

Shirley Community Reserve: Proposed Community Facility
10 Shirley Road, Richmond, Christchurch
Ombudsman Information | February 2025 | Joanna Gould



OPTION A: LEAVE THE SPACE

OPTION B: RECREATION SPACE

OPTION C: COMMUNITY 'HUB'

OPTION D: PROPOSED FACILITY

EIGHT COMMUNITY CENTRES

SIXTY SEVEN RECREATION SPACES

ZERO SUBURBAN LIBRARIES

SHIRLEY LIBRARY & SERVICE CENTRE LEARNING SPACES & MEETING ROOMS INCLUSIVE ACCESSIBLE PLAYGROUND & RECREATION SPACE

10 SHIRLEY ROAD, RICHMOND

10 Shirley Centre 1 Building plan

10 Shirley Centre 2 Building plan

10 Shirley Centre 3 Building plan

10 Shirley Centre 4 Building plan

10 Shirley Centre 5 Building plan

10 Shirley Centre 6 Building plan

10 Shirley Centre 7 Building plan

10 Shirley Centre 8 Building plan

10 Shirley Centre 9 Building plan

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10 Shirley Centre 50 Building plan

10 Shirley Centre 51 Building plan

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10 Shirley Centre 63 Building plan

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10 Shirley Centre 66 Building plan

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10 Shirley Centre 76 Building plan

10 Shirley Centre 77 Building plan

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10 Shirley Centre 79 Building plan

10 Shirley Centre 80 Building plan

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10 Shirley Centre 82 Building plan

10 Shirley Centre 83 Building plan

10 Shirley Centre 84 Building plan

10 Shirley Centre 85 Building plan

10 Shirley Centre 86 Building plan

10 Shirley Centre 87 Building plan

10 Shirley Centre 88 Building plan

10 Shirley Centre 89 Building plan

10 Shirley Centre 90 Building plan

10 Shirley Centre 91 Building plan

10 Shirley Centre 92 Building plan

10 Shirley Centre 93 Building plan

10 Shirley Centre 94 Building plan

10 Shirley Centre 95 Building plan

10 Shirley Centre 96 Building plan

10 Shirley Centre 97 Building plan

10 Shirley Centre 98 Building plan

10 Shirley Centre 99 Building plan

10 Shirley Centre 100 Building plan

TABLE OF CONTENTS

1. SCR Introduction.....	3
1.1. Overview.....	3
1.2. Decisions	4
1.3. Issues	5
1.3.1. Board Meeting Declarations of Interest.....	5
1.3.2. Board Meeting Deputations	6
1.3.3. Board Meeting Question/Debate Time.....	6
1.3.4. Staff Report.....	8
1.3.5. Feasibility Study.....	11
2. SCR Key Information	12
2.1. Reserves Act 1977.....	12
2.2. Shirley Community Reserve	12
2.3. Shirley Playcentre Lease	14
3. SCR Important Documents	14
3.1. Community Facilities Rebuild.....	14
3.2. Feasibility Studies.....	16
3.3. Consultations	17
4. SCR Background Information	19
4.1. Pre Earthquakes	19
4.1.1. '10 Shirley Road' Building	19
4.1.2. NZ Society of Genealogists – Canterbury Branch	19
4.1.3. Historic Place Category 2	19
4.2. Post Earthquakes.....	19
4.2.1. Delegated Authority	19
4.2.2. CCC District/Long Term/Annual Plans.....	20
4.2.3. Richmond Community Needs Analysis.....	21
4.2.4. ReVision Youth Friendly Spaces: 10 Shirley Road	22
4.2.5. ReVision Youth Friendly Spaces: Shirley Library.....	22
4.3. Joanna Gould	22
4.3.1. 'Shirley Centre 10 Shirley Road'	22
4.3.2. 'Shirley Road Central'	23
4.3.3. Submissions	23
5. SCR Appendices.....	23
5.1. Community Facilities Rebuild Updates	23
5.2. 'Crossway Church' Proposal (2012-2016)	24
5.3. 'Townhouse Developer' Proposal (2024).....	24
5.4. Christchurch City Libraries.....	24
5.5. CCC Citizen Hub Strategy (2015).....	25
5.6. CCC Equity & Inclusion Policy (2024).....	25
5.7. Relevant Website Links	25

1. SCR | INTRODUCTION

1.1. OVERVIEW

Waipapa Papanui-Innes-Central Community Board Meeting, 13th June 2024

Function Room, Level 1, Multicultural Recreation and Community Centre, 455 Hagley Avenue, Christchurch

https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_MIN_9127_AT.PDF

2. Declarations of Interest

Part B

Emma Twaddell declared that in 2019 she signed the Shirley Road Central petition relating to a community centre for North Richmond, Shirley, Mairehau, Edgware and St Albans East as relevant to Item 9.

5. Deputations by Appointment

Part B

- 5.1 Jo Byrne

https://www.youtube.com/live/45Norrn_k6o?t=2735s

Jo Byrne spoke regarding Item 9, Shirley Community Reserve: Proposed Community Facility.

- 5.2 Margaret Stewart

https://www.youtube.com/live/45Norrn_k6o?t=3390s

Margaret Stewart spoke regarding Item 9, Shirley Community Reserve: Proposed Community Facility.

- 5.3 Joanna Gould

https://www.youtube.com/live/45Norrn_k6o?t=3634s

Joanna Gould spoke regarding Item 9, Shirley Community Reserve: Proposed Community Facility, with the attached presentation further to her attached submission and comments on her dedicated website

[<https://www.10shirleyroad.org.nz/>] referred to the Board.

https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_MAT_9127.PDF

A. Joanna Gould - Presentation, Page 49

B. Joanna Gould - Submission, Pages 50-61

My submission.pdf was uploaded as part of my online submission to the 2023 Consultation. Elected members didn't receive this document until after I read the Board meeting agenda & realised it was missing from the Report.

[https://www.10shirleyroad.org.nz/wp-](https://www.10shirleyroad.org.nz/wp-content/uploads/2023/08/ShirleyCommunityReserveConsultation2023JoannaGould.pdf)

[content/uploads/2023/08/ShirleyCommunityReserveConsultation2023JoannaGould.pdf](https://www.10shirleyroad.org.nz/wp-content/uploads/2023/08/ShirleyCommunityReserveConsultation2023JoannaGould.pdf)

This .pdf outlines the different Options, Advantages/Disadvantages & 'Shirley Centre' images from 2018-2023.

- 5.4 Don Gould

Don Gould was not present to speak.

- 5.5 Mark Wilson

https://www.youtube.com/live/45Norrn_k6o?t=4394s

Mark Wilson, Chair of St Albans Residents Association (SARA), spoke to SARA's attached statement regarding Item 9, Shirley Community Reserve: Proposed Community Facility.

https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_MAT_9127.PDF Page 62

9. Shirley Community Reserve: Proposed Community Facility

https://www.youtube.com/live/45Norrn_k6o?t=4883s Staff Report/Presentation

https://www.youtube.com/live/45Norrn_k6o?t=6270s Elected Members Debate

Pages 29-39, CCC Staff Report

Pages 40-41, CCC Staff Memo

Pages 42-81, Shirley Community Reserve Feasibility Study 2023

Pages 82-102 Shirley Road Central, 'Where is our Community Centre' Petition* May 2021

(over 1,200 signatures in total, *paper petition with 600+ signatures not included)

Page 103, Letter of Support from Dr Duncan Webb, MP for Christchurch Central

Page 104, Letter of Support from Hon Poto Williams, MP for Christchurch East

Pages 105-135, 2023 Consultation Feedback

Pages 136-140, Shirley Community Reserve Feasibility Study 2023 Supplementary Info

https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_AGN_9127_AT.PDF

1.2. DECISIONS

Christchurch City Council Information Session/Workshop, 21st May 2024

https://christchurch.infocouncil.biz/Open/2024/05/ISCC_20240521_ATT_10025_EXCLUDED.PDF Page 117

LTP Staff Advice, Shirley Community Centre

- Recommendation: Further work required.
- Context: Council has money on budget for this project in the LTP, however submitters have requested that this budget is brought forward so the project can be completed sooner.
- Feedback from submitters: A small number of submitters provided feedback on the reinstatement of the Shirley Community Centre. They advocated for the work to be completed sooner than planned, noting how long their community had been without the facility while others across the city had been rebuilt.

Christchurch City Council Long Term Plan 2024-34 Workshop, 22nd May 2024

<https://www.youtube.com/live/5l6g72lnErc?si=JE90l4Jiyp5S2MeB&t=6921>

"Staff are through the Board Chair [Emma Norrish] currently negotiating with a 'prospective Community Partner' and a 'sympathetic Building Company' to develop this facility in a Community Partnership through the Build and the Operation. So yes that's what the [Waipapa Papanui-Innes-Central Community] Board has in mind. We have a report going to the Waipapa Community Board in early June reflecting that, that's on the cards and that's how we'd like to proceed at this point in time."

John Filsell, Head of Community Support & Partnerships, Christchurch City Council

<https://www.10shirleyroad.org.nz/cc-c-draft-ltp-2024-34-workshops/>

Waipapa Papanui-Innes-Central Community Board Meeting, 13th June 2024

https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_MIN_9127_AT.PDF Page 5-6

9. Shirley Community Reserve: Proposed Community Facility

That the Waipapa Papanui-Innes-Central Community Board:

1. Receives the information in the Shirley Community Reserve: Proposed Community Facility Report.
2. Notes that the decision in this report is assessed as low significance based on the Christchurch City Council's Significance and Engagement Policy.
3. Request that staff initiate the process to design an 'on budget community building' on Shirley Community Reserve that will enable a mixed use of the Reserve and support recreation, play and social connections. This is subject to Council bringing back the budget for the facility to financial years 2024/25, 2025/26 and 2026/27 in the 2024/34 LTP.
4. Requests that staff identify an appropriate community partner/ operator to progress the development of the community facility at Shirley Community Reserve and report this back to the Board.
5. Requests that staff provide an update to the Board on a quarterly basis.
6. Notes and supports the request in a deputation for an accessible playground and accessible change facility.
7. Notes that resolution 3 is not contingent on resolution 4 above, and will not delay the project.

Pauline Cotter/Ali Jones

Christchurch City Council Long Term Plan 2024 – 2034, 25th June 2024

https://christchurch.infocouncil.biz/Open/2024/06/CLP_20240625_MIN_8522_AT.PDF Page 15

That the Council:

MR6a: Agrees to bring forward the funding for the Shirley Community Centre as follows:

MR6a(i): \$75,000 in FY24/25 (Year 1 of the Long Term Plan);

MR6a(ii): \$800,000 in FY25/26 (Year 2 of the Long Term Plan); and

MR6a(iii): \$2.83 million in FY26/27 (Year 3 of the Long Term Plan).

MR6b: Agrees to provide \$40,000 of OPEX per annum from FY27/28 (Year 4 of the Long Term Plan) for the Shirley Community Centre.

Mayor/Councillor Cotter

The agreed vision for Shirley Community Reserve, 27th June 2024

<https://letstalk.ccc.govt.nz/waipapa-papanui-innes-central-community-board/agreed-vision-shirley-community-reserve>

“The Waipapa Papanui-Innes-Central Community Board has taken a significant step forward with the plan that Shirley Community Reserve should become “a destination of choice for the community, a safe space, a place that enhances well-being, and provides a place for social connection...the Board had resolved to accept the recommendation to initiate a process to design an on-budget community building on the reserve that will enable a mixed use of the reserve and support recreation, play and social connections.

The Board's decision was subject to the Council bringing forward the budget for the facility in its Long Term Plan, and at its meeting to adopt its Long Term Plan on 25 June 2024, the Council did bring forward that budget, giving the green light to the design process getting underway.

The budget is staggered over the next three financial years, and the Board also requested that an appropriate community partner/operator be identified for the community facility. This is in accordance with the Council's Community Facilities Network Plan, which includes the requirement for a new Council opportunity that there be: “a willing and able community partner that should be in a position to lead and drive the project end to end unless there is a clear reason why Council must lead.”

Responding to one of the suggestions made through the community feedback, the Board noted its support for a request to include an accessible playground and accessible change facility in the plans for the reserve.

The development of outdoor recreation and play elements will receive further consideration in the future as opportunities arise to integrate the plans for a community building with the balance of the reserve being available to be enjoyed as a park.”

‘Shirley Community Centre Decision-making’ Blog Post

1. Delegated Authority for the rebuild of the Shirley Community Centre (2016)
2. Mayor's Recommendation for CCC Long Term Plan 2018-2028
3. Mayor's Recommendation for CCC Long Term Plan 2021-2031
4. History of Shirley Community Centre Decision-making (2012 to 2024)

<https://www.10shirleyroad.org.nz/shirley-community-centre-decision-making/>

1.3. ISSUES

1.3.1. BOARD MEETING DECLARATIONS OF INTEREST

1. Emma Twaddell (Innes Ward Community Board Member)
 - St Albans Community Centre Capacity Activator & St Albans Residents Association (SARA) member.
 - Declares signing the 'Where is our Community Centre' petition only.
 - Online member for '10 Shirley Road' messenger group, where 'Shirley Road Central' (SRC) discussions were held (includes members of 'prospective Community Partner'/'Townhouse Developer' proposal).
 - Attended 'Shirley Road Central' SRC group meetings to discuss advocating for a new building & site activation ideas/planning.
 - Waipapa P-I-C Community Board funding & expenses/profits from SRC activation events, went through the SARA bank account.
2. Pauline Cotter (Deputy Mayor & Innes Ward Councillor)
 - Attended a residents meeting before group officially incorporated as 'Shirley Road Central' & involved in the discussion about creating the 'Where is our Community Centre' petition.
 - Meeting with 'prospective Community Partner' members (former SRC group members), regarding their proposal with a 'sympathetic Building Company'/'Townhouse Developer'.
 - Meeting with 'prospective Community Partner' & 'sympathetic Building Company' to discuss further their proposal, for a 'traditional' community centre (in opposition of the SRC group constitution).

"Declarations of Interest: Members are reminded of the need to be vigilant and to stand aside from decision making when a conflict arises between their role as an elected representative and any private or other external interest they might have." (Page 4 of the Agenda)

I would have expected both Emma Twaddell & Pauline Cotter to 'declare an interest in Item 9. Shirley Community Reserve: Proposed Community Facility' during 'Declarations of Interest' & 'take no part in discussion or voting on this item'. [See: <https://www.10shirleyroad.org.nz/ccc-draft-ltp-2024-34-workshops/>]

1.3.2. BOARD MEETING DEPUTATIONS

Jo Byrne, Margaret Stewart, Mark Wilson (Deputations 5.1, 5.2, & 5.5, former SRC group members, they do not represent the SRC group, which was already dissolved at the time of this Board meeting, now deregistered.)

They arranged a meeting with a local Townhouse Developer to discuss building a community centre, due to the amount of infill housing/developer's contributions they are contributing to the suburbs around Shirley Road.

"...the council says development contributions are ring-fenced to the catchment and activity for which they were taken. "We can only recover development contributions for infrastructure to be provided, and the revenue cannot be used for any other purpose," David Griffiths, council head of strategic policy and resilience said."

<https://www.thepress.co.nz/a/nz-news/360586521/christchurch-developers-may-pay-more-towards-city-infrastructure>

Further meetings with the 'sympathetic Building Company', included Councillor Pauline Cotter & John Filsell.

[See: 1.2 Decisions, Christchurch City Council Long Term Plan 2024-34 Workshop, 22nd May 2024 & 5.

Appendices, 5.3. 'Townhouse Developer' Proposal (2024)]

Predetermined Decision? Unsolicited Proposal?

<https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Policies/Council-org/Christchurch-City-Council-Unsolicited-Proposals.pdf>

1.3.3. BOARD MEETING QUESTION/DEBATE TIME

Board Meeting Reserve Discussion

Elected Members discussed with Council staff at the table (Matthew Pratt & John Filsell) the 'Shirley Community Reserve' regarding:

- Reserves Act
- CCC Parks and Reserves Bylaw
- Current Reserve Status
- Reserve Uses & Restrictions
- Changing the Reserve Status
- Shirley Playcentre

If Elected Members had so many questions/concerns regarding the above, why didn't they lay the Report on the table & ask for Council staff to get back to them at a later date with their answers?

How could Elected Members make an informed decision without knowing these answers?

'The current Shirley Library is in the Waitai Coastal-Burwood-Linwood Community Board.'

Councillor Pauline Cotter asked if 'relocating the Shirley Library' had been presented to the other Board.

She had messaged their Chair on the day of the meeting: 'they are definitely not supportive of losing their library.'

'Their' library at 36 Marshland Road, is in the carpark of The Palms mall on 'Commercial Zone' land.

The Shirley Library is no longer fit for purpose for the growing needs of the communities around Shirley Road.

The library has no learning spaces/meeting rooms or outside space & toilets are located outside the library area.

[See: 5.4. Christchurch City Libraries]

This should have been discussed with both Waitai C-B-L Community Board & Christchurch City Libraries team as part of the investigations for writing the Feasibility Study, as per the Mayor's Recommendations in 2021.

[See: 4.2.2. CCC District/Long Term/Annual Plans]

Both Boards should be working together to create a larger purpose-built 'Citizen Hub' by relocating the Shirley Library to Shirley Road on the Shirley Community Reserve, for the benefit & wellbeing of all their residents living in the suburbs surrounding Shirley Road: Shirley, Dallington, Richmond, Edgeware, St Albans & Mairehau.

[See: 4.2.3. Richmond Community Needs Analysis & 4.2.5. Revision Youth Friendly Spaces: Shirley Library]

‘The proposed facility is consistent with the Reserve’s designation.’

“3.4 Recommendations, from a recent feasibility study, are for a mixed-use approach for Shirley Community Reserve to create a public place to support recreation, play and social connections. This includes a small community building and enhanced reserve facilities.”

“Community Board Resolved 3. Request that staff initiate the process to design an ‘on budget community building’ on Shirley Community Reserve that will enable a mixed use of the Reserve and support recreation, play and social connections.”

‘A mixed use of the Reserve’ is not consistent with the Shirley Community Reserves’ designation.

There are 9 different types of Reserves. ‘Recreational’ Reserves are different from ‘Local Purpose’ Reserves.

There is no classification for a ‘Mixed Use’ Reserve. [See: 2.1. Reserves Act 1977]

“Legal Implications

9.9. The land at 10 Shirley Rd is classified as reserve, vested in the Council by the Crown to be held “in trust for local purpose (site for a community centre)”. That means the land could not be used for any other purpose than a community centre.” [See: 2.2. Shirley Community Reserve, Legal Implications for Shirley Community Reserve]

‘Shirley Playcentre on this site, ticks the box for a ‘Community Facility’ regarding the Reserve’s status.’

The Shirley Playcentre is not a ‘replacement’ community centre. This does not replace the facility & amenities our communities lost after the Christchurch Earthquakes, when the original building was demolished in 2012.

The playcentre came about due to the Committee operating the Shirley Community Centre, who saw a need for childcare to enable parents to participate in the activities/events provided at the Shirley Community Reserve.

“Need seen for creche: The Shirley Community Centre may soon have creche facilities for working parents and those attending activities at the centre...the committee felt that there was a need for child care facilities for parents attending the centre as well as for parttime working parents. The creche might also cater for parents wanting to attend appointments and for school holiday care.”

<https://paperspast.natlib.govt.nz/newspapers/CHP19780210.2.107>

‘Replacement’ Community Centre

Community Board Resolved: 3. Request that staff initiate the process to design an ‘on budget community building’.

“5. Financial Implications (Page 37) Recommended Option: 400m2 community centre”.

A 400m2 building is not a ‘replacement’ for a 1,500m2 building.

[See: 3.1. Community Facilities Rebuild, Facilities Rebuild Work Left to Complete v Contingency (2017)

The current budget would only build back a facility of 447m2. The size of the demolished building was 1,500m2. If we were to build back to the same meterage, we would need \$8,250,000.]

Restrictions on Budget = Size of the Building

- Aranui Library (Coastal-Burwood CB, Opened: 8th September 2012)

<https://my.christchurchcitylibraries.com/aranui-library/building/>

- Aranui Community Centre (Coastal-Burwood CB, Opened: 19th May 2016)

<https://www.newline.ccc.govt.nz/news/story/video-aranui-celebrates-opening-of-new-centre>

- St Martins Community Facility (Spreydon-Cashmere CB, Opened: 21st November 2016)

<https://www.newline.ccc.govt.nz/news/story/st-martins-community-centre-opens-its-doors>

- Redcliffs Library (Linwood-Central-Heathcote CB, Opened: 2nd December 2016)

<https://www.newline.ccc.govt.nz/news/story/redcliffs-celebrates-opening-of-new-public-library>

- Heathcote Combined Community Facility (Linwood-Central-Heathcote CB, Opened: 14th December 2016)

<https://www.newline.ccc.govt.nz/news/story/new-heathcote-community-centre-beautiful>

- Sumner Library, Community Centre & Museum (Linwood-Central-Heathcote CB, Opened: 19th August 2017)

<https://www.newline.ccc.govt.nz/news/story/sumner-centre-of-attraction>

- Bishopdale Library and Community Centre (Fendalton-Waimairi-Harewood CB, Opened: 22nd July 2017)

<https://www.newline.ccc.govt.nz/news/story/grand-opening-of-orauwhata-bishopdale-library-and-community-centre>

- Woolston Community Library (Linwood-Central-Heathcote CB, Opened: 14th August 2018)

<https://www.newline.ccc.govt.nz/news/story/new-chapter-for-woolston-community-library>

Other Community Boards in Christchurch have been able to secure additional funding for their Community Facilities, so why not the Waipapa Papanui-Innes-Central Community Board?

- Investigate the relocation of Shirley Library (Page 35 of the Agenda)

"The LTP budget for Shirley Community Centre would be insufficient to include the relocation of Shirley Library and a significant level of additional capital funding would be required."

Why didn't the Board advocate for all their residents in the Innes/Central areas during the Christchurch City Council LTP 2024-34 decision-making process, for Council to approve an appropriate new budget to build a new 'Shirley Centre'/relocate Shirley Library & Service Centre, from the Burwood Ward to the Central Ward at 10 Shirley Road, Richmond?

'Council Owned, Community Operated: what happens in areas of high deprivation, people don't have the skills to run a Centre, time poor, money poor'

"4.27.3 Option Disadvantages: There is currently no community group that has expressed an interest in operating a future facility." (Page 36 of the Agenda)

Community Operated? Who will run it? The former SRC members/'prospective Community Partner'?

The Board know there are different factions within the suburbs around Shirley Road. Many residents are concerned that one Trust will operate this building, excluding other residents from using this facility.

[See: 3. Option C: Community 'Hub', 4. Option D: Proposed Facility, <https://www.10shirleyroad.org.nz/shirley-what/>]

The suburbs around Shirley Road are predominantly low income, with increasing infill housing & community housing, due to the Christchurch District Plan changes. Small houses = small lounge/bedrooms, nowhere to go.

The residents in these suburbs have different needs: many can't afford to pay to attend activities, there are known social issues & mental health issues.

[See: 4.2.3. Richmond Community Needs Analysis]

The proposed facility is a 'traditional' community centre, like the former Shirley Community Centre.

The building is only 'open' when activities are on, participants must pay to attend this building or book this space.

Many residents in our communities are socially isolated due to financial restrictions, which is why the Shirley Library has the highest number of visitors for a suburban library. Hence why I see the 'Shirley Centre' as the only option that will benefit the greatest number of our residents, help to improve their social connections & wellbeing.

Shirley Library is open 7 days, Mon to Fri: 9am-6pm, Sat & Sun: 10am-4pm, with no barriers to access this space.

<https://my.christchurchcitylibraries.com/locations/shirley/>

'Can't justify the expense in moving the Shirley Library to the Shirley Community Reserve.'

"The newly built Matatiki Hornby Centre, opened in Kyle Park on the 19th April 2024.

Work started in November 2021 to build a new indoor pool, library and service centre [4000m²] complex at Kyle Park, on Waterloo Rd. The cost has also increased from the original \$34m budget, to about \$46.9m.

The council has refused to publicly release the actual cost to build the facility, citing commercial sensitivity."

<https://www.thepress.co.nz/nz-news/350105833/council-still-refuses-release-actual-cost-build-new-hornby-pool-and-library>

This purpose-built 'Citizen Hub' is located 1km from the previous Hornby Library building at 8 Goulding Avenue.

Google Maps Distance: <https://maps.app.goo.gl/EetbMHFVhVYbK1819>

<https://www.newsline.ccc.govt.nz/news/story/new-chapter-for-hornby-library>

The current Shirley Library is located 1km from the Shirley Community Reserve.

Google Maps Distance: <https://maps.app.goo.gl/LTGd1FZQJYpUu82t8>

Why is the Council able to invest in the residents of Hornby & not the residents living around Shirley Road?

1.3.4. STAFF REPORT

1.3.4.1. LEGAL IMPLICATIONS

"Legal Considerations

6.4.1. There is no legal context, issue, or implication relevant to this decision." (Page 37 of the Agenda)

This information below was included in the 2015 Report for the 'Shirley Community Facility Rebuild' & should have been included in the Report:

"Legal Implications

9.9. The land at 10 Shirley Rd is classified as reserve, vested in the Council by the Crown to be held "in trust for local purpose (site for a community centre)". That means the land could not be used for any other purpose than a community centre unless and until the reserve classification is changed.

This involves a process set out in the Reserves Act 1977, providing for notification and objections by the public. It also appears the land could not simply sit "vacant" with the reserve status unchanged, as that would also be inconsistent with the reserve purpose.

If the Council decided to proceed with this option it would also need to consider commencing a change of reserve classification process."

https://christchurch.infocouncil.biz/Open/2015/08/SPCB_19082015_AGN.PDF Page 27

1.3.4.2. OPTIONS CONSIDERED

4.25 The following options were considered but ruled out:

1. Investigate the relocation of Shirley Library (Page 35 of the Agenda)

- Any relocation of Shirley Library would need to align with the Libraries Network Plan 2015, location preferences would include:

- Near local shops/supermarket/mall/bank/medical centre/schools/playgrounds/toy libraries.
- On bus route/near transport hubs/handy walking distance from home/easily accessed/free, plentiful carparking adjacent to library.
- Attractive street visibility. (Page 34 of the Agenda)

- Not all buses that stop at The Palms travel past Shirley Community Reserve. Routes 60 and 135 closest stop will be on North Parade with approximately a 10 minute walk to the new location. Route 44 stops further along Shirley Road near Stapletons Road and Quinns Road.

- The LTP budget for Shirley Community Centre would be insufficient to include the relocation of Shirley Library and a significant level of additional capital funding would be required.

- Relocating the Shirley Library would reduce the services offered at the Council facility at 36 Marshlands Road, including Community Governance support to the Waitai Coastal-Burwood-Linwood Community Board, Council's Customer Service support and New Zealand Post facilities.

2. Investigate the relocation of the Council facility at 36 Marshland Road (Page 35 of the Agenda)

- The Council building located at 36 Marshland Road, adjacent to The Palms shopping mall hosts Shirley Library, Shirley Customer Service Centre and offices of the Waitai Coastal-Burwood-Linwood Governance Team.

It has a footprint of approximately 1100m².

- No plans or intentions currently exist to relocate any of the three services from this location. Should relocation of Shirley Library be decided, the Waitai Governance Team would require office space within their Board area.

- Furthermore, a facility of the size of 36 Marshlands Road (1100m²), with associated amenities, placed on Shirley Reserve would significantly impact the available space for recreation and play space on the Reserve.

3. Investigate a large Council facility at Shirley Community Reserve (Page 35-36 of the Agenda)

- Considerations for the development of a large building on the Shirley Reserve site included traffic management, car parking and CPTED principles.

- In considering traffic management impacts on the existing road hierarchy, a large facility would likely have a negative impact on traffic flow on surrounding Slater Street and the opening and closing times of Shirley Primary School. The impact of traffic flow on Shirley and Hills roads would be less significant.

- A large facility, such as the proposed Ōmōkihi South Library project, would require approximately 50 car parks, including a minimum of three accessible spaces.

This would further reduce the available recreation space on the Reserve.

- Design criteria for large facilities should follow CPTED principles and allow for cycle parking and accessible pathways to the facility, again, further reducing the available recreation space on the Reserve.

The CCC LTP 2021 specifically asked for an "updated feasibility study to look at other options, including incorporating the current Shirley library" on the Shirley Community Reserve at 10 Shirley Road, Richmond.

In my opinion, this work has not been completed.

[See: 1.3.5.1. 'Relocating Shirley Library']

This location at 10 Shirley Road is more accessible by public transport for residents in: Shirley, Dallington, Richmond, Edgware, St Albans & Mairehau. Plus: Citywide (Orbiter), Merivale, Parklands, Burwood & Avonside.

[See: <https://www.10shirleyroad.org.nz/shirley-centre-transport/>]

1.3.4.3. MISSING INFORMATION

All relevant information needs to be provided to the Board, for Elected Members to make an informed decision:

a. Lack of engagement with all the relevant Stakeholders:

- The Palms Mall Owners
- Waitai Coastal-Burwood-Linwood Community Board (relocating the current Shirley Library from the Burwood Ward to the now Central Ward, previously in the Innes Ward)
- Christchurch City Libraries (plans for the current Shirley Library: no longer visible in The Palms carpark, small floor space, lack of resources, no learning spaces/meeting rooms/outdoor area, toilets located in hall not library area, population shift since the Christchurch Earthquakes due to Residential Red Zone, population density, growth)
- Shirley Playcentre (Shirley Community Reserve Lease)
- All existing Community Centres
- Other stakeholders: NZ Society of Genealogists - Canterbury Branch

b. Emails with Waipapa Board Staff re 13th June Meeting:

My uploaded 'Supporting Information' for the 2023 Consultation was only seen by Elected Members on the 10th of June 2024. [See attached ShirleyCommunityReserveConsultation2023JoannaGould.pdf]

c. Emails from Existing Community Centre Stakeholders:

- Incorrect statement from stakeholder:

Email from Hayley Guglietta (We are Richmond, Richmond Community Garden, Avon Ōtākaro Network)

"I would like to point out that the statement made in the staff report summarizing my written submission has been taken completely out of context and I would like to correct this."

- No engagement with existing community centre/stakeholder:

Email from Cameron Parsonson (Rhombus Sharespace Owner)

"It appears there is significant redundancy in the community centre based space in our ward...there is an oversupply of community centres, manned or unmanned."

d. Waipapa P-I-C Community Board Consultation 2023 Maps Elected Members not being aware of all the existing facilities & resources in the areas around the 10 Shirley Road site/Shirley Community Reserve.

Both Maps are incomplete & don't have all 'Council & Community operated' resources included (Page 59 & 60 of the Agenda).

[See: <https://www.10shirleyroad.org.nz/shirley-centre-map/>]

e. Elected Members not being aware of relevant CCC documents:

- CCC Citizen Hub Strategy <https://www.10shirleyroad.org.nz/ccc-citizen-hub-strategy/>
- CCC Integrated Planning Guide <https://www.10shirleyroad.org.nz/ccc-integrated-planning-guide/>
- CCC Equity and Inclusion Policy <https://www.10shirleyroad.org.nz/ccc-equity-and-inclusion-policy/>

f. Elected Members not being aware of the Christchurch Libraries 2025 Facilities Plan details regarding:

- Role of Library Facilities in Communities
- Location Preferences
- Building Requirements
- Good Infrastructure and Building Design

[See: <https://www.10shirleyroad.org.nz/christchurch-city-council-libraries-2025-facilities-plan/>]

Since 2008, Shirley Library plans include: 'future need for more service capability', 'consider the future location of the library in the post earthquake environment' & 'supporting the projected increases in residential growth'.

g. "malls and aquatic facilities not seen as highly desirable areas for co-location or as adjacent locations; co-location with a Council service centre favoured."

This information is missing from the 'Investigate the relocation of Shirley Library' section.

"Any relocation of Shirley Library would need to align with the Libraries Network Plan 2015, location preferences would include:" (Page 34 of the Agenda)

The current Shirley Library is located in the carpark of The Palms mall, which does not align with the current Libraries Network Plan.

1.3.5. FEASIBILITY STUDY

1.3.5.1. 'RELOCATING SHIRLEY LIBRARY'

LGOIMA Request: [Ticket 1120382] - 'Relocating Shirley Library'

Since the 13th June Board Meeting discussion, I have done a LGOIMA request to find out if the requested 'Relocating the Shirley Library' Feasibility Study has been completed.

- LGOIMA Request: "Can you please provide me the Feasibility Study for 'Relocating the Shirley Library'."
- LGOIMA Answer: "Staff have confirmed that the feasibility study you refer to is the Shirley Community Centre Feasibility Study 2023 and the Shirley Community Centre Supplementary Information.
- "There has been no feasibility study on moving the Shirley Library."

1.3.5.2. MISSING INFORMATION

"4.3 A feasibility study is currently underway to estimate the construction costs for four potential options for a new community facility.

1. Mixed use hub incorporating a library, service centre, and community operated community space,
2. Community operated large community facilities building,
3. Community operated small community facilities building,
4. Outdoor options similar to Dallington landing."

<https://www.10shirleyroad.org.nz/shirley-community-reserve-memo/> (2022)

<https://www.10shirleyroad.org.nz/community-hub-support/>

<https://www.10shirleyroad.org.nz/shirley-centre-positives/>

1. Q. Does the community support a new centre being built?
2. Q. Do we need another community centre?
3. Q. Who would run a new 'traditional' community centre?
4. Q. Why don't we leave the Reserve as a green space?
5. Q. Why don't we make the Reserve a food forest?
6. Q. Why move the Shirley Library to 10 Shirley Road, Shirley Community Reserve?
7. Q. Why not relocate the Shirley Library to inside The Palms Mall?

<https://www.10shirleyroad.org.nz/shirley-centre-questions/>

Q. How do we fund a new building & redevelopment of the Shirley Community Reserve?

<https://www.10shirleyroad.org.nz/shirley-centre-funding/>

1.3.5.3. 'SHIRLEY CENTRE' BUSINESS CASE

I am currently writing my own Feasibility Study & Business Case for a new facility at Shirley Community Reserve. These will be presented to the Christchurch City Council as part of my submission for the 2025 Annual Plan. They will also be uploaded to this page on my website: <https://www.10shirleyroad.org.nz/shirley-centre-report/>

I have been waiting since 2018, when I first presented my idea for the 'Shirley Centre' to the Community Board & then Council during the LTP consultation/hearings, for Council staff to produce a report to prove me wrong, or right as the case may be...

This is what I expected to happen, that direction would be given to Council staff to:

- look at the Christchurch District Plan to identify what the land uses/restrictions/existing leases & legal implications are for the 10 Shirley Road site: Shirley Community Reserve
- assess/audit the existing community facilities in the surrounding communities/Wards
- assess/audit the current Shirley Library
- discuss with the Christchurch Libraries team the current Shirley Library & future plans
- look at options, including relocating the Shirley Library & how this aligns with the Council's plans/policies/bylaws/strategies

- compile all existing reports/audits & statistics into one report to be presented to the Board & Council so an informed decision can be made based on facts, not just opinions
- create a consultation, highlighting the facts & decision-making process, before asking residents to have their say on what they would like included/excluded from a new building & the redevelopment of the 10 Shirley Road site
- analysis the consultation feedback & comments, what aligns with Council's requirements
- proposed building/redevelopment goes out for tender
- proposals assessed by Council staff, before a concept plan is produced & presented to Council for approval
- create final consultation, highlighting findings from previous consultation feedback, Council's decision & presenting concept plans for feedback
- analysis the consultation feedback & comments, what aligns with Council's requirements include
- Final report to Council for approval, before building commences
- Updates to Community Board/Council on building's progress
- Opening Day Event for the new building.

2. SCR | KEY INFORMATION

2.1. RESERVES ACT 1977

The Reserves Act 1977 is a New Zealand law that governs the management of public reserves. The act's purpose is to preserve and manage areas for the public's benefit, including for recreation, education, and conservation.

16 Classification of reserves: (1) To ensure the control, management, development, use, maintenance, and preservation of reserves for their appropriate purposes, the Minister shall, by notice in the Gazette, classify according to their principal or primary purpose.

23 Local purpose reserves: (1) It is hereby declared that the appropriate provisions of this Act shall have effect, in relation to reserves classified as local purpose reserves for the purpose of providing and retaining areas for such local purpose or purposes as are specified in any classification of the reserve.

<https://www.legislation.govt.nz/act/public/1977/0066/73.0/whole.html#DLM444305>

Type of Reserves:

1. National Reserves (Section 13)
2. Recreation Reserves (Section 17)
3. Historic Reserves (Section 18)
4. Scenic Reserves (Section 19)
5. Nature Reserves (Section 20)
6. Scientific Reserves (Section 21)
7. Government Purpose Reserves (Section 22)
8. Local Purpose Reserves (Section 23)
9. Wilderness Areas (Section 47)

<https://www.doc.govt.nz/about-us/our-role/legislation/reserves-act/>

2.2. SHIRLEY COMMUNITY RESERVE

NZ Gazette Notice for Shirley Community Reserve

Pursuant to the Land Act 1948, and to a delegation from the Minister of Lands, the Assistant Director of Land Administration hereby set apart the land, described in the Schedule hereto, as a reserve for local purpose (site for a community centre).

Schedule: Canterbury Land District – City of Christchurch

9042 square metres, more or less, being Lots 119-124 and 135-138, D.P. 2912, situated in Block XI, Christchurch Survey District. Dated at Wellington this 8th day of September 1980.

https://www.nzlii.org/nz/other/nz_gazette/1980/110.pdf Page 14

Christchurch City Council Delegations Register, 3rd December 2024

- Delegations to Community Boards, Committees, Hearings Panels, Sub-Committees, Officer Sub-Committees
The delegations reflect the Council's view that issues specific to a Community Board should be dealt with and decided on within the affected locality, rather than by the Council as a whole (examples include community facilities, community parks, and board funding).

However, a question may arise about whether an issue is inherently local or has implications beyond the boundaries of a Community Board (ie metropolitan). In this situation, the allocation of decision-making responsibilities will be determined in accordance with the following principles (similar to those established for Local Boards in the Auckland Council district):

1. decision-making responsibility for a non-regulatory activity of the Council within a Community Board area should be exercised by the Community Board (local decisions); or
2. by the Council (metropolitan decisions) if the nature of the activity is such that decision-making on a district-wide basis will better promote the interests of all communities, having regard to the following factors –
 - the impact of the decision (will it extend beyond the Community Board area); and/or
 - effective decision-making (will the decision require alignment or integration with other decisions that are the responsibility of the Council); and/or
 - the benefits of a consistent or co-ordinated approach in the Council's district (will these outweigh the benefits of reflecting the particular needs and preferences of the communities within the Community Board area); and/or
 - the significance of the activity (as assessed in accordance with the Council's Significance and Engagement Policy). (Page 95)

- 1. Community Facilities: Responsibilities, duties, and powers etc.

To approve site selection and to approve the final design of new local community facilities (for example community halls, volunteer libraries, club rooms, public toilets).

Limits etc.: This power may not be sub-delegated.

Any financial decisions are subject to the maximum of what is approved in the current LTP/Annual Plan and associated cost centre budgets.

This delegation does not include community facilities that have network or citizen hub implications.

For example swimming pools, libraries, and multi-use service centres. (Page 97)

- 2. Community Facilities: Responsibilities, duties, and powers etc.

To the Waipapa Papanui-Innes-Central Community Board authority to make decisions regarding the rebuild and future management of the Shirley Community Centre at either 10 Shirley Road or any other selected site.

(Page 98)

- 3. Parks and Reserves

Landscape development plans for parks and reserves: Responsibilities, duties, and powers etc.

Approve the location of, and construction of, or alteration or addition to, any structure or area on parks and reserves provided the matter is within the policy and budget set by the Council.

Limits etc. This power may not be sub-delegated. (Page 98)

- 4. Reserves Act 1977

Section 14, Responsibilities, duties, and powers etc.

To declare any land vested in the Christchurch City Council to be a reserve subject to any conditions specified in the resolution, to be held for any of the purposes specified in sections 17 to 23.

Limits etc. This power may not be sub-delegated. (Page 99)

Section 24, Responsibilities, duties, and powers etc.

To determine to change the purpose for which a reserve is classified.

Limits etc. This power may not be sub-delegated. (Page 99)

<https://www.ccc.govt.nz/assets/Documents/The-Council/How-the-Council-works/Delegations-Register/Delegations-Register.pdf>

Legal Implications for Shirley Community Reserve

4.3.4. Option 4 Do not build a Community Facility at 10 Shirley Road:

Disadvantage - The land cannot be used for any other purpose than a community centre under the current reserve classification ("in trust for local purpose (site for a community centre)") until the reserve classification is changed.

Does not restore the service available pre-earthquake on what was a popular, heavily used site.

Unlikely to be acceptable to the Community. (Page 19)

Legal Implications

9.9. The land at 10 Shirley Rd is classified as reserve, vested in the Council by the Crown to be held "in trust for local purpose (site for a community centre)". That means the land could not be used for any other purpose than a community centre unless and until the reserve classification is changed.

This involves a process set out in the Reserves Act 1977, providing for notification and objections by the public. It also appears the land could not simply sit "vacant" with the reserve status unchanged, as that would also be inconsistent with the reserve purpose.

If the Council decided to proceed with this option it would also need to consider commencing a change of reserve classification process. (Page 27)

https://christchurch.infocouncil.biz/Open/2015/08/SPCB_19082015_AGN.PDF

2.3. SHIRLEY PLAYCENTRE LEASE

Although the Shirley Playcentre has been located on the existing site [61 Chancellor Street, Shirley Community Reserve] for many years, no formal lease has been put in place. It is therefore necessary to protect the Canterbury Playcentre Association's future tenure of the site.

It also a requirement of the Reserves Act to have a lease in place.

Recommendation: That, to enable it to secure its tenure of the site and to construct a new building thereon, the Canterbury Playcentre Association be granted a lease over approximately 769 square metres of Shirley Community Centre Reserve, such lease to be granted pursuant to section 61(2) of the Reserves Act 1977 for a period of one day less than 20 years.

<http://archived.ccc.govt.nz/council/agendas/2000/November/ShirleyPapanui/CanterburyPlaycentreAssociationLeaseatShirleyCommunityCentre.pdf>

3. SCR | IMPORTANT DOCUMENTS

3.1. COMMUNITY FACILITIES REBUILD

Christchurch City Council Community Facilities Rebuild

The Shirley Community Centre building was a Category 2 historic place (#7117) & demolished in 2012, due to earthquake damage.

Facilities Rebuild Tranche 1, 21. Shirley Community Centre. Replace. Section 38 (claim insured value).

<https://ccc.govt.nz/assets/Documents/The-Rebuild/Community-facilities/CommunityFacilitiesTranche1.pdf> Page 2

Facilities Rebuild Programme Update

Social and Community Development Committee - Public Excluded, 06 September 2017

https://christchurch.infocouncil.biz/Open/2017/09/COU_20170906_AGN_4993_AT.PDF (Page 3)

4.2 Key projects were prioritised by Community Boards and then Council in 2014.

4.4 The programme is now an estimated 75% complete with the majority of the programme expected to be delivered within budget by the end of 2018.

4.6 The total programme fund is \$90M covering over 200 facilities across the city and the peninsula.

5.5 Once this prioritisation was applied, the list was then workshopped with all the Community Boards and internal Asset Owners. The prioritisation of this list was based on criteria including Community Impact and Strategic Value, approved by the then CRAC Committee and Council in 2014.

5.7 This process took time but was a robust process to ensure that the key projects were prioritised. The programme being delivered now was developed using this process. The list was delineated into immediate priorities – funded as Tranche 1 via the Building and Infrastructure Improvement Allowance [Betterment Fund] and secondary priorities in Tranche 2 funded via an LTP bid.

Facilities Rebuild Work Left to Complete v Contingency

https://christchurch.infocouncil.biz/Open/2017/09/COU_20170906_AGN_4993_AT.PDF (Page 14)

Contingency Calculations as at August 2017

Shirley Community Centre, Phase: Concept, Current Budget: \$2,621,400

May be Required from Contingency Fund: \$2,378,600

Probable Year Needed: FY21/FY22

Comments: Current budget is \$2,621,400 which is available in FY21 & FY22.

Contingency needs to be made for community expectations.
The current budget would only build back a facility of 447m2.
The size of the demolished building was 1,500m2.
If we were to build back to the same meterage we would need \$8,250,000.
Have therefore put in a contingency to allow for a total facility cost of \$5M.
Community Facilities Totals: Current Budget: \$50,045,275, May be Required from Contingency Fund: \$13,372,861

From 2016 to 2018, I'm unsure what progress was made on the Shirley Community Centre rebuild project.
As by the beginning of 2018, the funding for the new Shirley Community Centre had been 'Removed from Programme', Community Facilities Rebuild & "the Papanui-Innes Community Board has taken the rare step of starting a petition to fight the city council over funding."

'Board launches petition to get new community facility' News Article (10 April 2018)

<https://www.yumpu.com/en/document/read/59980770/norwest-news-april-10-2018> Page 1 & 5

Christchurch City Council LTP 2018 – 2028

"Are you saying that rather than just building back a community centre, that actually we should look at the whole of the area, and look at the whole of the needs. So maybe what we need to be considering for the Long Term Plan is a budget that would enable a full needs analysis, and to look at what the different options are."

Mayor Lianne Dalziel – 12th May 2018, in response to my verbal submission:

<https://www.youtube.com/watch?v=w-8LmUPeGcg> Video of my verbal submission

<https://www.10shirleyroad.org.nz/shirley-community-centre-ideas/>

https://christchurch.infocouncil.biz/Open/2018/05/CLTP_20180512_AGN_2816_AT.PDF Page 31-43

8. Funding new and existing community facilities

a. That the Council requests staff to complete the Community Facilities Network Plan as soon as practicable; and approves an additional \$170,000 operational expenditure in 2018/19 to expedite this, inform next year's and future years' annual plans. Potential developments include but are not limited to; the Shirley Community Centre, a Multicultural Centre, a Centre for Avondale, Burwood and Dallington area and an Okains Bay Community Centre.

https://christchurch.infocouncil.biz/Open/2018/06/CLTP_20180622_MIN_2843_AT.PDF Page 6

Community Facilities Network Plan

Social, Community Development and Housing Committee, 31 July 2019

4. Context/Background

4.2 The wider planning process will also provide ongoing information on a Shirley Community Centre, a Multicultural Centre, a Centre for the Burwood Avondale-Dallington area and an Okains Bay Community Centre.

4.4 On 22 June 2018 Council requested that staff complete a Community Facilities Network Plan. (Page 32)

7.4 Shirley Community Centre 10 Shirley Road – Emerging information points to the retention of the site at 10 Shirley Road as community space (land banking). Continue to use the site as an open air community hub or a "longer term gap filler approach" funding has been secured for a pump track and landscaping, with the potential for other outdoor activity features over time. As the site is recommended to be retained there is always to opportunity to re look at the development of a facility with a community partner into the future. (Page 36)

https://christchurch.infocouncil.biz/Open/2019/07/SOC_20190731_AGN_3438_AT.PDF

CCC Staff Report Pages 31-39, Global Leisure Group Ltd Report Pages 40-73

Community Facilities Network Plan

Staff Report (Page 31 in the Agenda)

4.12 The Community Facilities Network Plan outlines requirements for a new Council opportunity. This includes a willing and able community partner that should be in a position to lead and drive the project end to end unless there is a clear reason why Council must lead.

4.13 As with any new or redeveloped facility, new community operators are required to undertake a feasibility study and/or a business plan that includes how they intend to operate and manage a community facility.

4.14 Currently, there is no community group that has expressed an interest in operating a future facility.

3.2. FEASIBILITY STUDIES

2019 Feasibility Study

<https://www.10shirleyroad.org.nz/shirley-community-facility-feasibility-study/>

- Table 4. Deprivation by Area Units (6 and above): Here we see Richmond South, Edgware and Shirley have higher levels of deprivation (6 and above) as a percentage of total population, much higher than the Christchurch Average.
- Location of Provision: There is no direct provision of Council facilities within the defined facility catchment area (Shirley, Richmond, Edgware and Mairehau) and much of what is provided is Church based, with the area being home to a number of strong Church based Trusts.
- There does appear to be a gap in the area identified on the boundary of Shirley and Richmond.
- 6.4.1 Asset data Across Council Owned Community Facilities: This suggests current provision is lower than the citywide average in terms of community facilities.
- 6.4.2 Community Provision (Non-Council): There seems a gap (or at least less provision) of non-Church community space across the Community Board, especially as we see the current range of facilities available is split between 'Community' and 'Church-based' Trusts.
- 7.3 Community Needs Analysis for Richmond: Lack of low cost, creative and fun activities for after-school and school holidays. Mental health needs (adults through to children identified as a gap). Need for improved playground facilities across Richmond targeting pre-schoolers and small children.
- 8. Need and Gap Assessment, Summary of Need: With an aging population, it is important to also consider what has been lost that would be of value to older adults.
- Secular Bumping space (for casual interactions and cross-over between activities and areas) for adults like that provided in libraries.
- 9. Discussion, Fit with Christchurch City Council Network Plan: Providing hubs and focal points are important network plan outcomes.
- Potential Activity for the 10 Shirley Road Site: With the provision of the correct infrastructure this site could be reborn as a new interpretation of a contemporary community centre.
- The location of 10 Shirley Road is perfect for this as there is no other Trust close by and yet the location is important to Shirley, Edgware, Mairehau and Richmond.
- 10. Options: An important consideration in this options analysis is how to achieve a sustainable outcome, not just for the community but for Council. One other factor is how to ensure any provision aligns with what is currently and likely to happen in the foreseeable future.
- Table 9. Governance options toward increased activation of 10 Shirley Road: Unfavourable treatment of one Trust over others, Not one Trust that spans these two neighbourhoods, Would be either Church or Non-church aligned, That trust would not necessarily hold the vision (Community Plan) for the whole area.

2024 Feasibility Study

4.7 The 2024 Feasibility Report found that there is no clear evidence that supports a need to change the location and amenities of Shirley Library and Service Centre. (Page 31 of the Agenda)

4.8 The report stated that the existing Shirley Library and Service Centre is successful and well used by the community, benefitting from the advantages of being located adjacent to The Palms shopping mall, positioned on main travel routes with ample parking. (Page 31 of the Agenda)

This report already had out of date information, as it was written before I did my research & wrote my written submission for the Christchurch City Council – Long Term Plan 2024-34.

<https://www.10shirleyroad.org.nz/ccclong-term-plan-2024-submission/>

The Feasibility Study 'does' provide information to support relocating the Shirley Library to 10 Shirley Road:

- population density for the current Shirley Library is less than the current/future population density around 10 Shirley Road, due to infill/community housing increases as part of the new Christchurch District Plan.
- busiest suburban library in the Christchurch Libraries network, with no learning spaces/meeting rooms/outdoor area or toilets in the our current Library area.
- "explained by shared space with the Council Service Centre and NZ Post, but it is also due to proximity to the Palms Mall." It is the only location in our communities that is free, has WIFI access & you don't have to make a purchase or participate in an activity/event in order to just be in this space.

- difference in total book issues, due to the lack of books available, no room for more book shelves.
- "Use of PCs at Shirley Library is one of the highest rates in the network at 41.9%", many residents are on low fixed incomes, internet at home and/or unlimited mobile data plans are seen as luxuries that they can't afford.
- The 'ReVision/Shirley Village' Youth Friendly Spaces Audit highlights the problems with the current Shirley Library from our youth perspective: "would not recommend to others".
[See: <https://www.10shirleyroad.org.nz/shirley-youth-audits/>]
- Its [Shirley Community Reserve] high visibility is particularly attractive to young people.
- 'Wā Pēpi: Babytimes' has the highest attendance, yet there are no toilets in the Library area & no outdoor space or playground at the current Shirley Library.
- Relocating the Shirley Library to 10 Shirley Road, would help to form connections with the existing Shirley Playcentre already onsite, destination nature space with trees & Dudley Creek to explore, plus an upgraded fenced inclusive accessible playground so attendees can extend their stay & have the opportunity to form friendships naturally. [See: <https://www.10shirleyroad.org.nz/landscape-ideas/>]
- Outdoor Recreation Space: "Providing access to places where children can access play independently is important for their physical and emotional development."
This is unavailable for safety reasons at the current Shirley Library, situated in The Palms carpark.
- "There is an opportunity to provide for inclusive play as the Community Reserve is already currently fenced, which is rare in Christchurch, particularly in the area north of Bealey Avenue. With the addition of a couple of gates, this would enable the space to be a fenced playground, which is something the Disability community is advocating for more of, in particular the Autism community in Christchurch."
[See: <https://www.10shirleyroad.org.nz/playground-ideas/> & <https://www.10shirleyroad.org.nz/shirley-centre-map/>, 'Support Providers' & 'Playgrounds']

3.3. CONSULTATIONS

2020 Consultation

4.4 In 2020, the Waipapa Papanui-Innes Community Board led a community consultation on the future use of the Shirley Community Reserve. Thematic analysis of the 58 submissions identified an equal split between replacing the community centre and developing outdoor community opportunities. (Page 30 of the Agenda)

This is incorrect data analysis, see information below:

A. 'How would you like to use 10 Shirley Road?': <https://www.ccc.govt.nz/the-council/haveyoursay/show/334>

"We have asked and talked to you about this before, and we acknowledge the work that has been done.

We are asking again because we want to get this right, and we recognise the community landscape has changed considerably, especially over the last 2-3 years."

"Due to Council's financial situation, it is not expected in the short term that funding will be available, however the Board would like to see the site being used by the community." *

* This messaging led residents to believe that this Consultation was about 'short term' ideas for the site, not whether in the 'long term' residents wanted a building back on site.

'2. How would you like to use 10 Shirley Road?' (Page 3)

<https://www.ccc.govt.nz/assets/Documents/Consultation/2021/06-June/Consultation-analysis-report.pdf>

The most votes for: 'Community Centre/Hub/Library'. This would align with the Reserve Status.

B. As part of the 'Previous Feedback' included in the 2023 Consultation

<https://letstalk.ccc.govt.nz/SCR/SCRHistory>

- How would you like to use 10 Shirley Road? (multi-response)

1. Community Centre/Hub/Library = 29
2. Open space with trees and stream walk = 13
3. BBQ area/picnic tables = 9
4. Community gardens/food forest = 7

- How would you like to use 10 Shirley Road? (themes grouped)

1. Community Centre/Hub/Library = 29
2. 'Outdoor options' (Combined categories) = 29
3. 'Recreation options' = 15

The 'Outdoor options' (Combined categories) is like saying 2nd, 3rd & 4th place are all equal, just to create the narrative that the feedback was divided by residents wanting: both a 'Community building' & 'Outdoor options'. Doesn't align with Shirley Community Reserve status.

2023 Consultation

3.4 Recommendations, from a recent feasibility study, are for a mixed-use approach for Shirley Community Reserve to create a public place to support recreation, play and social connections. This includes a small community building and enhanced reserve facilities. (Page 30 of the Agenda)

This is incorrect data analysis, see information below:

'Help us develop a plan for Shirley Community Reserve': <https://letstalk.ccc.govt.nz/SCR>

"The options that we've developed take into consideration feedback received by the Shirley community in 2020, as well as what we've seen works well around Ōtautahi Christchurch. These options include:

- A recreation space with a full basketball court, renewed playground, planting, a picnic and BBQ area, a community garden and a walkway.
- Creating a community hub that's open to partnerships with local organisations.
- Leaving the space as it is."

I attended the Stakeholders meeting with Council & Community Board staff, prior to the 'Shirley Community Reserve Consultation' going live in 2023.

- At the meeting I asked staff if the question 'Options' could be aligned to the 4 Options* being researched for the Feasibility Study & I was told "No the questions have already been decided by the Board".

[* Mixed use hub incorporating a library, service centre, and community operated community space]

- Originally the wording was 'Creating a community centre', we asked for it to be changed to 'hub'.

- We questioned why two options had 'no building' & only the 'Creating a community hub' had a 'building'.

We were concerned that this would skew the feedback data analysis in favour of a 'no building' option.

- The 'Creating a community hub' option, was the only valid option with a building that would align with the purpose of the Shirley Community Reserve.

The definition of a 'hub' is outlined in the 2023 Feasibility Study '15. Glossary'

https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_AGN_9127_AT.PDF Page 81

"Co-locating multiple services the Council provides across the community in a common location, enabling the customer and community experience to be an integrated one. Initially this includes libraries, and service desks. Shirley Library and Service Centre is an example."

LGOIMA Request: [Ticket 1230939] - 'Feedback Report, Shirley Community Reserve Consultation'

<https://www.10shirleyroad.org.nz/wp-content/uploads/2025/02/1230939-Feedback-Report-Shirley-Community-Reserve-Consultation.pdf>

I've gone through & recalculated based on preference/comments:

<https://www.10shirleyroad.org.nz/wp-content/uploads/2024/06/Shirley-Community-Reserve-Consultation-Feedback-2023.xlsx>

Total Votes/Comments = 220

HUB only Option: 118 = 53.64%, PLAY only Option: 87 = 39.55%, KEEP only Option: 15 = 6.82%*

I believe the *KEEP votes are invalid. Shirley Community Reserve is for a Community Centre (building).

- Subtracted KEEP votes from TOTAL Votes/Comments = 205

- Adjusted HUB only Option: 118 = 57.56%

- Adjusted PLAY only Option: 87 = 42.44%

HUB & PLAY Option (Highlighted Yellow): 24 = 10.91%*

* Based on vote & comment suggesting they would be happy with both options.

This 'HUB & Play' Option is the 'proposed community facility', which only has 10.91% support for this option.

PLAY – HUB (Highlighted Blue): 28 = 12.73%*

* Against HUB (see Comment for their reason).

The Board are aware of the different factions within the areas around Shirley Road, as highlighted in the votes/comments. Reading the comments, you can see why some residents who voted for a 'recreational space', did so as they were against a 'community hub' as they see it to be a threat to their 'traditional' community centres. Many residents are protective of their community centre, in their suburb.

4. SCR | BACKGROUND INFORMATION

4.1. PRE EARTHQUAKES

4.1.1. '10 SHIRLEY ROAD' BUILDING

The foundation stone was laid for the Shirley Primary School building at 10 Shirley Road, erected in 1915 to the design of George Penlington, the Education Board Architect in Canterbury.

<https://quakestudies.canterbury.ac.nz/store/object/13346>

Shirley Community Centre was originally opened as Shirley Primary School in 1916. Falling roles and high building maintenance cost resulted in Shirley Primary School moving to its present site across the road.

In May 1977 the building and site became surplus to Ministry of Education requirements.

In October 1977 Christchurch City Council was appointed to control and manage the site pursuant to the Lands and Domains Act 1953.

The site was set aside for use as a Community Centre and the running of the Centre was handed over to the Shirley Community Centre Society, which had been established earlier in the year to lobby for the building to be used as a Community facility. The centre opened for hire in March 1978.

<http://archived.ccc.govt.nz/Council/CommunityPlans/Shirley-Papanui/2001/CommunityCentreIdealVenueForGroupsClubs.asp>

4.1.2. NZ SOCIETY OF GENEALOGISTS – CANTERBURY BRANCH

"The New Zealand Society of Genealogists - Canterbury Branch had their home at Shirley Community Centre from February 1990 until the February 2011 earthquakes (21 years)...we were fairly centrally placed in Christchurch, and being the Canterbury Branch, the ideal was always for us to be centrally based to cover the region.

We have eventually found another home, in Parklands, at another community centre...but at a greater distance from many of our members, and no longer centrally based.

If there was to be a new, suitable community facility in Shirley, we would definitely look to see whether it would work for us." NZSG Canterbury Branch 50th Anniversary - February 2018

https://christchurch.infocouncil.biz/Open/2020/11/PICB_20201120_AGN_4525_AT.PDF Page 61-62 & 63-70

"More than 50 years later, it morphed into a national society [NZ Society of Genealogists] and has since grown into more than 60 regional branches across the country.

Established in 1968, that makes the Canterbury regional branch the oldest in New Zealand."

<https://www.odt.co.nz/star-news/star-christchurch/genealogy-passion-and-addiction-christchurch-woman>

4.1.3. HISTORIC PLACE CATEGORY 2

Heritage New Zealand's Register of Historic Places

Shirley Community Centre (Former Shirley Primary School).

Register Number: 7117. Registration Type: Historic Place Category 2.

This historic place was registered under the Historic Places Act 1980, on the 17th December 1993.

<https://quakestudies.canterbury.ac.nz/store/object/111836>

Shirley Community Centre (former Shirley Primary School), 10 Shirley Road, Christchurch

Originally entered in the List as a Category 2 historic place (#7117) - Demolished 2012

<https://www.heritage.org.nz/places/lost-heritage#canterburyearthquakes>

4.2. POST EARTHQUAKES

4.2.1. DELEGATED AUTHORITY

12. Proposed Shirley Community Centre Rebuild Request for Delegated Authority

The Board wishes to proceed with this project and suggests that a process similar to that put in place by the Council for the rebuild of the St Albans Community Centre [not on a Reserve] be followed. Accordingly the Board requests that delegated authority for decision-making around the Shirley Community Centre [on a Reserve] project be given by the Council, including the delegation of authority to make decisions from the recommendations of the Working Party and from staff for the siting, design and rebuild process and future management of the facility.

https://christchurch.infocouncil.biz/Open/2016/09/CNCL_20160908_AGN_480_AT.PDF Page 91-92

12. Proposed Shirley Community Centre Rebuild Request for Delegated Authority

Council Resolved CNCL/2016/00368

That the Council:

1. Delegates the necessary authority (as per the St Albans Community facility) to the Shirley/Papanui Community Board (to be the Papanui/Innes Community Board in the next term) for decisions regarding the rebuild and future management of the Shirley Community Centre at either 10 Shirley Road or any other selected site.
2. Request that the Community Board talk with staff around potential options for a regeneration plan in this area under the Greater Christchurch Regeneration Act 2016.

Councillor Cotter/Councillor Livingstone

https://christchurch.infocouncil.biz/Open/2016/09/CNCL_20160908_MIN_480.PDF Page 5

4.2.2. CCC DISTRICT/LONG TERM/ANNUAL PLANS

Christchurch City Plan Amendment: Protected Buildings, Places and Objects

Volume 3, Part 10 – Heritage and Amenities

Appendix 1 – Deleted the following protected buildings in accordance to Clause 1.2.5 Deletion of listed items

Deletion of listed items:

1. 10 Shirley Road (1915), Shirley Community Centre (4), Lots 119-124, 135-138 DP2912, Planning Maps: 32B

<https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/city-plan/UpdatesList15October2012.pdf> Page 3

Shirley Community Centre Site Selection, Christchurch City Council Memo, 1 December 2016

1. Site Selection Process: The Council, through the LTP has allocated funding of \$2.57 million for the capital costs of a rebuild of the Shirley Community Centre. The recommendation of 10 Shirley Road has taken into account a number of factors including the area of land needed, access, parking and zoning designations.

The site at 10 Shirley Road met the following criteria including:

- Sufficient space (9042m²) for both the community centre and necessary off-street parking plus other community activities.
- Good access with road frontages to Chancellor Street, Slater Street and Shirley Road.
- Appropriate zoning designation for the purpose of community facilities already in place.
- Ownership is with the Council and is held in trust for a local purpose [community centre].
- Community awareness of site as this was the site of the previous community centre.

Staff Recommendation: That the Papanui-Innes Community Board under delegated authority from the Christchurch City Council granted at the Council meeting of 8 September 2016. Approve the recommendation that the site of the new permanent Shirley Community Centre be the existing site (10 Shirley Road).

https://christchurch.infocouncil.biz/Open/2016/12/PICB_20161209_AGN_1197_AT.PDF Page 72-73

Social and Community Development Committee 2018 Updates

- Update February 2018, Future Projects or on hold

The capital budget for this project is being considered as part of the Long Term Plan process.

Consequently, the project will not be reported upon until funding is made available or the project is cancelled.

Target Start Date: 1 July 2019.

- Update May 2018, Projects On Hold or Removed from Programme

The capital budget for this project was removed from the Long Term Plan and the project will not proceed unless the LTP public consultation process deems differently. Status: Removed from Programme.

- Update July 2018, Projects On Hold or Removed from Programme

The capital budget for this project was removed from the Long Term Plan in June 2018 and the project will not proceed. Status: Removed from Programme.

Christchurch City Council Long Term Plan 2018 - 2028, 22nd June 2018

Mayor's Recommendations

8. Funding new and existing community facilities

a. That the Council requests staff to complete the Community Facilities Network Plan as soon as practicable; and approves an additional \$170,000 operational expenditure in 2018/19 to expedite this, inform next year's and future years' annual plans.

Potential developments include but are not limited to; the Shirley Community Centre, a Multicultural Centre, a Centre for Avondale, Burwood and Dallington area and an Okains Bay Community Centre.

https://christchurch.infocouncil.biz/Open/2018/06/CLTP_20180622_MIN_2843_AT.PDF Page 6

Christchurch City Council Long Term Plan 2021 - 2031, 21st June 2021

The Mayor's and Chief Executive's Recommendations were moved by the Mayor and Seconded by Deputy Mayor M8: 10 Shirley Rd. M8A: That the Council reinstates \$3.0 million funding formerly set aside for the rebuild of the Shirley Community Centre in FY 2029/30 – FY 2031/32 to enable a subsequent annual plan to bring the funding forward if plans are progressed.

M8B: That the Council adds \$35,000 in FY 2021/22 for an updated feasibility study to look at other options, including incorporating the current Shirley library.

https://christchurch.infocouncil.biz/Open/2021/06/C-LTP_20210621_MIN_5408_AT.PDF Page 25

4.2.3. RICHMOND COMMUNITY NEEDS ANALYSIS

Richmond Community Needs Analysis Survey

https://christchurch.infocouncil.biz/Open/2018/11/LCHB_20181114_AGN_2606_AT.PDF Page 107

Richmond Community Needs Analysis Report

<https://www.10shirleyroad.org.nz/wp-content/uploads/2021/04/Richmond-Community-Needs-Analysis-Report.pdf>

Gaps and Barriers:

- Many people living in Richmond are struggling financially, and financial barriers are in play in a number of cases which limit the extent that these residents can live life well. Affordability of recreational and social opportunities is an issue for many, whether older people living alone or parents and children in lower income households who struggle to access fun activities that connect them with others, keep them active or help them learn new skills. (Page 7)

- Richmond had significant wellbeing needs, especially with regard to mental health. Many longer term residents were negatively impacted by the earthquakes, and remain so, as EQC and insurer responses continue to drag, or failed to restore the residents to their pre-quake state. Many more people have moved into the area for social housing, or to access lower rental housing from private landlords.

- Mental health needs are not limited to adults, with local primary schools identifying significant needs, which is currently a struggle to address, with inadequate supports available. (Page 8)

While some attendees [workshop held in November 2016] wanted to see space catering for permanent tenants, others wanted a facility that was not dominated by a small number of users and instead was accessible equitably and fairly by a wide range of community users. (Page 17)

Challenges: Development of medium density housing (Page 30), Psychological toll of the earthquakes (Page 31) & Roadworks (Page 31)

Keep Learning: Avebury House's activities, although these were noted as hard to get up and running, especially where costs are involved. Risingholme's Continuing Education classes held at Shirley Boys High School [no longer provided since the school has been rebuilt at another location]; while these are scheduled to continue in 2019, concern was raised that they could move from the local area in the future, leaving a significant gap, especially for working residents.

Shirley Library (Page 38): Need for a local library that has good learning spaces and empowers local residents to form their own groups and make their own connections (Page 39)

10 Shirley Rd: Specific building needs identified by individual informants in relation to the 10 Shirley Rd site were a community centre and library to act as a social service hub and community classes venue, somewhere to care for people living in social housing, a welcoming, bookable space that celebrated Māori cultural heritage, and a venue to provide low cost after school activities. (Page 45)

Recommendations:

- The Papanui-Innes Community Board, along with Linwood-Central-Heathcote Community Board, should consider partnering with Housing New Zealand and Ōtautahi Community Housing Trust to 1) jointly request Pegasus Health to consider placing a Partnership Community Worker at Delta, and 2) highlight the level of need locally for mental health resourcing to CDHB, again requesting using Delta as the base for adult services.
- The need for improved playground facilities across Richmond targeting preschool and smaller children should be recognised and taken into accounting future planning.
- Papanui-Innes Community Ward should actively encourage development of low cost recreational activities and opportunities appealing to young people in Richmond.
- Papanui-Innes Community Board should request Christchurch City Libraries to include a regular stop for its mobile library in Richmond, either at Delta or the workingmen's club.
- The present findings do not support development of a community facility on the 10 Shirley Rd site at this time, but rather, either development of the land into a park with active play equipment suited to a wide range of ages, or development into a tidy transitional green space, and a decision made regarding development of a building on-site only once school, church and other community centre rebuilds and developments currently in the pipeline or underway are completed and accurate demographic data on the population is available. The site appears to “resonate” more for Shirley residents and residents of the north part of Richmond than for Richmond as a whole. The former facility was seen as a Shirley community one. (Page 60)

4.2.4. REVISION YOUTH FRIENDLY SPACES: 10 SHIRLEY ROAD

10 Shirley Road performed averagely in the Youth Friendly Spaces Audit, scoring a total of 42% and received a poor Net Promoter Score of -37.5.

<https://www.10shirleyroad.org.nz/youth-audit-10-shirley-road/>

4.2.5. REVISION YOUTH FRIENDLY SPACES: SHIRLEY LIBRARY

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.

<https://www.10shirleyroad.org.nz/youth-audit-shirley-library/>

4.3. JOANNA GOULD

I have been advocating for a replacement building on the Shirley Community Reserve, 10 Shirley Road, Richmond, since 2018. It all started with this ‘Imagine’ blog post: <https://www.10shirleyroad.org.nz/imagine/>

4.3.1. ‘SHIRLEY CENTRE 10 SHIRLEY ROAD’

Website: <https://www.10shirleyroad.org.nz/>

Facebook Page: <https://www.facebook.com/ShirleyCentre10ShirleyRoad/>

4.3.1.1. ‘SHIRLEY CENTRE’ OVERVIEW

<https://www.10shirleyroad.org.nz/shirley-centre-overview/>

4.3.1.2. ‘SHIRLEY CENTRE’ MAP

<https://www.10shirleyroad.org.nz/shirley-centre-map/>

4.3.1.3. ‘10 SHIRLEY ROAD’ BLOG POSTS

<https://www.10shirleyroad.org.nz/blog-posts/>

4.3.2. 'SHIRLEY ROAD CENTRAL'

Website: <https://www.shirleyroadcentral.nz/>

Facebook Page: <https://www.facebook.com/shirleyroadcentral/>

4.3.2.1. SRC INFORMATION

The 'Shirley Road Central' (SRC) residents group was setup before the Christchurch City Council's LTP in 2021. When you draw a 2km radius from the 10 Shirley Road, this site is central to connecting communities in Shirley, Dallington, Richmond, Edgeware, St Albans & Mairehau.

Aim: To support the development of a community hub including a modern library, and meeting rooms on the site at 10 Shirley Road for the use of the surrounding communities.

Registered: 11th May 2021 to 28th Oct 2022. Dissolved: 28th Nov 2022.

<https://www.10shirleyroad.org.nz/shirley-road-central-group/>

4.3.2.2. 'WHERE IS OUR COMMUNITY CENTRE' PETITION

'Shirley Road Central' group members collected signatures/comments through an online 'Change' petition & in person via door knocking, outside local schools & onsite at 'activation' events like 'Skip Day', held at 10 Shirley Road. <https://www.10shirleyroad.org.nz/where-is-our-community-centre-petition/>

4.3.2.3. SRC CURRENT STATUS

Dissolution of Incorporated Societies, 7th November 2024, Shirley Road Central, 50064847

<https://gazette.govt.nz/notice/id/2024-is5608>

4.3.3. SUBMISSIONS

My submissions to the Christchurch City Council & local Community Boards from 2018 to 2024.

<https://www.10shirleyroad.org.nz/submissions/>

5. SCR | APPENDICES

5.1. COMMUNITY FACILITIES REBUILD UPDATES

Communities, Housing and Economic Development Committee

- Update October 2015

On the 10th of September the Council supported the Community Board recommendation to release a Request for Proposal to the open market seeking proposals as to how a Community Facility should be reinstated at 10 Shirley Road. The Request for Proposal will allow proposals for a wholly council funded and managed facility, a wholly third party funded and managed facility or a mixture of an of the proceeding. The Request for Proposal will be released to market as soon as possible (likely early October).

- Update November 2015

Request for Proposal document is currently being finalised ready for release to the open market. Site is currently being used as a contractor's compound to support flood mitigation works.

- Update December 2015

Request for Proposal document as endorsed by the Community Board and Council is currently under review in preparation for release. It will go out to the open market in November and all attendees of the Community Meeting on the project from earlier in the year will be advised of its release. Site continues to be used currently as a contractor's compound for flood mitigation works and this is likely to continue until March/April 2016.

- Update April 2016

The Request for Proposal document has been released to the open market and will close on 23 March 2016...Once responses have been received and evaluated, proposals will be presented to the Community Board for a decision on how to proceed. The site will now likely remain a contractor's compound until June/July to support flood mitigation works in the area (provided this won't impact delivery of a new community facility which is unlikely in terms of timing).

- Update May 2016

Request for Proposal closed on 23 March. Staff will now prepare an Options Report to the Community Board for

their decision on how to proceed. Site continues to be used as a contractor's compound supporting flood mitigation works currently.

- Update June 2016

Staff are to meet with the Community Board late May to brief them on outcome of the Request for Proposal process and seek direction on how to proceed. 10 Shirley Road site continues to be used as a contractor's compound supporting flood mitigation works.

- Update July 2016

A briefing on the outcomes of the Request for Proposal process were provided to the Shirley/Papanui Community Board late May. Following their direction an Options Report will be submitted to their 6 July meeting to allow them to formally make a decision on the matter. 10 Shirley Road site continues to be used as a contractor's compound supporting flood mitigation works.

- Update August 2016

A report detailing options arising from the Request for Proposal process was presented to the Shirley/Papanui Community Board on 6 July. After discussion the Board decided that they would respectfully and thankfully reject the proposal from Crossway Church and instead utilise Council funds to provide a new facility...Staff will now work with the Board to confirm the process for progressing this project towards a Concept Design.

- Update September 2016

Following the Community Board decision to deliver a Council funded building, staff have held initial discussions regarding potential processes to progress the project. An informal discussion with the Shirley/Papanui Community Board is scheduled for the 15th of August to explore options, particularly in regard to community engagement/consultation on the project.

Social and Community Development Committee

- Update May 2017, Future Projects or on hold

This project has been deferred for a minimum of two years as part of the Annual Planning process.

Consequently, the project will not be reported upon further until the project recommences.

Target Start Date: 1 July 2021.

- Update December 2017, Future Projects or on hold

The capital budget for this project was deferred as part of the FY17 Annual Planning process.

Consequently, this project will not be reported upon further until the funding becomes available.

Target Start Date: 1 July 2020.

- Update February 2018, Future Projects or on hold

The capital budget for this project is being considered as part of the Long Term Plan process.

Consequently, the project will not be reported upon until funding is made available or the project is cancelled.

Target Start Date: 1 July 2019.

- Update May 2018, Projects On Hold or Removed from Programme

The capital budget for this project was removed from the Long Term Plan and the project will not proceed unless the LTP public consultation process deems differently. Status: Removed from Programme.

- Update July 2018, Projects On Hold or Removed from Programme

The capital budget for this project was removed from the Long Term Plan in June 2018 and the project will not proceed. Status: Removed from Programme.

5.2. 'CROSSWAY CHURCH' PROPOSAL (2012-2016)

4.2 Between 2012 to 2016, Council staff explored options for a third party funded and managed facility with a proposal from faith-based organisation, the Crossway Group, explored and ultimately rejected by the Papanui-Innes Community Board. (Page 30 of the Agenda)

<https://www.10shirleyroad.org.nz/crossway-church-proposal/>

5.3. 'TOWNHOUSE DEVELOPER' PROPOSAL (2024)

<https://www.10shirleyroad.org.nz/ccd-draft-ltp-2024-34-workshops/>

5.4. CHRISTCHURCH CITY LIBRARIES

Christchurch City Libraries 2025 Facilities Plan

<https://www.10shirleyroad.org.nz/christchurch-city-council-libraries-2025-facilities-plan/>

Location Preferences

- Near local shops/supermarket/mall/bank/medical centre/schools/playground/toy library; **malls** and aquatic facilities **not seen as highly desirable areas for co-location or as adjacent locations**; co-location with a Council service centre favoured.

[The current Shirley Library is located in The Palms carpark.]

- On bus route/near transport hubs; handy walking distance from home; easily accessed, free, plentiful car parking adjacent to library.

[See: <https://www.10shirleyroad.org.nz/location-location-location/>]

- Attractive street visibility.

[The current Shirley Library is barely visible from Marshland Road, due to The Palms two storey carpark]

Shirley Library 2008

Current Facility: Built 1996. Future need for more service capability. Space required to develop service for learning services to support need in the community.

Land Use Recovery Plan 2013

Halswell, Belfast, New Brighton and Shirley suburbs are identified a key activity centres for business and community which aligns with the planning for new and retention of libraries in these areas.

Shirley Library 2014

Current Facility: Detailed Engineering. Evaluation completed. Some repairs will be required.

Fit With Need: Extensive housing developments to the north expected to balance the loss of households to the east due to earthquake damage.

Recommended Actions: Maintain library service and consider the future location of the library in the post earthquake environment in line with developments in Shirley and Marshlands.

Shirley Library Blog Post

<https://www.10shirleyroad.org.nz/shirley-library/>

Christchurch City Libraries by Community Board Blog Post

<https://www.10shirleyroad.org.nz/christchurch-city-libraries-by-community-board/>

5.5. CCC CITIZEN HUB STRATEGY (2015)

<https://www.10shirleyroad.org.nz/ccc-citizen-hub-strategy/>

5.6. CCC EQUITY & INCLUSION POLICY (2024)

<https://www.10shirleyroad.org.nz/ccc-equity-and-inclusion-policy/>

5.7. RELEVANT WEBSITE LINKS

<https://www.10shirleyroad.org.nz/location-location-location/>

<https://www.10shirleyroad.org.nz/historic-landmark/>

<https://www.10shirleyroad.org.nz/shirley-centre-transport/>

<https://www.10shirleyroad.org.nz/local-green-spaces/>

<https://www.10shirleyroad.org.nz/building-ideas/>

<https://www.10shirleyroad.org.nz/landscape-ideas/>

<https://www.10shirleyroad.org.nz/playground-ideas/>

<https://www.10shirleyroad.org.nz/why-are-we-still-waiting/>