
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 13 April 2026
Time: At the conclusion of the Board meeting
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

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7 April 2026

Meeting Advisor

Mark Saunders
Community Board Advisor
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mark.saunders@ccc.govt.nz

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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INFORMATION SESSION/WORKSHOP ITEMS

2. **Project Update on Grassmere Infrastructure Projects**..... 5

The time allocated for this Information Session/Workshop is 10 minutes.

3. **Street Trees Update**..... 19

The time allocated for this Information Session/Workshop is 30 minutes.

4. **Items Closed to the Public**..... 32

1. Apologies Ngā Whakapāha

Apologies will be recorded at the meeting.

2. Project Update on Grassmere Infrastructure Projects

Reference Te Tohutoro: 26/618061



Presenter(s) Te Kaipāhō: Tim Ure, Senior Project Manager, Water & Wastewater

1. Detail Te Whakamahuki

Timing	This information session is expected to last for 10 minutes.
Purpose / Origin of the Information Session	<p>Inform the Community Board on the current status of the Grassmere Wastewater Storage Facility Project.</p> <p>The information session is being provided as a staff initiative.</p>
Background	<p>In 2021, a developer received Council support to seek to access the Governments Infrastructure Acceleration Fund (IAF) for the development of up to 1,400 residential units in the East Papanui Outline Development Plan. The proposal required the fast-tracking of Grassmere wet weather storage facility.</p> <p>The wet weather storage facility provides temporary storage of 3,400m³ of untreated wastewater when there isn't capacity in the network. Without the storage, untreated wastewater may discharge to the Dudley Stream Diversion when there isn't capacity in the reticulation.</p> <p>Since project inception – staff have:</p> <ul style="list-style-type: none"> • Completed Design of the Facility • Purchased Land • Worked through Consenting Issues • Worked through Access Issues • Tendered and Awarded a Construction Contract <p>The public will see construction activities commencing from early April 2026.</p> <p>Members of the public have expressed interest in how access will be provided, construction impact on the cycleway and construction impacts on residents. This briefing is intended to inform the Community Board now that construction methodology has been confirmed.</p>
Key Issues	<ul style="list-style-type: none"> • Construction access to be provided from Grassmere Street • How the construction methodology minimises potential impact on the neighbouring properties • How the construction methodology minimises potential impact on the adjacent cycleway
Next Steps	<ul style="list-style-type: none"> • Construction to commence April 2026 • Construction to be completed December 2027

Useful Links	Papanui three waters infrastructure projects : Christchurch City Council
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Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A  	Grassmere WW Storage - Informaiton Session	2026/0654613	7

Signatories Ngā Kaiwaitohu

Author	Tim Ure - Senior Project Manager
Approved By	Gavin Hutchison - Head of Three Waters

Grassmere WW Storage - Information Session

Prepared: 13.04.26

Tim Ure
Senior Project Manager, Water & Wastewater

Purpose

This information session will provide:

1. Project Background
2. Current Status of the Project
3. Key Activities and Milestones
4. Future Construction Activities

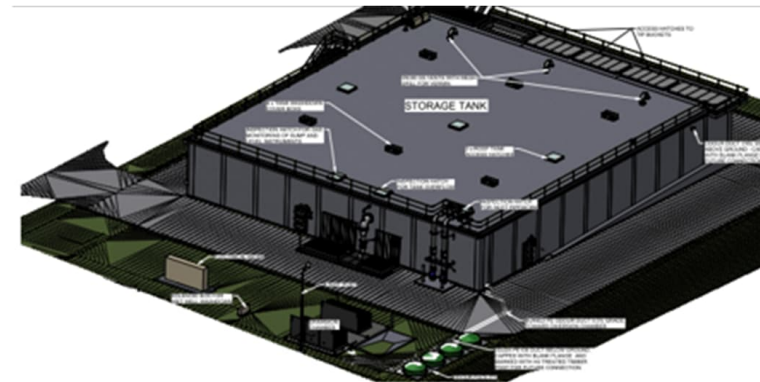
Project Background

In 2021, a developer received Council support to seek to access the Governments Infrastructure Acceleration Fund (IAF) for the development of up to 1,400 residential units in the East Papanui Outline Development Plan. The proposal required the fast-tracking of Grassmere wet weather storage facility.

The wet weather storage facility provides temporary storage of 3,400m³ of untreated wastewater when there isn't capacity in the network. Without the storage, untreated wastewater may discharge to the Dudley Stream Diversion when there isn't capacity in the reticulation.

Since project inception – staff have:

- Completed Design of the Facility
- Purchased Land
- Worked through Consenting Issues
- Worked through Access Issues
- Tendered and Awarded a Construction Contract



Current Project Status

- Access Improvements
- Design Complete
- Land Prepared for Construction Contract



Key Milestones

- Contract Awarded to Fulton Hogan - 3 March 2026
- Pre-Construction Activities Completed
- Contractor mobilise to site – 6 April 2026
- Contractor commence pre-loading – Late April 2026
- Contractor anticipate completing pre-loading – Late July 2026
- Below ground construction completed – Sept 2026
- Above ground construction completed – Sept 2027
- Practical Completion – Dec 2027

Construction Activities - Safety Considerations for Site

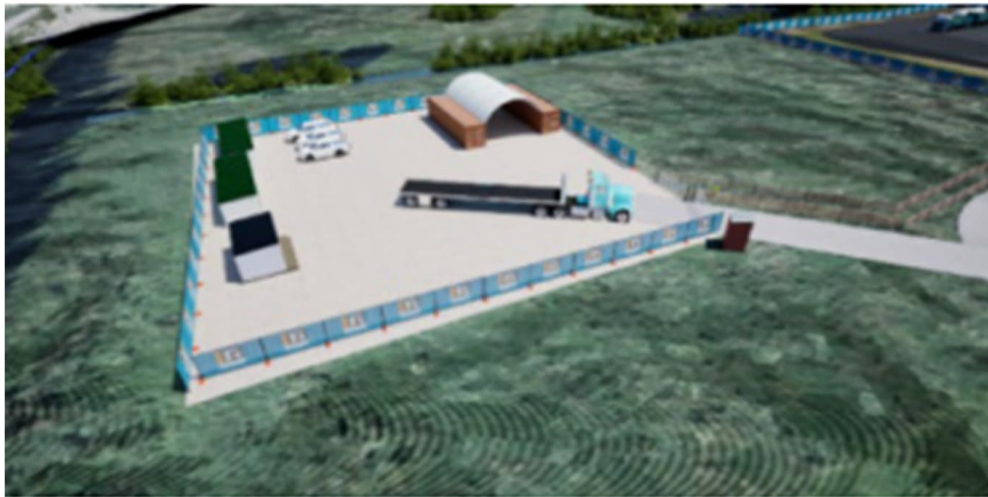


Image 2: Site office compound & laydown area



Construction Activities - Access from Grassmere Street

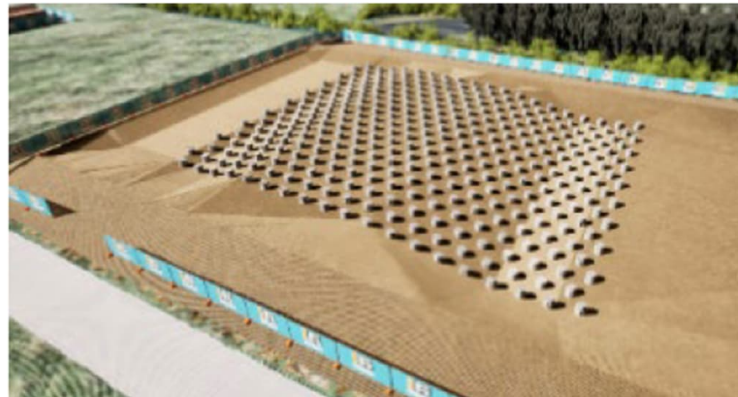
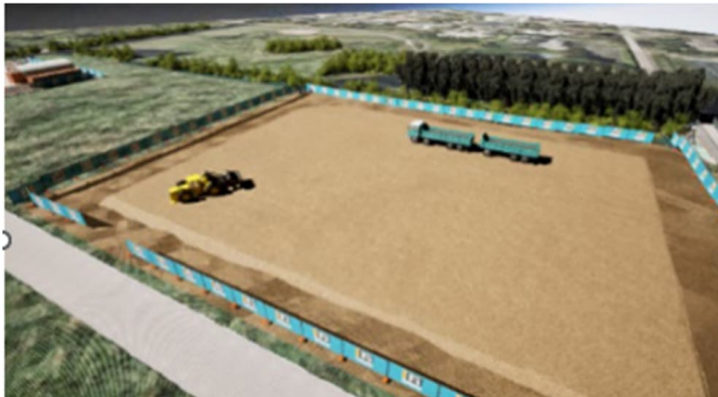


Image 3: Grassmere Street entrance, pedestrian priority, default arrangement

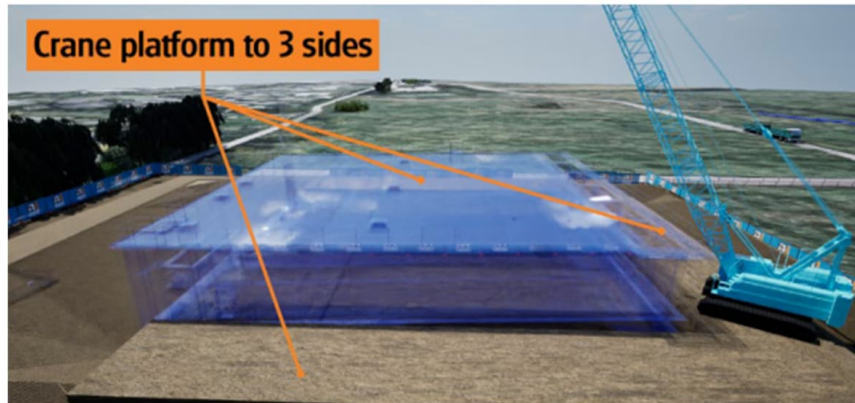


Image 4: Grassmere Street entrance, construction traffic passage

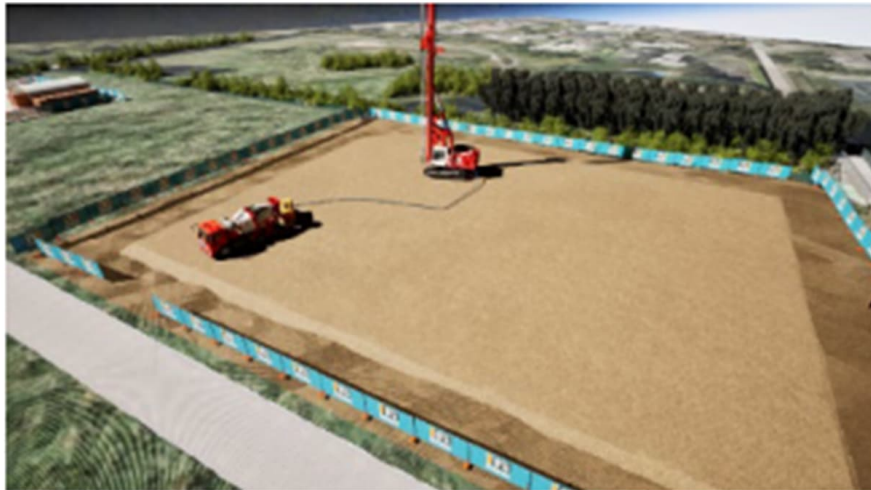
Construction Activities - Preloading and Ground Improvements



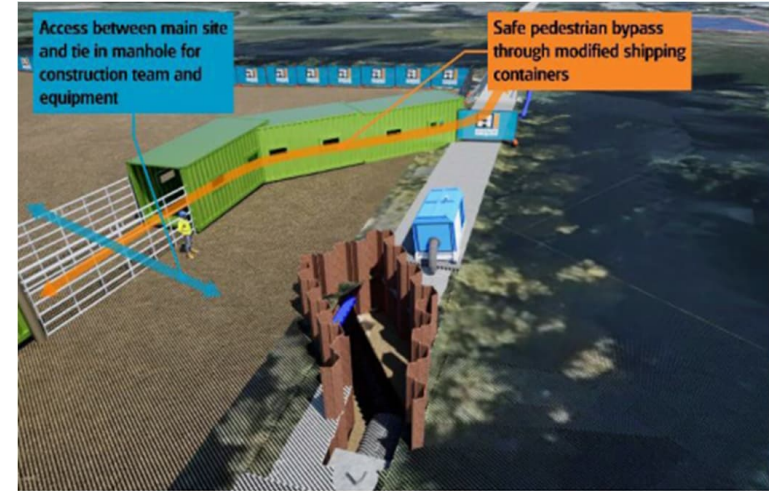
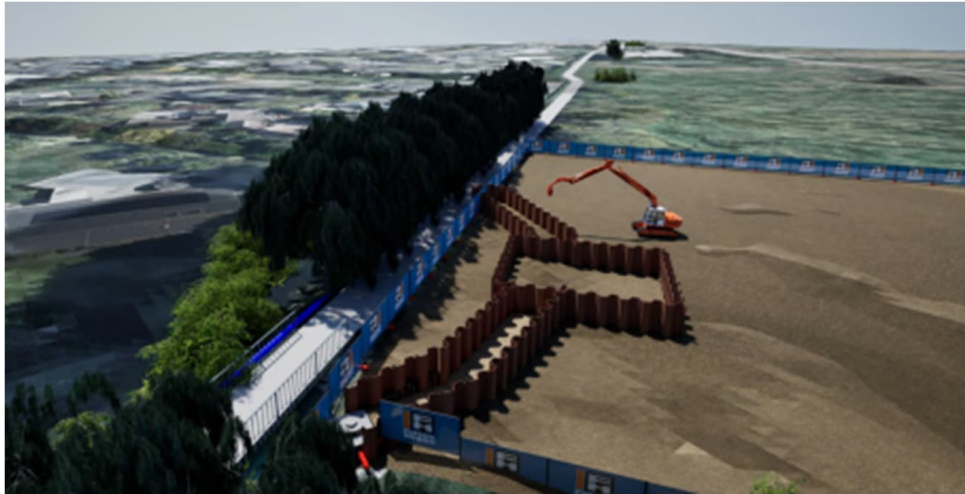
Construction Activities – Storage Facility



Construction Activities – Noise and Vibration



Construction Activities – Interaction with Cycleway



Questions?

Thank you

3. Street Trees Update

Reference Te Tohutoro: 26/458687

Presenter(s) Te Kaipāhō: Tony Armstrong

1. Detail Te Whakamahuki

Timing	This information session is expected to last for 30 minutes, including questions.
Purpose / Origin of the Information Session	<p>To present an update and information on the street trees in Dudley Street, Massey Crescent, St James Avenue and the Shirley Streets (Emmett, Jebson, Riselaw, Skipton), and the current work programme:</p> <ul style="list-style-type: none"> • Tree condition • Pruning and removals • Planting • Public consultation and approvals
Background	<ul style="list-style-type: none"> • There are numerous streets in the Papanui and Innes wards with ‘old’ oak trees which present challenging management and maintenance options • All of these streets have been subject to work to meet the non-compliance with Electricity Regulations • We are now working through other tree and infrastructure issues • Some of these trees present generic characteristics e.g. need for ongoing maintenance to meet specifications and manage their decline • To address some of the health and safety concerns we have pruned many to an over specification (canopy reduction) • In some cases removal has been necessary • We will need to continue to do so proactively and reactively
Key Issues	<ul style="list-style-type: none"> • General concern about condition of ‘old’ oaks • Dudley St - specific resident concerns about trees hosting pests (birds) and poisoning of trees. Other trees requiring canopy reduction work and potential for removals longer term • Massey Cres - wind damaged trees, canopy reduction work, removals and planting • St. James Ave - wind damage and whole tree failure, heritage values and road (infrastructure) • Shirley Streets - further removals and planting
Next Steps	<ul style="list-style-type: none"> • Dudley St - Pruning scheduled for week of April 20th – 24th. Further monitoring • Massey Cres – circulate planting plan for community feedback. Includes 2 removals • St.James Ave – Pruning scheduled for week of April 7th – 10th. Further planning work

	<ul style="list-style-type: none"> Shirley Sts - circulate planting plan for community information. Includes 2 removals
Useful Links	Not applicable

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A  	Street Trees Update	26/686757	21

Signatories Ngā Kaiwaitohu

Author	Tony Armstrong - Arborist
Approved By	Kathy Graham - Acting Operations Manager Stephen Wright - Head of Transport & Waste Management

Street Trees

Papanui Innes Central

Dudley St

Poisoned Oaks – monitor dieback through summer 26/27



Dudley St

Wind damaged oak – major canopy reduction required



Massey Cres

Wind damaged oak – major canopy reduction required (reactive) & proactive canopy reduction pruning

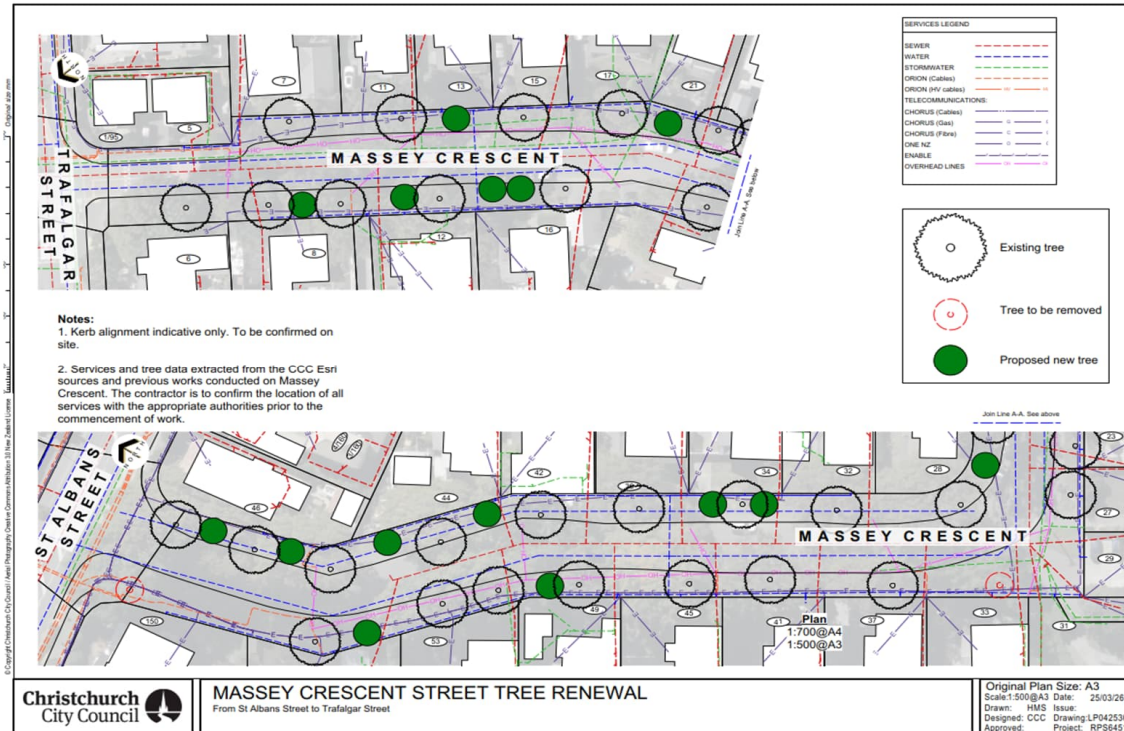


Massey Cres

Wind damaged oak – canopy cable braced but removal required & poor structure, removal required



Massey Cres – Planting Plan



St James Ave

Canopy dieback and reduction pruning



St James Ave

Root damage and road environment



Shirley Streets

Trees with poor condition (health and structure) – canopy reduction pruning required



Shirley Streets

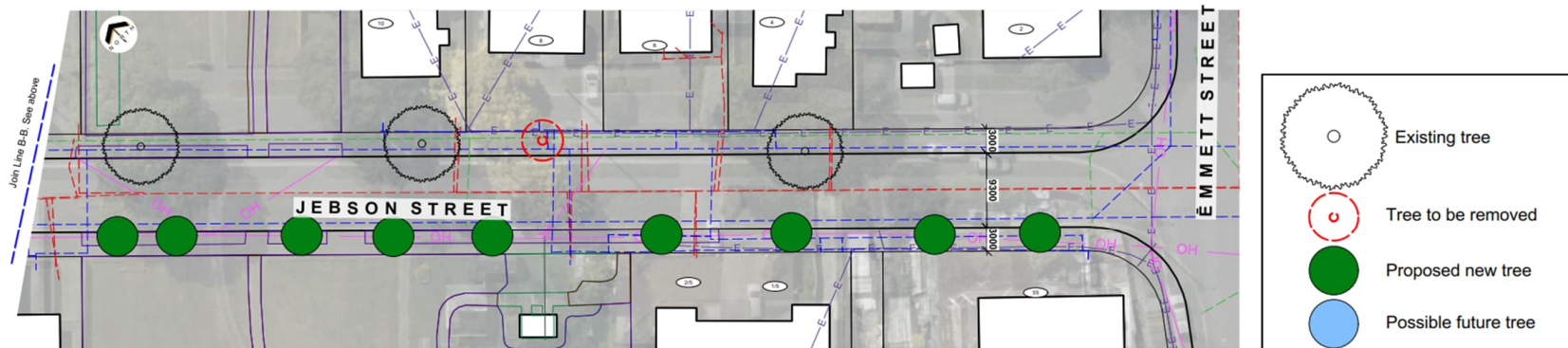
Infrastructure issues – kerb/channel & footpath – tree removal, plus development conflict



Shirley Streets

Tree Planting Plans :-

- Emmett Street - 37
- Jebson Street – 20
- Riselaw Street - 28
- Skipton Street – 15
- Total 100



4. Items Closed to the Public

The information session/workshop items noted from the next page will not be open to the public under the sections of the Local Government Official Information and Meetings Act 1987 (LGOIMA) outlined in the table on the following page. The full wording of the noted LGOIMA sections is found in [section 6](#) or [section 7](#) of the Act.

In the Council's view, these reasons for exclusion are not outweighed by public interest considerations in section 7(1) favouring their release.

The public can ask the Ombudsman to review this decision. Information about how to make a complaint is available at www.ombudsman.parliament.nz or freephone 0800 802 602.

ITEM NO.	GENERAL SUBJECT OF EACH MATTER TO BE CONSIDERED	SECTION	SUBCLAUSE AND REASON UNDER THE ACT	PUBLIC INTEREST CONSIDERATION	POTENTIAL RELEASE REVIEW DATE AND CONDITIONS
5.	SCOPING STUDY UPDATE	S 7(2)(F)(I), S 7(2)(H)	FREE AND FRANK DISCUSSION, COMMERCIAL ACTIVITIES	THE BRIEFING CONSISTS OF EARLY STAGE OPTIONS AND DISCUSSION WITH THE COMMUNITY BOARD. IT ALSO INCLUDES DISCUSSION OF COMMERCIAL CONSIDERATIONS, THAT, IF PROGRESSED, INCLUDES MARKET SENSITIVE INFORMATION.	30 JUNE 2026 COUNCIL DECISION REPORT