

Earthquake repairs spell 18-month closure of popular Christchurch library

Tina Law . 19:06, Mar 16 2022



STACY SQUIRES/STUFF

South Library in Colombo St was damaged in the 2011 earthquakes.

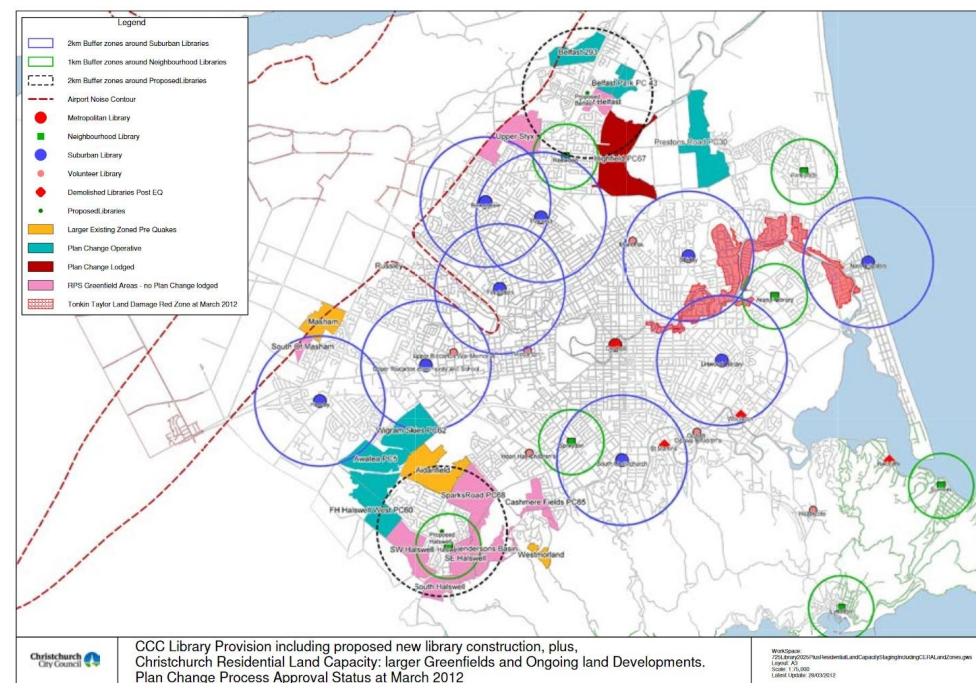
One of Christchurch's busiest suburban libraries will close for about 18 months to allow for earthquake repairs.

South Library in Beckenham was damaged in the 2011 earthquakes and while temporary strengthening work was done the following year, long-term repairs are yet to be completed.

The work, which was approved by Christchurch City Council in 2016, had been planned for 2018 once the central library Turanga opened, but the council deferred the project until after the new \$36 million Hornby library, service centre and pool facility opens early next year.

“It [South] is the third-busiest suburban library, behind Fendalton and **Shirley**, with 4552 weekly visitors. Of the council’s suburban libraries it has the highest number of items issued this financial year, with 8918 each week.”

Appendix 1. 2014 updated Map



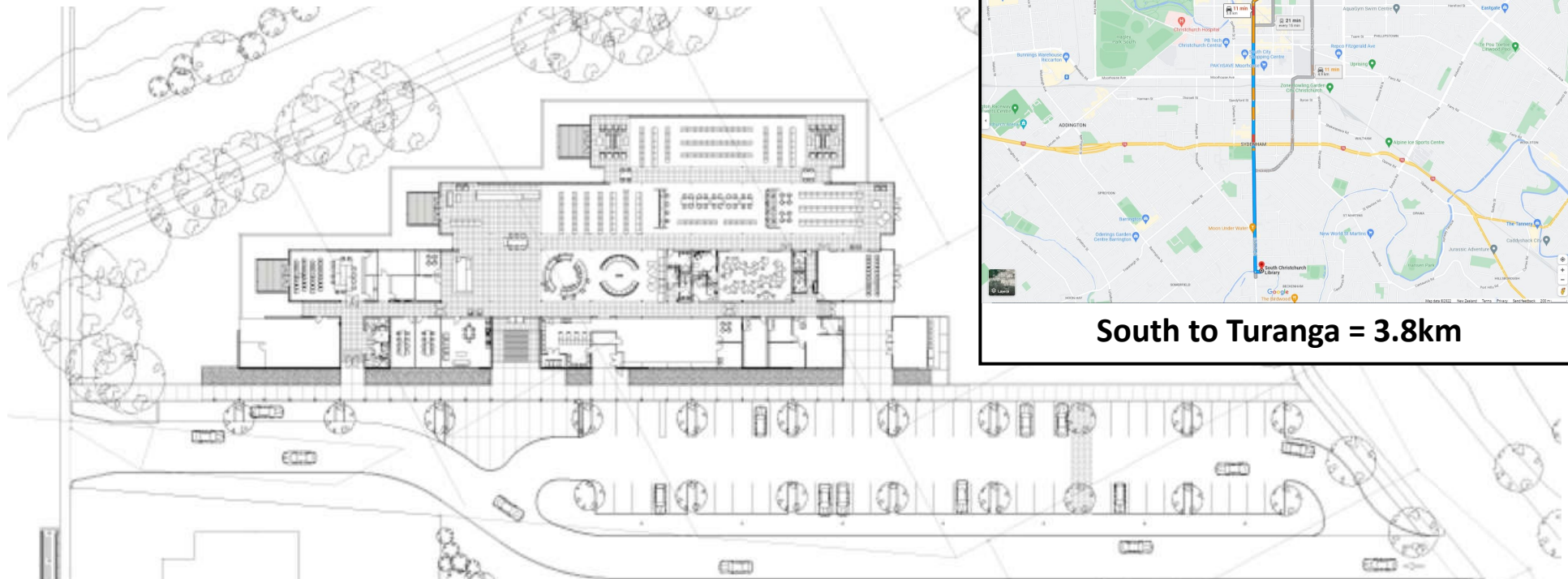
South Library: This single-storey building was designed to serve a wide range of community needs. Among these were a traditional library, a council service centre, meeting rooms, a learning centre with an IT suite servicing local schools, and an independent café.

The brief was developed through consultation with the local community which expressed a strong preference for an informal building that was responsive to the environment and acknowledged the building's unique site, bounded as it is on one edge by Heathcote River. The core concept for the building was then developed with the help of The Natural Step, and it later became a pilot for the development of the Christchurch City Council's Target Zero Strategy.

Sustainability features make the complex one of the most environmentally friendly buildings in Christchurch providing substantial long-term benefits for the community.

Environmentally Sustainable Design (ESD) Features: Water use, Material selection, Waste minimisation & Site ecology

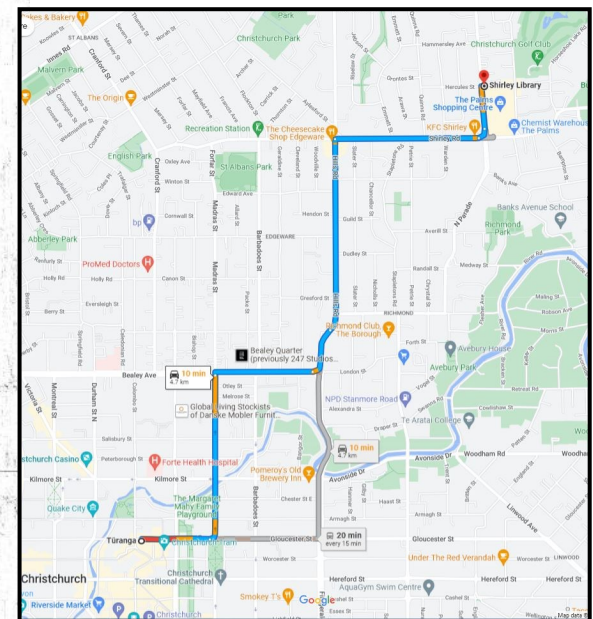
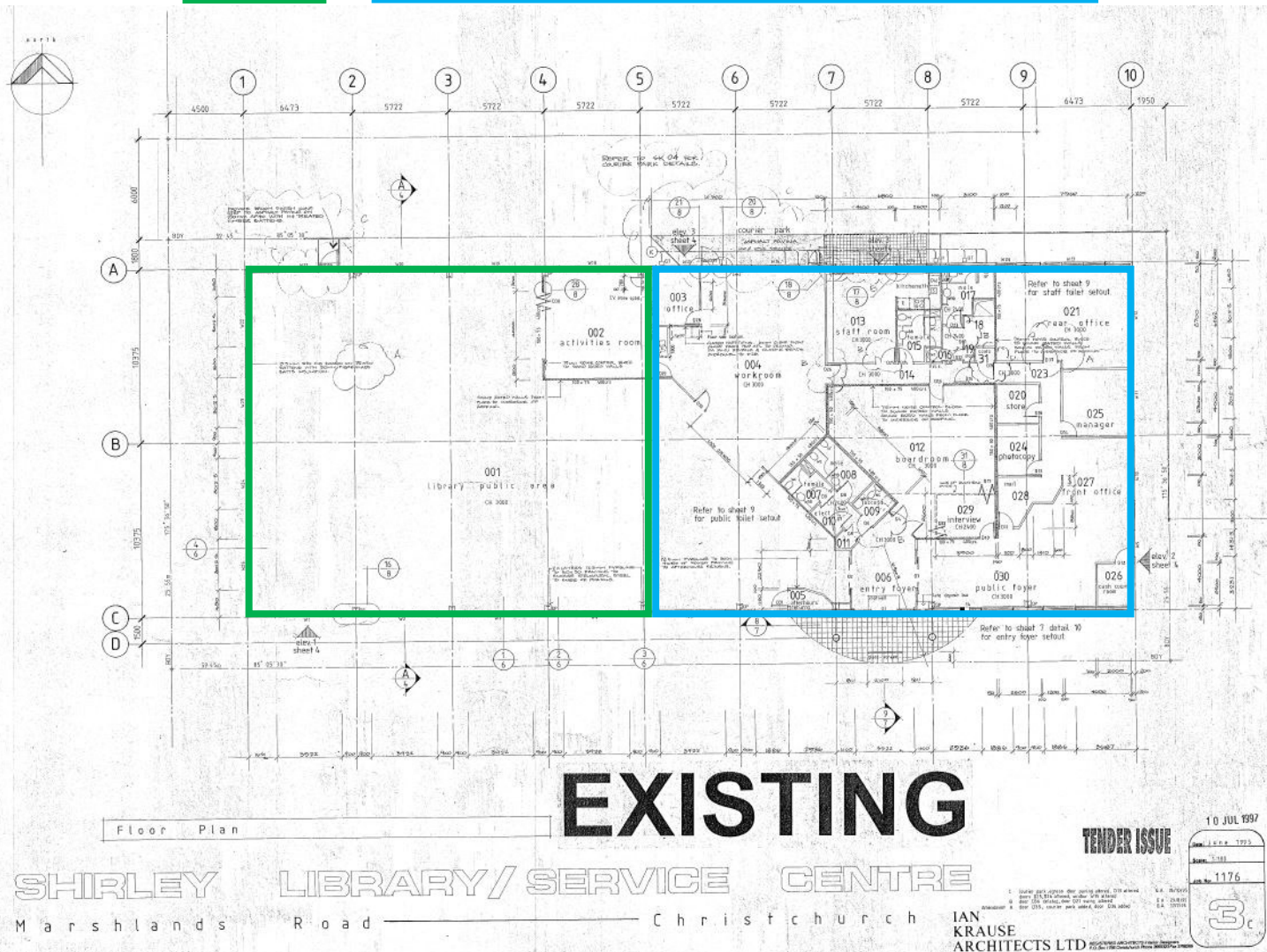
<https://warrenandmahoney.com/portfolio/south-christchurch-library-and-service-centre>



South to Turanga = 3.8km



Shirley Library and Service Centre (includes NZ Post) & the Coastal-Burwood Governance Team



Shirley to Turanga = 4.7km



ReVision Youth Audit Shirley Library

https://christchurch.infocouncil.biz/Open/2021/12/YTAC_20211201_AGN_5468_AT.PDF

(Page 20-37)

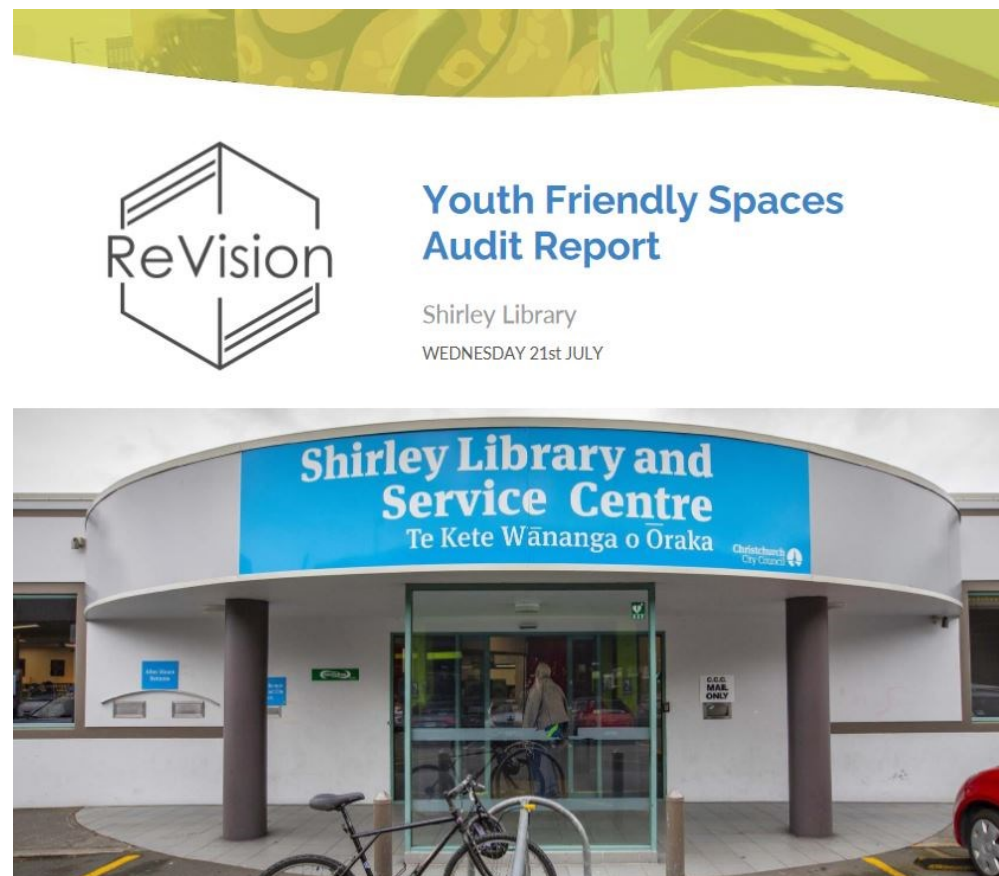
“The Shirley Library performed below average, in the Youth Friendly Spaces Audit, scoring a total of 64.5% and producing a Net Promoter Score of -50...The audit was completed by 6 diverse auditors ranging in age from 12 to 18.”

“A common theme was that young people would really love to see some more activities for youth. Young people don’t want to have a space that is at the back corner of the library. A young person suggested that they would change the layout to be more obvious where the youth space was and would make it larger.”

“The suggestion of more chairs and comfy places to sit such as more bean bags etc. was also raised again within this discussion around resourcing. This highlights a strong consensus that the Shirley Library should have more places for both young people and all library users to sit. In terms of books, young people were in agreement that there needed to be more new books circulating in from other libraries and more books for them as young adults.”

“When asked if the space reflected their culture many of the young people said that it doesn’t feel multicultural and that they would love to see more Te Ao Māori and Te Reo Māori around the space.”

“The average net promoter score is low and suggested that young people would not recommend the space to others.”





Asset Management Plan Summary: Libraries

<https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/Long-Term-Plan/LTP-2021-final/Asset-Management-Plan-AMP-Libraries-LTP-2021-2031.PDF>

What we do

We are responsible for the city's library assets and services, providing direct support and assistance to residents of and visitors to Christchurch when they visit our facilities in person or access our services online. We provide:



Collections – general, specialist, heritage and digital content to meet the needs of the community, across a network of 18 libraries, including the mobile library and our digital channels. (The collections are not included in this asset management plan.)



Community spaces – a wide variety of spaces across our network of 18 libraries, including the mobile library and our digital channels.



Access to information – equitable access to relevant, timely information and professional services.



Programmes and events – designed to meet customers' cultural, creative, learning and recreational needs.

Why we do it

Through our work we enable communities, by helping to build cohesion, connectedness, resilience, wellbeing and self-sufficiency.

Christchurch comprises many different communities. These communities may be based on location, interests, differences, strengths or identities. The diversity of these groups and their collective strengths and differences make Christchurch an interesting, attractive place to live, work, play and visit.

We also enhance connections and cohesion within and between communities, and play an important role in facilitating the ability of individuals and groups to contribute to local decision making and community action.

Christchurch
City Council



Our functions and services

Christchurch public libraries are vibrant and welcoming community hubs, at the heart of local communities. They provide vital connections to the world of knowledge, ideas and imagination and foster literacy and learning from an early age.

By ensuring free and equitable access for all, libraries enable people to participate as citizens and strengthen their communities, culturally, socially and economically. Libraries are an agent for community building, social inclusion and engagement.

Cultural services are provided, often in partnership, to meet the needs of specific user groups, such as Māori, Pasifika and people of other ethnicities.

We promote literacy and lifelong learning by providing equitable access to knowledge, ideas and new perspectives. This includes providing access to a variety of resources for information, leisure and community connection, and outreach services to communities with specific needs.

Our libraries also help citizens actively participate in their community and wider society, by providing access to civic and government information.

The network of libraries delivers modern and robust fit-for-purpose assets in local neighbourhoods, enabling people to connect, engage and communicate. We provide spaces for people to relax, to access free internet and to meet others, contributing to thriving suburban and rural centres and a vibrant city centre.

Through the collection, creation and curation of local content and history, we help strengthen community identity and preserve community memory, for current and future generations.



Asset Management Plan Summary: Libraries

<https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/Long-Term-Plan/LTP-2021-final/Asset-Management-Plan-AMP-Libraries-LTP-2021-2031.PDF>

Page 36, 4 Demand for our Services, 4.1.1 Demographics

"The demographic projections show the locations of existing and planned Council library facilities need to align with the anticipated population expansion in the north eastern and south western sectors of Christchurch. Council library and related community facilities are located to cater for that growth in combination with existing population concentrations.

It is Council's aim to ensure the spatial location of new and existing library facilities allows for ease of accessibility to existing and future populations. Further suburban demand will be addressed in the next 2-3 years by new buildings aligned with demand shifts, along with the project to remediate South Library."

- Shirley is not included in the 'Growth is projected predominantly in the following locations:'

- Shirley is already considered a 'Key Activity' area, our population numbers have increased due to infill housing & more social housing in the areas surrounding Shirley Road.

Key Activity Centres

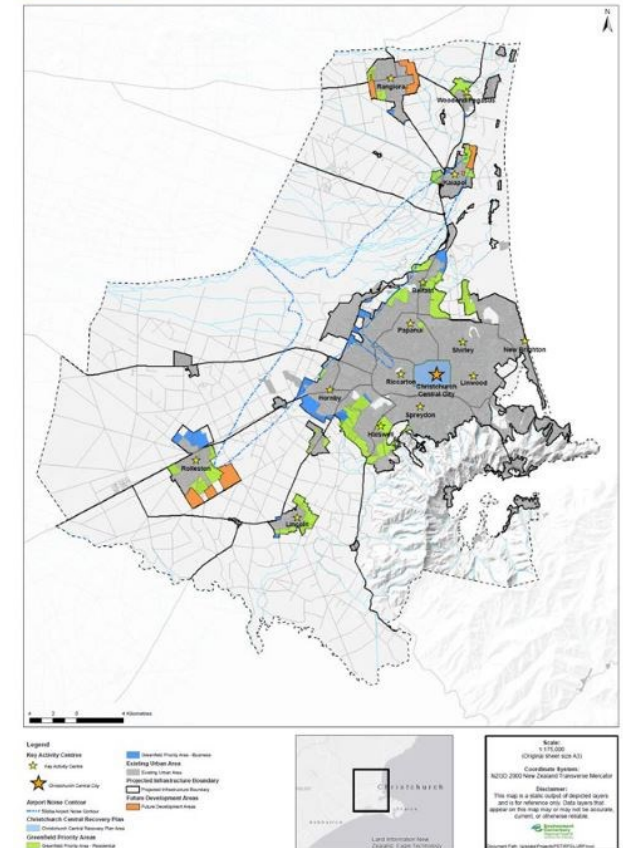
Key existing and proposed commercial centres identified as focal points for employment, community activities, and the transport network; and which are suitable for more intensive mixed-use development.

Canterbury Regional Policy Statement 2013, July 2021

<https://api.ecan.govt.nz/TrimPublicAPI/documents/download/4218008>

Regional Policy Statement / Chapter 6 - Recovery and Rebuilding of Greater Christchurch

Map A - Greenfield Priority Areas and Future Development Areas (viewable in more detail at www.ecan.govt.nz)



Environment Canterbury

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Asset Management Plan Summary: Libraries

<https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/Long-Term-Plan/LTP-2021-final/Asset-Management-Plan-AMP-Libraries-LTP-2021-2031.PDF>

Page 66, Asset Portfolio Value

Table 7-3: Asset Portfolio Value

RE Object	Asset Description	Book Value	Replacement Cost
BU CCC1/1330/4 Total	New Brighton Library & Pier Terminus Building	6,770,957	11,722,000
BU CCC1/1466/3 Total	Matuku Takotako Sumner Centre	7,664,050	8,976,000
BU CCC1/1583/2 Total	Hornby Library	725,890	2,054,000
BU CCC1/1755/2 Total	South Library & Beckenham Service Centre	5,272,337	9,763,000
BU CCC1/1982/1 Total	Library - Linwood (Leased site)	26,833	16,651
BU CCC1/2120/1 Total	Spreydon Library	541,523	1,928,000
BU CCC1/2178/1 Total	Papanui Library & Service Centre	1,745,462	2,834,000
BU CCC1/2179/2 Total	Redwood Library & Creche	856,573	1,878,000
BU CCC1/2215/1 Total	Shirley Library & Service Centre	2,686,057	3,922,000



Asset Management Plan Summary: Libraries

<https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/Long-Term-Plan/LTP-2021-final/Asset-Management-Plan-AMP-Libraries-LTP-2021-2031.PDF>

Page 70, Figure 7-4: Libraries Sites

Facility	Year Built (Approx.)	Status	Owned	Service Centre	Bldg Area m2	Capacity	Pop Density /km2 est.	Dist to shops	Dist to Bus	Café
Akaroa	1989	Open	Leased	No	250	50	367	130	130	Yes
Aranui	2012	Open	Owned	No	700	75	1750	300	300	No
Ōrauwahata: Bishopdale	2017	Open	Owned	No	799	160	2500	50	100	No
Turanga	2017	Open	Owned	Yes	9850	1300	887	100	200	Yes
Fendalton	2000	Open	Owned	Yes	2000	300	1800	500	100	No
Te Hapua Halswell	2015	Open	Owned	Yes	3500	900	750	150	50	Yes
Hornby	1978	Open	½ Share	No	270	50	1600	120	150	No
Linwood Eastgate	0	Open	Leased	Yes	1150	230	1500	100	100	No
Lyttelton	1999	Open	Owned	Yes	388	70	300	50	100	No
New Brighton	1999	Open	Owned	No	1000	200	880	100	175	Yes
Papanui	1995	Open	Owned	Yes	1200	200	2300	200	170	No
Parklands	2004	Open	Owned	No	500	100	1800	120	50	Yes
Redwood	1970	Open	Owned	No	200	50	1800	60	30	No
Shirley	1995	Open	Owned	Yes	1060	200	2300	150	50	No
South	2003	Open	Owned	Yes	2650	600	2000	450	60	Yes
Spreydon	1972	Open	Owned	No	250	50	2900	130	130	No
Matuku Takotako: Sumner	2017	Open	Owned	yes	1800	360	430	15	15	No
Upper Riccarton	2006	Open Shared Use	Leased Land Buil	No	1500	300	2800	700	130	Yes


Shirley | Year Build: 1995, Building Area: 1060 m2, Capacity: 200, Pop Density /km2: 2300

South | Year Build: 2003, Building Area: 2650 m2, Capacity: 600, Pop Density /km2: 2000



<https://ccc.govt.nz/assets/Documents/The-Rebuild/Community-facilities/CommunityFacilitiesTranche1.pdf>

Automatic Zoom

COMMUNITY FACILITIES REBUILD UNIT				
Facilities Rebuild Rebuilding our neighbourhoods			Christchurch City Council 	
	Asset Group/ Type	Address	Recommended Required Work	Ward
15	Lyttelton Service Centre (integration with library)	35 London St, Lyttelton 8082	This cost excludes the already approved demolition (Council agreed to demolish 27/02/2014). Costs are for reinstating the function of the SC by incorporation into	Lyttelton/Mt Herbert
16	Lyttelton Library	18 Canterbury St, Lyttelton 8082	Lyttelton Library building. Repairs to library needed Structural and cosmetic repairs. Required before Service Centre integration	Lyttelton/Mt Herbert
17	Governors Bay Community Centre & Pottery Shed	1 Cresswell Ave, Governors Bay 8971	Council agreed to demolish 02/09/2013. Allowance for new community facility on the site	Lyttelton/Mt Herbert
18	Riccarton Community Centre	199-205 Clarence St, Riccarton, 8011	Options 2, 4, 5 considered by Council 27/03/2014. Community board favouring rebuild due to life cycle	Riccarton - Wigram
19	Upper Riccarton Library	71 Main South Rd, Sockburn, 8042	Structural and cosmetic repairs including under floor & roof	Riccarton - Wigram
20	Sockburn Recreation Centre - Squash Centre	134 Main South Rd, Sockburn, 8042	Structural repairs, strengthening and demolish changing rooms	Riccarton - Wigram
21	Shirley Community Centre	10 Shirley Rd, Shirley, 8013	Replace. Section 38 (claim insured value)	Shirley - Papanui
22	Papanui Library	5 Restell St, Papanui, 8053	Repairs and HVAC replacement	Shirley - Papanui
23	Spreydon/Heathcote Community Facility (Former St Martins Public Library)	122 Wilsons Rd, St Martins, 8022	Replace building. Council agreed to demolish 29/08/2013. Allowance made for new community facility on the wades / Wilson corner site	Spreydon - Heathcote
24	Spreydon Library	266 Barrington St, Spreydon, 8024	Structural and cosmetic repairs and strengthening	Spreydon - Heathcote
25	Opawa St Martins Toy Library	65 Sandwich Rd, Beckenham, 8023	Repair and strengthen.	Spreydon - Heathcote
26	Shirley Library	36 Marshland Road, Shirley, 8061	Cosmetic repairs	Burwood - Pegasus
27	Milton St Depot - Fire Equipment Store	245 Milton St, Sydenham, 8023	Demolish and replace	Spreydon - Heathcote
28	Duvauchelle Reserve and Campground - All Buildings	17 Seafield Rd, Duvauchelle 7581	Structural and cosmetic repairs	Akaroa/Wairewa
29	Public Toilets	Various	Repair, strengthen, demolish or replace 20 toilets around the city depending on condition and use	Public Toilets
30	Non Greenspace demolitions	Various	Demolition of 5 closed buildings which do not require replacement	Demolitions
31	Greenspace demolitions	Various	Demolition of 22 closed buildings which do not require replacement	Demolitions



Asset Management Plan Summary: Libraries

<https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/Long-Term-Plan/LTP-2021-final/Asset-Management-Plan-AMP-Libraries-LTP-2021-2031.PDF>

Page 72, 7.3 Asset and Network Planning

"The Libraries 2025 Facilities Plan - Updated 2014 states that "Libraries will adhere to sustainable, long lasting design and ensure good return on investment". These recommendations align efficiency measures, industry best practice and cost effectiveness of new and existing buildings. All planning will maximise the potential capacity of existing facilities, and take into consideration life cycle cost of new and existing buildings."

Facilities rebuild: Engineering reports

<https://ccc.govt.nz/the-council/future-projects/facilities-rebuild>

South Library: <https://ccc.govt.nz/assets/Documents/The-Rebuild/Community-facilities/SouthLibraryL5.pdf>

Shirley Library: <https://ccc.govt.nz/assets/Documents/The-Rebuild/Community-facilities/ShirleyLibraryL5.pdf>

Page 7, 2.3 Reference Building Type

"A general overview of the reference building type, construction era and likely earthquake risk is presented in the figure below. The Shirley Library has been constructed in 1995 and according to the figure below may have some issues according to the earthquake loads."

Page 8, 2.7.1 Level survey

The floor levels for the Shirley Library are considered to be acceptable despite being at the tolerance's limit of the first recommendation in the workroom at building's north-east. In these areas local floor slopes of up to 0.5% have been calculated. The total difference between the slab highest point and the slab lowest point is 30mm.

Code requirements covering acceptability criteria for the floors of buildings are written for new buildings and are not appropriate for older buildings which will have settled with time.

2.3 Reference Building Type

The Shirley library is single storey steel portal frame and tilt-up concrete panel warehouse type structure. This type of building that is very common and typically performs well when correctly designed, proportioned and detailed as Shirley Library appears to be, based on visual inspections.

A general overview of the reference building type, construction era and likely earthquake risk is presented in the figure below. The Shirley Library has been constructed in 1995 and according to the figure below may have some issues according to the earthquake loads.



Figure 1: Timeline showing the building types, approximate time of construction and likely earthquake risk. (From the Draft Guidance on DEEs of non-residential buildings by the Engineering Advisory Group)



10. South Library Te Kete Wānanga o Wai Mōkihi - Earthquake Repair Options

Sustainability and Community Resilience Committee, 01 June 2022

https://christchurch.infocouncil.biz/Open/2022/06/SACRC_20220601_AGN_7539_AT.PDF

2. Officer Recommendations Ngā Tūtohu

That the Sustainability and Community Resilience Committee:

1. Direct staff to progress the design for a rebuild of the South Library Facility on its existing site.
2. Endorse the development of a concept design and costing for consideration by Council in Q1 2023.
3. Note that the advancement of the project to construction will require additional funding in Annual Plan 2023-2024 and or a Long Term Plan adjustment.

Page 32, 3.3 Functionality: A preliminary workshop was held with Council staff who manage and occupy the building on both the functionality and future operational requirements. The results of this indicated that the facility provides sufficient floor area but the use of the space is inefficient.

Page 33, 3.4 Geotechnical: Modelling and a preliminary site investigation, Attachments A and B, to inform the structural solution for repair. Modelling has revealed that the site is low risk for lateral spread but prone to liquefaction in the deep soil layers below the water table. This means that (shallow) ground improvement is not beneficial and in future seismic events the building will be prone to further differential settlement.

Page 33, 3.6 Architectural: Advice has been provided in relation to the reuse of fabric, the interface of the new structural elements with existing building elements and code compliance, Attachment D. South Christchurch Library is approaching a 20-year life span, which brings several building elements to their considered “end of life” and will require replacement in the near future.

Page 34, 3.11 Cost: There is currently a CAPEX budget of \$13.6 million on plan for the period FY22-27. The cost estimate for the proposed repair and a cost estimate for an equivalent new build on the same footprint is repair \$26.6 million vs. new build \$24.9 million.

Page 36, 4.5 Defer the repair or rebuild of the facility, Disadvantages

South is the only library in the network of 20 libraries not to have been either repaired or rebuilt in the last decade, following the earthquakes of 2010/11. Despite its high use, it is not at the same standard as other libraries of similar size and function with the building services at/or near end of life.

Page 38, 5. Detail Te Whakamahuki

5.1 The South Library and Service Centre is a busy popular community hub as demonstrated by the statistics below. Programme attendance at South has grown over the last few years from 5th highest in FY 2018-2019 to 2nd in FY 2020-2021 with 12,002 attendees.

Page 39, 5.6 It is not envisaged that further significant central government funding will be forthcoming and certainly not Capital funding to contribute to a major repair or rebuild. Note, Council did receive operational funding from the Ministry of Education when South Library was opened for a few years to support targeted learning initiatives in partnership with the schools in the local area.



<https://www.lgnz.co.nz/news-and-media/2019-media-releases/reinstated-well-beings-endorse-councils-community-focus/>

Reinstated well-beings endorse councils' community focus

8 MAY 2019

News & Media > 2019 Media Releases > Reinstated well-beings endorse councils' community focus

Local Government New Zealand is delighted to see the Local Government (Community Well-being) Amendment Bill pass its third and final reading in Parliament last night, effectively reinstating the four aspects of community well-being – social, economic, environmental and cultural – into the Local Government Act.

Local Government New Zealand is delighted to see the Local Government (Community Well-being) Amendment Bill pass its third and final reading in Parliament last night, effectively reinstating the four aspects of community well-being – social, economic, environmental and cultural – into the Local Government Act.

While councils have largely continued to deliver across these four areas, as mandated by their constituents, the amendment provides official restoration of the four well-beings to the Local Government Act, which were removed under the last government.

It is a significant show of support from the Coalition Government for the on-going work of councils to lift the well-being of their communities.

"The reinstatement of the four well-beings is formal recognition that councils have a significant role to play in lifting the quality of life of our people, and the health of our environment," says LGNZ President Dave Cull.

"As the operational arm of government, councils deliver infrastructure vital to our economy, such as roads, three waters and housing infrastructure, cultural and social amenities such as events, parks, libraries, pools and balance the built environment with the natural environment through the RMA."

"The reinstatement of the four well-beings acknowledges that through all these services, and more, local government has a broader role in fostering liveable communities, than simply providing 'core services'."

"We commend the Government for passing this Bill, and look forward to partnering with them on the big issues facing New Zealand."

<https://newsline.ccc.govt.nz/news/story/law-change-reinforces-councils-community-focus>



Newsline

Home Community matters City life Environment Planning & building Arts & culture In pictures

Law change reinforces Councils' community focus

Supporting communities | 8 May 2019

Share this story



Christchurch's Acting Mayor Andrew Turner is welcoming changes to the Local Government Act that reinforce the role of councils in promoting community wellbeing.

The Local Government (Community Well-being) Amendment Bill passed its third and final reading in Parliament last night, effectively reinstating the four aspects of community well-being – social, economic, environmental and cultural – into the Local Government Act.

Cr Turner says the reinstatement of the four wellbeing into the Local Government Act is recognition of the significant role that Councils play in lifting the wellbeing of their communities.

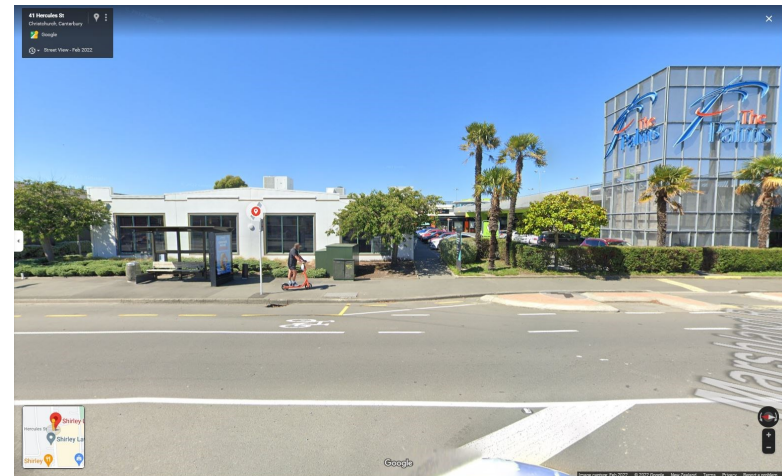
"People and communities are at the heart of everything we do so it is right that this law change acknowledges that Councils have a broader role in fostering liveable communities than simply providing core services," he says.

"It was unfortunate the four wellbeing were removed from the legislation in the first place and Christchurch City Council welcomes their reinstatement."



Deputy Mayor Andrew Turner

10 SHIRLEY ROAD





<https://www.10shirleyroad.org.nz/where-is-our-community-centre-petition/>

The “Where is our Community Centre” petition, that was presented last year to Council, as part of the Long Term Plan 2021-2031, received **over 1,200 residents signatures/comments.**



Welcome

Blog

Blog Posts

Where

Who

Why

What

How

Other

Timeline

Centre Ideas

Christchurch Libraries

“Where is our Community Centre” Petition

“Our communities lost our well used and well loved community centre at 10 Shirley Rd, following the February 2011 earthquake. We need a new community facility to serve the wider communities of North Richmond, Shirley, Mairehau, Edgware and St Albans east of Cranford Street. We the undersigned, request that Christchurch City Council work with us to rebuild our beloved community centre as soon as possible.”

<https://www.facebook.com/Where-is-Our-Community-Centre-101495294547442/>

Please sign/share this petition to ask the Christchurch City Council, for a new community facility to be built at 10 Shirley Road, Richmond, Christchurch. Thanks for your support!

<https://www.change.org/p/christchurch-city-council-a-community-centre-for-north-richmond-shirley-mairehau-edgware-st-albans-east>

Below are the comments from supporters, sharing why signing this petition is important to them:

– “These places are hubs for community activities, and communities are so much stronger with them. Its such a shame this hasn’t been rebuilt.” Robyn W.

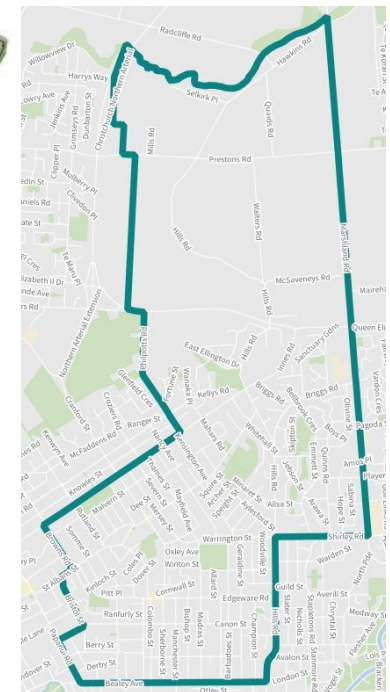
– “This is a important asset to the Eastern Communities” Roger E.

– “A Community Centre is a truly under estimated asset to any community. They become a major part of the community and used by many different groups. This type of centre impacts many different groups positively so to have our community centre back is a necessity to our area.” Rachael D.

‘Shirley Road Central’ verbal submission: <https://councillive.ccc.govt.nz/video/10113>



**Current
Innes Ward**



New Innes Ward

10 SHIRLEY ROAD



The former Shirley Community Centre was a historic building, used for Cultural, Educational and Recreational Activities. Prior to the September 4, 2010, and February 22, 2011 earthquakes, the well-established centre was used by many community groups. It was a popular and welcoming community asset situated on multiple bus routes, reaching out to the communities of Shirley, Dallington, Richmond, Edgeware, St Albans and Mairehau.

Due to the building's damage caused by the earthquakes, the facility was demolished in 2012 and has not been replaced since, in spite of the area's growing population. In 2022 the land remains empty. Our communities have waited over a decade for a replacement facility, while watching tens of millions of dollars spent on new community facilities in other areas of the city.

Our vision is a new community hub at 10 Shirley Road. We want a modern future-focused library, with learning/meeting spaces for all ages and stages of life. We want a centre that is inclusive and accessible for all. This location is a very visible historic landmark at the beginning of Shirley Road. Leaving it empty without a building, is a constant reminder of what we have lost, that we have been forgotten & have no community legacy for the future generations.



Pre Earthquakes



Our Place, Our Identity

Post Earthquakes



Demolished 2012

Today 2022

Why?

The communities around Shirley Road have been waiting since 2012 for a new building to be built on 10 Shirley Road.

Why has the Council deferred funding this until 2030/31?

Constant Visual Reminder...We haven't rebuilt.



**Shirley Centre: Identity | Well-being | Learning
Community Education & Support Services in Learning Libraries**

