,769	2,178	8,889	300	3,254	5,335	8,889	-3,642	485	3,157	
57800 - WS Moorhouse Avenue Pump Station	2,649	3,791	5,169	11,609	250	3,791	7,568	11,609	-2,399		2,399	
60152 - WS Kerrs Road Pump Station Renewal (PS1022)	3,826	6,166	4,661	14,653	1,826	3,166	9,661	14,653	-2,000	-3,000	5,000	
60154 - WS Grampian Street Suction Tank Renewal (PS107	4,614	4,157	769	9,540	2,614	4,157	2,769	9,540	-2,000		2,000	
45281 - WS Highfield Water Supply Mains - Stage 2	2,230			2,230	850	1,380		2,230	-1,380	1,380		
74437 - WS Ashgrove and others MEICA renewals	1,359			1,359	100	1,000	259	1,359	-1,259	1,000	259	
74863 - WS Reactive Water Supply Reticulation Renewal (57	66	684	807	1,000	1,030	667	2,697	943	964	-18	1,889
Grand Total	32,066	33,476	21,372	86,914	7,620	22,879	59,505	90,003	-24,446	-10,598	38,133	3,089

Stormwater and Flood Protection

Capital Programme Review – Stormwater and Flood Protection

Current vs. Proposed Budget

● Actual ● Current ● Proposed

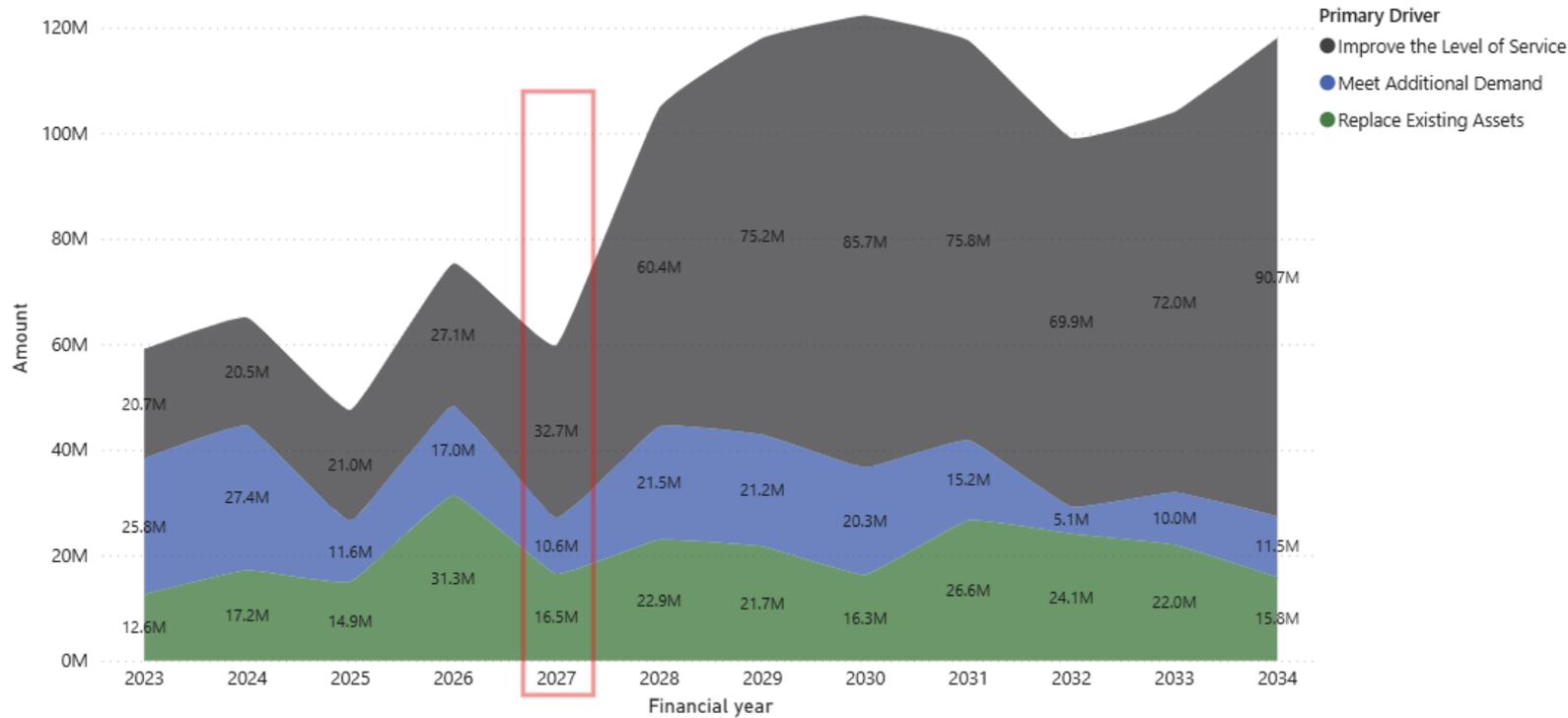


2027 Current Budget: \$101.8m
 2027 Proposed Budget: \$59.8m

2023 – 2025 shows the actual capital expenditure. 2026 onwards shows the capital budgets.

Stormwater and Flood Protection – Primary Driver

Primary Driver



2023 – 2025 shows the actual capital expenditure. 2026 onwards shows the capital budgets.

Stormwater and Flood Protection – Key Projects

- Addington Brook & Riccarton Drain Filtration Devices \$5.7m
- Surface Flooding Reduction \$4.3m
- Waikākāriki – Cranford Stormwater Treatment (Stage 1) \$3.2m
- Ōtākaro Avon River Corridor Anzac Drive to Waitaki Street Stopbank (OARC) \$3.0m
- Highsted Styx Mill Reserve Wetland \$2.8m

Stormwater and Flood Protection – Top 10 Proposed Changes

Draft Annual Plan 2026/27

Top 10 Proposed Budget Changes in 2026/27

Project Title	Current Budget (Inflated)				Proposed Budget (Inflated)				Budget Change			
	2026/27	2027/28	2028/29 - 34	Total	2026/27	2027/28	2028/29 - 34	Total	2026/27	2027/28	2028/29 - 34	Total
77201 - Programme - Surface Flooding Reduction	14,937	15,823	147,084	177,844	4,283	11,563	158,247	174,093	-10,654	-4,259	11,163	-3,750
44585 - SW Highsted Wetland, Highams Basin & Pūharake	3,613	5,601	2,100	11,314	1,100	6,450	3,764	11,314	-2,513	849	1,664	
66183 - SW Dudley Creek Waterway Lining Renewal (Papa	2,272			2,272			2,356	2,356	-2,272		2,356	84
56166 - SW Waikākāriki – Cranford Stormwater Treatment	5,416	6,890	8,272	20,578	3,200	6,890	10,487	20,578	-2,216		2,216	
72588 - SW Truscotts Drain Renewal (Ferrymead)	2,646	3,143		5,789	546	3,243	2,000	5,789	-2,100	100	2,000	
61615 - SW South New Brighton & Southshore Estuary Edg	2,500	4,341		6,841	400	4,341	2,100	6,841	-2,100		2,100	
44577 - SW Highsted Styx Mill Reserve Wetland	4,538	2,521		7,059	2,850	2,521	1,688	7,059	-1,688		1,688	
38091 - SW Otukaikino Stormwater Facility	2,518	2,618	8,749	13,886	1,018	3,618	9,249	13,886	-1,500	1,000	500	
80831 - SW Horners Drain Timber Lining Renewal (Hawkir	1,451	1,578	5,010	8,039	251	1,778	6,010	8,039	-1,200	200	1,000	
44581 - SW Highfield Prestons Road Basins	1,393	3,167		4,559	193	1,700	2,667	4,559	-1,200	-1,467	2,667	
Grand Total	41,283	45,682	171,216	258,181	13,840	42,106	198,570	254,515	-27,443	-3,577	27,354	-3,666

Three Waters OPEX

Three Waters FY27 OPEX

- Reduction of \$2.5M in FY27

3. Ōtākaro Avon River Corridor - Fitzgerald Stanmore Sector Project

Reference Te Tohutoro: 26/108472

Presenter(s) Te Kaipāhō: Rob Shelton – Project Manager, Red Zone

1. Detail Te Whakamahuki

Timing	This information session is expected to last for 20 minutes.
Purpose / Origin of the Information Session	Staff wish to inform the Community Board of the proposed Fitzgerald–Stanmore Sector project, which will implement the high-level design set out in the Ōtākaro Avon River Corridor (OARC) Regeneration Plan. The project scope includes recreational upgrades to the river terrace, including advanced nature play, walking tracks, a viewing platform, educational spaces, and ecological restoration. The project design will align with the 3W capital works programme for the area, although construction timeframes are likely to differ at this stage.
Background	<p>The Fitzgerald–Stanmore sector, comprises the portion of red zone land located south of Harvey Terrace, between Fitzgerald Avenue and Stanmore Road. The primary landscape feature within this area is a natural river terrace, which assists in meeting the short-term flood management requirements for the sector. Provision will be made for future 3W flood management, along with the design and installation of a ‘Bioscape’ water treatment facility.</p> <p>The approximate site boundaries are shown in Attachment A. Several areas are excluded from the project scope, including River Road/Templar Street and the riparian edge (already completed by the City to Sea project), the privately owned tennis court, and the private business at 238 Fitzgerald Avenue. Areas identified for future edge housing (outlined in red), as well as Sutton House and its associated carpark, are also out of scope.</p> <p>The Regeneration Plan for this area is relatively non-prescriptive, indicating a mix of grassed areas, planting, and a designated community space west of the tennis court. As this sector is located within a more upstream, urban environment, its ecological potential is lower than in other parts of the Corridor. Accordingly, the design is expected to place greater emphasis on recreational outcomes, while still achieving an ecological outcome consistent with the broader Corridor objectives.</p> <p>Note that the draft slides in Attachment B will be updated and presented on the day.</p>
Key Issues	<ul style="list-style-type: none"> • Coastal inundation/adaptation. • Provision of suitable recreational space. • Ecological Restoration. • Lack of access and parking.
Next Steps	<ul style="list-style-type: none"> • Proceed to community engagement. • Engage with targeted stakeholders.

	<ul style="list-style-type: none"> Refine design based on feedback received, obtain formal approval of concept plans and prepare consent documentation.
Useful Links	<ul style="list-style-type: none"> https://ccc.govt.nz/parks-and-gardens/regenerationareas/otakaro-avon-river-corridor/history-and-background https://www.dpmc.govt.nz/sites/default/files/2019-08/Otakaro%20Avon%20River%20Corridor%20Regeneration%20PlanReducedSize.pdf

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A 	Fitzgerald Stanmore Sector Indicative Site Boundary	26/261776	29
B 	Fitzgerald Stanmore Sector_CB Information Session	26/284040	30

Signatories Ngā Kaiwaitohu

Author	Rob Shelton - Project Manager
Approved By	David Little - Manager Residential Red Zone Rupert Bool - Head of Parks

Fitzgerald Stanmore Sector Boundary



Figure 1: Fitzgerald-Stanmore Landscape scope area. The project area (dark hatch) is approximate, and there are other small areas out of scope as per Section 5 (detailed aspects). The area outlined in red is the approximate edge housing zone, which is out of scope but the future interface should be taken into consideration.

Fitzgerald Stanmore Sector Project

Waipapa Papanui-Innes-Central
Community Board Information
Session/Workshop

23 February 2026

1. Site Context and Background

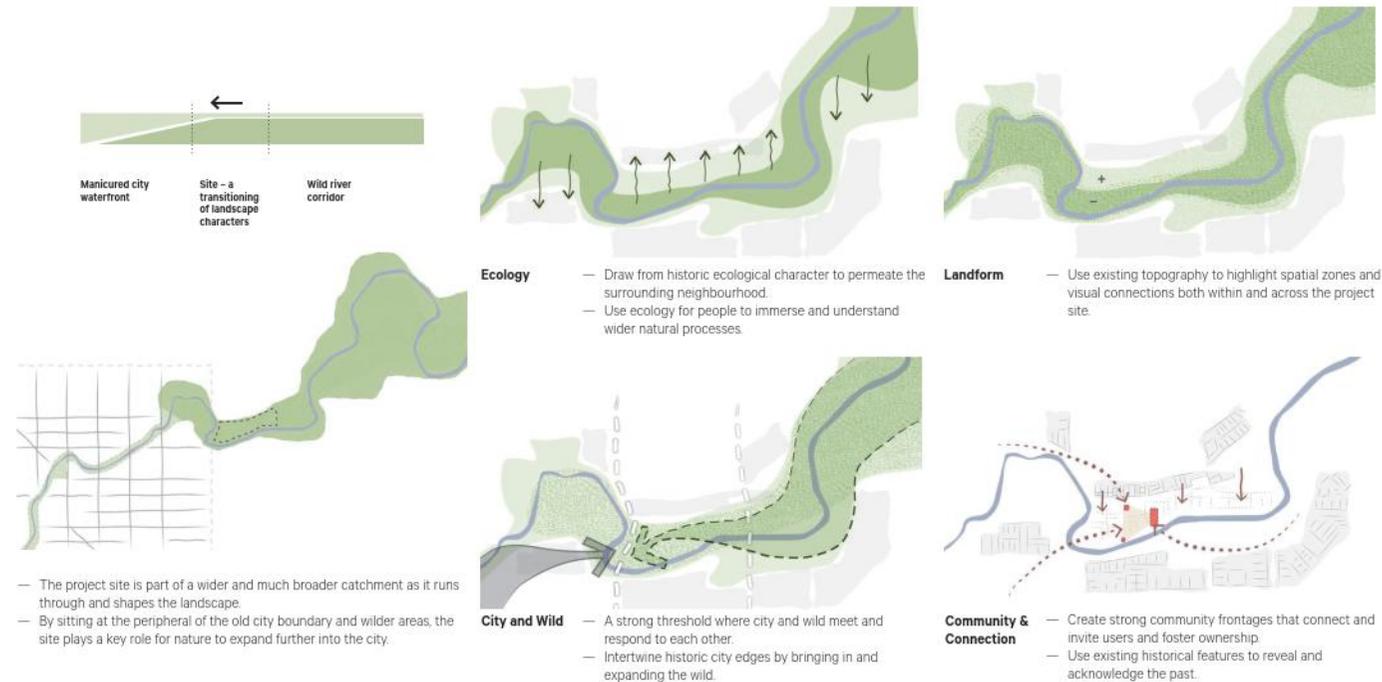


Figure 1: Fitzgerald-Stanmore Landscape scope area. The project area (dark hatch) is approximate, and there are other small areas out of scope as per Section 5 (detailed aspects). The area outlined in red is the approximate edge housing zone, which is out of scope but the future interface should be taken into consideration.

- Located south of Harvey Terrace, between Fitzgerald Avenue and Stanmore Road, the site adjoins the City to Sea Pathway and represents the next stage of Ōtākaro Avon River Corridor development.
- Post-earthquake, the site shifted from residential parcels to open space, now defined by open lawns and mature boundary trees. The only remaining building is Bill Sutton's private residence.
- Its central location and pathway connection make it an important access and activity node, with multiple entry points.
- While flood risk is lower than downstream areas, the lower terrace provides emergency river capacity during flood events and presents an opportunity to enhance ecological values.

2. Key Issues and Moves

- Coastal inundation/adaptation.
- Lack of suitable recreational space.
- Ecological Restoration.
- Lack of access and parking.



3. Project Scope, Program and Budget

Scope Includes:

- Educational and recreational spaces on the Upper Terrace
- Expansion of the walking and cycling connections to the City to Sea as outlined in the Christchurch Regeneration Plan
- Design and spatial allocation for long term 3W assets
- Additional parking acting as launch points for the City to Sea Pathway
- Ecological restoration on the Lower Terrace

Scope Excludes:

- Edge Housing area (NE corner). This is excluded from the scope area as it will be developed by a third party at a suitable time. The likely future presence of housing here, however, should be considered in the design planning, as described above.
- Private/leased properties. This includes the tennis courts (57 River Road), the business located at 238 Fitzgerald Avenue and Sutton House and its associated carpark at 20 Templar Street.

Key Milestones:

- Community Engagement starts | March 2026
- Community Board Approval | May 2026
- Consent Application | June 2026
- Construction Starts | May 2027
- Practical Completion | December 2027

Project Budget:

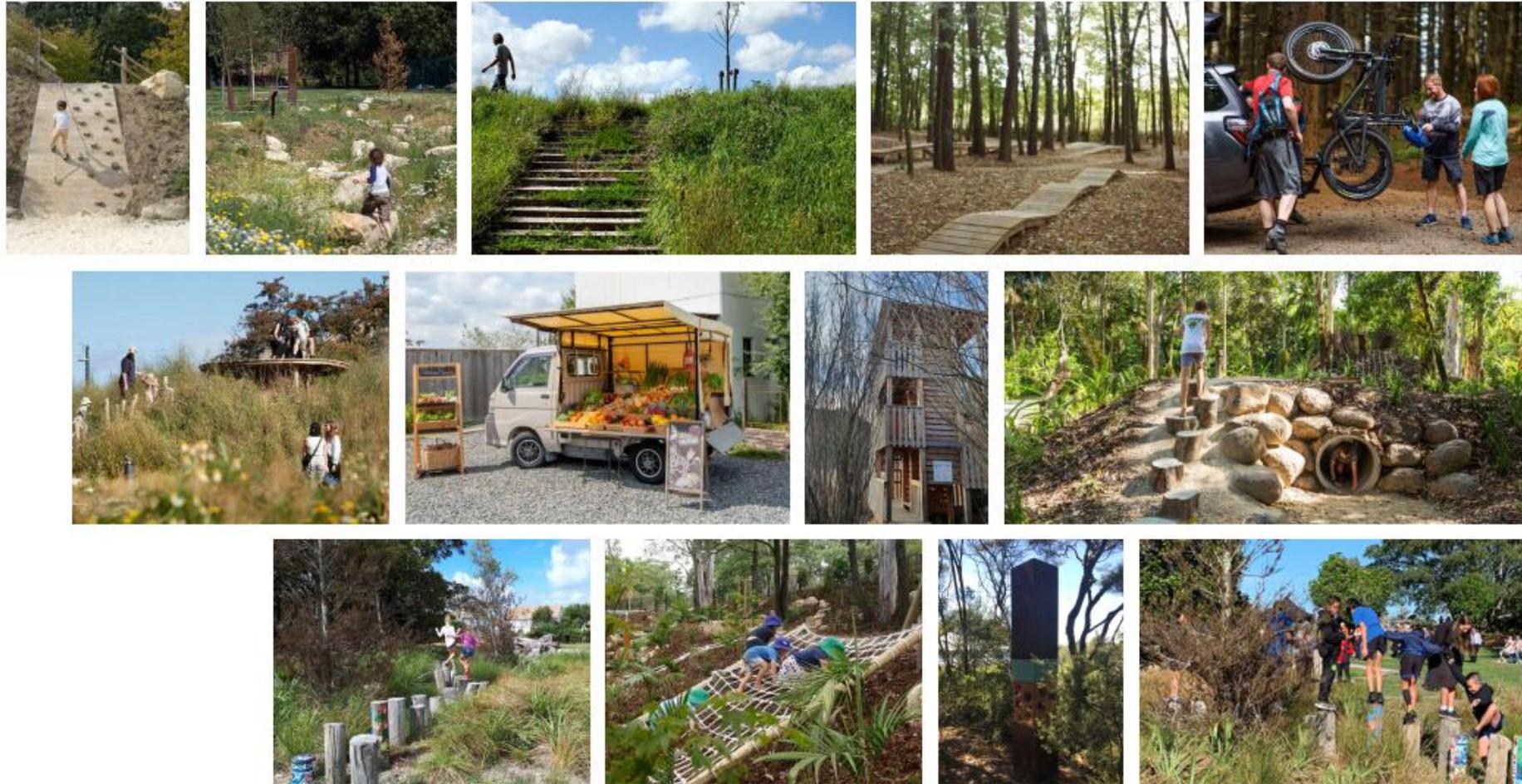
- OARC Ecological Restoration Budget (CPMS#63952)
- Christchurch Recovery Acceleration Fund (CRAF) and LTP capital funding
- Total cost of project is estimated to be \$2.5m



The vibrant heart of Fitzgerald to Stanmore Sector

The new heart of the project area will be a vibrant place for visitors and residents to meet & engage, explore, being active all while being immersed in an ecological driven landscape setting. Acknowledging the river terrace as a topographical highlight will provide intriguing views over a landscape that is characterised by movement and flow. New perpendicular parking along Harvey Tce caters for city wide users arriving by car. A central green open space allows users to relax amongst fruit trees, fostering a sense of ownership and belonging to the place. New landmark observation towers are strategically placed within the new green North-South spine and at the highest point at the corner Harvey Tce/ Fitzgerald Ave. These features will draw users into the site while offering educational purposes of how the site transitions over time. Access to a densely planted lower terrace can happen in a playful way via climbing or sliding elements.

- | | |
|----|---|
| 1 | Existing parking retained |
| 2 | Exploration path |
| 3 | Nooks |
| 4 | Viewpoints/ pause points |
| 5 | Sutton House collection point |
| 6 | Planted wind shelter |
| 7 | Adaptable open space. Refer next page |
| 8 | Specimen trees along East-West green spine |
| 9 | Opportunity to open up fencing to increase permeability |
| 10 | Accessible car parking |
| 11 | New perpendicular parking |
| 12 | Open space with fruit trees |
| 13 | Specimen trees along North-South green spine |
| 14 | Landmark viewing platform incl education |
| 15 | Mobility area for fitness & other physical exercise |
| 16 | Existing tennis courts - opportunity to be included in wider spatial design of the area |
| 17 | Connection to lower terrace via steps/ slide/ climb/ ropes |
| 18 | New public pedestrian connection |
| 19 | Indicative traffic calming |



Fitzgerald Stanmore Sector Information Session

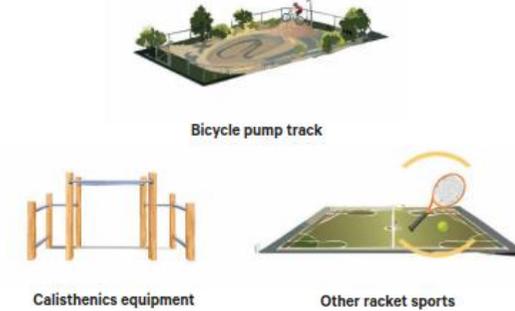
23 February 2026

Activated Spaces. Adaptable Opportunities.



Corner Harvey Terrace - Templar St

Providing an adaptable and flexible space between the Bill Sutton House and Harvey Terrace will relate the Sutton House back to its original residential character. Changing the use of that space regularly can create excitement and opportunity not only for the local community, but also for visitors from other parts of the city.



Upper Tennis Court

Working together with the Avonside Tennis Club, the initial removal of the existing fence could create an opportunity to open up the existing field to the community. This area could be utilised by users having an interest in other racket sports such as pickleball. Over time, that area could see the use of a temporary pump track or calisthenics fitness station installed. In the long term, this space could transition to be the future tennis court for the Avonside Tennis Club, with the pump track and fitness equipment relocated on site based on user preferences.

4. Treaty Partnership

- Complex consenting and delivery environment - close collaboration with our Treaty partners and community stakeholders
- Te Ngāi Tūāhuriri Rūnanga holds mana whenua over the project area (and the wider Corridor).
- Whitiara Centre Limited (WCL): Represent Ngāi Tūāhuriri Runanga
- Ngai Tahu Research Centre (NTRC)

5. Stakeholder Engagement

- There are a range of community groups with specific interests in the Ōtākaro Avon River Corridor, and these tend to be focussed on certain geographical areas.
- The Red Zone team host a stall at the Richmond Community Gala which is a great platform for sharing project updates in the Ōtākaro Avon River Corridor.
- Targeted consultation will be conducted with the local community following this community board briefing.
- Pre-engagement with the Trustees from Bill Sutton House, and the Richmond Tennis Club have already started, these will be refined as the design develops.

6. Next Steps

- Start community engagement process
- Refine design based on feedback received,
- Formal approval of concept plans
- Prepare consent documentation

Questions and Comments...

Karakia Whakamutunga

Unuhia, unuhia Unuhia ki te uru tapu nui Kia wātea, kia māmā, te ngākau, Te tinana te wairua i te ara takatā Koia rā e Rongo, whakairia ake ki runga Kia tina! TINA! Hui e! TĀIKI E!	Draw on, draw on, Draw on the supreme sacredness To clear, to free the heart, the body and the spirit of mankind Rongo, suspended high above us (i.e. in 'heaven') Draw together! Affirm!
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