

**Shirley Centre Report | Part A: Why? | Feasibility Study**  
**Shirley Community Reserve, 10 Shirley Road, Richmond**  
**Christchurch City Council Annual Plan | March 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**

**OPTION E: 'SHIRLEY CENTRE' ON SHIRLEY ROAD**  
**SHIRLEY COMMUNITY RESERVE**  
**10 SHIRLEY ROAD, RICHMOND**

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

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## 1. SCR | EXECUTIVE SUMMARY

### 1.1. SCR | DOCUMENT INFORMATION

I attended the Waipapa Papanui-Innes-Central Community Board meeting on the 13<sup>th</sup> June 2024, where the Board's decision for Item 9. Shirley Community Reserve: Proposed Community Facility included:

"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."<sup>1</sup>

Afterwards I decided to compile all my research & ideas (since 2018) into 'one document' the 'Shirley Centre Report'. Due to the amount of information involved, I decided to split the 'one document' into three documents:

- Part A: Why? = Feasibility Study
- Part B: What? = Business Case
- Part C: How? = Design Concepts

#### **This document is: Part A: Why? = Feasibility Study:**

- 1. SCR | Executive Summary  
This includes: Document Information, Dedication, Introduction, Top 10 Q & A, plus Timeline & History.
- 2. SCR | Pre Earthquakes (1915 – 2010)
- 3. SCR | Post Earthquakes (2011 – 2025)
- 4. SCR | Future Plans
- 5. SCR | Appendices  
This includes: Other information for the Pre Earthquakes (1915 – 2010), Post Earthquakes (2011 – 2025) & Future Plans sections, plus Images & Maps (both divided into Pre, Post, Future Plans sections).

This document is a 'Work in Progress'. It will be updated with more information (currently daily as I work on my CCC Annual Plan submission).

At the moment I am working on both the 'Part A: Why? = Feasibility Study' & 'Part B: What? = Business Case'. Once these documents are both finished, I will start working on the final document: 'Part C: How? = Design Concepts'.

All these documents will be uploaded to: <https://www.10shirleyroad.org.nz/shirley-centre-report/>

#### **Document Notes:**

- 'Coming Soon' highlighted yellow, is a placeholder for information yet to be added.
- The 'Table of Contents' is [hyperlinked](#), just click on the text to jump to the page.
- Need help finding a keyword? Use 'Ctrl & F' to display the search/find window pane.

#### **For More Information:**

'Shirley Centre 10 Shirley Road'

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

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

Facebook Community Group: <https://www.facebook.com/groups/www.10shirleyroad.org.nz/>

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<sup>1</sup> [https://christchurch.infocouncil.biz/Open/2024/06/PCBCC\\_20240613\\_MIN\\_9127\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_MIN_9127_AT.PDF) Page 5-6

## 1.2. SCR | DEDICATION

Coming Soon



### 1.3. SCR | FEASIBILITY STUDIES

Since 2018, when I made my first submission to the Christchurch City Council regarding the 10 Shirley Road site, there have been two Feasibility Studies completed. This third Feasibility Study is written by me, based on my research & knowledge of the areas around Shirley Road: Shirley, Dallington, Richmond, Edgeware, St Albans & Mairehau.

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#### 1.3.1. CCC FEASIBILITY STUDY REQUESTS

- **Christchurch City Council Long Term Plan 2018 – 2028, 22<sup>nd</sup> June 2018**  
[https://christchurch.infocouncil.biz/Open/2018/06/CLTP\\_20180622\\_MIN\\_2843\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2018/06/CLTP_20180622_MIN_2843_AT.PDF) Page 6  
“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.”
- **Christchurch City Council - Long Term Plan 2021 - 2031 – 21<sup>st</sup> June 2021**  
[https://christchurch.infocouncil.biz/Open/2021/06/C-LTP\\_20210621\\_MIN\\_5408\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2021/06/C-LTP_20210621_MIN_5408_AT.PDF) Page 25  
“M8: 10 Shirley Rd  
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.”

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#### 1.3.2. FEASIBILITY STUDY DEFINITION

AI Overview: “A feasibility study for a community facility is an analysis that assesses the practicality, viability, and potential success of a proposed project or plan to build or improve a community facility, considering various factors like cost, demand, and impact.”

- **Assessment of practicality:** A feasibility study examines the feasibility of a project, meaning whether it's possible and practical to carry out.
- **Viability analysis:** It analyses the project's potential for success, considering factors like market demand, financial resources, and potential challenges.
- **Informed decision-making:** The study aims to provide decision-makers with the necessary information to make an informed choice about whether to proceed with the project.
- **Identifying issues:** It helps identify potential problems or risks that could arise during the project's implementation.
- **Market Analysis:** Assessing the demand for the facility and its services, including the target audience and potential competition.
- **Financial Feasibility:** Evaluating the costs associated with the project, including construction, operation, and maintenance, as well as potential revenue streams.
- **Technical Feasibility:** Determining whether the project is technically achievable, considering factors like infrastructure, resources, and technology requirements.
- **Community Needs and Impact:** Understanding the needs and preferences of the community and assessing the potential positive and negative impacts of the facility.
- **Organizational and Operational Planning:** Planning the business organization and operations of the facility
- **Risk Assessment:** Identifying potential risks and challenges that could affect the project's success and developing strategies to mitigate these risks.

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#### 1.3.3. 2019 FEASIBILITY STUDY

The ‘Shirley Community Facility Feasibility Study’ report was provided at part of the ‘Frequently Asked Questions’ for the ‘Shirley Community Reserve’ consultation in July/August 2023: <https://letstalk.ccc.govt.nz/SCR/SCR-FAQ>  
‘Where can I read the original feasibility study?’: [https://letstalk.ccc.govt.nz/download\\_file/view/109/502](https://letstalk.ccc.govt.nz/download_file/view/109/502)

“Shirley Community Centre Feasibility and Business Case. Prepared for Christchurch City Council by Global Leisure Group Limited (Authors: Peter Burley, Anna Coleman and David Allan), 8<sup>th</sup> August 2019.”

I hadn’t seen this report beforehand, until it was included as part of the 2023 Consultation.

I had a meeting with consultant/author Peter Burley in February 2019 (see Peter’s notes: 13.1 Appendix 1. Key Informant Interviews, Page 39-40).

We spoke for over two hours. I appreciated the time he gave me, as I’ve only had 5-10 minutes through public forum/deputation with my local Community Board & 5 minutes through verbal submissions at Council for the Annual or Long Term Plan.

During our meeting, Peter said: “If your websites are still around in 10 years’ time, if the Christchurch City Council find & read them, they will realise they should have built what you have suggested, back then.”

After our meeting, I emailed him my notes/research/ideas (from 2019):

<https://www.10shirleyroad.org.nz/wp-content/uploads/2019/08/ChchCommCentreNetworkPlanJoannaGould.pdf>

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#### 1.3.4. 2023 FEASIBILITY STUDY

On the 21st June 2021, Council resolved to: add “\$35,000 in FY 2021/22 for an updated feasibility study to look at other options, including incorporating the current Shirley library.”

The long awaited 2<sup>nd</sup> Feasibility Study was finally included in the agenda for the Waipapa Papanui-Innes-Central Community Board meeting on the 13<sup>th</sup> June 2024.

[https://christchurch.infocouncil.biz/Open/2024/06/PCBCC\\_20240613\\_AGN\\_9127\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_AGN_9127_AT.PDF) Page 42 - 81

“This report is prepared by Sylvia Docherty for Christchurch City Council.”

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#### 1.3.5. 2025 FEASIBILITY STUDY

This is my Feasibility Study. After reading both previous Feasibility Studies, I decided to write my own to ‘fill in the blanks’ & provide a resident’s perspective of the 10 Shirley Road site/Shirley Community Reserve & our local communities around Shirley Road: Shirley, Dallington, Richmond, Edgeware, St Albans & Mairehau.

This report includes a ‘Timeline & History’ section, as I believe ‘you can’t make plans for the future, without knowing the past’. We need to consider the history of this site, why it is important to our communities & the decision-making process regarding this site over the years, especially since the Christchurch earthquakes.

## 1.4. SCR | INTRODUCTION

22<sup>nd</sup> February 2011, 12:51pm (NZ time), magnitude 6.3. Centred 10km south-east of Christchurch at a depth of 5km. 185 people were killed and there was major damage to Christchurch land, buildings and infrastructure.<sup>2</sup>

The ‘Shirley’ Wikipedia page’s photo is of the “Shirley Community Centre displaying significant earthquake damage”.<sup>3</sup> This building/site has been a historic landmark on Shirley Road & part of our communities’ identity since 1915.<sup>4</sup>

“Before the Canterbury earthquakes, the facility was Shirley Primary School (1916-1977) and Shirley Community Centre (1979-2011). The facility was damaged in the 2010/2011 Canterbury earthquakes and then demolished in 2012 after being classified as unsafe for use. The building was home to a number of community organisations and programmes which enriched Shirley and helped people to connect with each other.”<sup>5</sup>

“The Shirley Community Centre is located in a park like setting on the corner of Shirley Rd. In May 1977 the building and site became surplus to Ministry of Education requirements.”<sup>6</sup>

“In October 1977 Christchurch City Council was appointed to control and manage the site pursuant to the Lands and Domains Act 1953.”<sup>7</sup>

“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, as a ‘place for cultural, educational and recreational activities’.

Over the next almost 25 years funding from the City Council, fundraising and volunteer work from members of the Society and the local community have restored this building to a pleasant, well appointed Community Centre the local community can be proud of. It is well used by both local and citywide community groups, clubs and some commercial ventures, and is largely self-funding.”<sup>8</sup>

The Shirley Community Centre building was Historic Place Category 2, registered on the 17<sup>th</sup> December 1993.<sup>9</sup>

“After the earthquakes, many members from the Shirley community raised concerns that not replacing community hub in the reserve would mean that social isolation and lack of community collaboration would become worse.”<sup>10</sup>

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<sup>2</sup> <https://my.christchurchcitylibraries.com/christchurch-and-canterbury-earthquakes/>

<sup>3</sup> [https://en.wikipedia.org/wiki/Shirley,\\_New\\_Zealand](https://en.wikipedia.org/wiki/Shirley,_New_Zealand)

<sup>4</sup> <https://quakestudies.canterbury.ac.nz/store/object/13346>

<sup>5</sup> <https://letstalk.ccc.govt.nz/SCR/SCRHistory>

<sup>6</sup> <http://archived.ccc.govt.nz/Council/CommunityPlans/Shirley-Papanui/2001/CommunityCentreIdealVenueForGroupsClubs.asp>

<sup>7</sup> <http://archived.ccc.govt.nz/Council/CommunityPlans/Shirley-Papanui/2001/CommunityCentreIdealVenueForGroupsClubs.asp>

<sup>8</sup> <http://archived.ccc.govt.nz/Council/CommunityPlans/Shirley-Papanui/2001/CommunityCentreIdealVenueForGroupsClubs.asp>

<sup>9</sup> <https://quakestudies.canterbury.ac.nz/store/object/111836>

<sup>10</sup> <https://letstalk.ccc.govt.nz/SCR/SCRHistory>

## 1.5. SCR | KEY INFORMATION

- The 10 Shirley Road site is the Shirley Community Reserve, not Shirley Park.
- 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.
- 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.
- There are 6 different types of Reserves. Shirley Community Reserve is classified as a 'Local Purpose' reserve, not a 'Recreation' reserve.
- Both the Shirley Community Centre & the Shirley Library were part of the CCC Community Facilities Rebuild Programme Tranche 1.
- Shirley Community Centre: 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 447m<sup>2</sup>. (August 2017)
- The size of the demolished building was 1,500m<sup>2</sup>. 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 \$5 M. (August 2017)
- In February 2018: 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.
- In July 2018: The capital budget for this project was removed from the Long Term Plan in June 2018 and the project will not proceed.
- CCC LTP 2018-2028: Funding new and existing community facilities. "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 years 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."
- 2020 Consultation: The wording in the Consultation led residents to believe that this Consultation was about 'short term' ideas for the site, not whether in the 'long term' residents wanted a replacement 'Community Centre'/building built back on the 10 Shirley Road site.
- 2020 Consultation | Board Feedback Analysis: Thematic analysis of the 58 submissions identified an equal split between replacing the community centre and developing outdoor community opportunities. (1st place was Community Centre/Hub/Library with 29 submissions. There wasn't an "equal split". Unless you "combined" 2nd, 3rd & 4th place for a "combined" total of 29 submissions.)
- 2020 Consultation | Feedback Recalculations: Total Submissions = 58
  - For Centre = 36 submissions, 62.07%
  - Against Centre = 10 submissions, 17.24%
  - No Comment re Centre = 12 submissions, 20.69%
- CCC LTP 2021-2031: 10 Shirley Rd. "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. 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."
- 2023 Consultation | Feasibility Study: As 283 responses were received in the 2023 consultation there is a good level of data available to undertake some further analysis to understand the community views better. At a high level the community feedback in 2023 is consistent with the feedback in 2020 in that there is a strong level of interest in both a community hub and a recreation and play space.
  - Community Hub = 46%
  - A recreation and play space = 45%
  - Keep the space as is = 9%
- 2020 Consultation | Feedback Recalculations (Invalid Submissions):



Total Submissions = 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).

Total Submissions = 220 - 15 (Invalid KEEP Submissions) = 205

Adjusted HUB only Option: 118 = 57.56%

Adjusted PLAY only Option: 87 = 42.44%

HUB & PLAY Option: 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.

- 2023 Consultation | FRESH Event: Held at the Shirley Community Reserve on the 6<sup>th</sup> July 2023.  
"First prize for the basketball is 3 x \$100 Prezzy Cards." "...attracted a good number of attendees into the brisk weather, complemented by the attraction of free fades and braids, and a sausage sizzle, in addition to the tournament, and accompanied by Council engagement on the future of the Reserve."
- 2023 Consultation | Board Feedback Report: Participants at the FRESH Event were tagged "– received from Youth Fresh Event by YCD" in their submission for the Consultation.  
The 'Shirley Community Reserve' consultation was Open for Feedback: 17 July 2023 to 14 August 2023.  
A total of 52 submissions were collected at the Youth & Cultural Development FRESH event held at the Shirley Community Reserve, on the 6th July 2023.  
These submissions should not have been included in the Consultation Feedback Report.
- 2023 Consultation | Feedback Recalculations (FRESH Event submissions):  
Total Submissions = 220 - 15 (Invalid KEEP Submissions) = 205  
Adjusted Total Submissions = 205 - 52 (Invalid FRESH Submissions) = 153  
FRESH Event HUB only Option: 11  
FRESH Event PLAY only Option: 41  
Adjusted HUB only Option: 118 - 11 = 107 votes = 69.93%  
Adjusted PLAY only Option: 87 - 41 = 46 votes = 30.06%
- Since 2012, the Waipapa P-I-C Community Board has included as part of their Board Plan for each term, the 'rebuild of the Shirley Community Centre' as a Board priority.
- In 2016, the Council gave the Delegated Authority to the Waipapa P-I-C Community Board "for the siting, design and rebuild process and future management of the facility" at 10 Shirley Road.
- At the end of 2016, the Waipapa P-I-C Community Board approved the recommendation that the site of the new permanent Shirley Community Centre be the existing site (10 Shirley Road).
- The site at 10 Shirley Road met the following criteria including:
  - Sufficient space (9042m<sup>2</sup>) 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 awareness of site as this was the site of the previous community centre.
- Waipapa Papanui-Innes-Central Community Board Draft Annual Plan 2025-26 Submission:  
Do you have any other comments about spending on our capital programme in general, for example our facilities? "Similarly, the Board reaffirms that Shirley Community Reserve (formerly the Shirley Community Centre site) remains a top priority. The community has been consulted several times over the last three terms (nine years) around the use of the sited. We as a Board and the wider council must give certainty to the community that this key space will be developed so it can be successfully activated, as soon as possible."
- Waipapa Papanui-Innes-Central Community Board Draft Annual Plan 2025-26 Submission:  
Reducing rates. Tell us about the services you value the most and would not want reduced:  
"Finally, it is also to be noted that our council and community facilities serve an important role in creating and fostering a sense of community. Libraries are key places for people to engage with the Council's work and use

the services the libraries offer. These facilities are increasingly important as high density housing continues to develop around key activity centres and suburbs.”

- In 2021, the ReVision 'Youth Friendly Space Audit' Report for Shirley Library, was presented to Council & both Community Boards: Waipapa P-I-C Community Board & the Waitai C-B-L Community Board. 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 average net promoter score is low and suggested that young people would not recommend the space to others. The youth auditors highlighted the following issues: location of youth area, lack of space, lack of resources, lack of activities & safety issues relating to the mall/car park location.

- Shirley Library is located in The Palms mall car park area & included in the Burwood Ward.
- The Waitai Coastal-Burwood-Linwood Community Board has 5 suburban libraries:
  - Coastal: 3. Parklands Library & 5. New Brighton Library
  - Burwood: 1. Shirley Library | The Palms Mall & 4. Aranui Library
  - Linwood: 6. Linwood Library | Eastgate Mall
- The Waipapa Papanui-Innes-Central Community Board has 2 suburban libraries:
  - Papanui: 2. Papanui Library & 15. Redwood Library
  - Innes\*:
  - Central\*: 16. Tūranga (Metropolitan)

\* No suburban library in either Innes or Central Ward.

From Papanui Road (Papanui Library/Papanui Ward) to Marshland Road (Shirley Library/Burwood Ward), children/residents/visitors are without access to a local 'suburban' sized library in their area.

- Christchurch has 16 wards and six community boards. The Waipapa Papanui-Innes-Central Community Board area covers the smallest area of land, due to the population density in these Wards. This will continue to increase due to the Christchurch District Plan changes affecting the suburbs either side of Hills Road & the area around the 'Shirley/The Palms' Key Activity Centre.
- The population has shifted west since the earthquakes. With much of the east of Marshland Road now 'green' land: Christchurch Golf Club, Burwood Park, Horseshoe Lake Reserve, Residential Red Zone areas & Ōtākaro Avon River Corridor.
- The current Shirley Library, '36 Marshland Road' building is 1,100m<sup>2</sup>. The Shirley Library shares this building with the Council Service Centre, NZ Post & the Waitai C-B-L Community Board Governance team.
- The current Shirley Library\* has a limited book selection, no boardroom, meeting rooms or learning centre (flexible spaces) & didn't rate well in the Youth Audit. \* There are no toilets available in the Library area. Toilets for the building are located in the corridor off the Main Entrance to the building.
- The former 'Shirley Community Centre' building at 10 Shirley Road/Shirley Community Reserve was 1,500m<sup>2</sup>.
- Relocating the Shirley Library to 10 Shirley Road/Shirley Community Reserve would mean:
  - Local 'suburban' sized library on the boundary of the Innes/Central Ward areas
  - Fit for purpose, future proof building design, to benefit the local residents now & in the future
  - More floor space, better layout, more bookshelves/collection, flexible learning spaces & meeting rooms
  - Destination space, centrally located, connecting residents again to the Shirley Community Reserve
  - Dedicated off street parking, street parking, ev charging, bike stands, better access to more bus routes
  - Connecting preschool library activities with an inclusive accessible playground & Shirley Playcentre
  - Community Education & Support Services, connecting residents to the 'right information at the right time'
  - Working with the existing community centres/facilities to promote their resources & activities to residents
  - Information/History/Learning Centre for residents & visitors to the Ōtākaro Avon River Corridor area.

## 1.6. SCR | TOP 10 Q & A

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### 1.6.1. QUESTION ONE | 10 SHIRLEY ROAD LAND USES?

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#### 1.6.1. 'QUESTION ONE' ANSWER

In the CCC District Plan, the property results for 10 Shirley Road, show the 'Land Use Zones' as:

- 'Open Space Community Parks Zone':  
"The Open Space - Community Parks Zone enables formal and informal recreation activities, while complementing and enhancing neighbourhood amenity values, including:
  - Smaller public spaces with landscaping and seating located and designed to promote interaction within the local community;
  - Accessible neighbourhood parks with a predominance of open space and relatively flat topography capable of accommodating tree planting, landscaping, small scale public amenities, playground equipment and informal playing fields;
  - Larger parks accommodating minor sports facilities, public amenities, landscaping, large trees and potential capacity for multifunctional use;
  - Heritage and urban parks having important scenic, botanical, educational, heritage, and recreational values and providing for entertainment;"
- 'Open Space Water and Margins Zone':  
"The purpose of the Open Space - Water and Margins Zone is to manage the uses on the surface of water and within the margins of rivers, lakes, and wetlands so that the natural qualities and habitats of water bodies and their margins are protected while providing for public access, where appropriate, and for recreation activities."

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### 1.6.2. QUESTION TWO | SHIRLEY 'COMMUNITY' RESERVE?

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#### 1.6.2. 'QUESTION TWO' ANSWER

Yes. The 10 Shirley Road site is not called Shirley 'Park'. It is called Shirley 'Community' Reserve for a reason.

- This historic site is the location of the 1<sup>st</sup> Shirley Primary School, that was built in 1915 & opened 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.
- The 'Classification of Reserve' was dated 7<sup>th</sup> July 1980 & published in The New Zealand Gazette: Thursday, 18th September 1980.
- The 'Reservation of Land' was dated 8<sup>th</sup> September 1980 & published in The New Zealand Gazette: Thursday, 18th September 1980.
- 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.
- 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.
- There are 6 different types of Reserves. Shirley Community Reserve is classified as a 'Local Purpose' reserve, not a 'Recreation' reserve.

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### 1.6.3. QUESTION THREE | 'COMMUNITY CENTRE'?

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#### 1.6.3. 'QUESTION THREE' ANSWER

The CCC District Plan's definition of a 'Community Facility':

"means any land and/or buildings used for community activities or education activities. Community facilities include reserves, recreation facilities, libraries, community infrastructure such as community halls, health care facilities, care facilities, emergency service facilities, community corrections facilities, community welfare facilities and facilities used for entertainment activities or spiritual activities. Community facilities exclude privately (as opposed to publicly) owned recreation facilities, entertainment activities and restaurants."

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#### 1.6.4. QUESTION FOUR | WHAT 'CENTRE' DO WE NEED?

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##### 1.6.4. 'QUESTION FOUR' ANSWER

10 Shirley Road is centrally located to these suburbs: Shirley, Dallington, Richmond, Edgware, St Albans & Mairehau. What do residents living in these communities need?

##### 1. Another 'traditional' community centre (available to hire the space or attend scheduled activities)?

- There are 8 existing community centres located within a 2km radius of the Shirley Community Reserve.
- North of the Reserve: MacFarlane Park Centre (MPC), MacFarlane Park Neighbourhood Centre (MPNC) & Rhombus.
- South of the Reserve: North Avon Community Centre, Richmond Cottage & Avebury House.
- West of the Reserve: The Whānau Centre & St Albans Community Centre.
- Also opening soon, East of the Reserve: All Saints Community Facility, 305 New Brighton Road.

##### 2. Recreation Facilities?

- In Richmond, we have Avon Hub & Richmond Club, The Borough.
- We have two community pools: Edgware Pool (new build) & Shirley Intermediate Pool (upgrade).
- We have four tennis clubs: Shirley, Burwood, Edgware & St Albans.
- East of the Reserve we also have the Christchurch Golf Club, Shirley Links golf course.

##### 3. Libraries?

We have no 'suburban' sized libraries in the Innes/Central Wards.

- East of the Reserve, Papanui Library is the closest, 5.5km from the Reserve.
- West of the Reserve, Aranui Library is the closest, 6.1km via Gayhurst Road, or 5.2km via New Brighton Road.

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#### 1.6.5. QUESTION FIVE | CF NETWORK PLAN GAPS?

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##### 1.6.5. 'QUESTION FIVE' ANSWER

Coming Soon

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#### 1.6.6. QUESTION SIX | LIBRARIES NETWORK PLAN?

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##### 1.6.6. 'QUESTION SIX' ANSWER

Coming Soon

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#### 1.6.7. QUESTION SEVEN | LIBRARIES LTP PLANS?

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##### 1.6.7. 'QUESTION SEVEN' ANSWER

Coming Soon



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#### 1.6.8. QUESTION EIGHT | CHRISTCHURCH OVERVIEW?

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#### 1.6.8. 'QUESTION EIGHT' ANSWER

Coming Soon

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#### 1.6.9. QUESTION NINE | RELOCATING SHIRLEY LIBRARY?

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#### 1.6.9. 'QUESTION NINE' ANSWER

Coming Soon

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#### 1.6.10. QUESTION TEN | NEW BUILDING BUDGET?

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#### 1.6.10. 'QUESTION TEN' ANSWER

Coming Soon

## 1.7. SCR | TIMELINE & HISTORY

### 1.7.1. PRE EARTHQUAKES (1915 – 2010)

#### 1.7.1. 1915

- **16 June 1915**

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.<sup>11</sup>

#### 1.7.1. 1919

- **3 March 1919**

A meeting was held to consider procuring additional playgrounds for the school...It was stated that the present playground of two and a quarter acres was hardly sufficient for the 264 children now attending the school, and in a few years the school would be very cramped for room.

The committee desired to purchase a paddock opposite the school and part of an adjoining paddock. This would give a frontage of four chains to the ground and a total area of four acres to the playground...the owner of the smaller property, approached the party, and informed them that she would not sell her land. She said her father had acquired the property, and she had promised that she would never sell it. She would consider renting the ground to the Education Board.<sup>12</sup>

#### 1.7.1. 1924

- **1924**

Sympathetic additions were made to the Shirley Primary School building in 1924 and were presumably to the design of Penlington also. This comprised the four east-facing classrooms.<sup>13</sup>

#### 1.7.1. 1939

- **21 October 1939**

“Shirley School Additions: Education Board’s Decision”

Additional accommodation at the Shirley School was approved by the Canterbury Education Board, at its meeting yesterday. The board decided to instruct the architect to prepare plans and specifications in support of an application to the department for a grant to meet the cost of erecting two new classrooms at this school and converting a room with a staff room.<sup>14</sup>

#### 1.7.1. 1953

- **31 July 1953**

“Quinns Road School: Building Tender Accepted”

The Cabinet has authorised the acceptance of a tender to build a new school of 13 classrooms to be built at Quinns Road...Mr Watts said today that the erection of this new school at Quinns Road would reduce overcrowding at Shirley School and would also cater for children from the new housing area.

Shirley School - one of the largest in Canterbury - has almost 1100 pupils. Even if work starts immediately, the new school is not expected to be ready until near the end of next year.

Some relief has already been given by the opening of the new Mairehau School in Mahar's road, not very far from Quinns Road. Both will serve a large area of State and private housing development.

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<sup>11</sup> <https://quakestudies.canterbury.ac.nz/store/object/13346>

<sup>12</sup> <https://paperspast.natlib.govt.nz/newspapers/TS19190303.2.99>

<sup>13</sup> <https://quakestudies.canterbury.ac.nz/store/object/13346>

<sup>14</sup> <https://paperspast.natlib.govt.nz/newspapers/CHP19391021.2.53>

The urgency of completing the Quinns road school will probably be mentioned by a deputation from the Shirley Primary School Committee, which will meet the Minister of Education...the chief business of the deputation is to press for funds for the development of playgrounds now in rough condition.<sup>15</sup>

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#### 1.7.1. 1966

- **18 January 1966**

- “Shirley School To Mark Its Jubilee”

- Opened in 1916 under the headmastership of Mr W. Balch, the Shirley Primary School will next month celebrate its jubilee. The Shirley school was built to cater for a rising school-age population in the residential areas to the north of the city – “the handsome brick school was not in the midst of a residential district as it is today, rather it was on the perimeter, with paddocks to the north of Shirley Road. Most of the first pupils came from the St. Albans part of the district. Now the district has changed its character. Inwardly, and by extension the grounds and buildings, the school has changed too. But teaching methods, new generations of teachers and children apart, it remains the place that thousands recall as their first school” the booklet says. The school was opened with a roll of 729 – but today it is a decapitated school, with classes up to Standard Four only, and a roll of 400.<sup>16</sup>

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#### 1.7.1. 1976

- **19 March 1976**

- “Shirley School to be rebuilt”

- Work is expected to start soon on the rebuilding of the Shirley School, the Minister of Education has announced. The school, which dates from 1915, is to be replaced for structural reasons. Replacement accommodation will comprise an eight classroom block, two relocatable classrooms, a library-multi-purpose room, and administration accommodation. The work is expected to cost about \$331,000.<sup>17</sup>

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#### 1.7.1. 1977

- **29 March 1977**

- “Shirley library discussed”

- Although the Shirley Primary School might be used as a community centre, it would be the wrong location for an interim library service, the City Council’s cultural committee said yesterday. Councillors said the mobile library should continue to stop in the shopping district at the intersection of Shirley and Marshland Roads. That location tops the priority list for a new suburban library building. A staff report said even a library at the community centre run by volunteers would be out of keeping with the council’s policy of shutting down inadequate services in voluntary libraries in favour of a full suburban service. A suburban library development fund was started with \$15,000 in this year’s estimates.<sup>18</sup>

- **7 September 1977**

- ‘Shirley Community Centre’: Letters to the Editor

- Sir, If the City Council’s reserve account has been drained to pay for the much needed Centennial Park project, where does the Shirley Community Centre and Adventureland Park project now stand? The council, at a full meeting, after consideration of the community services report and others, earmarked funds to ensure that a whole community could get into gear and do their bit to ensure the old Shirley School site and buildings become a useful and working point for the community. The executive and helpers, youth, aged groups and citizens, have been canvassing the St Albans-Shirley area and have an encouraging expanding membership. Local business houses have been approached and projects, such as a Community Fair and a large raffle are in

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<sup>15</sup> <https://paperspast.natlib.govt.nz/newspapers/CHP19530731.2.35>

<sup>16</sup> <https://paperspast.natlib.govt.nz/newspapers/CHP19660118.2.127>

<sup>17</sup> <https://paperspast.natlib.govt.nz/newspapers/CHP19760319.2.76>

<sup>18</sup> <https://paperspast.natlib.govt.nz/newspapers/CHP19770329.2.60>

the melting pot. It is to be hoped that our funds have not also been drained while we await an agreement between the council and the Government.

Yours, etc. G.D. Stanley, Chairman, Adventureland Community Team (Shirley).<sup>19</sup>

- **9 September 1977**

'Shirley Community Centre': Letters to the Editor

Sir, In reply to G Stanley's letter, may I say first this Citizens' City Council has built more community centres than any other previous City Council, and the Shirley area will not be neglected. We are waiting to acquire the old Shirley School site as soon as it can be released by the Education Department. We have been in close touch with the Minister of Lands who knows that the council is determined that this splendid site be not lost to the local community. In the meantime a council community officer is working with local groups and the council has set aside \$13,800 to help with building alterations.

Yours, etc. P.N.G. Blaxall, Chairman, Community Services Committee, Christchurch City Council.<sup>20</sup>

- **19 September 1977**

'Shirley community centre'

Shirley residents are a step closer to gaining a community centre, according to the Community Centre Society. This prospect came with the Housing Corporation's decision not to use the old Shirley School site. "We had been notified that the Housing Corporation wanted the land." said the society's chairman (Mr I. Finlayson). "However, after discussions with the corporation it agreed to drop its claim to the site." He was assured by the Ministry that the site would be handed over to the Minister of Lands for disposal within the next few days. It would then be possible for the Minister to consider declaring the site a reserve, and leasing it to the Christchurch City Council, which would lease it to the society. "We are tremendously pleased that this progress has been made and expect that if all goes well we will have the building in use as a community centre within a very short period" Mr Finlayson said.<sup>21</sup>

- **31 October 1977**

'Shirley centre starts with fair'

Government approval in principle has been given for the old Shirley Primary School to be used as a community centre. The decision has been greeted with delight by the Shirley Community Centre Society, which has been lobbying for rights to the old school – at the corner of Shirley Road and Slater Street. The old school site has been set aside as a reserve for community purposes, and the Christchurch City Council has been appointed officially to control and manage it. The Minister of Lands had said this will allow the land and buildings on the site to be available as a community centre, and the council to delegate day-to-day management to the society. The council would assume control of the school site immediately. Several local organisations have said they will use the old school buildings, and a skateboard area and adventure playground are planned already. The secretary of the society said her group was delighted with the decision. It would give the area a focal point, and would be much appreciated by the locals. The City Council has promised \$13,800 towards the community centre – on the condition that the society raises \$5250. The combined funds will go towards structural improvements, heating, a ramp for wheelchairs, rewiring and general alterations. To raise its share of this money, the society will hold a fair today at the old school.<sup>22</sup>

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#### 1.7.1. 1978

- **10 February 1978**

'Need seen for creche'

The Shirley Community Centre may soon have creche facilities for working parents and those attending activities at the centre. The centre's committee is now trying to assess demand for such facilities. The secretary said it was hoped that the creche would run during the mornings and afternoons. Three hours would

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<sup>19</sup> <https://paperspast.natlib.govt.nz/newspapers/CHP19770907.2.146.4>

<sup>20</sup> <https://paperspast.natlib.govt.nz/newspapers/CHP19770909.2.85.2>

<sup>21</sup> <https://paperspast.natlib.govt.nz/newspapers/CHP19770919.2.14>

<sup>22</sup> <https://paperspast.natlib.govt.nz/newspapers/CHP19771031.2.56>



be the maximum time in each period for a child...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.<sup>23</sup>

- **29 June 1978**

'Shirley centre cost up'

It will cost at least \$30,000 – three times as much as originally estimated - to make the new Shirley Community Centre earthquake-proof, Christchurch City councillors learned yesterday. Only \$10,000 is on city estimates for such work at the former primary school, but the rest could be spread over 10 years.

A report will be prepared on how much renovation work, such as inside toilets, can be done this year...only about a third of the school's space was now being used, partly because of the lack of such facilities as a kitchen and creche. The local committee had raised about \$2000 in the last year, and had spent \$900 on chairs for the meeting hall.<sup>24</sup>

- **2 August 1978**

'Shirley centre to cost \$80,000'

Strengthening and repairs for the Shirley Community Centre, in the old primary school building, will cost more than \$80,000, almost three times more than originally planned. But members of the Christchurch City Council's community services committee yesterday said they wanted to go ahead with fixing the building.

The only alternative would be to demolish the building and replace it with a modern, smaller one that could cost as much. "A new building would not have anywhere near the space," said the committee's chairman (Cr D.F. Caygill). Going for an alternative would delay the development of centre activities.

Work required includes bracing and firestops, new toilets, electric heating, improved lighting, and kitchen alterations. There is \$31,500 on estimates this year to start the work. Jobs will be staged over several years, as is being done with the Arts Centre.<sup>25</sup>

- **31 October 1978**

'Shirley centre to be opened'

The Shirley Community Centre will be officially opened by the Mayor (H. G. Hay). The centre, on the corner of Slater Street, Shirley Road and Chancellor Street, has been the venue for various social and cultural activities for about a year, but has not been officially opened. A community fair will be held at the centre, and Mr Hay will perform the opening ceremony.<sup>26</sup>

- **8 November 1978**

'Centres "good investment"'

The opening of the Shirley Community Centre represented another milestone in the Christchurch City Council's policy to provide strategically sited centres throughout the city, said the Mayor of Christchurch (H.G. Hay) at the opening of the centre. It was not long since centres were opened in Aranui, Hoon Hay, and Sydenham and, during the last few years, the Council had spent a considerable amount of ratepayers' money in this field, said Mr Hay. "But I believe we are receiving a good return on our capital investment in terms of the variety of uses to which these centres are being put." he said.

The Shirley Community Centre had been a good example of co-operation at "grass roots" level, the council responding to a strong local citizens' move and genuine desire to provide a community amenity.

The buildings for the centre had been school buildings: Mr Hay said that he hoped the former Bromley School site could soon be vested in the City Council and re-established like the Shirley centre as a community centre for a developing residential area. The council was waiting for Government approval for the old Bromley School

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<sup>23</sup> <https://paperspast.natlib.govt.nz/newspapers/CHP19780210.2.107>

<sup>24</sup> <https://paperspast.natlib.govt.nz/newspapers/CHP19780629.2.109.16>

<sup>25</sup> <https://paperspast.natlib.govt.nz/newspapers/CHP19780802.2.54>

<sup>26</sup> <https://paperspast.natlib.govt.nz/newspapers/CHP19781031.2.30>

to be handed over to it. "I hope that preoccupation with election campaigning does not unduly delay the appropriate Ministerial consent," said Mr Hay.<sup>27</sup>

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#### 1.7.1. 1979

- **27 February 1979**

'Designation wanted for Shirley library'

Because of problems in finding a suitable premises for the proposed Shirley suburban library, the Christchurch City Council may have to designate land for the project. This course was recommended yesterday by the cultural committee, after a suggestion by Cr D.F. Caygill. He has argued before that the Shirley library is falling behind in capital works plans. Originally, it was scheduled before the now-completed Papanui branch library. The Papanui branch was able to find a home in the Roundabout Arcade development. Now – in a new capital works programme for the next five years – the Shirley job is proposed for a start in the 1982-83 financial year, paid for by \$170,000 in council revenue. An earlier plan called for \$120,000 from loan money.

Cr Caygill said the Shirley library could drop further in priority if something was not done to choose a suitable site. "A designation is the only way out of the dilemma," he said. "Unless we do that, there is no reason to suppose we will be able to start even in 1982."

The Linwood library, now scheduled for 1983, could jump ahead of Shirley - as Papanui already has - because a building was available. Cr Caygill said he could not now see the Shirley library starting before 1982 because of spending in the meantime on central-city library construction.

The committee agreed that town-planning officers should be asked about designating a property for library development. "That is what any Government department would do, and what any other council department would do," Cr Caygill said. "If we wait for somebody to come to us, we'll be waiting far beyond 1982."

In effect, the recommendation says the council should be prepared to buy property and build on it if building space cannot be leased.<sup>28</sup>

- **1 March 1979**

'Shirley library': Letters to the Editor

Sir, As reported in your council notes the Shirley district is still waiting for progress towards a permanent library. May I suggest that the council endeavours to obtain land in the shopping centre at Marshland Road - New Brighton Road where much development is taking place at present? With the very generous parking facilities being provided by the commercial interests, only a small area of land would be required for a library site, and to the casual observer there seems to be some quite suited to the purpose. Who knows, one of the developers may be public-spirited enough to give the land.

Yours, etc. R. Chapman.<sup>29</sup>

- **1 March 1979**

Declaring Land in the Canterbury Land District, Vested in the Canterbury Education Board as a Site for a School, to be Vested in Her Majesty the Queen.

Keith Holyoake, Governor-General, A Proclamation:

Pursuant to subsection (6) of section 5 of the Education Lands Act 1949, I, Sir Keith Jacka Holyoake, the Governor-General of New Zealand, hereby proclaim and declare that the land described in the Schedule hereto, being an area vested in the Canterbury Education Board as a site for a school, shall be vested in Her Majesty the Queen, freed and discharged from every educational trust affecting the same, but subject to all leases, encumbrances, liens, or easements affecting the same at the date hereof.

Schedule: Canterbury Land District - City of Christchurch

Lots 119-124 and 135-138, D.P. 2912, situated in Block XI, Christchurch Survey District: area, 9042 square metres, more or less. All certificate of title, No. 283/100, of the Canterbury Registry.

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<sup>27</sup> <https://paperspast.natlib.govt.nz/newspapers/CHP19781108.2.75>

<sup>28</sup> <https://paperspast.natlib.govt.nz/newspapers/CHP19790227.2.47>

<sup>29</sup> <https://paperspast.natlib.govt.nz/newspapers/CHP19790301.2.116.5>

Given under the hand of His Excellency the Governor-General, and issued under the Seal of New Zealand, this 13th day of February 1979. Venn Young, Minister of Lands. God Save The Queen!  
(L. and S. H.O. 6/6/1226; D.O. 8/1/245)<sup>30</sup>

- **24 March 1979**

'Shirley centre becomes busy'

The Shirley Community Centre, which was officially opened last November, will be working fully within the next few weeks. The secretary of the Shirley Community Centre Society said that the kitchen had now been equipped and redecorated along with the hall and several other rooms. The installation of inside toilets had started. The toilets area would have ramps leading to it for easy access by disabled persons.

A Christchurch City Council landscape architect had prepared a plan for the grounds, including a children's playground, sheltered seating, a barbecue area, skateboarding space, a netball court, and a carpark.

The first courses would be in pottery, weaving, fabric printing, pen-and-ink sketching, painting, drawing, bridge, and spinning.

The Shirley Community Centre Society was formed two years ago with the aim of building the centre and arranging recreational activities for the children of the area. After a survey to establish the needs of local residents, plans were submitted to the City Council, which gave permission for the old Shirley Primary School to be used as a community centre. One of the society's projects for this year is to establish an after-school activities programme for children aged between five and 13.<sup>31</sup>

- **20 October 1979**

'Library site opposed'

A Christchurch City Council proposal to designate two Marshland Road houses for a future suburban branch library has been opposed by the owners of the properties.

However, the owner of one house, Mr G.C. Heazlewood has told a town-planning hearing committee that he had always intended to use the site for commercial purposes, when zoning permitted that, and would be willing to include room for a library in the development.

It was suggested that the matter should be delayed until after the draft district scheme review is published in December, to see whether it is proposed to change the small pocket of residential zoning next to the Shirley shopping centre to commercial zoning. A library would be allowed as of right in a commercial zone, but council officers have been unable to find commercial developers willing to find room for a library in land already occupied or intended for expansion.

Critics of the proposed Marshland Road designation have suggested that a library could be incorporated in any future Woolworths Ltd development, on land already vacant. The council, however, has declined Woolworths' expansion proposals an issue that will come to appeal next month.

A branch library at such a shopping centre could take advantage of car parking and good public transport, and allow shoppers the opportunity to borrow books, said the Deputy City Librarian.

The Shirley Community Centre, in an old primary school about two blocks away, was considered unsuitable for a branch library because it was too far away from shops and set back from the street.

The hearing panel's chairman said that the library site, if designated, would probably be required within five years. A decision was reserved.<sup>32</sup>

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#### 1.7.1. 1980

- **29 April 1980**

'Go ahead for Shirley library'

The Christchurch City Council's cultural committee has decided to recommend that it go ahead with the new Shirley library in spite of its commitment to the building cost of the Central library.

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<sup>30</sup> <https://library.victoria.ac.nz/databases/nzgazettearchive/pubs/gazettes/1979/1979%20ISSUE%20016.pdf> Front Page

<sup>31</sup> <https://paperspast.natlib.govt.nz/newspapers/CHP19790324.2.94>

<sup>32</sup> <https://paperspast.natlib.govt.nz/newspapers/CHP19791020.2.181>

Speaking about the estimates for the coming year the Town Clerk (Mr J.H. Gray) told the committee yesterday that the council's libraries for the coming financial year would require \$546,068 more from rates than last year, an increase of 41.43 per cent – the equivalent of about 2 per cent of last year's total rating requirement. The total cost of the Shirley library, which will be in leased premises in the Shirley shopping centre in Marshland Road is estimated at \$86,807, made up of capital costs of \$37,000 and running costs. This year \$371,957 will be required from rates for loan servicing charges alone for the new Central Library. For 1981-82, Mr Gray estimated that the library budget would require more than \$2 million from rates because of the new Central Library building. That would mean an increase of more than 82 percent \$80,000 of which would be needed for the running costs of the Shirley library. In the light of this, Mr Gray asked whether the Shirley library could be afforded. The cultural committee, however, reaffirmed its commitment to proceed with the library; members said that it was difficult to get such a convenient site in a commercial area and that they should not pass up the opportunity. If the council accepts the committee's recommendation, the new library could be ready in November this year.<sup>33</sup>

- **5 May 1980**

'Funds for libraries'

The Christchurch City Council has yet to adopt the recommendation of its cultural committee to go ahead with the new Shirley library. This recommendation is being made in spite of the fact that the committee is facing an increase in the whole library vote of more than 40 percent in the present financial year. Part of this expense is for the new central library. It should not be forgotten that Christchurch people have been getting a central library service on the cheap because they have not had to pay for an adequate central library building for a long time past.

Because the cost of books and of everything to do with presenting books to the public is going up at a staggering rate, it must be a temptation for those in charge of public money to restrict expenditure.

The central government has, after all, shown in the past that cultural expenses can be an early casualty in difficult times. All times are difficult to some degree, and a case could always be made for standing still.

It is not the way of the Christchurch City Council to fail to consider a worth-while project just because the funds for it are hard to find. The Shirley library comes into this class.

If the council were concerned only to shelter its ratepayers, some notable facilities would be wanting in the city today. Vital as the new central library may be, the local suburban services must be given a high rating.

They are an essential extension of the central library's service to readers of all kinds and it is to be hoped that the council will endorse the committee's recommendation in the interests of a fuller service.<sup>34</sup>

- **7 July 1980**

'Classification of Reserve':

Pursuant to the Reserves Act 1977, and to a delegation from the Minister of Lands, the Assistant Commissioner of Crown Lands hereby declares the reserve described in the Schedule hereto, to be classified as a reserve for local purpose (site for a community centre), subject to the provisions of the said Act.

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 Christchurch this 7th day of July 1980. B. K. SLY, Assistant Commissioner of Crown Lands.  
(L. and S. H.O. 6/6/1226; D.O. 8/1/243)

- **8 September 1980**

'Reservation of Land':

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

Schedule: Canterbury Land District - City of Christchurch

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<sup>33</sup> <https://paperspast.natlib.govt.nz/newspapers/CHP19800429.2.55>

<sup>34</sup> <https://paperspast.natlib.govt.nz/newspapers/CHP19800505.2.108>

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. K. W. CAYLESS, Assistant Director of Land Administration.

(L. and S. H.O. 6/6/1226; D.O. 8/1/243)

- **18 September 1980**

The New Zealand Gazette notices for the 'Classification of Reserve' & 'Reservation of Land' were published, for the land at 10 Shirley Road (Lots 119-124 and 135-138, D.P. 2912, situated in Block XI), creating 'Shirley Community Reserve' "as a reserve for local purpose (site for a community centre)."

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#### 1.7.1. 1981

- The 1<sup>st</sup> Shirley Library was built in 1980 & opened in 1981, on Golf Links Road.

- **24 August 1981**

'Library service on the cheap no longer'

Ratepayers would pay more for City Council library services in coming years because the city had lagged behind other centres in library spending, said the Mayor of Christchurch (Mr Hamish Hay) at the weekend when officially opening the new Shirley branch library.

"For many year, Christchurch ratepayers have had their library service on the cheap, with a totally inadequate central public library and a motley collection of archaic, poorly located suburban libraries." Mr Hay said.

Some of those libraries had been accidents of history arising from the acquisition of former boroughs.

The tragedy for city ratepayers, said Mr Hay, was that the library service cost was not being shared equitably by all people who used the libraries, particularly those who lived outside the City Council area.

"There are some neighbouring local authorities in quite affluent areas which are giving a totally inadequate library service, and their ratepayers are regular patrons of city libraries," Mr Hay said.

"Then they wonder why their rates might be a few dollars less than the city's. If ever there was a case for amalgamation on grounds of equity, library services in Christchurch provide a prime example." he said.

The Shirley library is the fourth of five planned full-scale branch facilities.<sup>35</sup>

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#### 1.7.1. 1988

- **18 October 1988**

'\$510,000 loan'

A \$510,000 loan will be raised by the Christchurch City Council to buy the Shirley Library property.<sup>36</sup>

- **23 November 1988**

'\$4.5M loans approved'

Two loans totalling \$4.5 million were approved this week by the Christchurch City Council.

The raising of \$4 million for the electricity capital works of the Municipal Electricity Department was approved.

A loan of \$510,000 for buying the Shirley Library property was approved. The council at present leases the library building.<sup>37</sup>

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#### 1.7.1. 1989

- **12 August 1989**

Close of Christchurch City Electoral Roll: Shirley Library, Golf Links Road (Shirley Supermarket Car Park)<sup>38</sup>

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#### 1.7.1. 1993

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<sup>35</sup> <https://paperspast.natlib.govt.nz/newspapers/CHP19810824.2.52>

<sup>36</sup> <https://paperspast.natlib.govt.nz/newspapers/CHP19881018.2.62>

<sup>37</sup> <https://paperspast.natlib.govt.nz/newspapers/CHP19881123.2.137>

<sup>38</sup> <https://paperspast.natlib.govt.nz/newspapers/CHP19890812.2.204.5>

- **17 December 1993**

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.

“With its hipped roof and symmetry, the overall flavour of this school building is Georgian. Its U-shaped plan, and large and regular fenestration, together hint at the Jacobean influence which was to be developed in Penlington’s later work. In addition, it provides evidence of Penlington’s skill in polychromatic brick construction.”<sup>39</sup>

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#### 1.7.1. 1996

- The 2<sup>nd</sup> Shirley Library (current library) was built in 1995 & opened in January 1996, on Marshland Road.

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#### 1.7.1. 2003

- **23 May 2003**

‘Community Board moves to New Brighton’

The Burwood/Pegasus Community Board will officially open its new boardroom in New Brighton on Monday 26 May 2003.

“The Community Board is delighted to find a home in New Brighton. Exciting plans for the revitalisation of New Brighton are in place and the Board’s presence is a positive injection of faith in the future of the area,”

Community Board chairperson Don Rowlands says.

“A centrally located boardroom also makes the Board more accessible to Burwood/Pegasus residents and community groups.”

There has already been a favourable response to the new boardroom. Janet Begg, a regular attendee at Board meetings says the shop window frontage on the boardroom, “gives the general public a great view of democracy in action, right there in our precinct.”

The Community Board vacated its boardroom at the Shirley Service Centre in August 2001 to provide additional space for the Council’s area staff.

Since then meetings have been held at the Ascot Community Centre and more recently at the Linwood Service Centre. A brief opening ceremony will be held at 4pm on Monday, prior to the Board’s scheduled meeting.

The new boardroom is on the corner of Beresford and Union Streets, New Brighton in the former post office building. The boardroom will also be used for informal meetings of the Board and meetings of the New Brighton Taskforce. Discussions are being held with other potential users such as the New Brighton Residents’ Association, the New Brighton and Districts Historical Group and the New Brighton Pier and Foreshore Promotion Society.<sup>40</sup>

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#### 1.7.1. 2010

- **4 September 2010**

4:35am (NZ time), magnitude 7.1. Centred 40km west of Christchurch. Epicentre near Charing Cross, 10km south-east of Darfield at a depth of 11km.

Widespread damage occurred, but no loss of life. Disruption to water, power and sewerage services.<sup>41</sup>

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#### 1.7.2. POST EARTHQUAKES (2011 – 2025)

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#### 1.7.2. 2011

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<sup>39</sup> <https://quakestudies.canterbury.ac.nz/store/object/111836>

<sup>40</sup> <https://www.scoop.co.nz/stories/AK0305/S00125/community-board-moves-to-new-brighton.htm>

<sup>41</sup> <https://my.christchurchcitylibraries.com/christchurch-and-canterbury-earthquakes/>



- **22 February 2011**

12:51pm (NZ time), magnitude 6.3. Centred 10km south-east of Christchurch at a depth of 5km.

185 people were killed and there was major damage to Christchurch land, buildings and infrastructure.<sup>42</sup>

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### 1.7.2. 2012

- **15 August 2012**

'Shirley Community Centre to be demolished'

The Shirley Community Centre will be demolished after an engineering report deemed it "dangerous".

The nearly 100-year-old centre in Shirley Rd near Chancellor St was seriously damaged in the February 2011 earthquake and has been closed since.

The Christchurch City Council has received a Canterbury Earthquake Recovery Authority section 38 notice of demolition for the building because it is considered to be dangerous.

Community services general manager Michael Aitken said that while the building was significant to the Shirley community, it was too badly damaged to repair.

"Engineers have carried out a number of assessments and explored repair and strengthening options.

However, they have come to the conclusion that the building unfortunately can't be repaired," he said.

"With the building now considered dangerous, the safest option is for it to be demolished. This is certainly sad for the local community, which has used the building in one form or another for almost 100 years."

The building opened as a primary school in 1916 and, after it was replaced by a larger school across the road, the council bought it in 1977 to convert it into a community centre, which was used by several community groups, including Age Concern.

A demolition date has not been set.

Aitken said heritage items would be retrieved from the building during the demolition.

The future of the community centre will be determined as part of the council's facilities rebuild project.<sup>43</sup>

- **16 August 2012**

'New community centre planned for Shirley'

A trust plans to develop a new community centre for Shirley after finding out the current one will be demolished.

The nearly 100-year-old Shirley Community Centre, in Shirley Rd near Chancellor St, was seriously damaged in the February 22 earthquake last year and has been closed since.

The Christchurch City Council has received a Canterbury Earthquake Recovery Authority section 38 notice of demolition for the building because it is considered dangerous.

Community services general manager Michael Aitken said that though the building was significant to the local community, it was too badly damaged to repair.

The Shirley Community Trust plans to buy and develop the abandoned Catholic church site in Emmett St as a new community centre.

Trust spokesman Graeme Mitchell said about 117 groups in the area had lost their premises in the September 2010 and February 2011 quakes and it felt like they were in the "forgotten suburbs".

"We are trying to secure a new facility that groups can use, as there's nothing left in Shirley," he said.

The centre opened as a primary school in 1916 and, after it was replaced by a larger school, the council bought it in 1977 to convert into a community centre, which was used by several community groups.

A demolition date has not been set. The future of the site will be determined as part of the council's facilities rebuild project.<sup>44</sup>

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### 1.7.2. 2013

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<sup>42</sup> <https://my.christchurchcitylibraries.com/christchurch-and-canterbury-earthquakes/>

<sup>43</sup> <https://www.stuff.co.nz/the-press/editors-picks/7481085/Shirley-Community-Centre-to-be-demolished>

<sup>44</sup> <https://www.stuff.co.nz/the-press/news/7486705/New-community-centre-planned-for-Shirley>

- **17 April 2013**

'Christchurch's Education Heritage Recognised'

Cantabrians have long been proud of the region's education heritage, but they have extra reason to pay respect to the city's remaining historic educational treasures. Thursday 18 April marks world heritage day – also known as International Day for Monuments and Sites. This year the day, which is convened by the International Council for Monuments and Sites (ICOMOS), will focus its attention on the heritage of education. The day takes on extra significance in Christchurch, which has a strong identification with its educational institutions, and is still recovering from the loss of much of its heritage after recent earthquakes. New Zealand Historic Places (NZHPT) Southern Region General Manager Rob Hall says it's more important than ever to celebrate the city's remaining heritage. "Despite recent events in Christchurch and the loss of so many of our heritage buildings a good number of the city's original educational buildings have survived." Heritage consultant and chair of ICOMOS New Zealand Jenny May agrees. "We do tend to forget about our educational buildings. But it is so unusual to have such a concentration of our colonial beginnings in one small area and they tell us so much about our social history."

Some of the city's foremost and celebrated colonial architects designed these institutional buildings: William Armson, Thomas Cane, Collins and Harman, Benjamin Mountfort, George Penlington, Samuel Hurst Seagar and Cecil Wood.

Although some of these buildings have been lost, they were a significant part of the city's architectural as well as social heritage.

"They were very much built on what we would call Collegiate Gothic design with that institutional design in mind. They were recognisable institutions that said what they were and you treated them with respect," says Jenny May.<sup>45</sup>

- **16 August 2013**

'Councillors back Shirley community site'

Christchurch City councillors are backing in principle a proposal by the Methodist Church to build a new community facility in Shirley that could also serve as their place of worship.

Reverend Joohong Kim, a minister of the Crossway Community Church, yesterday told councillors the quakes had left the Shirley/Richmond bereft of community facilities.

The Shirley Community Centre, which had been used by more than 45 community groups, was demolished after the quakes and six of the seven churches in the area were damaged beyond repair.

Kim said his church had settled its insurance claim and had funds available to invest in a new building.

It wanted to spend that money on a new facility, preferably on the site of the old Shirley Community Centre in Shirley Rd, which could serve both its needs and the needs of the local community.

It was willing to pay for the cost of constructing the facility and the running of it, if the council was willing to grant a long-term lease on the land.

"This is a win-win situation for the church, the community and the Christchurch City Council," Kim said.

Shirley-Papanui Community Board chairman Chris Mene said the community board unanimously supported the Crossway Community Church's proposal for a public/private partnership.

"It is a long-term, sustainable and enduring opportunity to bring together partners in the community."

Deputy Mayor Ngaire Button said the Shirley community had huge needs and to a large extent they had suffered in silence over the past three years.

"There is just no community space there. I really hope you support this."

But Cr Yani Johanson said he was concerned the proposal had not gone through proper council channels.<sup>46</sup>

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### 1.7.2. 2014

- **4 September 2014**

'\$40m to rebuild community, heritage facilities in Chch'

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<sup>45</sup> <https://www.scoop.co.nz/stories/ED1304/S00110/christchurch-s-education-heritage-recognised.htm>

<sup>46</sup> <https://www.stuff.co.nz/the-press/news/9048840/Councillors-back-Shirley-community-site>



Four years on from the first Christchurch quake, the council is committing \$40 million to the rebuild of community and heritage facilities across the city and Banks Peninsula.

Christchurch mayor Lianne Dalziel announced today the council would fast-track the repair of these facilities. Ms Dalziel said work would begin immediately, with a focus on repairing buildings closed due to earthquake damage, and rebuilding facilities demolished after the quakes.

The council had set aside almost \$29.1m for the repair and rebuild of community facilities, and \$11.7m for heritage facilities.

Decisions on which facilities to prioritise for funding was based on feedback from Christchurch residents, Ms Dalziel said.

"This is a very real signal that we are committed to continuing to repair and rebuilding the facilities that matter the most to our residents."

Funding would come from the council's Facilities and Infrastructure Improvement New Borrowing Allowance, ahead of insurance discussions being finalised.

The proceeds of any insurance claims would be returned to the allowance, she said.

Repair work was expected to take a year, and priority facilities would be rebuilt within two years, she said.

The announcement was made at today's earthquake recovery committee hearing, which was moved from its city HQ out to the New Brighton Community Centre in the east.

"September 4, 2010 is a significant date in our city's history so it is poignant that this meeting is held in the east of Christchurch, an area that suffered extensive damage following the earthquake," Ms Dalziel said.<sup>47</sup>

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#### 1.7.2. 2015

- **19 August 2015**

Shirley/Papanui Community Board Meeting, Item 9. Shirley Community Facility Rebuild.<sup>48</sup>

1.1. The purpose of this report is to seek approval to release a Request for Proposal (RFP) to the open market inviting proposals for the development and operation of a Community Centre or similar at 10 Shirley Road, the site of the former Shirley Community Centre.

1.2. This report follows a Council decision on 15 August 2013, and further consultation with the Community.

1.3. Specifically, at the meeting of the Council on 15 August 2013 it was resolved that Council: Ask Staff to prepare a report on the proposal of Crossway Community Church to establish a public-private partnership, noting the request to grant a long term lease for the former Shirley Community Centre site at 10 Shirley Road to Crossway Community Church.

1.4. While this report discusses the proposal from the Crossway Community Church, as a result of community consultation staff consider it would be appropriate to provide an opportunity for all parties to present proposals on how any establishment of a Community Facility at 10 Shirley Road should occur.

- **19 August 2015**

Subject: Report - Shirley Community Facility Rebuild - 10 Shirley Road

Purpose: To seek approval to release a Request for Proposal (RFP) to the open market inviting proposals for the development and operation of a Community Centre or similar at 10 Shirley Road, the site of the former Shirley Community Centre.<sup>49</sup>

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#### 1.7.2. 2016

- **6 July 2016**

Subject: Report - Shirley Community Facility - 10 Shirley Road

Purpose: For the Shirley/Papanui Community Board to receive the information contained within and to instruct staff on how to proceed regarding the reinstatement of a Combined Community Facility at 10 Shirley Road.<sup>50</sup>

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<sup>47</sup> <https://www.odt.co.nz/news/national/40m-rebuild-community-heritage-facilities-chch>

<sup>48</sup> [https://christchurch.infocouncil.biz/Open/2015/08/SPCB\\_19082015\\_AGN.PDF](https://christchurch.infocouncil.biz/Open/2015/08/SPCB_19082015_AGN.PDF) Pages 17 - 32

<sup>49</sup> [https://christchurch.infocouncil.biz/Open/2024/06/PCBCC\\_20240613\\_AGN\\_9127\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_AGN_9127_AT.PDF) Page 32

<sup>50</sup> [https://christchurch.infocouncil.biz/Open/2024/06/PCBCC\\_20240613\\_AGN\\_9127\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_AGN_9127_AT.PDF) Page 32

- **19 July 2016**

'Community centre in Shirley stalled'

The rebuild of the Shirley Community Centre has stalled after a private funding plan was rejected.

The Crossway Community Church proposed to the Shirley-Papanui Community Board that a collaboration between the church and the city council be used to fund and maintain the new centre.

The church would have invested \$2.5m to the new centre and the city council \$1.5m.

The board rejected the proposal with a 4-3 vote at a recent meeting.

Church secretary Pat White said although they were disappointed with the outcome, they have other options in place for the church's location. "It would have been nice to get an answer sooner than this...but that is the way it is, now we just have to move on," she said.

Board chairman Mike Davidson said he was "uncomfortable" with the level of investment needed by the city council to make it work with the church.

He said it was possible the required funds could top \$2m.

"That would be a lot of money to spend on a centre in partnership with a church...I don't have any problem with the organisation, I am just uncomfortable about the level of investment," he said.

Cr Pauline Cotter also shared this sentiment, saying she was not happy with the terms of the agreement.

She said the proposed amount of funding contributed by the city council and the church seemed to be 50/50, but the ownership was not equal.

The plan now is to replicate some of the learnings the board had while getting the St Albans Community Centre off the ground. "It will probably start with a working party to find out what the community wants and needs.

From there, things start to take off pretty quickly," Mr Davidson said.

He could not give a definitive time frame around when a working party would be formed, but the board is looking at its options to start sooner rather than later."<sup>51</sup>

- **26 October 2016**

'Community centre builds delayed'

Seven community rebuild projects have taken longer than the Christchurch City Council expected, but it reassures the community that they are coming.

For the year ended June 2016, the council has delayed more than \$300 million of projects city-wide, including seven community centre projects.

"Some have taken longer than expected," said council's community capital delivery manager Darren Moses.

Moses said some of the projects' timelines were "re-phased" for his council team, who he said was in a "very busy post-earthquake construction environment." "Some of those projects have been re-set to a more sustainable pace."

Moses said meeting the needs of the community was a very important but often time-consuming part of the process of rebuilding these important community facilities.

"They are assets for the community and the community need to be involved as much as they can."

Moses said another hold-up was having politicians at community board level in the mix.

"Riccarton's a good example. "We've had community engagement in Riccarton about what they need and what they want and then the community board who have a slightly different view again.

"It's working between the needs of the community and the community board," he said.

As of June 2016, there was still \$0.5m to be spent on the \$1million Riccarton Community Centre project, following the sale of the land.

Another project waiting to get off the ground is the Shirley Community Centre. Demolished in 2012, the rebuild of the \$2.57m facility is still early in the consultation process.

He said engaging with the community board was the next step for the long-awaited facility...

Although work is well underway for the \$4m Bishopdale Library and Community Centre and at the \$10m Sumner Community Facility.

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<sup>51</sup> <https://issuu.com/the.star/docs/116201na> Front Page & Page 5

"There's quite a bit going on. He said between now and Christmas, the council will reopen newly built centres at Heathcote Combined Community Facility, St Martins Community Facility, Redcliffs Library, Governors Bay Community Centre, Mona Vale Homestead and Sign of the Takahe.

"As you can imagine, it take a long period of time to get here." "We don't want to go rushing at it," Moses said.<sup>52</sup>

- **1 December 2016**

Subject: Memo - Information on the Site Selection process and the Terms of Reference for the Shirley Community Centre rebuild project.<sup>53</sup>

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### 1.7.2. 2018

- **10 April 2018**

'Board launches petition to get new community facility'

The Papanui-Innes Community Board has taken the rare step of starting a petition to fight the city council over funding. Signatures are being collected in a bid to get funding for a community facility in Shirley.

It comes after the city council removed funding for the centre planned for Shirley Rd, near the intersection with Hills Rd. This was the site of the former community centre, which was badly damaged in the February 22, 2011, earthquake.

The removal of funding prompted community board chairwoman Ali Jones to threaten to stand down, citing it as her "die in the ditch" project.

Ms Jones said the board's role is to represent the community, and by gathering signatures from residents, it was fulfilling that role.

"One of the roles of a community board is to represent and act as advocate for the interests of its community and this is what we are doing. The LTP and annual plans are all about lobbying the council."

Innes Ward city councillor Pauline Cotter said she was fully behind the board and its petition.

"We've got a really proactive board that goes out to the community...and gets people talking, asks them what they want to see in their neighbourhoods," she said.

Ms Jones said some residents had offered to go door-knocking.

Shirley resident Jennifer Dalziel is collecting signatures. She said if funding isn't included now, people will have forgotten about it in 10 years time. "We are being made to feel like we should just give up," she said. The petition has about 100 signatures so far.

Ms Jones said the funding doesn't have to specifically go towards a new community centre building, just something the community can use, such as a fruit forest, community barbecue, garden or an all access playground."<sup>54</sup>

- **30 April 2018**

'Christchurch suburb overlooked since the earthquakes, community leaders say'

The former Shirley Community Centre site on Shirley Rd sits vacant and the Christchurch City Council has no plans to rebuild it in at least the next 10 years.

An east Christchurch suburb overlooked since the earthquakes is close to breaking point, community leaders say. Papanui Innes Community Board chairwoman Ali Jones told a council submissions hearing on Monday Shirley was in dire need of new community facilities, but had been largely left out of the Christchurch City Council's draft 10-year budget.

"Our ward has been forgotten in many ways, particularly the Shirley area – an area that is in the east but not in the east we hear so much about. No big pool complex or hot pools here," Jones said referring to facilities being built in neighbouring wards.

The council is spending money in the ward but almost entirely on infrastructure projects, including cycleways and land drainage work.

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<sup>52</sup> <https://www.stuff.co.nz/the-press/85262786/community-centre-builds-delayed>

<sup>53</sup> [https://christchurch.infocouncil.biz/Open/2024/06/PCBCC\\_20240613\\_AGN\\_9127\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_AGN_9127_AT.PDF) Page 32

<sup>54</sup> <https://www.yumpu.com/en/document/read/59980770/norwest-news-april-10-2018> Front Page & Page 5

The Shirley Community Centre, once a busy focal point providing a home to many different groups, was demolished following the 2010/11 earthquakes and has yet to be rebuilt. No money has been allocated in the LTP to build a replacement facility.

Jones asked for \$153,000 to be put back into the budget to begin consultation and design work on a new facility. "The community is close to breaking point. They need a place to meet, to gather, to mend."

Shirley resident Joanna Gould said the community had become displaced since the demolition of the community centre. "There is no one place to go to ask for help."

Gould has created a website <https://www.10shirleyroad.org.nz/> to push for a new joint library, learning centre, service centre, playground and playcentre at the site.

There are eight schools in Shirley and 65 per cent of residents are families with children. About 21 per cent of the population is between 0 to 15, compared to the city average of 17.8 per cent.

When asked by a councillor how the council would pay for more facilities in the area, Jones said maybe other wards could cut back on some of the facilities they were asking for.

Christchurch Mayor Lianne Dalziel said reinstating a community centre in Shirley would have to be weighed up against all the other challenges facing the city.

"You do need to take a city view when you sit around this table. You can't take a ward by ward view.

"We have to work out ways of making sure we have enough money on budget to do what is absolutely core critical across the city."

Coastal-Burwood Community Board members also made a plea to the council for greater investment in the area to give it equity with the rest of the city.

Board chairwoman Kim Money told the council it had not got the balance right in its draft long term plan (LTP) because permanent flood protection work was on hold and other regeneration plans had no budget.

The area had already benefited from a new seaside playground, two new high schools were being built, the new QEII complex was due to open in May and hot salt water pools were planned.<sup>55</sup>

- **4 May 2018**

'Is Shirley Christchurch's forgotten suburb?'

For years Shirley residents have watched as millions of dollars have been poured into other Christchurch suburbs to build community centres, new swimming pools and libraries.

Shirley's much-loved and used community centre on Shirley Rd was demolished following the 2010-11 earthquakes and Christchurch City Council has no plans to rebuild it in the next 10 years.

Papanui Innes Community Board member Ali Jones described the area as the city's forgotten suburb earlier this week as she lobbied the council for extra funding for the area and the wider Papanui Innes ward.

Shirley's situation is unlikely to change any time soon as the suburb has once again been largely left out of the council's 10-year budget, the 2018-2028 draft Long Term Plan.

Money has been spent in the area, but only on infrastructure work, like roading, flooding reduction programmes and cycleways. As Jones said: "No big pool complex or hot pools here."

Sumner, Mt Pleasant, Heathcote, Aranui and St Martins are just a handful of the suburbs to get new council-funded community centres since the earthquakes. New Brighton has a new multi-million dollar seaside playground and hot pools are planned. Planning is underway for a new pool, service centre and library in Hornby and for a pool in Linwood.

Halswell is getting two new skate parks, while the basketball court at Shirley's MacFarlane Park is cracked and its toilets are still damaged from a fire in November.

Shirley residents acknowledge their area was not as badly damaged as others in the earthquakes, and are not saying other areas do not deserve new facilities. They just want their community centre rebuilt and their footpaths and roads fixed.

Sitting inside the MacFarlane Park Neighbourhood Centre on Acheson Ave, Mary Duff, 71, is knitting, having a cuppa and a natter with friends.

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<sup>55</sup> <https://www.stuff.co.nz/the-press/news/103484014/christchurch-suburb-overlooked-since-the-earthquakes-community-leaders-say>

She says she broke her arm last year after tripping on an uneven section of footpath in Acheson Ave near her home. She notified the council but the bump has yet to be repaired, 10 months later.

"We get lumps and bumps on the street and they do nothing about it. I think it's because it's Shirley.

"We are human beings. We live in this place too. We may not be rich people but we try and look after our houses."

Duff has lived in Shirley for 40 years and she runs the Knit and Knatter Group based at the neighbourhood centre. The group knits garments and donates them to hospitals. It receives a \$350 grant from the council. Sitting across the table is Duff's friend, Sharyn Burnett. She is a community worker for the Shirley Community Trust and says everyone should be on a level footing when it comes to council support.

"We don't want big, fancy, high-costing things. We want to make sure the basics are covered."

"We don't have a lot of money and material things but the people are so generous in their hearts and their spirits."

Burnett, who has lived in Shirley for 23 years, says the area is suffering from a lack of places to meet.

"We have lost lots. Lots of venues, churches, our community centre. Where else do groups go? The loss of buildings is a big thing."

Some relief is on its way for the Shirley Community Trust, with the opening of a new used building behind the existing MacFarlane Park Neighbourhood Centre. The building was donated to the council by the Lions Club International after the earthquakes and was previously used as the St Albans Community Centre. The council is now leasing the building to the trust.

The existing centre is bursting at the seams after taking in groups who lost their facilities after the quakes. More than 20 projects operate there each week, including a volunteer-run cafe which offers hospitality training to help people to find work.

While the new building is welcome, residents say there is still a need for a bigger facility to replace the one the community lost at 10 Shirley Rd.

Shirley is a family-orientated suburb. Some 65 per cent of residents are families with children and about 21 per cent of its population is between 0 to 15. The city average is 17.8 per cent...

Her mum, Therese Monteath-Carr, says the community is a tight-knit one, but it is suffering without the community centre. She also wants to see improved playgrounds and the street flooding fixed.

"It doesn't flood as badly as some other areas, but there are some pretty formidable puddles verging on lakes. I walk my daughter to school and kids end up at school soaking. It's not good in the middle of winter."

There are eight schools either in or very nearby. One of the three schools bearing the suburb's name will move to Burwood and it is taking its zone with it. Shirley has been entirely left out of the school's new zone. Roughly half the suburb is inside the existing zone.

There is anger in the community about this and some feel "abandoned" after supporting the broken schools through the post-quake years.

The community is fighting back over the school zone and the council's unwillingness to replace its community centre. Shirley resident Joanna Gould has come up with a plan to push for a new joint library, learning centre, service centre, playground and playcentre at the former community centre site. She has written a submission to the council's LTP and created a website to detail the plans.

She says the existing library building at The Palms could be sold to the mall owners and the library should be incorporated in a new centre.

"Each day as I pass 10 Shirley Rd, it is a constant visual reminder to me and the locals/road users of Shirley Rd, that our community has been left behind, we haven't rebuilt from the earthquakes."<sup>56</sup>

- **8 May 2018**

- 'Call for community facility grows'

- Joanna Gould is pushing for a new community facility at 10 Shirley Road and puts forward some of her ideas for the site.

- I attended an antenatal class at the Shirley Community Centre 11 years ago and have been a local Shirley resident for the past 10 years. I have a passion for research, learning and community spaces.

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<sup>56</sup> <https://www.stuff.co.nz/the-press/news/103563627/is-shirley-christchurchs-forgotten-suburb>

The former Shirley Community Centre at 10 Shirley Rd was an iconic focal point of our community since 1915. It was originally Shirley Primary School, and later on our Shirley Community Centre, a place for cultural, educational and recreational activities.

It was seriously damaged in the February 22, 2011, earthquake and was demolished in 2012.

Since the earthquakes, our community has been struggling to get our homes repaired and rebuilt.

Two primary schools have closed, our roads are still damaged, there are detours and closures in place, and sucker trucks run throughout the night due to sewer system failures when it rains.

The Dudley Creek flood remediation is overdue by a year, and the 'temporary depot/storage yard' sites at 10 Shirley Rd and 40 Guild St are having a negative impact on residents lives.

Recently we learnt that the new QEII campus, built to relocate Avonside Girls' and Shirley Boy's High Schools, may change 'our school' zones, which will deny our children access to 'our schools'.

And now, after years of waiting for the rebuild to start for our community centre, we have been dealt another blow. We find out that the funding granted by the city council has not been included in the draft Long Term Plan. The 10 Shirley Rd site is a constant visual reminder to me, and the locals/road users of Shirley Rd, that our community has been left behind; we haven't rebuilt from the earthquakes.

What message are we sending to the children at Shirley Primary School and the children from other schools that travel past this area? That it's okay to treat your community spaces like this?

Do our children matter to the city council? Are they not future Christchurch ratepayers?

Our community's health is at stake. We can not wait 10 years. We need our community centre rebuilt now.

My suggest is to combine city council resources with funding and donations to create a new Shirley Library, service centre, learning space and playground, with the existing Shirley Playcentre.

That would lift up our community and give us a meeting place or all cultural, educational and recreational activities. I created the website [www.10shirleyroad.org.nz](http://www.10shirleyroad.org.nz) to collate my research and ideas for my submission to the city council's Long Term Plan.<sup>57</sup>

- **9 May 2018**

'Action Plan Targets Richmond-Shirley Road Repairs'

Christchurch City Council will make a concerted push over the coming months to fix damaged roads and footpaths in the Shirley and Richmond areas.

"Our transport team have been out in the Shirley/Richmond area in the past two weeks and have done an assessment of the streets and footpaths in the area bordered by North Avon Road, Hills Road, Shirley Road and North Parade," says Council Transport Planning and Delivery Manager Lynette Ellis.

"They've been looking at the condition of all the roads, channels and footpaths in that area and assessing what needs to be done. We are now putting together a plan of action so that we can get back to the community in the coming weeks with a schedule of roading and footpath works."

"We know the condition of some of the roads and footpaths has been a source of ongoing frustration for residents in the area and we are committed to addressing the problem," Ms Ellis says.

The Shirley/Richmond area was badly affected by the earthquakes. Some of the roads and footpaths have also been impacted by the Dudley Creek flood remediation works.

Council Land Drainage Manager Keith Davison says all the Dudley Creek contractors will be out of the area by the end of August.

"The Dudley Creek flood mitigation works, which included the building of a piped bypass down Randall and Medway Streets, are largely complete and have reduced the risk to all houses in the Flockton area that were previously at risk of frequent above floor flooding.

"We have also done work to increase the capacity of St Albans Creek to reduce the flood risk upstream around the eastern edge of Edgeware Road."

"It has been a big, complex job and we really appreciate the patience the community has shown while we've done this work," Mr Davison says.<sup>58</sup>

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<sup>57</sup> <https://www.yumpu.com/en/document/read/60161355/pegasus-post-may-08-2018> Page 6

<sup>58</sup> <https://www.newsline.ccc.govt.nz/news/story/action-plan-targets-richmond-shirley-road-repairs>



- **15 May 2018**

'Residents in Christchurch's 'Unkempt and Neglected' Richmond Frustrated'

Richmond residents are at the end of their tether over continual road closures and detours through the area since the earthquakes. Residents have put up with almost three years of flood mitigation works associated with Dudley Creek, which were supposed to be completed in two years. People are angry at how they have been treated and say their own street upgrades have been neglected by the council.

A Richmond resident said she had watched Richmond transform from a proud and tidy suburb before the earthquakes to being an "unkempt and neglected" suburb.

Christchurch Mayor Lianne Dalziel said she had sympathy for Richmond residents who put up with an extraordinary amount of work that had taken longer than anticipated.

She said the council was working on a plan for the area's roads and footpaths and it would come back to the community with a schedule of works.<sup>59</sup>

- **23 July 2018**

'Housing New Zealand Opens Largest-Ever Christchurch Complex'

Housing New Zealand (HNZ) has opened its largest-ever Christchurch complex as it continues to build beyond pre-earthquake stock levels to meet growing demand.

Three tenants occupied the first stage of a 37-unit development in Eveleyn Couzins Ave, Richmond, on Friday. It will be full in about two weeks.

More than 6100 HNZ properties were damaged in the 2010 and 2011 Canterbury earthquakes and 700 had to be demolished.

HNZ has been criticised in the past for its higher-density complexes, which some critics believe drive up crime in surrounding areas.

At the time, a resident said efforts to have HNZ act on concerns largely went unanswered, while people with various social issues living in higher-density housing without proper support were likely to cause trouble.<sup>60</sup>

- **18 December 2018**

'Temporary pump track not good enough - Shirley pupil'

A Shirley Primary School pupil says the Papanui-Innes Community Board's push to install a temporary pump track is not the option he wants.

Shannon Smith, 11, started a petition for a pump track at the Shirley Community Reserve but said he would have preferred a permanent track instead. Shannon said he has ridden on temporary tracks in the past and "it wasn't smooth and wasn't that nice to ride on."

He currently has to travel out of Shirley to find tracks where he can ride his scooter.

Although he said a temporary track will be great while it lasts, once it is eventually moved, he and his friends will go back to having nowhere to ride nearby.

"If it's just temporary, we'd have to go back into town after it's gone."

Shannon's dad Tim Weir said he thought Shannon's idea for a permanent track would mean kids in the area have fun and connect for many years to come.

"It would be a place where they could enjoy hanging out positively and a good reason to get them outside."

The Papanui-Innes Community Board is currently seeking funding options for the installation of a temporary track by June next year.<sup>61</sup>

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### 1.7.2. 2019

- **22 March 2019**

<sup>59</sup> <https://www.stuff.co.nz/the-press/news/103889907/residents-in-christchurchs-unkempt-and-neglected-richmond-frustrated-after-years-of-road-closures-disruption>

<sup>60</sup> <https://www.stuff.co.nz/the-press/news/105652360/housing-new-zealand-opens-largest-ever-christchurch-complex-as-social-housing-wait-list-soars>

<sup>61</sup> <https://www.yumpu.com/en/document/read/62281827/norwest-news-december-18-2018> Page 11



Subject: Seminar - No. 10 Shirley Road Community Centre Feasibility Study

Purpose: From GLG Sport Spaces & Facilities.<sup>62</sup>

- **22 May 2019**

'What to do with 10 Shirley Road'

Richmond and Shirley residents lost a valuable community asset when the earthquakes all but destroyed the Community Centre at 10 Shirley Road. The old building which was the original site of Shirley Primary School was so badly damaged that demolition was the only option. As has been the case in many parts of Christchurch, the loss of the building was keenly felt by many people, and many thought then, and still do, that the replacement of the Community Centre should be a priority on the Council agenda.

However, times change and we have an opportunity to reassess our community needs and to decide what amenities will best serve our residents and where those amenities might be sited.

There is much debate about the need for a Community Centre as we knew it pre-earthquake.

Some of the services provided at the old centre have been absorbed by other agencies and do not need replicating at a new amenity.

There have been reviews and reports presented to Council discussing the amenities we have and those we need. Although these have not been released to the general public as yet, one would assume that these include social, recreation, pastoral care elements and take into account the composition of the population. There is a groundswell of support for a (new) library to provide an amenity that would serve the Richmond/Shirley communities. Libraries have changed markedly in the last decade and now provide opportunities for interaction amongst age groups, ethnic groups, interest groups, etc through the way they are designed and staffed. While they still address their original core function of providing information and leisure reading opportunities, modern technological developments have had a major impact on how libraries achieve that core function.

Perhaps it is time for the Richmond Community to come together and discuss the needs and determine some action so that, eventually, we get an amenity at 10 Shirley Road which recognizes the past but focuses on our needs in the future.<sup>63</sup>

- **19 June 2019**

Subject: Seminar - Shirley Community Reserve - modular pump track

Purpose: To provide information relating to the temporary modular pump track for 10 Shirley Road.<sup>64</sup>

- **4 September 2019**

Subject: Memo - Shirley Community Centre Feasibility Update to Papanui Innes Community Board

Purpose: To update the Papanui-Innes Community Board ahead of a Board seminar on 13 September on the draft feasibility study regarding the potential to develop a community facility at 10 Shirley Road.<sup>65</sup>

- **13 September 2019**

Subject: Seminar - 10 Shirley Road Feasibility Study

Purpose: To familiarise the Board with the draft report, provide the opportunity for the Board to ask any questions and understand Board feedback so this can be correctly represented.<sup>66</sup>

- **24 September 2019**

'Green light for pump track'

A pump track and table will be installed at 10 Shirley Rd.

The Papanui-Innes Community board unanimously approved the landscape plan for the installation of a multi-use table tennis table and pump track at the former Shirley Community Centre site at a meeting last week.

This will cost about \$93,000. The landscape plan went up for consultation in July.

At the close of the consultation period, 71 submissions were received with 60 submitters supporting the

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<sup>62</sup> [https://christchurch.infocouncil.biz/Open/2024/06/PCBCC\\_20240613\\_AGN\\_9127\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_AGN_9127_AT.PDF) Page 33

<sup>63</sup> <https://wearerichmond.co.nz/rrba/what-to-do-with-10-shirley-road/>

<sup>64</sup> [https://christchurch.infocouncil.biz/Open/2024/06/PCBCC\\_20240613\\_AGN\\_9127\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_AGN_9127_AT.PDF) Page 33

<sup>65</sup> [https://christchurch.infocouncil.biz/Open/2024/06/PCBCC\\_20240613\\_AGN\\_9127\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_AGN_9127_AT.PDF) Page 32

<sup>66</sup> [https://christchurch.infocouncil.biz/Open/2024/06/PCBCC\\_20240613\\_AGN\\_9127\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_AGN_9127_AT.PDF) Page 33

landscape plan, nine submitters not supporting it and two submitters not indicating either way. Pegasus Post reported in April Shirley Primary School pupil Shannon Smith presented a petition with 30 signatures to the board asking for a permanent scooter, skateboard and bike track to be built at MacFarlane Park. However, city council investigation found the site at Shirley Community Reserve was more appropriate. In spite of the pump track, which has been approved only being temporary, it can be relocated and could remain in this site for up to 10 years if this is what the community wants.<sup>67</sup>

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### 1.7.2. 2020

- **31 January 2020**

Subject: Seminar – 10 Shirley Road Update

Purpose: Inform the Community Board of the engagement proposed for the future of 10 Shirley Road.<sup>68</sup>

- **9 March 2020**

'Brief Closure Heralds Service Boost for Shirley Library and Service Centre'

The Shirley Library and Service Centre will close this month for a six-week upgrade before reopening as an integrated community hub providing extra services.

The library and service centre – next to The Palms shopping centre – will close from Monday, 23 March to allow for a building upgrade under the Christchurch City Council's 10-year refurbishment programme. The update includes improved security cameras, new floor coverings, internal painting and changes to the layout.

The centre will reopen on Thursday, 30 April, with new postal and bill-paying services – along with Metro cards – available at the site.

Council Head of Libraries and Information Carolyn Robertson says the Shirley Library is an integral part of community life in the area.

"Shirley Library offers so much – from information to free internet access, and an amazing array of books and other items for all ages, along with communal spaces to support stronger community connections," Ms Robertson says. "However, the building is due for an upgrade to ensure that we effectively maintain those core services and improve the environment."

"The improvements mean the library can continue to meet the needs of local residents for many years to come and that the building best fits its purpose."<sup>69</sup>

- **11 March 2020**

'New Social Housing Development to Provide Much-Needed Homes in Christchurch'

A new multimillion-dollar social housing development in a Christchurch suburb has been given the go ahead. But neighbours are upset the Methodist Mission project has got approval despite not meeting stringent character guidelines other residents have had to comply with.

The mission plans to relocate 16 homes that have been used to house earthquake refugees at Linwood Park to a 1.6-hectare site bordering Dudley Creek on Guild St in Richmond.

The empty land was the home to the Churchill Park rest home that was demolished following the earthquakes. A Guild St resident said he and other neighbours were disappointed the rules surrounding the District Plan had allowed the development to go through without any public consultation.

He said residents were not concerned about a social housing complex moving in next door, but were upset it had been consented despite not meeting the character guidelines that residents have had to abide by.

The Dudley Design Guide recognises the number of character homes in the area and aims to protect that special character. "...residents had spent thousands of dollars applying for resource consents to make sure they complied with the character rules, but the same rules did not seem to apply to the mission."<sup>70</sup>

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<sup>67</sup> <https://www.odt.co.nz/star-news/star-christchurch/green-light-pump-track>

<sup>68</sup> [https://christchurch.infocouncil.biz/Open/2024/06/PCBCC\\_20240613\\_AGN\\_9127\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_AGN_9127_AT.PDF) Page 33

<sup>69</sup> <https://www.newsline.ccc.govt.nz/news/story/draft-brief-closure-heralds-service-boost-for-shirley-library-and-service-centre>

<sup>70</sup> <https://www.stuff.co.nz/the-press/news/120200786/new-social-housing-development-to-provide-much-needed-homes-in-christchurch>

- **21 September 2020**

Local residents can help realise the potential of the former Shirley Community Centre site by sharing their ideas for the open space.

Waipapa/Papanui Innes Community Board Chairperson Emma Norrish says the community suggestions can also help inform consultation on Christchurch's Long Term Plan (LTP).

"Our community needs a cohesive voice when advocating for project funding under the LTP, and support for a revamp of the Shirley site is on our wish list," Ms Norrish says. "We want to know your aspirations for the best use of the open space at 10 Shirley Road. We want to be sure that we get this site right as we know that the local landscape has changed considerably over the past few years.

"While we acknowledge that short-term funding for a major site overhaul is off the Christchurch City Council agenda, we believe we can still utilise this space in the short term by considering alternative funding and, perhaps, even partnerships to deliver a mutually beneficial community use."

Ms Norrish says the recent installation of a temporary modular pump track has already revitalised the reserve, offering an active outdoor option for local youngsters.

"The pump track is the result of one young boy's persistence in putting together a petition calling for the creation of a skate, scooter and bike area," she says.

"We believe that his determination illustrates the role that local residents can play in shaping their own communities. "We want to work alongside our residents to find the ideal use for 10 Shirley Road as we also weigh up future planning for the good of the wider community."

The LTP sets the strategic direction for the Council, outlining plans for the next 10 years.

People can have their say on the Shirley Road space, particularly offering innovative ideas that do not require the construction of extensive built infrastructure on the site. Submissions online or via a form close on Monday, 12 October, with the findings going to the Board by November.<sup>71</sup>

- **20 October 2020**

Subject: Memo - Engagement feedback for 10 Shirley Road

Purpose: To provide the Community Board with the feedback received from the engagement on 10 Shirley Road.<sup>72</sup>

- **1 December 2020**

'Renewed calls to rebuild Shirley Community Centre'

Residents are calling for the revival of the Shirley Community Centre after the area has been left without a facility for nearly a decade.

It comes after the Papanui-Innes Community Board sought ideas for the future use of the former community centre site at 10 Shirley Rd.

Due to Christchurch City Council's financial restraints, it is unlikely that funding would be available in the short-term for permanent options.

However, the community board is still keen to see the space utilised in the meantime, while it advocated for funding through the 2021-2031 Long Term Plan process.

In September, a questionnaire was delivered to about 800 properties within the site's vicinity, asking residents whether they currently used the site, how they would like to use it, and how the city council can make the most of what was already there? The city council received 58 submissions.

Shirley Recreational Walkers leader Sue Lang wants to see the centre reinstated and feared it might not happen after the rebuild was deferred for a number of years.

"I would like to see the Shirley Community Centre reinstated back at this site as we were led to believe it would be happening back in 2017," Lang said in her submission.

"It is on a great bus route and was used by many groups both day and night. Other areas have had their community centres re-built, but not Shirley. Why?"

Prior to the September 4, 2010, and February 22, 2011, earthquakes, the well-established centre was used by many community groups to host workshops, classes and fun activities.

<sup>71</sup> <https://www.newsline.ccc.govt.nz/news/story/shirley-space-use-centres-on-community-views>

<sup>72</sup> [https://christchurch.infocouncil.biz/Open/2024/06/PCBCC\\_20240613\\_AGN\\_9127\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_AGN_9127_AT.PDF) Page 32

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.

While re-development options were being explored, a temporary pump track and a table tennis facility were recently installed after a young member of the community had an idea to temporarily utilise the space. Mairehau resident Joanne Byrne used to use the former community centre and lives less than 1km away from the site. "We don't need nor want temporary activities, we want a community centre," she said.

"I would like to see a community hub – a combined library and community centre with additional community facilities, like a permanent pump track and bathrooms for all to use."

But Richmond Residents and Business Association president Vicki Brown disagreed with a need to rebuild the centre. "We don't need a community centre built back here, Shirley are having great success with their facility in MacFarlane Park," she said.

"We would like to see more recreational items added with more updated play equipment, and an opportunity to grow the community garden."

Other suggestions being floated around included adding communal barbecues, a food forest for foraging, and keeping it as an open space for planting and walking.

The community board was currently looking at alternative funding options and possible partnerships with organisations.<sup>73</sup>

- **18 December 2020**

Subject: Briefing - 10 Shirley Road Community Reserve Site

Purpose: To provide requested site map of 10 Shirley Road showing services, infrastructure and existing installations/amenities.<sup>74</sup>

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### 1.7.2. 2021

- **19 March 2021**

'Genealogy a passion and an addiction for Christchurch woman'

For Fiona Lees, getting to the bottom of her family roots was like an addiction.

Just like the women who established the NZ Society of Genealogists, the Canterbury branch convener has been hungry to learn more about her origins since she was a teenager.

The first generation mainlander born to Scottish parents started feeding her passion for family history after conversations with her grandmother led to more questions than answers.

She started to connect the dots in her little notebook full of important dates to determine "whose brother was who," later growing into a passion to help others trace their roots...

The society, based in Auckland, has promoted the study of family history and genealogies since 1967, providing the necessary tools and expertise for others to make their own discoveries.

The late Lucy Marshall and her friends had a shared curiosity about their ancestors and eventually started a group. More than 50 years later, it morphed into a national society 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.

Lees was appointed the Canterbury convener in July last year and has been on the committee for more than 10 years. But her involvement spans back to the 1980s.

Retiring last year, she worked for the city council for 35 years as a technical application specialist helping internal staff with their computers.

As the convener, she puts together monthly newsletters, deals with memberships and transcribes school records for future genealogists as it was an "underused" record in NZ.

"In Britain, there are census records with raw data being kept where you can track your family every 10 years," she said. "But in NZ, governments saw fit not to keep that raw data and only had summaries on how many

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<sup>73</sup> <https://www.odt.co.nz/star-news/star-christchurch/renewed-calls-rebuild-shirley-community-centre>

<sup>74</sup> [https://christchurch.infocouncil.biz/Open/2024/06/PCBCC\\_20240613\\_AGN\\_9127\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_AGN_9127_AT.PDF) Page 33

people lived in suburbs. School records tell you where you've come from, who your guardians are, your age, and where you're going to next – you can track a family through there.”

Based at the Parklands Community Centre, the society had many resources on hand including a branch library, computers, paper records, parish registers and monumental inscriptions. People can become members and connect with other family history enthusiasts nationwide to share tips and tricks on research methods...

The process was not always simple seeing as 80 per cent of information could not be found online, but having the internet nonetheless definitely made things easier.

“We used to have to go and write letters, visit places to get information but now you've got lots of information online,” she said.

But most genealogists were not interested in just a list of facts – the importance of social history built a much better picture of how that person lived.

Putting the facts together and shaping it into a story “makes it far more fun.”

“It's always nice to put your person in a place with what else was happening in the world at that time. A list of facts is a bit boring,” she said.

“Most of the real genealogists aren't just interested in names and the date of birth, marriage and death. They actually want to learn more about people, what they did, where they lived and why they shifted countries.”

Over the years, the branch has seen a rise in people wanting to know more about where they came from through the avenue of DNA testing...

For Lees, that passion was wanting to know more about where she came from and what influences made her the person she is today.

But knowing your roots can also be essential to one's own survival.

“For some, it might even be a health component. Heart attacks, strokes or Alzheimer's might run in the family. Looking at what people died of might be a push for some people.”<sup>75</sup>

- **May 2021**

- 'The Future for Shirley Road Central'

- Following the Christchurch earthquakes the community centre at 10 Shirley Road was demolished.

- 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.

- A wide variety of people and groups attended this facility offering classes, courses and community events...

- The library at the Palms is outdated and too small, it lacks meeting spaces and is not central to all local schools and bus routes. Our communities are ethnically and socially diverse.

- We have areas of social deprivation, and others of relative well being.

- We have increased social housing, and increased high density, infill housing.

- As our population grows, the demand for community facilities grows also.

- Church facilities can be a barrier for some of our secular community members.

- School facilities are often limited in the times they are available...In 2021 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.

- The decision to not rebuild ours has disadvantaged our community and continues to do so.

- Our vision is a new community hub at Shirley Road Central.

- 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.<sup>76</sup>

- **24 May 2021**

- 'Laura Fergusson Trust Buys Old Marian College Site for New Christchurch Centre'

- New facilities for people with brain and spinal injuries are to be built on a Christchurch school site cleared after the earthquakes.

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<sup>75</sup> <https://www.odt.co.nz/star-news/star-christchurch/genealogy-passion-and-addiction-christchurch-woman>

<sup>76</sup> [https://www.aveburyhouse.co.nz/uploads/4/7/2/0/47203855/rcn\\_152w.pdf](https://www.aveburyhouse.co.nz/uploads/4/7/2/0/47203855/rcn_152w.pdf) Page 5

The Laura Fergusson Brain Injury Trust has bought the former Marian College campus in Richmond and will centralise its South Island services in a new facility there.

The charity runs a residential home in Burnside, and offers services such as assessments, rehabilitation and physiotherapy in other parts of the city.

Trust chief executive Kathryn Jones they were “absolutely thrilled and excited” about the new site.

The purchase would enable them to build a modern home for their residents, some of whom have severe disabilities, and to have all its services in one location, she said.

They also hoped to include a hydrotherapy pool, after the region’s only one at Burwood Hospital was closed after the earthquakes.

Catholic girls’ school Marian College left the Richmond site after the land and buildings were damaged in the earthquakes. Marian College is now in the central city and plans to build a new \$25 million school inside the former Foodstuffs distribution centre in Northcote...

She said the new site was better than they had hoped for.

It was quiet with mature trees and a stream boundary, well served by public transport and safe street crossings, and close to The Palms mall, she said.

Jones expected planning and building the new facility would take between three and five years. Planning for the rebuild began several years ago.<sup>77</sup>

- **16 July 2021**

‘Study to determine feasibility of Christchurch community centre’

An upcoming feasibility study could set the ball rolling on a \$3 million community facility in east Christchurch. Christchurch City Council’s Long Term Plan, approved last month, allocates \$3 million towards a centre rebuild in the 2031-2032 financial year.

It also budgets \$35,000 for a feasibility study to take place in the 2021-2022 financial year.

Innes Ward city councillor Pauline Cotter said the future of the project is in the hands of the community.

“It’s now with the community, they’re going to have to drive that,” Cotter said.

It is possible the \$3 million funding could be brought forward if a building plan was ready and viable, she said.

Joanne Byrne, spokeswoman for the 10 Shirley Road [Shirley Road Central] group, helped organise a petition of over 1200 signatures which was presented to the council in May. The community was devastated when funding was dropped from the last Long Term Plan and wanted to avoid a repeat of that scenario, she said.

Shirley Recreational Walkers leader Sue Lang said she hoped a new community centre would be built.

The site was currently home to a pump track and playground. “That’s great, but it won’t meet the needs of the whole community,” Lang said. However, she did not trust the council to pull through on the project.

“A decade is a long time to wait for when you’ve already waited a decade.”<sup>78</sup>

- **2 August 2021**

‘Heritage treasures saved from quakes could now return to original owners’

Fireplaces, ornate windows, decorative carved stone and tall church doors are among hundreds of heritage treasures rescued from buildings demolished after the 2011 Canterbury earthquakes that could now be returned to their original owners.

The Christchurch City Council salvaged the items from about 30 heritage buildings and stored them for more than a decade in the hope it could find them a new home. The council is now offering the items back to their original owners.

The items include a stone crest from the former Press headquarters in Cathedral Square, decorative tiles from New Regent St, turrets from the city’s original Public Library on Cambridge Tce and metal balconies from the Clarendon and Warners hotel buildings.

Council heritage team leader Brendan Smyth said he had already been approached by five or six companies that may be interested in claiming back a piece of their former building.

“After the quakes, people were going through difficult times and didn’t know what to do,” he said.

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<sup>77</sup> <https://www.stuff.co.nz/the-press/news/125171003/laura-fergusson-trust-buys-old-marian-college-site-for-new-christchurch-centre>

<sup>78</sup> <https://www.odt.co.nz/star-news/star-christchurch/study-determine-feasibility-christchurch-community-centre>



“Now, they are still in Christchurch and more willing and able to take back materials.”

He said the items were saved from destruction in the hope they could find new life.

“The idea was the material would be reused at some point in some way and ideally in the same locations or into new buildings or used in the repair of surviving buildings.”

If the former owners did not reclaim the items, the council would look for other ways to reuse them, he said...

Smyth said the heritage items showed the level of craftsmanship used in Christchurch’s lost buildings.

“There’s also a lot of beautifully carved stonework from lost buildings which show the quality, passion and craftsmanship of our heritage. “Our ancestors took pride in the architecture and details of our streetscapes.”<sup>79</sup>

- **23 November 2021**

- ‘New Owners Take Over Christchurch's The Palms Shopping Mall’

- The Palms shopping mall in Christchurch has been sold for \$88.8 million, but it will be business as usual for shoppers. The mall, in the suburb of Shirley, has been sold by Australia-based AMP Capital to another Australian investor, the DiMauro Group.

- AMP Capital had owned The Palms since 2007, when it bought the mall from Christchurch businessmen and Hallenstein Glassons directors Tim Glasson and Warren Bell. In the meantime it has purchased additional land surrounding the property.

- The mall was originally developed in the 1990s by Christchurch brothers Max and Glen Percasky, who own the Homebase shopping centre north of The Palms.

- DiMauro said they were not considering making any changes to the mall or its tenant line-up, and were looking forward to working with the local community.<sup>80</sup>

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### 1.7.2. 2022

- **28 February 2022**

- ‘Development Stymied in Three Christchurch Suburbs Because Sewers Can't Cope’

- Three Christchurch suburbs face limited housing development in future because their sewerage systems are at capacity and expensive to upgrade.

- For most of Shirley and Aranui, Christchurch City Council says it can only accept like-for-like development and at Prestons, it can only approve housing that was originally planned.

- The three areas could end up being exempt from the Government’s new housing intensification rules, which allows construction of three homes, three-storeys high, on urban sections without resource consent. Further changes will also allow six-storey housing in areas near buses and shops.

- The changes are designed to boost housing intensity, prevent sprawl and improve affordability in the country’s biggest cities.

- The sewer pipes in Shirley and Aranui have now reached capacity, limiting the amount of intensification that can be accommodated, council infrastructure planning and regulatory services general manager Jane Davis said. The council is asking any residents planning a development to contact them as early in the process as they can to avoid spending time and effort on a development only to find there is no capacity.

- The three areas all have vacuum sewer systems, Davis said, and upgrading them to take additional development would be expensive.

- Most of the pipes would have to be replaced and major upgrades or additional pump stations would be needed. No detailed costings were available, Davis said.

- The new law allows for some locations to be exempt from the changes including those with significant trees, heritage character, hazards or infrastructure constraints.

- The council is investigating what areas and features could be ring-fenced and was likely to announce these in late March, before consulting the public.

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<sup>79</sup> <https://www.stuff.co.nz/the-press/news/125936181/heritage-treasures-saved-from-quakes-could-now-return-to-original-owners#comments>

<sup>80</sup> <https://www.stuff.co.nz/business/127070200/new-owners-take-over-christchurchs-the-palms-shopping-mall>

Cabinet minister and Christchurch East MP Poto Williams has previously criticised the council for not building enough capacity into the system following the earthquakes to cope with additional demand.

But Davis said Scirt (Stronger Christchurch Infrastructure Rebuild Team) was responsible for rebuilding the sewerage system in Shirley and Aranui following the earthquakes and the system was designed to cope with the level of intensification allowed for under the old city plan.

Scirt was formed by the council, the NZ Transport Agency, the now-defunct Canterbury Earthquake Recovery Authority and five major construction companies. It was responsible for rebuilding Christchurch's horizontal infrastructure following the earthquakes.

Shirley and Aranui suffered extensive liquefaction and land settlement during the 2010/11 earthquakes and the gravity wastewater system no longer worked.

The vacuum system was chosen because it would be more resilient in future earthquakes, Davis said.<sup>81</sup>

- **4 March 2022**

Subject: Briefing - Shirley Community Reserve - 10 Shirley Road - Landscape Plan

Purpose: Update on landscape plan.<sup>82</sup>

- **10 June 2022**

Subject: Memo - Shirley Community Reserve

Purpose: To collate and provide information and advice to the Waipapa Papanui-Innes Community Board on short term development suggestions for Shirley Community Reserve.<sup>83</sup>

- Shirley Community Reserve Memo (2022)<sup>84</sup>

The purpose of this memo is to collate and provide information and advice to the Waipapa Papanui-Innes Community Board on short term development suggestions for Shirley Community Reserve.

The Community Board has allocated \$15,000 in discretionary funds for some short term enhancement of the site until longer term decisions are made. This memo includes information regarding: Toilets, Water Fountain, Signage, Lights, Basketball Court Renewal, Accessibility, Activation & Reserve Planning.\*

\* [None of the above 'Short Term Development' suggestions, apart from 'Activation' events, have happened.]

- **4 August 2022**

'Lengthy delay in centre rebuild an 'injustice''

An 11-year delay in rebuilding a community facility has been described as an "injustice" to a "forgotten suburb". Community group Shirley Road Central chair Jennifer Dalziel has been advocating for a rebuild since the old facility was demolished, and described the whole process as "hugely frustrating". "My position is the injustice of it," she said. "They call Shirley the forgotten suburb...it's like Shirley is just left out of everything." In May last year, Dalziel, along with Shirley residents passionate about the rebuild of the community centre, created a petition advocating for it. They gained more than 1200 signatures from the community.

They presented the petition, along with two letters from Christchurch East MP Poto Williams and Christchurch Central MP Duncan Webb, to the city council as part of a submission for the Long Term Plan.

It was then agreed that a feasibility study would be carried out for the rebuild. That feasibility study has begun with staff gathering information on cost estimates for four development options.

City council head of community support and partnerships John Filsell said once the information was gathered, a discussion will be had with the Waipapa Papanui Innes Community Board on how the feasibility study should proceed. The date for this discussion is yet to be finalised, Filsell said.

He said operational funding for the feasibility study was included in the Long Term Plan and capital funding of approximately \$3,000,000 has been set aside in the plan over the years 2030/31.

Innes Ward councillor Pauline Cotter said she can understand why Dalziel has described the process as an "injustice". "I can empathise with the community for having a community centre that was then gone," she

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<sup>81</sup> <https://www.stuff.co.nz/the-press/news/127901977/development-stymied-in-three-christchurch-suburbs-because-sewers-cant-cope>

<sup>82</sup> [https://christchurch.infocouncil.biz/Open/2024/06/PCBCC\\_20240613\\_AGN\\_9127\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_AGN_9127_AT.PDF) Page 33

<sup>83</sup> [https://christchurch.infocouncil.biz/Open/2024/06/PCBCC\\_20240613\\_AGN\\_9127\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_AGN_9127_AT.PDF) Page 32

<sup>84</sup> [https://christchurch.infocouncil.biz/Open/2022/06/PICB\\_20220617\\_AGN\\_7648\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2022/06/PICB_20220617_AGN_7648_AT.PDF) Pages 97-101



said. “I feel like this area is kind of almost last to have areas restored...Shirley, in particular, needs the stability.” Cotter said she fought alongside Papanui Ward councillor Mike Davidson to get the money for a feasibility study allocated to the city council’s Long Term Plan. She said the wheels are starting to turn now, and hopes the feasibility study will be presented to the community board by the end of the year. Dalziel said the whole process has been an “uphill battle against authorities” but has hope that the community facility will be restored. “They’ve [Christchurch City Council] agreed to do something but what it’s going to be, we don’t know.”<sup>85</sup>

- **5 August 2022**

Subject: Briefing - Shirley Community Reserve

Purpose: To provide an update on the updated feasibility study for the rebuild of Shirley Community Centre and seek feedback on proposed next steps.

- **11 August 2022**

‘Council Gifts Buildings to Community Trusts’

The Hornby Community Care Trust (HCCT) will be given the Hornby Library building in Goulding Avenue once the new Hornby library, customer services and south-west leisure centre has opened.

The Shirley Community Trust (SCT) is being gifted the MacFarlane Park Centre in Acheson Avenue.

“Both the buildings are surplus to the Council’s requirements so we are delighted to be in a position where we can essentially gift them to the community,” says Council Head of Community Support and Partnerships John Filsell. “The Hornby Community Care Trust is doing wonderful work to encourage community wellbeing. The trust already owns the building next to the Hornby Library where it offers a broad range of services and activities including support groups, exercise classes, and life skill programmes.

“It has created a great community hub, which it is keen to expand into the library building and we are happy to help facilitate that,” Mr Filsell says. “Likewise, we are pleased to be able to gift the MacFarlane Park Centre building to the Shirley Community Trust so they can use it for the increasing range of grassroots community based projects, services and activities they provide.”<sup>86</sup>

HCCT and SCT will take on full responsibility for the buildings. If either Trust decides it no longer requires their building, the Council will have the option of taking back ownership for the sum of \$1.

“This is a win-win situation for us and we are keen to see more of our community buildings operated through partnership agreements that empower and strengthen grassroot organisations,” Mr Filsell says.

- **15 August 2022**

Subject: Memo - Shirley Community Reserve

Purpose: Following a request by the Mayor this memo provides a concise update on progress with the feasibility of a community facility on Shirley Community Reserve including a timeframe for delivery of the remainder of this work.<sup>87</sup>

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### 1.7.2. 2023

- **9 March 2023**

‘Marae are an Integral Part of our Civil Defence Infrastructure’

New Zealand’s most fertile pastures often correspond to former wetlands or riverbeds, meaning some of the largest or most productive farms and horticultural operations occupy flood zones.

In Napier, the city’s poorest suburbs are its low-lying suburbs, while its wealthiest suburbs occupy its hilltop.

In other words, the poorest people are the most vulnerable to flooding and, in another statistic that maps quite cleanly, the poorest people are disproportionately Māori.

But that \$15m the Government is releasing is more than simply a recognition that Māori are generally poorer and generally require greater assistance. What it is a recognition of is that Māori communities uniformly and effectively respond to local and regional disasters.

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<sup>85</sup> <https://www.yumpu.com/en/document/read/67122699/pegasus-post-august-04-2022> Front Page & Page 4

<sup>86</sup> <https://www.newsline.ccc.govt.nz/news/story/council-gifts-buildings-to-community-trusts>

<sup>87</sup> [https://christchurch.infocouncil.biz/Open/2024/06/PCBCC\\_20240613\\_AGN\\_9127\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_AGN_9127_AT.PDF) Page 32

When disasters hit, often the first responders organise their communities from the local marae. The flashiest marae maintain industrial kitchens capable of feeding hundreds of people, as well as communal bathrooms and sleeping quarters capable of housing dozens and sometimes hundreds of people. When displaced people enter the marae seeking food, warmth, and shelter, no-one is turned away - Pākehā, Pacific peoples, and Asian peoples are as welcome as Māori. Increasingly, marae play a formal role in civil defence planning and disaster response. Yet they're not resourced to do so. Instead, the people of the local marae donate food and prepare it. The people of the local marae ensure it remains clean and tidy and that the electricity bills are paid to ensure that any displaced person can enjoy a hot shower and a warm bed. This is the context in which that \$15m in funding occurs. It's an important government contribution to and official recognition of the work that marae - and other urban Māori authorities and iwi organisations - do in civil defence planning and disaster response.<sup>88</sup>

- **14 April 2023**

Subject: Memo - Shirley Community Reserve

Purpose: Provide an update on the request for a feasibility study related to Shirley Community Reserve (C-LTP/2021/00084).<sup>89</sup>

- **29 June 2023**

Subject: Briefing - Shirley Community Reserve

Purpose: Outline the engagement approach for the future of Shirley Community Reserve.<sup>90</sup>

- **12 July 2023**

Subject: Area Report - Shirley Community Reserve Engagement

Purpose: Update on engagement with the community.<sup>91</sup>

- **13 July 2023**

'School Gym Finds New Life as Inclusive Community Centre'

A former school gym has a new lease on life following the 2011 Christchurch earthquakes. The facility has been converted into a community-based sports and recreational centre, and since its opening in 2022, has provided numerous benefits to the local community.

Avon Hub, formerly the gym of Shirley Boys' High School, is bringing more than 17 diverse organisations, four schools and a community together to foster social connections and provide a home-ground for a refreshed sense of community and wellbeing.

Located in east Ōtautahi, the facilities include a basketball court-sized gym (including the option for two half-courts with hoops), a function and events room, several offices and a large outdoor turf (complete with floodlights) suitable for hockey and futsal.

"It's a really significant asset," says Toni Burnside, principal of Pareawa Banks Avenue School, which lies adjacent to Avon Hub. "How lucky are we to have a brand-new school, with this incredible high school-sized gymnasium next door for us to use."

Kate Latimer, manager at Eastern Community Sport and Recreation Inc, says Christchurch is generally short of indoor court spaces for community sport and recreation.

She adds that the scarcity was worsened by the major 2011 earthquake on Tuesday 22 February which destroyed so many homes in the suburbs surrounding Avon Hub.

Shirley Boys' High School had significant land damage and relocated to a new shared site with Avonside Girls' High School in 2019. Following their move, the school was demolished, with the gym remaining on site.

"The easy thing would have been to demolish the gym when they demolished the whole site," says Toni, recalling how the sports facilities suffered from a spell of vandalism.

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<sup>88</sup> <https://www.stuff.co.nz/opinion/131440655/morgan-godfery-marae-are-an-integral-part-of-our-civil-defence-infrastructure>

<sup>89</sup> [https://christchurch.infocouncil.biz/Open/2024/06/PCBCC\\_20240613\\_AGN\\_9127\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_AGN_9127_AT.PDF) Page 33

<sup>90</sup> [https://christchurch.infocouncil.biz/Open/2024/06/PCBCC\\_20240613\\_AGN\\_9127\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_AGN_9127_AT.PDF) Page 33

<sup>91</sup> [https://christchurch.infocouncil.biz/Open/2024/06/PCBCC\\_20240613\\_AGN\\_9127\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_AGN_9127_AT.PDF) Page 33

With community support and the go-ahead from the Ministry of Education, the site was refurbished, reopening as Avon Hub in May 2022.

A community model Avon Hub represents a partnership between schools and local sporting organisations. “It’s a really interesting community model,” says Toni, explaining that her school and those within the wider kāhui ako have access to the facilities both during school hours and after school.

Learners from up to four schools use the indoor facilities for sports, wet weather option for lunches, PE and after-school programmes. After 4pm, through a partnership between the kāhui ako and Eastern Community Sport and Recreation, Avon Hub is used by diverse groups including Wheelblack camps (New Zealand’s Wheelchair Rugby Team), the Canterbury Skating Academy, and TiMA – a tailored physical activity programme for tamariki and rangatahi with disabilities.

Toni says she’s grateful decision-makers worked hard to listen to the community and serve the region while providing room for expansion and growth...

The courts provided by Avon Hub are essential for special needs sports. Kate says these assets have been “particularly well received by organisations based around para-sports, inclusion and accessibility”...

One key step in this direction is a partnership between Avon Hub and the Laura Fergusson Brain Injury Trust, a charity that serves, among others, those with traumatic and acquired brain and spinal injuries. The trust is building a campus directly adjacent to Avon Hub, with agreements in place for patients to use the space for recreational and therapeutic support.

Avon Hub shows the community’s need to come together to enjoy sport, inclusive activities, and to feel a sense of togetherness. The facility’s rebirth represents a new model for how public spaces can be reworked to suit different needs.<sup>92</sup>

- **20 July 2023**

‘Views sought on Shirley Community Reserve’

Residents are being asked to share their vision for the future of the Shirley Community Reserve.

Shirley’s Community Reserve at 10 Shirley Road was previously home to the Shirley Community Centre.

Damaged by the Canterbury earthquakes of 2010/2011, it was demolished in 2012.

Pre-quakes, the centre had been home to numerous organisations and programmes that enriched the area and helped the community to connect. In its place, the reserve was fitted with numerous recreational facilities, such as a basketball court, playground, pump track and a large green space.

Feedback from the Shirley community on the reserve’s future was sought in 2020, with 58 submitters split between replacing the old community centre or developing the area into a dynamic open green space.

In 2021, the Council approved \$3 million funding for the rebuild of the Shirley Community Centre and requested an updated feasibility study.

The Waipapa Papanui-Innes-Central Community Board have since made the future of Shirley Community Reserve a key priority in their Community Board Plan 2023-2025.

Emma Norrish, chair of the Waipapa Papanui-Innes-Central Community Board says the board is keen to ensure the reserve becomes a place that enhances the community’s wellbeing, while providing a space for social connection.

“Together, we want to develop a meaningful, dynamic, and fun space for everyone, so that the reserve becomes a destination of choice for the community. The options take into consideration feedback received by the Shirley community in 2020, as well as what works well around Ōtautahi Christchurch.”

The community is being asked their opinion on three options for the reserve.

The options are:

- 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.

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<sup>92</sup> <https://gazette.education.govt.nz/articles/school-gym-finds-new-life-as-an-inclusive-community-centre/>

The community's views will be included in the updated feasibility study to be presented to Waipapa Papanui-Innes-Central Community Board.<sup>93</sup>

- **24 July 2023**

'Shirley Community Centre's future to be decided'

Shirley residents are one step closer to a decision on the suburb's Community Reserve.

The Christchurch City Council is calling for submissions on the future of the contentious site.

The reserve was previously home to the Shirley Community Centre, badly damaged in the 2011 earthquakes and demolished a year later. Since then, recreational facilities have been built in its place.

But local residents have been calling for a new facility to replace the old centre for more than a decade.

Speaking during a deputation to city councillors, Mark Wilson said the Shirley Community Centre had been well used before the quakes. "There are other areas of the city which have recently had new community centres built, more money and tens of millions of dollars thrown at them.

"And here we are. Shirley is still struggling to get a community centre rebuilt that they lost after the earthquakes. It's inadequate, it's embarrassing".

The Waipapa Papanui-Innes-Central Community Board said the future of Shirley Community Reserve was a key priority in its local board plan. The community has been offered three options for the reserve.

Firstly, a recreation space with full basketball court, renewed playground, picnic and BBQ area, and a community garden and walkway. The second option was the creation of a community hub which would be open to partnerships with local organisations. The third option would be to leave the space as it is now.

Wilson said the Shirley community had lost a lot and needed its community centre.

"Build it, and they will come".

Results from the residents' survey would be presented to the Community Board in October, with a final decision on the reserve's future by November.<sup>94</sup>

- **10 August 2023**

Subject: Area Report - Shirley Community Reserve

Purpose: Update on engagement with the community.<sup>95</sup>

- **14 September 2023**

Subject: Area Report - Shirley Community Reserve

Purpose: Update on engagement with the community.<sup>96</sup>

- **12 October 2023**

Subject: Area Report - Shirley Community Reserve

Purpose: Update that submissions being analysed.<sup>97</sup>

- **9 November 2023**

Subject: Area Report - Shirley Community Reserve

Purpose: Update that submissions to be reviewed by Board at a workshop.<sup>98</sup>

- **12 December 2023**

'For cities to thrive, communities need space to thrive too'

From playgrounds to swimming pools, libraries to community groups, third places are essential for any city to build pockets of thriving community.

In cities all over the world, public spaces and facilities are packed with life. At lunch times benches in parks are filled with workers getting fresh air on their breaks, as school finishes, public pools become havens for kids learning the essentials of staying afloat, and throughout the day libraries swarm with the hushed shuffles of students, retirees, children and their parents.

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<sup>93</sup> <https://www.newsline.ccc.govt.nz/news/story/views-sought-on-shirley-community-reserve>

<sup>94</sup> <https://www.odt.co.nz/star-news/star-south-today/shirley-community-centres-future-be-decided>

<sup>95</sup> [https://christchurch.infocouncil.biz/Open/2024/06/PCBCC\\_20240613\\_AGN\\_9127\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_AGN_9127_AT.PDF) Page 33

<sup>96</sup> [https://christchurch.infocouncil.biz/Open/2024/06/PCBCC\\_20240613\\_AGN\\_9127\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_AGN_9127_AT.PDF) Page 33

<sup>97</sup> [https://christchurch.infocouncil.biz/Open/2024/06/PCBCC\\_20240613\\_AGN\\_9127\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_AGN_9127_AT.PDF) Page 33

<sup>98</sup> [https://christchurch.infocouncil.biz/Open/2024/06/PCBCC\\_20240613\\_AGN\\_9127\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_AGN_9127_AT.PDF) Page 33

In the diversity of these spaces, there is both shelter and exposure to the outdoors, places to sit quietly and run freely, and the opportunity to connect with others. These “third places” are central to the building and fostering of communities all over the globe.

Third places are not a new concept. If first and second are home and school/work, third places are the hubs, halls, and hoods where communities go to socialise. Parks, playgrounds, pools, libraries and community centres are all third places for thousands of Aucklanders, and the relationship between the places and their users is a symbiotic one – each helping the other to thrive.<sup>99</sup>

- **14 December 2023**

Subject: Area Report - Shirley Community Reserve

Purpose: Update that submissions to be reviewed by Board at a workshop.<sup>100</sup>

- **18 December 2023**

Subject: Briefing - Shirley Community Reserve

Purpose: To update the Board on the results of the consultation and key messages from the feasibility study for Shirley Community Reserve.<sup>101</sup>

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### 1.7.2. 2024

- **1 February 2024**

‘Homebase Shopping Centre Expansion Gears Up in Shirley’

The Homebase shopping centre in Christchurch is set to more than double in size as the construction of up to 20 large-scale retailers and an anchor supermarket gets under way over the next few months.

An anchor supermarket chain has already been confirmed and Colliers is anticipating more interest from retailers once the construction phase of the project gets under way in the next few months.

Max and Glen Percasky, the brothers who developed The Palms shopping centre in the 1990s, will develop the expansion, while Colliers will handle the leasing of the site.

Colliers International retail consultant Evan Harris said there will be space for 15 to 20 large-scale retailers in the new complex. "(We're) looking to open stage one soon after Christmas (2025)."

"And then we move on to stage two, which is about 18 months later." Work on stage two, which includes the new supermarket, is due to start in mid-2025. Then work on stage three is set to get under way from mid-2026.

Once the expansion is finished, Harris said Homebase will become the biggest large-format retail centre in Christchurch, servicing a residential population of about 100,000 people.

Research shows there is a market and need for more retailers in Shirley, Harris said. He expected Homebase to complement the nearby Palms shopping centre.

"(The Palms has) got mostly specialty stores, which are 100 to 150 square meters, small fashion stores. Our minimum size is 450 square meters. So, it's quite a different style of tenant."<sup>102</sup>

- **17 February 2024**

‘Early childhood sector in ‘race to the bottom’

...did everything antenatal educators tell expectant parents to do to prepare for going back to work after maternity leave: register your pēpī at daycares as soon as you can, keep following up with different centres if you don't hear back, look into alternatives, like in-home care...However, after struggling to find care for him, and falling pregnant a second time, she decided to stay home for another year. Still without a space in early childhood education (ECE), she's had to push her return date out again. Then there's the cost, with fulltime daycare for two under 3-year-olds expected to cost around \$700 a week...are still weighing up whether it's financially viable for her to go back to work...

But the first classroom experiences of today's tamariki will likely be worlds away from that of their parents.

On average, they're starting ECE at a much younger age and are spending more time there, the latest official

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<sup>99</sup> <https://thespinoff.co.nz/partner/12-12-2023/for-cities-to-thrive-communities-need-space-to-thrive-too>

<sup>100</sup> [https://christchurch.infocouncil.biz/Open/2024/06/PCBCC\\_20240613\\_AGN\\_9127\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_AGN_9127_AT.PDF) Page 33

<sup>101</sup> [https://christchurch.infocouncil.biz/Open/2024/06/PCBCC\\_20240613\\_AGN\\_9127\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_AGN_9127_AT.PDF) Page 33

<sup>102</sup> <https://www.odt.co.nz/star-news/star-south-today/homebase-shopping-centre-expansion-gears-shirley>

statistics, from 2022, reveal...

While ECE attendance for 4-year-olds in Aotearoa is in line with the OECD average, local participation rates for 3-year-olds, 2-year-olds and infants are higher than in most other comparable countries...

More commonly known as “daycares”, care and education centres offer full-day or flexible-hourly care to tamariki from birth to school-aged. At least half their staff must be qualified and registered teachers.

By comparison, at kindergartens, which have traditionally run sessional (part-day) programmes for 3-to-5-year-olds, but can now accept 2-year-olds and operate for longer hours, all staff on the floor have to hold a teaching qualification and practising certificate.

While enrolments at daycares have soared, they’ve correspondingly fallen at kindergartens, as well as at parent and whānau-led ECE services, such as Playcentres and kōhanga reo (kaupapa and reo Māori preschools), according to two-decades’ worth of data from the ministry...

The key takeaway from all of these facts and figures is, Professor Carmen Dalli says, kids of the 2020s are experiencing early childhood very differently to previous generations.

As the cost of living rises, households increasingly need two incomes to get by, so are relying on ECE services to fill the childcare gap while both parents work.

Given that social and emotional wellbeing is significantly shaped by the attachment relationships people develop to those closest to them within the first 1000 days after birth, it’s critical to make sure their experiences of ECE are positive, says Dalli, acting dean of the faculty of education at Victoria University of Wellington, who specialises in pedagogy for under-3-year-olds.

Dr Sarah Alexander, chief adviser to the Office of Early Childhood Education (OECE), agrees.

While research has shown that attending high-quality ECE services can help set up children for success at school, and in life, she notes that the reverse is also true. Consistent and significant bad experiences in ECE can damage children, both in terms of their academic future and emotional development...

The OECE is also calling for ratios for 2-year-olds and those age 3 and up to be lowered to 1:6 and 1:8 respectively. However, both Alexander and Dalli add that group or class size (smaller is better, especially for under-2s) and the proportion of staff who hold ECE qualifications are also important indicators.

All of these factors influence the ability of ECE teachers to be present, focused and responsive to the needs of the children in their care.

That’s why the findings of multiple studies by both the OECE and the teaching union NZEI Te Riu Roa, in which ECE teachers described having time to give tamariki only “basic care” or “crowd control” rather than engaging them in quality learning, and compared the way their centres functioned to “a baby farm or factory”, have Alexander concerned.<sup>103</sup>

- **23 February 2024**

Subject: Memo - Shirley Community Reserve Feasibility Study

Purpose: Provide supplementary information in relation to the Board briefing on Monday 18 December 2023 regarding the feasibility study for Shirley Community Reserve.<sup>104</sup>

- **18 May 2024**

‘Beggars and Businesses Both in ‘Survival Mode’

An increase in aggressive begging in some Christchurch suburbs has businesses losing trade and residents fearing for their safety. But those begging say they are just doing what they can to survive.

The dairy on Colombo St is Ricky’s usual spot. He parks up, reads his Bible and places his mug in front of his feet. He only comes out when he needs to, which has been quite a lot in the past few months. One day he sat outside for 10 hours, he said. He still didn’t make enough. Ricky begs, an activity that has received widespread complaints over the past few years. He has a home, but cannot afford power or food.

“Most of these people [beggars] have a place to live, I’m not going to lie, I have a place. But sometimes I struggle,” he said.

One community in Christchurch is watching the begging crisis first hand. Residents and businesses in Richmond said they have seen an “influx” of people begging in the past few months.

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<sup>103</sup> <https://www.thepost.co.nz/nz-news/350126906/early-childhood-sector-race-bottom>

<sup>104</sup> [https://christchurch.infocouncil.biz/Open/2024/06/PCBCC\\_20240613\\_AGN\\_9127\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_AGN_9127_AT.PDF) Page 33



Community group We Are Richmond are meeting with police next month to discuss a potential alcohol ban, saying the community is at “breaking point”, while police say underlying issues such as housing, health and addiction need to be addressed.

Just down the road, New World Stanmore owners Sally-Anne and Kerry Tull said they were in “almost daily” contact with local police. “The aggressive begging is affecting our team and customers.

“It’s also causing a traffic safety issue as the beggars block the vision of the drivers as they try to enter Stanmore Rd.”

Rachel Crawford, secretary of community group We Are Richmond, said she had noticed a huge increase in the number of people begging.

“There’s a huge presence, different times of day, different groups of people, but it has escalated in the last few weeks, even in the last two to three months,” she said. “We haven’t usually had a begging problem in the past but with the cost of living, more people seem to be coming out.”

She said the community was at “breaking point”. People were not going to the shops in the area, they were not able to socialise and they did not feel safe.

Police Senior Sergeant Roy Appley said police were aware of the begging on Stanmore Rd. They had spoken with one man who regularly begged outside New World, and over the past month had trespassed people from other locations such as Eastgate mall for aggressive behaviour. He said there were underlying issues.

“A decreased homeless population, and antisocial activity in Christchurch will come from addressing housing, health, and issues with addictions.”

The Press spoke with two men who were begging on Stanmore Rd. Both said they had seen “a lot” of people coming to the area. Both had homes, but were begging for food as they couldn’t afford to live.

“They say there is enough support, but if there was enough support for everybody, then why would everybody be out here,” one man said.

Christchurch Collective for the Homeless administrator Lynette, who did not want her last name used, said there was “never enough support,” for people on the streets.

She had seen more and more people under the “break-even” point, and not receiving enough money to live. Even though people begging may have homes, those homes were often inadequate, she said.

“A lot of the time they are damp and cold, and they don’t meet the regulations. They’ve got a house, but it’s not suitable for living.”

She said a lot of the aggressive begging was down to other issues such as mental health.

“They’re unsupported in the institutions, a lot of them are unwell,” she said.

But for Lynette, the deeper causes have to be addressed. She said community support had been great, but support from crown agencies had not been sufficient.

The most vulnerable people had been affected by the cost of living, and they needed help, she said.

“They are just people at the end of the day who are struggling. They’re in survival mode.”<sup>105</sup>

- **24 July 2024**

‘Revamp Will Make Homebase Biggest Outdoor Shopping Centre in Christchurch’

Construction of new hospitality outlets, stores and a supermarket is starting at Homebase shopping centre in Christchurch after several years of consenting wrangles.

The site of the extension, complete with a new set of traffic lights, has sat cleared and fenced for more than two years.

The existing Homebase, on Marshland Rd south of QEII Drive, has a Bunnings outlet and 15 other stores.

The expansion will be done in three or four stages on 4.8 hectares of land between the existing tenancies and QEII Drive.

The finished complex will be the biggest outdoor shopping centre in Christchurch.

Reefville Properties is owned by Max and Glen Percasky, who developed and sold The Palms mall before building Homebase.

They obtained city council approval for a supermarket in 2017, then applied to rezone land for the rest of their extension in mid-2020.

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<sup>105</sup> <https://www.thepress.co.nz/nz-news/350281810/beggars-and-businesses-both-survival-mode>

After public submissions were heard in 2020 and 2021, the Percaskys received the go-ahead from the council in 2022. However the council's conditions restricted the timing of the project, and prevented stores of a certain type or size going in before 2031.

The Percaskys then appealed the conditions to the Environment Court.

After mediation with the city council they came to an agreement on a revised set of conditions, allowing some larger stores to be built earlier.

The zoning allowing the expansion became operative from May last year.

The development is intended to cater for residents living in the east and north of the city, which is under-catered with shopping options compared with the west.

Doig said while retail trading has been tough across New Zealand with the economic slowdown, they had received plenty of interest from businesses keen to be in Christchurch.<sup>106</sup>

- **30 August 2024**

'It can be life-changing': How exploring ancestry helps mental health'

Learning about ancestry can boost mental health and act as a powerful tool in helping heal generational trauma... valuing this sense of connection to the choices of those who've come before me.

In today's fast-paced world, many of us feel disconnected – not only from others but from ourselves.

Yet research suggests that engaging with our ancestry can have profound psychological benefits: helping individuals to thrive by building emotional resilience, inspiring personal growth and disrupting cycles of generational trauma.

Whether driven by curiosity or uncovering challenging truths, discovering our heritage can allow us to put our own experiences into perspective. It can remind us that even negative emotions can be reframed into empowering narratives of resilience, becoming a powerful tool to heal trauma and prevent history repeating itself down later generations.

According to Susan Moore, an emeritus professor of psychology at Swinburne University of Technology, family stories about overcoming adversity can be "empowering" when they are passed down to new generations.

Her research on ancestry and well-being finds that exploring our family history can offer significant psychological benefits. "Young people, children and teenagers who know more about their family history have higher levels of satisfaction and wellbeing," she says.

Moore has conducted and analysed a survey of almost 1,000 Australian hobbyist genealogists to explore the psychosocial drivers behind researching family history. She found that engaging in ancestry research often leads to people feeling more in control of their lives and experiencing a deeper understanding of themselves and their place in the world – including gratitude for the struggles their predecessors faced on behalf of their children. Other studies, too, show that younger people's knowledge of family history contributes to a developing sense of self. And that it can be a useful clinical indicator of psychological wellbeing and have a positive impact in clinical and educational settings...

Connecting with ancestry as a form of therapy can thus have tangible mental health benefits, not least since the hardships and trauma that ancestors experienced can affect later generations. Understanding that history can help break intergenerational trauma...Helen Parker-Drabble, a social historian and former counsellor, says for some people engaging with ancestry can be "absolutely life-changing" in improving mental health. She notes one individual who discovered they were not the first in their family to suffer from addiction.

"It can help them reframe their experience and let go of some of that guilt, shame, and self-hatred they had been carrying and treat themselves more kindly," she says...

By understanding the past in context and acknowledging sources of dysfunctionality, it is possible to rework sadness into a positive family narrative of resilience and strength, says Moore.<sup>107</sup>

- **30 October 2024**

'Preserving a City's Heritage'

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<sup>106</sup> <https://www.thepress.co.nz/nz-news/350352269/revamp-will-make-homebase-biggest-outdoor-shopping-centre-christchurch>

<sup>107</sup> <https://www.bbc.com/future/article/20240829-healing-generational-trauma-and-mental-health-by-understanding-ancestry>



Following the devastating February 2011 earthquakes in Ōtautahi Christchurch, the city needed to find a way to retain and store many heritage items from Council owned properties in the event they could be reused in future projects. This included the Provincial Chambers, Mona Vale, Godley House and several other historical sites within the city. It was a priority to ensure the city didn't lose historical pieces that had been an important part of the landscape pre-quake.

In addition to saving treasures from inside the buildings, building materials from premises that collapsed, including chimney pots, granite stone, bricks and window frames, needed to be appropriately stored for future use during the restoration and rebuild.

Until recently, many of these materials have been stored at a Christchurch City Council site.

However, with the Council commencing development on the site all items needed to be transported to, and safely stored in, a new fit for purpose site. That's where the Citycare Property team came into play.

Bruce Wilson, Trades Supervisor and Gary Stokes, Handyman, along with other members of the trades team have been responsible for the safe transportation and storage of all items at their new site. The job, which has taken close to ten months, will be finished by the end of October, and it has required a great deal of care and meticulous commitment to detail.

Each item, including bricks, stones and wooden framings, has been catalogued, tagged and included in the database so that it can be easily found and recovered for future use.

The Citycare Property team has worked alongside a team of architects and historians to accurately document and record what has been stored where. In addition, there has been a structural engineer on site to ensure storage pallets are braced correctly and safely.

"We have had to take a considerable amount of care with every item as some of the wooden window frames and profiles are extremely delicate due to their age. The stone and bricks will be reused across the city."

From here the team will be responsible for managing the storage of items until they are ready for future use. Items that need to be in weathertight storage have been homed in one of three large sheds, bricks have been stored in pallets that are wrapped to protect against the weather and stone has been carefully stacked into catalogued piles.<sup>108</sup>

- **14 November 2024**

'Councillor slams Cranford Street bus lane decision as "classic example of not listening" to public'

The Waipapa Papanui-Innes-Central Community Board has recommended retaining peak-hour bus lanes on Cranford Street, despite opposition.

After hearing from 15 deputations at a recent meeting, the board voted to maintain the bus lanes during peak times on the southbound and northbound sections. The decision now moves to the Christchurch City Council for final approval in December.

Board member Ali Jones expressed disappointment, saying the decision runs counter to the community's wishes...

At the meeting, Innes Councillor Pauline Cotter said, "We also have to remember that a consultation is not a vote, it's not a numbers game. It's about the content of the submissions, and I believe the submitters who support the bus lane actually had a stronger basis, in my view."

Papanui Councillor Victoria Henstock disagreed, saying, "One of the biggest criticisms we constantly hear about consultations is, 'Council never listens, so why bother?'"

Today's vote was a classic example of not listening.

"We are constantly trying to improve public participation in our engagement, and ignoring the wishes of the public today from this consultation is not going to go any way towards improving public engagement."<sup>109</sup>

- **21 November 2024**

'Mayor Phil Mauger says he feels "conned" over Cranford Street bus lane trial'

Christchurch Mayor Phil Mauger has said he feels "conned" after a community board recommended keeping bus lanes on Cranford Street, despite public opposition and council staff advising a clearway option.

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<sup>108</sup> <https://citycareproperty.co.nz/latest-news/preserving-a-citys-heritage>

<sup>109</sup> <https://www.chrislynchmedia.com/news-items/peak-hour-bus-lanes-to-stay-in-cranford-street/>

Mauger, who supported the original three-month bus lane trial three years ago, said it has now morphed into a near-permanent fixture without adequate consideration of public feedback or proper data collection.

“I feel like I was conned back then,” he said. “We were told it was going to be a trial for three months to gather data. I thought, ‘Let’s give it a go.’ Now, here we are three years later, and it’s still there.”

The mayor said public consultation showed most people preferred returning to clearways, a sentiment also reflected in council staff’s initial advice. However, the local community board recommended keeping the bus lanes, leaving the final decision to the council.

“We’re supposed to listen to public consultation. If we’re not going to, why bother doing it?” Mauger said.

“We’re trying to build trust with ratepayers, and ignoring their input undermines that.”

Mauger expressed frustration over what he called a pattern of trials becoming permanent without adequate review...

“In my view, we should put a clearway in for three years to collect proper data and then compare it to the bus lane data. That way, we can make an informed decision,” he said.

Responding to comments made by Councillor Pauline Cotter, who said consultation is “not a numbers game” Mauger said “we’re here to gain the trust of ratepayers.”

“If people feel their feedback doesn’t matter, they’ll stop engaging. We need to be more upfront and transparent about how decisions are made.”<sup>110</sup>

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### 1.7.2. 2025

- **21 February 2025**

“Money pit’ - developer claims levies going into council HQ instead of improving streets”

A house builder has hit out at Christchurch City Council moves to lift development contribution levies, claiming it’s going into the “money pit” headquarters instead of improving neighbourhoods.

The proposal to charge Christchurch developers more money to cover the cost of growing city infrastructure - a threefold increase in some places - could be “worth hundreds of millions of dollars”.

Development contribution levies would be charged at between \$24,000 and \$44,000 per new home under the proposed changes. They are intended to help recover the council’s cost of infrastructure upgrades as the city grows and ensure ratepayers are not unfairly subsidising developers.

With home sizes in the city shrinking, one change under the new policy would be to charge a 40% smaller levy for a one-bedroom home, replacing the existing discount for homes smaller than 100m<sup>2</sup>.

Council staff said the charges were tied to Stats NZ growth projections, which are forecasting growth to return to pre-earthquake levels.

Another significant factor cited by staff is the cost of infrastructure. Ellen Cavanagh, senior policy analyst, told councillors on Wednesday some projects cost twice as much now as they would have in 2021.

Vinny Holloway, director of Christchurch housing developer Brookfield, said he would be “100% behind paying more” if the money was spent to improve local neighbourhoods such as planting street trees.

“But we know it isn’t - it is all going into that sinking money pit in Hereford St (Christchurch City Council headquarters).” He said too much money was wasted on things such as consultants and reports, and the council should “look into the mirror” at its own spending instead of raising costs to the public.

However, 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.<sup>111</sup>

- **22 February 2025**

“A perfect storm’ for parents of Christchurch children 14 years after earthquakes’

Unbeknownst to her, Mieke became part of a cohort of children nicknamed the “quake kids” - the children who

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<sup>110</sup> <https://www.chrislynchmedia.com/news-items/mayor-phil-mauger-says-he-feels-conned-over-cranford-street-bus-lane-trial/>

<sup>111</sup> <https://www.thepress.co.nz/a/nz-news/360586521/christchurch-developers-may-pay-more-towards-city-infrastructure>

were in utero or born just before the devastating earthquakes. Many are still dealing with the long-term effects of being exposed to that level of trauma and stress at such a young age.

“As a society we tend to think that babies don’t remember their early experiences, so these are not important, but that’s not correct,” neuroscience educator Nathan Wallis says. “What people don’t understand is that your semantic memory is online right from the start. So you are not likely to remember something before 18 months, but your semantic memory, the memory of how you felt, is there right from the start.”

Wallis has for years championed the importance of the first 1000 days of a child’s life, which is considered a critical period for laying the foundations for physical and psychological development.

He says the brain will take the experiences of the first 1000 days as a good indication of what the rest of your life is likely to be like, and essentially set itself up to be ready for similar experiences. That’s why Christchurch’s “quake kids” are often more likely to suffer from anxiety and other stress-related issues.

Studies involving about 2500 children that were carried out at 44 schools, pre-schools and kindergartens in Christchurch between 2006 and 2018 found children starting school post-earthquake had “high rates of post-traumatic stress symptoms”. This being overly-clingy, anxious, restless, or argumentative.

The findings were in line with international research showing prolonged exposure to stress could disrupt the development of the brain and neurological systems in young children.

Wallis says children exposed to trauma such as an earthquake during their early years are not doomed to live a life riddled with anxiety and poor mental health. “The brain always has neuroplasticity, so if you do things to change it, you can change [how it was set up] during those early days. But it requires intervention. If no steps are taken, then it’s likely to remain the same.”

He says it’s not surprising quake kids are still experiencing difficulties 14 years on. “These kids’ brains were moulded in a quite traumatic environment where their parents and everybody around them was in some stage of trauma. Now these children are coming into adolescence, which is generally a time when the frontal cortex - the part of the brain that regulates our behaviours - is basically shutting for renovations. On top of that, we now have causative evidence that social media is causing depression and anxiety in children. So you’ve got a real perfect storm for these parents to have children who are suffering from anxiety.”

A range of evidence-based strategies to address post-traumatic stress (PTS) symptoms in quake kids were implemented at several schools between 2016 and 2018. A 2019 report on the programme’s success found PTS symptoms in the worst affected children were reduced, while self-regulation, attitude to learning, and attendance were improved...

Maureen Allen, principal of Waitaha School in Rolleston and one of the researchers involved in the PTS studies, says many schools have continued to implement some, although not necessarily all, of the strategies since the research was completed... Allen says many schools also use the play-eat-learn concept, a change in timetable to have children play before eating so they are less likely to rush down their food. By scheduling meal times immediately before learning, children are automatically more attentive, calm and ready to learn.

Allen says mental health services continue to be “overwhelmed”, but there is no assessment of how many of the young people in the system have been affected by the earthquakes.

“The young people who have remained in Christchurch were not only impacted by the earthquakes, but also experienced the Port Hills fires, serious flooding, the Kaikōura earthquake, mosque shooting and a pandemic. What a huge amount of impact factors for a group already vulnerable due to the earthquakes.”

The issue goes beyond the 2011 earthquake, she says. “Children learn resiliency skills by watching adults model them...and over the past decade this has been very challenging for all of our Canterbury community.”<sup>112</sup>

- **28 March 2025**

‘Homebase stores to open after five-year battle’

Christchurch shopping centre Homebase is about to open new stores and food outlets as part of the \$100 million expansion it has battled for five years to launch. Tenants will start opening doors in a month’s time in the first stage of the new development, which is on the north side of the existing complex on Marshland Rd, Shirley. Homebase director Glen Percasky said it was exciting to be almost open after “spending so much time

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<sup>112</sup> <https://www.thepress.co.nz/nz-news/360588061/perfect-storm-parents-christchurch-children-14-years-after-earthquakes>

jumping through hoops”. “It’s taken a long time, there’s no doubt about that.”

Homebase will be the city’s biggest bulk shopping centre and cover 10 hectares once fully developed. The next stages will include a Woolworths supermarket, department store and other large-format retail businesses...

The entrance to the businesses will be from a new set of traffic lights north of the entrance leading to Homestore’s Bunnings warehouse.

Leasing agent Evan Harris, of real estate firm Colliers, said as soon as those stores are filled in mid-2025 they want to begin building the next stages, on land towards QEII Dr.

The next stage has just received resource consent from the city council...

Harris said with little else of its type on the east side of Christchurch, Homebase has a catchment of about 100,000 people.

Percasky and his brother Max Percasky opened the first stage of Homebase, including Bunnings and a dozen other stores, in 2008. Previously they had developed The Palms during the 1990s and then sold it.

The brothers drew their final plans to expand the centre and applied for private plan change to rezone the land from residential to commercial in 2020.

That application was followed by five years of council consent applications, a rezoning plan change application, public submissions, planning tribunal hearings, and an appeal to the Environment Court.

Among those in opposition were residents of the Clearbrook Palms subdivision next door, and the then owners of The Palms mall.

Glen Percasky said the battle to expand Homebase has been frustrating, due to planning and environmental laws and having to convince council it was a suitable commercial site.

“If we had our way, we would’ve built it a long time ago. Everything is more difficult than it was when we built The Palms.” He said the land is “the dream location for a commercial site”, sitting on the corner of busy Marshland Rd and QEII Dr, which is State Highway 74.

“Because all the people who have the money are on the west side of town, that’s where all the development has gone. People there can walk to places. The east has always been the poor cousin.”<sup>113</sup>

- **March/April 2025**

‘Design work begins for Shirley Centre’

Council staff have started the process to design a mixed-use community building for the Shirley Community Reserve at 10 Shirley Road. Emma Norrish, Jake McLellan and Emma Twaddell will join the Working Party for the project to represent to Waipapa Papanui-Innes-Central Community Board.

Initial surveying works have already started on the site and Geotech consultants been busy.

The Shirley Community Centre (Christchurch’s first community run centre) ran in the former intermediate school building at 10 Shirley Road until the building suffered a similar fate to the St Albans Community Centre in the earthquakes. Some residents there have been pushing for a replacement but have faced opposition from other groups in Shirley and Richmond also serving the community.

The St Albans Residents Association is helping support the Shirley Centre plan.<sup>114 115</sup>

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<sup>113</sup> <https://www.stuff.co.nz/nz-news/360632527/homebase-stores-open-after-five-year-battle>

<sup>114</sup> <https://drive.google.com/file/d/1yFY1xiHqwLrJAXIWzyhAOEU-ThiFahu7/> St Albans News, Page 5

<sup>115</sup> <https://www.10shirleyroad.org.nz/dear-st-albans-news-editor/>

## 2. SCR | PRE EARTHQUAKES (1915 – 2010)

### 2. SHIRLEY ROAD | HISTORY

Shirley Road has undergone several changes over time, involving the amalgamation and renaming of various streets. Today Shirley Road is located between Hills Road & Marshland Road, but this is only a third of the original Shirley Road.

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#### 2. SHIRLEY ROAD HISTORY | SECTION 1: WESTMINSTER STREET

<https://christchurchcitylibraries.com/heritage/placenames/christchurchstreetnames-w-z.pdf> Page 48

##### **Westminster Street**

Former Name: Green's Lane and Green's Road. Also part of Shirley Road.

Origin of Name: Named after Green, a local milkman. James Green, of Papanui, is listed in street directories in 1890. Greens Road and part of Shirley Road were amalgamated and re-named Westminster Street.

Additional Information: Green's Lane first appears in street directories in 1892.

Shirley Road from Rutland Street up to, and including Green's Road, was re-named Westminster Street in 1909.

"Street Naming Changes Decided On", Press, 3 November 1909, Page 3

<https://paperspast.natlib.govt.nz/newspapers/CHP19091103.2.6>

The Mayor said that out of thirty-six alterations proposed only three had been objected to. The names of about seventy-two streets had been affected altogether, for the different Road Boards, at the request of the Council, had effected alterations in street names in their districts...A special order was then passed, making the following changes:  
St Albans Ward: 'Shirley Road' (from Rutland Street to Green's Road) changes to 'Westminster Street'.

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#### 2. SHIRLEY ROAD HISTORY | SECTION 2: AYLESFORD STREET

<https://christchurchcitylibraries.com/heritage/placenames/christchurchstreetnames-a.pdf> Page 94

##### **Aylesford Street**

Former Name: Part of Shirley Road (from Hills Road to Westminster Street).

Additional Information: A section of Shirley Road was re-named Aylesford Street on 1 September 1948 when 120 streets were renamed.

"Street Names Changed. City Council Approves Final List", Press, 24 August 1948, Page 3

<https://paperspast.natlib.govt.nz/newspapers/CHP19480824.2.25>

Shirley road extension from Hills road to Westminster street, St Albans, to Aylesford street

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#### 2. SHIRLEY ROAD HISTORY | SECTION 3: SHIRLEY ROAD

<https://christchurchcitylibraries.com/heritage/placenames/christchurchstreetnames-s.pdf> Page 55

##### **Shirley Road**

Origin of Name: Named because it runs through Shirley which, in turn, is named after Susannah Buxton, née Shirley, (1806?-1867).

Additional Information: Shirley Road is first mentioned in the Star in 1873.

"Advertisement: Avon Road Board", Star (Christchurch), 16 April 1873, Page 1

<https://paperspast.natlib.govt.nz/newspapers/TS18730416.2.2.2>

Tenders are wanted for - (1) Deepening and Cutting a Drain from Hill's Bridge, Shirley Road to Main Drain near to Horner's land (about 143 chains).

"European Place Names", Press, 12 January 1924, Page 11

<https://paperspast.natlib.govt.nz/newspapers/CHP19240112.2.57>

Shirley: Mr I. F. Buxton tells me that Shirley was named after his late father, Joseph Shirley Buxton, and was applied to a large area of land owned by him. The area in question has recently been subdivided, but the name is now applied to a much larger district. Such an explanation is most valuable, as the personal side of the matter would soon be forgotten. Shirley in this case may be a family name, or a reminiscence of a once-famous novel, or a place name in England - it is hard to say which.

## 2. SHIRLEY PRIMARY SCHOOL (1915 – 1977)

### 2. SHIRLEY PRIMARY SCHOOL | BUILDING INFORMATION

On the 16<sup>th</sup> June 1915, 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>

### 2. SHIRLEY PRIMARY SCHOOL | NZ GAZETTE NOTICE (1979)

The New Zealand Gazette, Thursday, 1st March 1979

<https://library.victoria.ac.nz/databases/nzgazettearchive/pubs/gazettes/1979/1979%20ISSUE%20016.pdf> Front Page

**Declaring Land in the Canterbury Land District, Vested in the Canterbury Education Board as a Site for a School, to be Vested in Her Majesty the Queen.**

Keith Holyoake, Governor-General, A Proclamation:

Pursuant to subsection (6) of section 5 of the Education Lands Act 1949, I, Sir Keith Jacka Holyoake, the Governor-General of New Zealand, hereby proclaim and declare that the land described in the Schedule hereto, being an area vested in the Canterbury Education Board as a site for a school, shall be vested in Her Majesty the Queen, freed and discharged from every educational trust affecting the same, but subject to all leases, encumbrances, liens, or easements affecting the same at the date hereof.

Schedule: Canterbury Land District - City of Christchurch

Lots 119-124 and 135-138, D.P. 2912, situated in Block XI, Christchurch Survey District: area, 9042 square metres, more or less. All certificate of title, No. 283/100, of the Canterbury Registry.

Given under the hand of His Excellency the Governor-General, and issued under the Seal of New Zealand, this 13th day of February 1979. Venn Young, Minister of Lands. God Save The Queen!

(L. and S. H.O. 6/6/1226; D.O. 8/1/245)

## 2. RESERVES ACT (1977)

### 2. RESERVES ACT (1977) | INFORMATION

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>

### 2. RESERVES ACT (1977) | TYPES OF RESERVES

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. SHIRLEY COMMUNITY RESERVE (1980)

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### 2. SHIRLEY COMMUNITY RESERVE | NZ GAZETTE NOTICES (1980)

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#### 2. NZ GAZETTE NOTICE: CLASSIFICATION OF RESERVE

The New Zealand Gazette: Thursday, 18th September 1980

[https://www.nzlii.org/nz/other/nz\\_gazette/1980/110.pdf](https://www.nzlii.org/nz/other/nz_gazette/1980/110.pdf) Page 14 (left column)

##### **Classification of Reserve:**

Pursuant to the Reserves Act 1977, and to a delegation from the Minister of Lands, the Assistant Commissioner of Crown Lands hereby declares the reserve described in the Schedule hereto, to be classified as a reserve for local purpose (site for a community centre), subject to the provisions of the said Act.

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 Christchurch this 7th day of July 1980. B. K. SLY, Assistant Commissioner of Crown Lands.

(L. and S. H.O. 6/6/1226; D.O. 8/1/243)

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#### 2. NZ GAZETTE NOTICE: RESERVATION OF LAND

The New Zealand Gazette: Thursday, 18th September 1980

[https://www.nzlii.org/nz/other/nz\\_gazette/1980/110.pdf](https://www.nzlii.org/nz/other/nz_gazette/1980/110.pdf) Page 14 (right column)

##### **Reservation of Land:**

Pursuant to the Land Act 1948, and to a delegation from the Minister of Lands, the Assistant Director of Land Administration hereby sets apart the land, described in the Schedule thereto, 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. K. W. CAYLESS, Assistant Director of Land Administration.

(L. and S. H.O. 6/6/1226; D.O. 8/1/243)

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### 2. SHIRLEY COMMUNITY RESERVE | CLASSIFICATION & LEGAL IMPLICATIONS

The Reserve classification & legal implications of the Shirley Community Reserve (located at 10 Shirley Road, Richmond, Christchurch) were included in the Shirley/Papanui Community Board meeting agenda for the 19<sup>th</sup> August 2015, Item 9. Shirley Community Facility Rebuild.

[https://christchurch.infocouncil.biz/Open/2015/08/SPCB\\_19082015\\_AGN.PDF](https://christchurch.infocouncil.biz/Open/2015/08/SPCB_19082015_AGN.PDF) Page 27

At the time the Shirley/Papanui Community Board members were:

Mike Davidson (Chairperson), Aaron Keown (Deputy Chairperson), Jo Byrne, Pauline Cotter, Ali Jones, Emma Norrish and Barbara Watson.



## 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.

## 2. SHIRLEY COMMUNITY CENTRE (1978 – 2012)

### 2. SHIRLEY COMMUNITY CENTRE | HISTORY

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>

### 2. SHIRLEY COMMUNITY CENTRE | HERITAGE NZ FILE

Coming Soon

## 2. HISTORIC PLACE CATEGORY 2 (1993 – 2012)

### 2. HISTORIC PLACE CATEGORY 2 | INFORMATION

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 17<sup>th</sup> 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>

### 2. HISTORIC PLACE CATEGORY 2 | CLASSIFICATION

Coming Soon

## 2. SHIRLEY LIBRARY (1981 – 2011)

### 2. SHIRLEY LIBRARY | PRE BUILDING DISCUSSIONS

- **29 March 1977**

'Shirley library discussed'

Although the Shirley Primary School might be used as a community centre, it would be the wrong location for an interim library service, the City Council's cultural committee said yesterday. Councillors said the mobile library should continue to stop in the shopping district at the intersection of Shirley and Marshland Roads.

That location tops the priority list for a new suburban library building. A staff report said even a library at the community centre run by volunteers would be out of keeping with the council's policy of shutting down inadequate services in voluntary libraries in favour of a full suburban service. A suburban library development fund was started with \$15,000 in this year's estimates.<sup>116</sup>

- **27 February 1979**

'Designation wanted for Shirley library'

Because of problems in finding a suitable premises for the proposed Shirley suburban library, the Christchurch City Council may have to designate land for the project. This course was recommended yesterday by the cultural committee, after a suggestion by Cr D.F. Caygill. He has argued before that the Shirley library is falling behind in capital works plans. Originally, it was scheduled before the now-completed Papanui branch library. The Papanui branch was able to find a home in the Roundabout Arcade development. Now – in a new capital works programme for the next five years – the Shirley job is proposed for a start in the 1982-83 financial year, paid for by \$170,000 in council revenue. An earlier plan called for \$120,000 from loan money.

Cr Caygill said the Shirley library could drop further in priority if something was not done to choose a suitable site. "A designation is the only way out of the dilemma," he said. "Unless we do that, there is no reason to suppose we will be able to start even in 1982."

The Linwood library, now scheduled for 1983, could jump ahead of Shirley - as Papanui already has - because a building was available. Cr Caygill said he could not now see the Shirley library starting before 1982 because of spending in the meantime on central-city library construction.

The committee agreed that town-planning officers should be asked about designating a property for library development. "That is what any Government department would do, and what any other council department would do," Cr Caygill said. "If we wait for somebody to come to us, we'll be waiting far beyond 1982."

In effect, the recommendation says the council should be prepared to buy property and build on it if building space cannot be leased.<sup>117</sup>

- **1 March 1979**

'Shirley library': Letters to the Editor

Sir, As reported in your council notes the Shirley district is still waiting for progress towards a permanent library. May I suggest that the council endeavours to obtain land in the shopping centre at Marshland Road - New Brighton Road where much development is taking place at present? With the very generous parking facilities being provided by the commercial interests, only a small area of land would be required for a library site, and to the casual observer there seems to be some quite suited to the purpose. Who knows, one of the developers may be public-spirited enough to give the land.

Yours, etc. R. Chapman.<sup>118</sup>

- **20 October 1979**

'Library site opposed'

A Christchurch City Council proposal to designate two Marshland Road houses for a future suburban branch library has been opposed by the owners of the properties.

However, the owner of one house, Mr G.C. Heazlewood has told a town-planning hearing committee that he had always intended to use the site for commercial purposes, when zoning permitted that, and would be willing to include room for a library in the development.

It was suggested that the matter should be delayed until after the draft district scheme review is published in December, to see whether it is proposed to change the small pocket of residential zoning next to the Shirley shopping centre to commercial zoning. A library would be allowed as of right in a commercial zone, but council officers have been unable to find commercial developers willing to find room for a library in land already occupied or intended for expansion.

Critics of the proposed Marshland Road designation have suggested that a library could be incorporated in any

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<sup>116</sup> <https://paperspast.natlib.govt.nz/newspapers/CHP19770329.2.60>

<sup>117</sup> <https://paperspast.natlib.govt.nz/newspapers/CHP19790227.2.47>

<sup>118</sup> <https://paperspast.natlib.govt.nz/newspapers/CHP19790301.2.116.5>

future Woolworths Ltd development, on land already vacant. The council, however, has declined Woolworths' expansion proposals an issue that will come to appeal next month.

A branch library at such a shopping centre could take advantage of car parking and good public transport, and allow shoppers the opportunity to borrow books, said the Deputy City Librarian.

The Shirley Community Centre, in an old primary school about two blocks away, was considered unsuitable for a branch library because it was too far away from shops and set back from the street.

The hearing panel's chairman said that the library site, if designated, would probably be required within five years. A decision was reserved.<sup>119</sup>

- **29 April 1980**

- 'Go ahead for Shirley library'

- The Christchurch City Council's cultural committee has decided to recommend that it go ahead with the new Shirley library in spite of its commitment to the building cost of the Central library.

- Speaking about the estimates for the coming year the Town Clerk (Mr J.H. Gray) told the committee yesterday that the council's libraries for the coming financial year would require \$546,068 more from rates than last year, an increase of 41.43 per cent – the equivalent of about 2 per cent of last year's total rating requirement.

- The total cost of the Shirley library, which will be in leased premises in the Shirley shopping centre in Marshland Road is estimated at \$86,807, made up of capital costs of \$37,000 and running costs.

- This year \$371,957 will be required from rates for loan servicing charges alone for the new Central Library.

- For 1981-82, Mr Gray estimated that the library budget would require more than \$2 million from rates because of the new Central Library building. That would mean an increase of more than 82 percent \$80,000 of which would be needed for the running costs of the Shirley library. In the light of this, Mr Gray asked whether the Shirley library could be afforded. The cultural committee, however, reaffirmed its commitment to proceed with the library; members said that it was difficult to get such a convenient site in a commercial area and that they should not pass up the opportunity. If the council accepts the committee's recommendation, the new library could be ready in November this year.<sup>120</sup>

- **5 May 1980**

- 'Funds for libraries'

- The Christchurch City Council has yet to adopt the recommendation of its cultural committee to go ahead with the new Shirley library. This recommendation is being made in spite of the fact that the committee is facing an increase in the whole library vote of more than 40 percent in the present financial year. Part of this expense is for the new central library. It should not be forgotten that Christchurch people have been getting a central library service on the cheap because they have not had to pay for an adequate central library building for a long time past.

- Because the cost of books and of everything to do with presenting books to the public is going up at a staggering rate, it must be a temptation for those in charge of public money to restrict expenditure.

- The central government has, after all, shown in the past that cultural expenses can be an early casualty in difficult times. All times are difficult to some degree, and a case could always be made for standing still.

- It is not the way of the Christchurch City Council to fail to consider a worth-while project just because the funds for it are hard to find. The Shirley library comes into this class.

- If the council were concerned only to shelter its ratepayers, some notable facilities would be wanting in the city today. Vital as the new central library may be, the local suburban services must be given a high rating.

- They are an essential extension of the central library's service to readers of all kinds and it is to be hoped that the council will endorse the committee's recommendation in the interests of a fuller service.<sup>121</sup>

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## 2. SHIRLEY LIBRARY | 1ST (1981 – 1996)

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<sup>119</sup> <https://paperspast.natlib.govt.nz/newspapers/CHP19791020.2.181>

<sup>120</sup> <https://paperspast.natlib.govt.nz/newspapers/CHP19800429.2.55>

<sup>121</sup> <https://paperspast.natlib.govt.nz/newspapers/CHP19800505.2.108>

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## 2. 1<sup>ST</sup> SHIRLEY LIBRARY (GOLF LINKS ROAD)<sup>122</sup>

- “Shirley Library is the epitome of a community library, drawing a loyal band of customers and building significant relationships with local schools and neighbouring community housing occupants. At the heart of the Shirley community it has co located first with the Shirley Shopping Centre and later with The Palms mall.”
- Shirley Library [1st] opened in July 1981 on a site now covered by The Palms.
- As the library grew the City Council purchased two flats in Golf Links Road and leased one of them to the library to be used for storage and a staff room. Later a Portacom was used.
- The library was given a repaint and recarpet in 1993 but by 1995 a new building was underway on a different site next to the developing Palms Mall.

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## 2. SHIRLEY LIBRARY | 2<sup>ND</sup> (1996 – 2025)

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### 2. 2<sup>ND</sup> SHIRLEY LIBRARY (MARSHLAND ROAD)<sup>123</sup>

- In January 29 1996 the new library opened in a purpose-built building shared with the Christchurch City Council Shirley Service Centre.  
The building included a boardroom for the community board.
- The library publication Bookmark published information in its March 1996 issue (page 2):
- “The new library, which more than doubles the previous library, features an activities room for class visits, story times, senior citizens guest speaker programmes and other activities. The building, designed by Ian Krause Architects Ltd and built by Fletcher Construction, was provided by the developers of the new Shirley Shopping Centre – to be know as The Palms – to allow for expansion of the shopping centre and carpark over the previous library and service centre land. The Christchurch City Council provided the fit out costs for the building.”
- “Severe damage was caused by a fire on the night of 20 April...The damage was so bad that the building had to be completely gutted and the roof replaced, along with some of the structural beams. The air conditioning unit, sprinkler systems, electrical systems, data cabling, walls, furniture and stock had to be completely replaced.”
- The library reopened on Saturday 31 January 1998 with extended opening hours, including Saturdays 10am-1pm.  
The layout of the library was changed with the community board’s meeting room being located to New Brighton and the kitchen and staffroom moved to the east end of the building.
- There was an attempt with the past [The Palms mall] owners to purchase land and to start a process that might have led to the re-positioning of the Council owned facilities (Library, Service Centre and Committee/Meeting and Staff Office Space). This work happened around 2005-6.
- 13.1 Appendix 1. Key Informant Interviews, Phone Conversation Wed 30th Jan 2019: David Cosgrove. Divisional Development Manager for AMP Capital, NZ  
<https://www.10shirleyroad.org.nz/shirley-community-facility-feasibility-study/>

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## 2. 36 MARSHLAND ROAD BUILDING | BOARDROOM RELOCATION

‘Community Board moves to New Brighton’, 23rd May 2003

<https://www.scoop.co.nz/stories/AK0305/S00125/community-board-moves-to-new-brighton.htm>

The Burwood/Pegasus Community Board will officially open its new boardroom in New Brighton on Monday 26 May 2003.

“The Community Board is delighted to find a home in New Brighton. Exciting plans for the revitalisation of New Brighton are in place and the Board’s presence is a positive injection of faith in the future of the area,” Community Board

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<sup>122</sup> <https://heritage.christchurchcitylibraries.com/Archives/52/Library150/Articles/ShirleyLibrary/>

<sup>123</sup> <https://heritage.christchurchcitylibraries.com/Archives/52/Library150/Articles/ShirleyLibrary/>

chairperson Don Rowlands says.

“A centrally located boardroom also makes the Board more accessible to Burwood/Pegasus residents and community groups.”

There has already been a favourable response to the new boardroom. Janet Begg, a regular attendee at Board meetings says the shop window frontage on the boardroom, “gives the general public a great view of democracy in action, right there in our precinct.”

The Community Board vacated its boardroom at the Shirley Service Centre in August 2001 to provide additional space for the Council’s area staff.

Since then meetings have been held at the Ascot Community Centre and more recently at the Linwood Service Centre. A brief opening ceremony will be held at 4pm on Monday, prior to the Board’s scheduled meeting.

The new boardroom is on the corner of Beresford and Union Streets, New Brighton in the former post office building.

The boardroom will also be used for informal meetings of the Board and meetings of the New Brighton Taskforce.

Discussions are being held with other potential users such as the New Brighton Residents’ Association, the New Brighton and Districts Historical Group and the New Brighton Pier and Foreshore Promotion Society.

## 2. SHIRLEY PLAYCENTRE (1994? – 2011)

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### 2. SHIRLEY PLAYCENTRE | HISTORY

‘Need Seen for Creche’, The Press, 10<sup>th</sup> February 1978

<https://paperspast.natlib.govt.nz/newspapers/CHP19780210.2.107> Page 12

The Shirley Community Centre may soon have creche facilities for working parents and those attending activities at the centre. The centre’s committee is now trying to assess demand for such facilities.

The secretary, Mrs B. Dutton, said it was hoped that the creche would run during the mornings and afternoons.

Mrs Dutton said 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.

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### 2. SHIRLEY PLAYCENTRE | LEASE (2000)

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.

The Association has requested that its present playground area be moved four metres to the north, which will enlarge the present site by approximately 67 square metres. This enlargement will enable the larger combined playcentre/storage building to be accommodated on the site without the need to reduce the area of the playcentre playground. The enlargement will not compromise the open space around the public playground which is situated to the north of the proposed leased area.

The Canterbury Playcentre Association has had a [new] building designed to fit the site. Officers requested that the building be designed to incorporate the equipment shed, which is usually separate from the main building on other play centre sites, the reason being that this site is an historic site with the historic Shirley Primary School buildings being the main feature on the site. Officers therefore wanted to ensure that the new building was designed to fit in with the character of the site.

There is a requirement that four car parks be provided, one for staff and three for parents attending the playcentre. There are car parks on the Shirley Community Centre Reserve to cater for on site car parking requirements, however the Council will not designate any of the car parks specifically for this purpose, the car parks being for Shirley Community Centre/Playcentre use as a whole. The main entrance to the playcentre is to be from the Community Centre car park which is accessed off Slater Street, thereby ensuring the safety of children by not requiring them to access the site from Chancellor Street\* which is adjacent to the playcentre.

[\* The Chancellor Street road bridge at Dudley Creek was removed in September 2014 as a temporary road stopping. This structure was replaced by a pedestrian footbridge in October 2014. Subsequently Chancellor Street was closed to vehicular traffic across Dudley Creek in 2016, making Chancellor Street 'no exit' from Shirley Road, creating a safer pedestrian environment for those attending Shirley Playcentre. [https://christchurch.infocouncil.biz/Open/2016/08/SPCB\\_20160803\\_AGN\\_687\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2016/08/SPCB_20160803_AGN_687_AT.PDF) Page 45 & 47]

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>

## 2. NZSG CANTERBURY GENEALOGY (1990 – 2011)

### 2. NZSG CANTERBURY GENEALOGY | HISTORY

"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 had the use of one of the old classrooms, with dedicated, lockable space for our large collection of books, computers, microfiche readers, and tables and chairs for small meetings, as well as being able to use the attached hall for our 2 larger meetings every month. Another advantage was that we were fairly centrally place in Christchurch, and being the Canterbury Branch, the ideal was always for us to be centrally based to cover the region."

[https://christchurch.infocouncil.biz/Open/2020/11/PICB\\_20201120\\_AGN\\_4525\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2020/11/PICB_20201120_AGN_4525_AT.PDF) Page 61

"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>

## 2. COUNCIL & COMMUNITY BOARDS

### 2. SHIRLEY-PAPANUI COMMUNITY BOARD (1989 – 2010)

<https://www.yumpu.com/en/document/read/27265134/shirley-papanui-community-board-1989-2010-christchurch-city->

Since its inception in 1989, the Shirley-Papanui Community Board has been one of New Zealand's strongest and innovative authorities.

It has piloted new and unique projects, given out around \$1,000,000 to support community groups and projects, and won numerous national awards.

This book has been written to celebrate this success and to document real innovation for other community groups to learn from. It marks and records just some of the key projects of the first 21 years of what is, without doubt, one of New Zealand's most successful community boards.

#### **Shirley-Papanui Community Board Key Achievements from 1989 - 2010**

- **1992-1995** (Page 12):  
A Library and Service Centre "Befitting Papanui's Image" Christchurch Mayor Vicki Buck (February 1995)  
The new library and service centre was an impressive development...it was the first combined service centre and library in Christchurch.



"It gave us a home and gave people somewhere they could go to access council services. The staff at that centre were incredible - they had an awesome knowledge of the community, its geography and identities."  
Sally Thompson

- **2001 - 2004** (Page 23):

It worked hard in advocating the allocation of nearly half a million dollars from the City Council's budget to strengthen the Shirley Community Centre...

- **2004 - 2007** (Page 28):

- While there was little change to the ward boundaries, the city's wards were amalgamated so that the former Shirley and Papanui wards became a new Shirley-Papanui ward. The size of each community board was also decreased. Each of the city's metropolitan boards now had two (formerly four) Councillors and five (formerly six) elected board members.

- Te Koru Pou Iho - Growing Youth in Papanui: Opening of the Papanui Youth Centre (April 2007)

Primarily a place for 11-18 year olds, the centre was developed after the Youth Summit in 1998 identified the need for a youth facility. It is 'state of the art', with a huge array of facilities including a fully equipped art room, computer room, Playstation room with big screen TV's, recording studio and control room and a video-editing suite. It also has a team of professionals who work with the youth there including a doctor, a sexual health worker, a budget advisor and youth workers.

"There's nothing like this anywhere in the country" original manager Ross Banbury, Papanui Youth Development Trust<sup>124</sup>

- Junior Neighbourhood Support: 2006 saw the Shirley-Papanui Community Board once again go where no other board had gone before in supporting a pilot of Junior Neighbourhood Support at Shirley Primary School. The programme is delivered in conjunction with Canterbury Neighbourhood Support and aims to "promote a sense of pride, safety and community spirit in children and their wider school community.

The programme's co-ordinator visits schools and educated children with skills on safety, emphasising community and neighbourhood values and promoting an 'it's cool to care!' message.

The children, teachers and parents are then invited to nominate any child who shows the values by posting a nomination in a dedicated letterbox in the school's office. Four awards are given out twice a term and presented to recipient children by the co-ordinator and a member of the emergency services (when available), or a community support person.

The pilot proved a huge success and it's now being rolled out to other primary schools across Christchurch and New Zealand.

Junior Neighbourhood Support is very effective in terms of creating a heightened sense of responsibility and in helping reduce the likelihood of anti-social behaviour.

- **2007 - 2010** (Page 31 & 32):

The Election: The campaign for the 2007 election came after a high profile fight against the closure of Edgeware Pool in St Albans. The pool was closed after a council review of all its suburban pools, and while this wasn't a community board decision...it had an effect on the results of the Community Board elections.

While the results didn't see any particular members ousted, they did see some candidates (notably Pauline Cotter) elected who had taken a front row in the fight.

Yvonne Palmer QSM JP: was elected [in 1989] and so began a 21-year career on the Community Board (15 years of which she was its Chair [elected in 1995])...a milestone few in the country have reached.

The lowlights? There are two. The first; the long and protracted battle in getting the Champion Street Reserve opened. The second; the row over the Edgeware Pool closure.

"That wasn't a community board decision - it was a council one. And though board members listened to the concerns of the community, some of us didn't agree with them and that meant we were subjected to some quite unacceptable behaviour from a handful of the opponents...

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<sup>124</sup> <https://www.pydt.org/>



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## 2. CHRISTCHURCH CITY COUNCIL ANNUAL PLAN (2011 – 2012)

<https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/long-term-plan-and-annual-plans/older-plans/old-annual-plans/annual-plan-201112/>

- The Council adopted the 2011/12 Annual plan on 30 June 2011.
- The 22 February earthquake dramatically affected the normal Annual Plan process causing a complete revision of budgets, capital projects scheduling and levels of service. Because of the earthquake the Council faced budget deficits of \$73.8 million over three years.

Shirley/Papanui Community Board Submission<sup>125</sup>

### 2. Expansion of St Albans Resource Centre

The Board considers community meeting spaces as vital in maintaining a vibrant social infrastructure.

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<sup>125</sup> Page 21, <https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/annual-plan/CommunityBoardDraft-AnnualPlan2011-12submissions.pdf>

### 3. SCR | POST EARTHQUAKES (2011 – 2025)

#### 3. SHIRLEY COMMUNITY CENTRE (2011 – 2012)

##### 3. SHIRLEY COMMUNITY CENTRE | EARTHQUAKE PHOTOS

Coming Soon

##### 3. SHIRLEY COMMUNITY CENTRE | DEMOLITION

Coming Soon

##### 3. SHIRLEY COMMUNITY CENTRE | HERITAGE NZ FILE

Coming Soon

#### 3. SHIRLEY COMMUNITY RESERVE (2012 – 2025)

##### 3. DUDLEY CREEK FLOOD REMEDIATION

##### 3. ECOLOGICAL CONDITION OF LOWER DUDLEY CREEK (2015)

<https://ccc.govt.nz/assets/Documents/Environment/Water/appendixc.pdf>

Prepared for BECA. Prepared by EOS Ecology. (June 2015)

As a consequence of increased flooding in the Flockton area of Christchurch following the 2010 and 2011 earthquakes, the Christchurch City Council (CCC) is looking at options to reduce these flood risks.

The initial phase of the works, undertaken in 2013-14 by CCC and its sub-consultants, was to develop solutions for remediating this flood risk.

In November 2014 the Council consulted on the project, which included upstream channel widening with a combination of naturalised and engineered banks, and a downstream piped bypass along Warden Street, through Shirley Intermediate and along Banks Avenue.

In December 2014 a council decision was made to continue the design and construction work for the upstream portion of works, while continuing to further investigate alternative downstream options. (Page 6)

- Dudley Creek is the focus of a flood remediation project, aimed at providing more flood capacity in the lower reaches of Dudley Creek to alleviate flooding in the upper catchment.
- There are three options currently being considered for the lower reached of Dudley Creek, which incorporate a combination of pipes to bypass flood flows and widened channels to accommodate larger flood flows.
- As this programme involves the widening of the channel there are potential effects to the ecology of the stream and its riparian zone (the land immediately adjacent to the stream edge that is integrally linked to the health of the stream).
- There is a high diversity of native and exotic plants and trees along the stream, with some larger clusters of native vegetation that attract native birds such as fantails/piwakawaka.
- ...the Stapletons Road section is mainly exotic on the public roadside and mainly native on the private side. However, the majority of large stature trees are exotic...swamp cypress along Stapletons Road (which are used by Monarch butterflies as winter roost sites). The native trees tend to be smaller stature and shorter-lived species, such as cabbage tree, ribbonwood, lemonwood and other Pittosporum species.
- In contrast to the poor quality invertebrate community, the fish community was found to be diverse, supporting seven native fish species (in order of abundance, common bully, shortfin eel, upland bully, longfin eel, giant bully, bluegill bully, inanga) of which three have a national threat classification of 'at risk - declining'.

- The results of the ecological investigations indicate that the ecological values of the stream are poor in relation to sediment quality and aquatic invertebrates, but moderate in relation to the fish community.
- In general, design options that look to widen the flood channel to provide for greater flood capacity also provide the opportunity to greatly improve the habitat condition of Dudley Creek and its riparian zone, which will have a long-lasting ecological benefit to the stream and wider environment, and thus secure a greater value natural asset for future generations.
- This is consistent with the CCC's six values approach (drainage, ecology, landscape, recreation, heritage, culture) and with the philosophies and objectives set out in the CCC's 'Waterways, Wetlands and Drainage Guide' (2003) that states that "drainage is integrated with all other 'values' (ecology, landscape, recreation, heritage and culture) to form the foundation of a philosophy that is multi-disciplinary and sustainable". (Page 4-5)

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### 3. WAIPAPA P-I COMMUNITY BOARD | PUMP TRACK & TABLE

#### 3. 'TEMPORARY PUMP TRACK CONSULTATION TO GET UNDER WAY' (2019)

<https://www.infonews.co.nz/news.cfm?id=118594>

11<sup>th</sup> April 2019

Consultation around a proposed temporary pump track on Shirley Road can go ahead now funding has been approved for the project. Earlier this month, the Christchurch City Council approved \$87,850 for the creation of the relocatable track – created from 11 engineered modules, and is suitable for bikes, scooters, skateboards and skates.

The Waipapa/Papanui Innes Community Board at the end of last year, was approached by local boy Shannon Smith, who organised a petition in support of a bike or skate park.

Community Board Chair, Ali Jones, says the board decided it was important to get the funding before going out to consultation because there have been cases in the past where consultation has been completed only to find there was no money available.

"Consulting on something, creates an expectation in a community and we did not want to do that if there was no money available," she says. "In fact as this is temporary, I am advised that we aren't required to consult but this isn't about "what's required"; this is about talking with and listening to our community about activating a site that has not been used as a community space for more than 8 years," she says.

Supported and informed by the consultation, the Papanui-Innes Community Board will also need to approve the pump track location. If the pump track does not go ahead, the money will be returned to the endowment fund, from where it will come. Gap Filler installed a large permanent pump track at the corner of Manchester and Gloucester streets in the inner city at the end of last year and it is well used by adults and children alike.

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### 3. SHIRLEY COMMUNITY RESERVE MEMO | 10<sup>TH</sup> JUNE 2022

[https://christchurch.infocouncil.biz/Open/2022/06/PICB\\_20220617\\_AGN\\_7648\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2022/06/PICB_20220617_AGN_7648_AT.PDF) Pages 97 - 101

1.1 The purpose of this memo is to collate and provide information and advice to the Waipapa Papanui-Innes Community Board on short term development suggestions for Shirley Community Reserve.

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#### 3. SHIRLEY COMMUNITY RESERVE MEMO | BACKGROUND

- 4.1 The community centre that was located on Shirley Community Reserve at 10 Shirley Road was demolished in 2012 as a result of earthquake damage. A pre-school, playground, basketball half court, trees, and paths remain on site.  
The Council has constructed a relocatable pump track, table tennis/picnic table, and an open grass area.
- 4.2 In June 2021, the Council approved \$3 million funding for the rebuild of the Shirley Community Centre in FY 2029/30 – FY 2031/32 with the option to bring forward funding in an Annual Plan if plans are progressed.
- 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
- 4.4 Staff will prepare a report to the Council that incorporates all the work undertaken regarding the Shirley Community Reserve in recent years including both feasibility studies, community feedback, and the geotechnical information for the site.
- 4.5 The Community Board has allocated \$15,000 in discretionary funds for some short term enhancement of the site until longer term decisions are made.

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### 3. SHIRLEY COMMUNITY RESERVE MEMO | TOILETS

- 4.6 Provision of toilets was suggested by two submitters in the 2020 community engagement exercise and the 2022 Youth Audit for the reserve.
- 4.7 Neighbourhood parks, such as the Shirley Community Reserve, cater for local communities. They do not usually have toilets as they are generally only a short distance from users' homes and people do not visit for long periods of time.
- 4.8 The Public Toilet Policy provides for toilets on parks where sport is played and at other heavily used recreation and visitor locations. They are located at multi-use parks where users travel to the park from outside of the suburb and stay for a substantial amount of time, e.g. regional parks, sports parks, and destination parks such as Margaret Mahy playground and the Botanic Gardens.
- 4.9 At its meeting of 18 March 2022 the Community Board resolved: Request staff investigate portacom toilet facilities that could potentially be sited at 10 Shirley Road.
- 4.10 There are two options for a temporary toilet - a portaloo (unplumbed or plumbed) or a plumbed in portacom toilet.
- 4.11 Standard portaloo hire is approximately \$4,400 per annum or approximately \$2,409 to purchase. An accessible portaloo unit cost is higher. A non-plumbed unit requires regular removal of waste at an extra cost. If the portaloo was plumbed in a building consent would be required and waste removal would not be required.
- 4.12 A plumbed in single pan unisex portacom toilet costs \$6,280 per annum to hire or \$20,700 to purchase. Additional costs include building consent, accessible ramps, and connection. The life of the building is up to 50 years.
- 4.13 Servicing and cleaning a toilet three times a week costs approximately \$4,400 - \$5,000 per annum. Reactive works such as graffiti and vandalism are \$300 to \$2000 per annum.
- 4.14 A permanent toilet such as an exeloo or permaloo costs approximately \$120-150,000 for a single unit or \$160-180,000 for a twin unit. A single unit cleaned three times a week is approximately \$3,400 per annum and \$4,800 for a twin unit. Additional costs such as vandalism and parts failure range from \$500 to \$2,000. Annual wash down and gutter cleans are approximately \$400 annually.
- 4.15 District Plan rules require toilets to be setback 20 metres from boundaries with residential properties and waterways. Liquefaction and flooding hazards on this site may trigger additional rules.
- 4.16 Provision and maintenance of a toilet at the Shirley Community Reserve is not currently funded. Toilet provision can be considered in future development of the reserve in conjunction with other facilities.

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### 3. SHIRLEY COMMUNITY RESERVE MEMO | WATER FOUNTAIN

- 4.17 A water fountain was suggested in the 2020 community engagement exercise and in the 2022 Youth Audit.
- 4.18 Water fountains require a potable water connection. They cost approximately \$3-5,000 to purchase and \$5-10,000 to install.

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### 3. SHIRLEY COMMUNITY RESERVE MEMO | SIGNAGE

- 4.19 At its meeting of 18 March 2022, in response to a presentation in the public forum, the Community Board resolved: Request staff work with Shirley Road Central to progress their idea for signage.

- 4.20 Current signage at the reserve is outdated, in poor condition, misleading, and therefore unwelcoming. Modern, maintained signs subconsciously send our park users the message that the park is cared for. This can reduce anti-social behaviour.
- 4.21 A sign plan for the park will be developed by the Parks Unit Visitor Experience team by August 2022.
- 4.22 It is common practice with small neighbourhood parks to update all park signs to the current Council brand when one of the following occurs:
  - the park has new facilities/community use,
  - old facilities are removed,
  - park signs are in very poor condition and unreadable,
  - community members either make a request for new signs or alert staff to maintenance issues.
- 4.23 The signage plan will follow the guidelines provided in the Parks Unit Sign manual, the Parks and Reserves bylaw, and the requirements of Council branding. Current use of the park will be considered. Signs not compliant with the Council branding may be modified in consultation with any external groups.
- 4.24 After discussion with representatives from the Shirley Road Central group it was agreed the Visitor Experience Team would also investigate developing one or two interpretation boards. These would tell the stories of both local and city-wide significance; original school heritage buildings, community centre and its role in the community, historic domestic buildings adjacent to the park, and Dudley Creek remediation.  
The Shirley Road Central group has provided reference material. \*  
\* [I emailed my research to the Parks Unit Visitor Experience team. These 'Interpretation Boards' were being designed, but they have never been installed on the Shirley Community Reserve site.]
- 4.25 The existing damaged community centre user group sign will be removed and stored by the Parks Unit with potential to restore and re-use if a relevant re-use on the reserve is found.

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### 3. SHIRLEY COMMUNITY RESERVE MEMO | LIGHTS

- 4.26 Lighting the reserve was suggested through the youth audit as a way to improve safety.
- 4.27 Community Board members asked if the old lights in the lawn that used to shine on the community centre entrance and the lights in the car park could be utilised on a timer. These are owned by the Council. Work to determine the power source and test the lights is still to be completed.
- 4.28 Staff strongly recommend against lighting the park due to concerns about user safety and disturbance of neighbours.
- 4.29 It is a common perception that lights make a park safer, however, the opposite is often true. Lighting encourages people to use a park at night when there is no passive surveillance occurring — there are no people walking past and neighbours have their curtains closed and attention focussed indoors. Lighting makes park users visible and predictable and creates shadows and hidden areas for danger to lurk. Lighting parks at night is contrary to the principles of Crime Prevention Through Environmental Design (CPTED). It creates a false sense of security and sends a potentially misleading message that the park is a safe place to use at night.
- 4.30 Lighting encourages night time activity that may disturb neighbours, e.g. basketball. There are residential properties close to the Shirley Community Reserve. Complaints about basketball noise and other evening activities could be expected. Automatic light switch-off times may help but activity would likely extend beyond these times.

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### 3. SHIRLEY COMMUNITY RESERVE MEMO | BASKETBALL COURT RENEWAL

- 4.31 The condition of the basketball court is currently rated as moderate (scored as 4 on a scale of 1-5 where 1 is good and 5 is poor). Asset renewals are prioritised based on condition and community need with the poorest condition assets (scoring 5) prioritised first. It is important to confirm any potential changes in location or size of the court as part of the reserve redevelopment before renewing the court. This would be done as part of a landscape plan for the whole reserve.
- 4.32 A new full court is estimated at approximately \$90,000.

- 4.33 The youth audit suggested a possible re-orientation of the existing court to reduce the risk of balls bouncing out on to the road. However, the current orientation (shooting in a direction away from the road) is considered best to minimise balls on the road.
- 4.34 Replacement of the back board and hoop in the current location is estimated at \$1,500. Repainting the court is estimated at \$600.

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### 3. SHIRLEY COMMUNITY RESERVE MEMO | ACCESSIBILITY

- 4.35 Pathways provide access to the reserve for people with disabilities. Any new developments would take accessibility into account.  
Difficulty with access over the road gutter on Slater Street was raised during a site visit. Bridge blocks over the gutter or a pedestrian cut down is estimated at \$4-7,000 depending on the design and this work would be requested through the Transport Unit.

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### 3. SHIRLEY COMMUNITY RESERVE MEMO | ACTIVATION

- 4.36 The results from the Youth Audit identified that the space is not currently used to its full potential. Feedback received indicated that a series of activations would enhance the area whilst planning for the site is undertaken. Suggestions were for community sport and recreation programmes, e.g. Ki O Rahi <https://www.r2r.org.nz/games-activities-maori-youth/ki-o-rahi.html> play activations, and community family-focused events. Two car boot sales and a skip day have already been held.  
A series of activations would enhance the utilisation of the site and help facilitate future planning. This would be done in conjunction with the local community. This activation would cost approximately \$10,000.

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### 3. SHIRLEY COMMUNITY RESERVE MEMO | CAPITAL COST ESTIMATES

- 4.37 Picnic table - \$4,000
- 4.38 Bike stands - \$1,500
- 4.39 Electric BBQ - \$20,000
- 4.40 Grandstand or similar seating - \$10,000
- 4.41 Smart Bin - \$8,500
- 4.42 Shade umbrella - \$9,000
- 4.43 Standard park seat \$2,500

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### 3. SHIRLEY COMMUNITY RESERVE MEMO | RESERVE PLANNING

- 4.44 Planning for any reserve development will be dependent on the final decision on a community centre. Ad hoc piecemeal development is to be avoided, a plan for the whole site will achieve the best outcome.  
The reserve is suitable for a range of recreation opportunities and is of particular interest for facilities that have no other suitable location in the area, e.g. a skatepark (with unmet demand going back to 1993).  
Some funding is proposed for reserve development in FY26-29, subject to the community centre progressing and funding being confirmed in the next Long Term Plan.

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### 3. WAIPAPA P-I CB MEETING | 17<sup>TH</sup> JUNE 2022

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#### 3. 5. DEPUTATIONS BY APPOINTMENT | JOANNA GOULD

[https://christchurch.infocouncil.biz/Open/2022/06/PICB\\_20220617\\_MIN\\_7648\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2022/06/PICB_20220617_MIN_7648_AT.PDF) Page 4

#### 5.4 Joanna Gould – Shirley Community Reserve

Joanna Gould spoke to the Board regarding the Shirley Community Reserve as a matter discussed in Item 13, the Community Board Area Report, with a related memo attached to that Report.

Ms Gould spoke to her attached supporting links, focusing on her case that Shirley Library should be relocated and upgraded to the Shirley Community Reserve (10 Shirley Road) site, among other needs and benefits for the community that could be fulfilled through the site.

After questions from members, the Chairperson thanked Ms Gould for her presentation.

Joanna Gould's Supporting Links:

[https://christchurch.infocouncil.biz/Open/2022/06/PICB\\_20220617\\_MAT\\_7648.PDF](https://christchurch.infocouncil.biz/Open/2022/06/PICB_20220617_MAT_7648.PDF) Pages 6 - 7

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### 3. 5.4. JOANNA GOULD – SCR | SUPPORTING LINKS

#### 1. CCC Draft Annual Plan 2022-2023 Submission

<https://www.10shirleyroad.org.nz/ccc-draft-annual-plan-2022-2023-submission/>

<https://www.10shirleyroad.org.nz/wpcontent/uploads/2022/04/CCCDraftAnnualPlan2022JoannaGould.pdf>

- Page 7: Learning Libraries Concept

- Page 8: Shirley Centre Concept

- Page 9: Instore Demonstration Concept

#### 2. Shirley Centre Concept

- 'Shirley Centre Concept 2021' Post (Overview of .pdf):

<https://www.10shirleyroad.org.nz/shirley-centre-concept-2021/>

- PDF:

<https://www.10shirleyroad.org.nz/wpcontent/uploads/2022/05/ShirleyCentreConcept2021JoannaGould.pdf>

#### 3. 'Shirley Centre 10 Shirley Road' Facebook

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

(updated daily with research/ideas/organisations/shared posts)

- Community Group: <https://www.facebook.com/groups/shirleyroadcentral/>

(updated daily with community notices/shared posts for the residents in our communities)

#### 4. South Library Report

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

After making my deputation at Council regarding the South Library Report, I emailed Pauline the follow up questions:

4.1. "From a potential disaster/civil defence point of view, a standalone civic building at 10 Shirley Road, opposite our largest school (Shirley Primary) would also provide a central emergency location (with solar panels & rainwater harvesting system), away from The Palms (which closed for over six months due to earthquake repairs)."

- Fences and containers at Shirley Library

<https://canterburystories.nz/collections/community/ginahubert/ccl-cs-22611>

- "Building Community Resilience: Learning from the Canterbury earthquakes", Appendix 2: Shirley Case Study Report, Page 73-85

<https://hauora.co.nz/assets/files/Resources/Final%20Report%20to%20HRC%20%20Building%20Community%20Resilience.pdf>

4.1 Q. Could the Council set up a new building at 10 Shirley Road that is able to be transformed into an "Emergency Operations Centre (EOC)" when needed?

<https://ccc.govt.nz/services/civil-defence/about-civil-defence-emergency-management/>

4.2. "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. This funding did not contribute to the running costs or improvements to the facility itself."

[https://christchurch.infocouncil.biz/Open/2022/06/SACRC\\_20220601\\_AGN\\_7539\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2022/06/SACRC_20220601_AGN_7539_AT.PDF) Page 39

4.2 Q. Could the Council approach the Ministry of Education for capital funding and/or "targeted learning initiatives" funding for the 10 Shirley Road building?

When I attended the Shirley Village Project focus group meetings, a Shirley Library staff member had been asked by Shirley Intermediate to help students with their literacy.



The 10 Shirley Road site is central to Mairehau High School, Shirley Primary School, Shirley Intermediate & the new Banks Avenue School, Richmond/Shirley/MacFarlane Park Kindergartens, plus Shirley Playcentre on the same site.

#### 4.3. Shirley Centre Concept 2021:

<https://www.10shirleyroad.org.nz/wpcontent/uploads/2022/05/ShirleyCentreConcept2021JoannaGould.pdf>

##### - 5.1 Shirley Centre | Original Building: Shirley Primary School

"The Shirley Primary School was erected in 1915 to the design of George Penlington, the Education Board Architect in Canterbury."

##### - Page 5, 5.2 Shirley Centre | Original Building: George Penlington (CEB Architect for Shirley Primary & Richmond Schools)

"Canabrians have long been proud of the region's education heritage, but they have extra reason to pay respect to the city's remaining historic educational treasures. Some of the city's foremost and celebrated colonial architects designed these institutional buildings:..George Penlington."

<https://mch.govt.nz/christchurchs-education-heritage-recognised>

##### - Page 10, 10.1 Shirley Centre | Design Inspiration: George Penlington

"George Penlington (1865-1932), chief architect of the Canterbury Education Board, designed the building to meet New Zealand's first school building code, which addressed post-First World War concerns about national health and hygiene by mandating standards for natural light and ventilation."

[https://issuu.com/masseypress/docs/chch\\_walkingarchguide\\_look\\_inside/15](https://issuu.com/masseypress/docs/chch_walkingarchguide_look_inside/15)

4.3 Q. Could the Council & the Ministry of Education work together (funding & heritage information) to honour George Penlington's legacy & the impact he had on our school buildings throughout Christchurch, by designing a building that reflects some of his design features & include his drawings/plans/photos within a new building?

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### 3. 13. WAIPAPA P-I CB AREA REPORT | JUNE 2022

[https://christchurch.infocouncil.biz/Open/2022/06/PICB\\_20220617\\_AGN\\_7648\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2022/06/PICB_20220617_AGN_7648_AT.PDF) Page 82

#### 3.1 Community Governance Projects

Activity: Shirley Community Reserve Activation

Staff are investigating options (Attachment A) for the activation of the site further to the Board's site visit and follow up discussion of the Youth Audit Workshop.

On 18 May 2022, Council staff (local Community Development Adviser, Manager Parks Planning and Asset Management, Team Leader Visitor Experience) met with representatives from the Shirley Road Central group to discuss their ideas for the Shirley Community Reserve, and got an insight from the group on the local history of the site and surrounding area.

Attachment A | Shirley Community Reserve Memo (10<sup>th</sup> June 2022):

[https://christchurch.infocouncil.biz/Open/2022/06/PICB\\_20220617\\_AGN\\_7648\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2022/06/PICB_20220617_AGN_7648_AT.PDF) Pages 97 - 101

[https://christchurch.infocouncil.biz/Open/2022/06/PICB\\_20220617\\_MIN\\_7648\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2022/06/PICB_20220617_MIN_7648_AT.PDF) Page 21

### 13. Waipapa Papanui-Innes Community Board Area Report – June 2022

#### Board Comment

A Board member recorded the staff advice, provided subsequent to the memo regarding Shirley Community Reserve (attached to the Area Report) that, dependent on the outcomes of community engagement/feedback for the Reserve, the following is at this stage set aside for these financial years:

FY26 \$50k, FY27 \$50k, FY28 \$500k, FY29 \$500k, within 61782 Programme – Community Parks.

New Development (the advice further noting that: however, this will be reviewed in the next Long Term Plan as it was initially proposed for a major park facility such as a skate-park, but this will depend on decisions regarding the community centre).

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### 3. 14. ELECTED MEMBERS' INFORMATION EXCHANGE

[https://christchurch.infocouncil.biz/Open/2022/06/PICB\\_20220617\\_MIN\\_7648\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2022/06/PICB_20220617_MIN_7648_AT.PDF) Page 22

### 14.3 Shirley Library Engineering Report

The Board requested a copy of the most recent engineering report for Shirley Library, and that staff include a summary of information relating to any potential repairs/rebuild requirements.

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## 3. WAIPAPA P-I COMMUNITY BOARD | 'ACTIVATION' EVENTS

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### 3. 'ACTIVATION' EVENTS FUNDING | STAFF REPORT

11. Waipapa Papanui-Innes 2021-2022 Discretionary Response Fund Application – Activation of Shirley Community Reserve

[https://christchurch.infocouncil.biz/Open/2022/06/PICB\\_20220617\\_AGN\\_7648\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2022/06/PICB_20220617_AGN_7648_AT.PDF) Pages 71 - 73

That the Waipapa Papanui-Innes Community Board:

Approves a grant of \$10,000 from its 2021-22 Discretionary Response Fund towards the Activation of Shirley Community Reserve project, with any unspent funds to be returned to the Waipapa Papanui-Innes Community Board's Discretionary Response Fund.

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### 3. 'ACTIVATION' EVENTS FUNDING | DRF DECISION MATRIX

Waipapa Papanui-Innes Community Board 17 June 2022 Matrix Shirley Community Reserve Activation:

[https://christchurch.infocouncil.biz/Open/2022/06/PICB\\_20220617\\_AGN\\_7648\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2022/06/PICB_20220617_AGN_7648_AT.PDF) Page 74

This project is about activating the Shirley Reserve with the local community. This project will collaborate with local community organisations to plan, implement, and ensure the provision of activities, events, and programmes in the park throughout the year. The project will work with the community to ensure these activities are sustainable and transferable as the park's future is decided.

The project contributes to the well-being and prosperity of the local community.

The projects aims to have the following outcomes:

- Set up a community working group to plan and implement activations at the site.
- Build capacity of the working group in events and programme management.
- Participant Satisfaction Survey – 90% of the participants are satisfied with the events, programmes, and use of the site has increased.
- Feedback from participants and working group informs future activations at the site.

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## 3. WAIPAPA P-I CB | 'ACTIVATION' EVENTS

Coming Soon

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## 3. WAIPAPA P-I CB MEETING | 15<sup>TH</sup> JULY 2022

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### 3. 13. WAIPAPA P-I CB AREA REPORT | JULY 2022

[https://christchurch.infocouncil.biz/Open/2022/07/PICB\\_20220715\\_AGN\\_7649\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2022/07/PICB_20220715_AGN_7649_AT.PDF)

#### 3.1 Community Governance Projects

##### **Shirley Community Reserve Activation** [Page 118]

On 10 June 2022, Council staff met with community members who are advocating for replacing a community centre on the Shirley Community Reserve. The meeting was to advise on the nature of the feasibility study, and the potential options for the site, including the option to replace the community centre.

#### 3.5 Governance Advice

##### 3.5.6 Board Requests

##### **Shirley Library** [Pages 124 – 125]

Further to receiving the deputation advocating for relocating and upgrading Shirley Library to the Shirley Community Reserve site, the Board requested to see the engineering report for Shirley Library, receiving advice after its last meeting that: As the building strength is greater than 67%, it is not considered at risk of being earthquake prone.

From an asset, sustainability and lifecycle approach, Shirley Library is currently in good physical condition, having undergone capital works in 2020 and also received works to HVAC systems in 2014. The building is currently in the first third of its useful life.

Council would not anticipate significant capital works to occur in the next five years based on current condition and data modelling. There is a programme of funds in the LTP for the portfolio which is allocated to the remainder of the Libraries network.

The primary services delivered from the facility include:

- Library services
- Service Centre
- NZ Post
- Governance

The recent refurbishment works ensure that the facility continues to provide value to the community and remains fit for purpose. Continued data collection and condition monitoring will be used to help inform future decision making for this site. Physically, the asset is well positioned to respond to how these services are delivered.

The Board inquired about a re-assessment of the building given the passage of time, and related points, and received advice that the engineering assessment (completed by Aurecon\*) for Shirley Library (which also accommodates the Community Governance Team for the neighbouring Coastal-Burwood Board area, as being located within that area) occurred on 27 May 2013 and was determined to be 68% of the New Building Standard.

\*Aurecon Shirley Library Quantitative Engineering Evaluation (27<sup>th</sup> May 2013)

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

Two Chartered Engineers undertook a quantitative review of the report from CERA on 6 March 2014, with further Capital works occurring in 2020.

Council's Senior Manager Facilities and its Technical Advisor, who oversees the Council's Earthquake-prone buildings, have reviewed the 2013 report and advise there is no need to commission another assessment of the Shirley Library. The Technical Advisor has advised that the Library is of a Low Risk and not classified as earthquake-prone or at earthquake risk.

### 3. CCC COMMUNITY FACILITIES REBUILD

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#### 3. CCC COMMUNITY FACILITIES REBUILD PROGRAMME

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##### 3. CCC COMMUNITY FACILITIES REBUILD | TRANCHE 1

###### **CCC Community Facilities Rebuild | Tranche 1**

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

- Asset/Group Type: 21. Shirley Community Centre  
Address: 10 Shirley Road  
Recommended Required Work: Replace. Section 38 (claim insured value)  
Ward: Shirley - Papanui
- Asset/Group Type: 26. Shirley Library  
Address: 36 Marshland Road  
Recommended Required Work: Cosmetic repairs  
Ward: Burwood - Pegasus

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##### 3. CCC COMMUNITY FACILITIES REBUILD | TRANCHE 2

## CCC Community Facilities Rebuild | Tranche 2

<https://ccc.govt.nz/assets/Documents/The-Rebuild/Community-facilities/CommunityFacilitiesTranche2.pdf>

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### 3. CCC S.C.D. COMMITTEE MEETING (2017)

Social and Community Development Committee - Public Excluded, 6<sup>th</sup> September 2017

[https://christchurch.infocouncil.biz/Open/2017/09/COU\\_20170906\\_AGN\\_4993\\_AT.PDF](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.

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### 3. CCC FACILITIES REBUILD WORK LEFT TO COMPLETE V CONTINGENCY

[https://christchurch.infocouncil.biz/Open/2017/09/COU\\_20170906\\_AGN\\_4993\\_AT.PDF](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 447m<sup>2</sup>.

The size of the demolished building was 1,500m<sup>2</sup>.

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

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### 3. CCC C.H.E.D. COMMITTEE (2015 – 2016)

CCC COMMUNITIES, HOUSING & ECONOMIC DEVELOPMENT COMMITTEE

#### - Update October 2015

On the 10<sup>th</sup> 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 15<sup>th</sup> of August to explore options, particularly in regard to community engagement/consultation on the project.

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### **3. CCC S.C.D. COMMITTEE (2017 – 2018)**

#### **CCC 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.

### 3. CHRISTCHURCH CITY COUNCIL (2011 – 2025)

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#### 3. CHRISTCHURCH DISTRICT PLAN UPDATE (2012)

##### **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

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#### 3. CCC LONG TERM PLAN (2013 – 2016)

<https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/long-term-plan-and-annual-plans/older-plans/previous-ltp/three-year-plan-2013-16/>

After the earthquakes the Government agreed to delay Christchurch City Council's Long Term Plan until 2015 until a cost-sharing agreement for the recovery was worked out. The Council operated under the Three Year Plan 2013/16 until the Long Term Plan 2015/25 was adopted.

- **Shirley/Papanui Community Board Members** (Page 33)  
Deputy Mayor Ngaire Button, Councillor Aaron Keown, Chris Mene (Chair), Anna Button, Kathy Condon and Pauline Cotter
- **Facilities Rebuild Programme** (Page 3)  
<https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/Long-Term-Plan/typ2013/TYPVol1CapitalProgramme.pdf>  
There is \$122 million set aside as the estimated cost of reinstating the 1600 other Council facilities damaged in the earthquakes, including social housing.
- **Project 2089 – Facilities Rebuild Plan** (Page 4)

The Facilities Rebuild Plan will be funded from insurance proceeds. Funds from the buildings and infrastructure improvement allowance will be added as required.

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#### 3. CCC ANNUAL PLAN (2014 – 2015)

<https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/long-term-plan-and-annual-plans/older-plans/old-annual-plans/the-annual-plan-201415/>

On 25 June 2014 the Council adopted the 2014/15 Annual Plan.

- **Shirley/Papanui Community Board Members** (Page 9)  
Mike Davidson (Chair), Aaron Keown, Emma Norrish, Barbara Watson, Councillor Pauline Cotter and Councillor Ali Jones

- **Capital programme funding and expenditure** (Page 18)

Council plans to invest \$1.02 billion in the capital programme in 2014/15, a decrease of \$63.2 million over the Three Year Plan. The main reason for this reduction is a \$116.5 million net decrease primarily relating to CERA managed anchor project timing changes, where project timing has been aligned to that recently published by CERA.

- **Earthquake rebuild** \$795 million, comprising:
  - Infrastructure rebuild \$628 million,
  - **Facilities rebuild** \$140 million,
  - Unallocated improvement allowance \$27 million.

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### 3. CCC LONG TERM PLAN (2015 – 2025)

<https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/long-term-plan-and-annual-plans/older-plans/previous-ltp/long-term-plan-2015-25/>

The Long Term Plan 2015/25 was amended with the Annual Plan 2016/17.

- Facility Rebuilds (Page 211)  
Group of Activities: Arts & Culture, Activity: Libraries, Category: Core  
19616 Shirley Library EQ repairs  
Plan 2015/16: \$173,000
- Facility Rebuilds (Page 213)  
Group of Activities: Resilient Communities, Activity: Community Facilities, Category: Core  
20053 Shirley Community Centre  
Plan 2015/16: \$2,344,000

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### 3. CCC ANNUAL PLAN (2016 – 2017)

<https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/long-term-plan-and-annual-plans/older-plans/old-annual-plans/annual-plan-2016-17/>

The Council adopted its Annual Plan 2016-17 on 23 June 2016.

Shirley/Papanui Community Board Submission to the Draft Annual Plan 2016-2017 and amended Long Term Plan 2015-2025, Mike Davidson, Shirley/Papanui Community Board Chair (Page 488)

- Project Facility Rebuilds: St Albans permanent Community Centre, Project ID 21131  
Changes to Long Term Plan: Rescheduling of funding with funding brought forward for completion due in 2017-18. Support/Oppose/Delay/Bring forward: Support
- Project Facility Rebuilds: Shirley Community Centre, Project ID 20053  
Changes to Long Term Plan: Project start rescheduled from this financial year to 2017-18.  
Project due for completion 2018-19.  
Support/Oppose/Delay/Bring forward: Strongly support as a priority

The Shirley Community Centre was not included in the Christchurch City Council Annual Plan 2016-17.

<https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/annual-plan/04Annual-Plan-2016-17Capital-Programme.pdf>

‘Capital Programme’ Funding for these projects was included :

Activity: Recreation and Sports Facilities, Category: Increased Levels of Service (Page 24)

- 21131 St Albans Community Centre = \$1,698,000

Portfolio: Facility Rebuilds, Group of Activities: Resilient Communities

Activity: Community Facilities, Category: Core (Page 25 - 26)



- 3375 Risingholme Craft Workshops = \$133,000
- 3376 Risingholme Hall = \$604,000
- 3377 Risingholme Homestead = \$532,000
- 8385 Bishopdale Library and Community Centre Rebuild = \$4,199,000
- 9381 Sumner Community Facility (Centre & Library) Rebuild = \$5,723,000
- 10029 Aranui Community Centre Rebuild = \$287,000
- 14505 Heathcote Combined Community Facility = \$207,000
- 20050 Governors Bay community centre and pottery shed = \$122,000
- 20051 Riccarton community house = \$969,000
- 20481 St Martins Community Facility (Former St Martins Public Library) = \$219,000
- 27190 Somerfield Community Centre = \$70,000

Portfolio: Facility Rebuilds, Group of Activities: Arts and Culture

Activity: Libraries, Category: Committed (Page 27)

- 1019 New Hornby Library and Service Centre = \$251,000

Portfolio: Facility Rebuilds, Group of Activities: Arts and Culture

Activity: Libraries, Category: Core (Page 27)

- 1020 Central Library (Knowledge Centre) = \$20,000,000
- 3351 Coronation Library (Akaroa) = \$107,000
- 19615 New Brighton Library EQ repair = \$3,526,000
- 20836 South Library and Service Centre EQ = \$496,000
- 21096 Lyttelton Library EQ repairs = \$1,986,000
- 27184 Parklands Queenspark Library = \$153,000
- 27186 Redcliffs Public Library = \$46,000
- 27104 Woolston Library & Toilets + Woolston Community Centre = \$51,000

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### 3. CCC COMMERCIAL FACTSHEETS (2017)

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#### 3. COMMERCIAL | DISTRICT CENTRE: SHIRLEY

<https://ccc.govt.nz/assets/Documents/Culture-Community/Stats-and-facts-on-Christchurch/Community-Ward-Profiles/Commercial-Centre-Factsheets/Shirley-The-Palms.pdf>

Centre Overview:

- Shirley developed in the 1960s as a series of shops on the corner of Marshlands Road and Shirley/New Brighton Road. In time a department store and supermarket were established offering convenient parking and links to other shops.
- In the late 1990s, the centre was transformed with the creation of the initial version of The Palms shopping mall. During the same period a council library and service centre was built on land adjacent to Alma Place.
- The mall's success saw new investment follow with decked car parking and a second story with multiscreen cinema being added. An outdoor restaurant forecourt at the southwestern end of the mall extended the offer, function and profile of the mall with a greater entertainment and hospitality focus, and evening activity.
- The remainder of the centre is limited to a strip of commercial properties including a filling station, fast food chains and professional services.
- A consent to expand the mall by 9000m<sup>2</sup> was approved in 2010, but has yet to be implemented. The new District Plan zones additional commercial land north of the council's library, and on the western side of Marshlands Road up to Hercules Street.

Current Performance:

- A substantial chunk of Shirley’s natural spending catchment was lost to the earthquake impacts along the Avon Corridor. Despite this, 2016 data shows that spending is now just above the levels seen in 2009.
- From a trading perspective, The Palms retains good anchor tenants with a good array of other national chain stores all packaged within a compact, pleasant environment.
- However, its range of offer is more limited than, say, Northlands or Hornby meaning that customers may bypass it in search of other goods—notably electrical and furniture stores. Lower average transaction figures reflect this.
- Surveys suggest a small decline in measures of physical amenity. The street frontages—especially adjacent the bus stops—would benefit from better upkeep although this is a consistent theme in many centres.
- From all but the south western edge, the Mall is anonymous and fails to activate surrounding streets and spaces.
- Social and community facilities are more limited than in other District Centres, although all the main categories of facilities are provided for.
- Consolidation of government services to other centres has removed some functions.
- The cinema and cluster of hospitality uses on the southern edge of the mall is a valuable and vibrant local venue.
- While overall car accessibility and parking is good, the area experiences some congestion and the limited road space restricts scope to improve public transport and cyclist experiences.
- Public transport provision is good although southern stops (served by the Orbiter) are tucked away with limited passive surveillance in one location and two road crossings away in the other.
- Safety is reasonable in the centre with only Marshlands/Shirley identified as high risk intersection.

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### 3. COMMERCIAL | NEIGHBOURHOOD CENTRE: RICHMOND

<https://ccc.govt.nz/assets/Documents/Culture-Community/Stats-and-facts-on-Christchurch/Community-Ward-Profiles/Commercial-Centre-Factsheets/Richmond.pdf>

- Richmond is a linear centre extending southwards down Stanmore Road on the periphery of the Central City.
- The centre contains a mix of retailing, including a supermarket, which is primarily aimed at a local catchment.
- Overall the centre currently lacks identity/focus having lost its social heart—the Richmond Club—following the earthquakes.
- The heart of the centre has four main land blocks. The village green where play equipment has recently been improved; the supermarket which has seen post quake reinvestment; the strip of older commercial premises extending south from North Avon Road which are in a more fragmented pattern of ownership.
- The final block is the largely undeveloped site of the Richmond Club whose redevelopment is key to this centre’s future. It is expected to bring back a range of important social functions and, with the right design, will help unify the centre’s physical form and generate a stronger sense of place.
- The environment of the centre is dominated by Stanmore Road and off street parking areas, although the village green and maturing landscaping around the supermarket offer attractive streetscape elements.
- The centre is accessible by car and enjoys an improved high frequency public transport service.
- Access for pedestrians is appropriate given the setting.
- Stanmore Road has a higher road safety risk score which may influence perceptions of cyclists.
- In summary, Richmond has seen its natural catchment eroded by the loss of homes along the Avon Corridor and the loss of the Richmond Club as its social hub leaving it in a state of limbo.
- Responses with in Regenerate Christchurch’s Avon Corridor Plan and redevelopment plans for the club site will strongly influence the health and future role of this centre.

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### 3. COMMERCIAL | NEIGHBOURHOOD CENTRE: EDGEWARE

<https://ccc.govt.nz/assets/Documents/Culture-Community/Stats-and-facts-on-Christchurch/Community-Ward-Profiles/Commercial-Centre-Factsheets/Edgware.pdf>

- Edgware is located on a series of intersections which include the northern end of Colombo Street and the southern end of Cranford Street - a busy commuter route into the Central City.
- Its surrounding catchment is a mix of suburban and medium density housing, reflecting gradual redevelopment of older housing stock on the central city fringe.
- Overall, the centre has a good mix of retail and hospitality uses. New investment in the supermarket and the petrol station, and refurbishment of a number of other buildings, signify confidence in this locality.
- New zoning extends the centre east creating new opportunities. Older buildings would benefit from investment, notably the micro-mall on the prominent Sherborne/Edgware corner.
- Traffic strongly influences the experience of the centre for users, especially pedestrians.
- A streetscape upgrade is planned to improve the walking environment while retaining vehicle access from which the centre benefits overall.
- Across all social and community well-being measures, the centre compares favourably with centres of similar size and function.
- There is a good range of meeting and eating places, and St Albans Community Centre is nearby.
- Open space provision close to the centre is a gap, although community is fundraising to redevelop Edgware Pool as a local facility close to the centre.
- Overall accessibility to this centre is good across all modes of transport.
- The new major cycleway through the centre has improved connectivity by bicycle and the centre is served by both north-south and east-west bus routes.
- High peak road traffic volumes along the Sherborne Street/Cranford Road route compromise road safety, especially at the intersections.
- New signals at the Colombo Street/Edgware Road have improved pedestrian safety at that intersection.
- In summary, strong private investment in Edgware has been accompanied by public investment in the major cycleway and intersection improvements.
- Streetscape enhancements will follow to further improve the pedestrian environment.
- Investment in remaining older buildings and vacant redevelopment sites would help to continue the recovery and improvement of the centre.

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### 3. COMMERCIAL | LARGE FORMAT CENTRE: SHIRLEY HOMEBASE

<https://ccc.govt.nz/assets/Documents/Culture-Community/Stats-and-facts-on-Christchurch/Community-Ward-Profiles/Commercial-Centre-Factsheets/Shirley-Homebase.pdf>

- The Shirley Homebase site was initially developed for industrial uses in the late 1950s/early 1960s including wallboard manufacture and later textile production.
- During the 1980s the site became underutilised and fell into disrepair.
- In 2004, consent was granted for the current large format retail units including a substantial DIY store and garden centre.
- Shirley Homebase is the smallest of the current large format retail areas although adjacent land—now with consent for a supermarket—was zoned as part of the post earthquake District Plan review.
- Uses on the site are perhaps more reflective of a neighbourhood centre with the exception of the large DIY store.
- The centre has maintained its share of spending and has improved its appeal across most measures of economic wellbeing, as well as reducing vacancy.
- The physical environment is typically functional with the retail units arranged around a large car park.
- Landscaping is very limited, but the buildings are modern and pedestrian access is provided around the building frontages as well as via clear pedestrian walkways.
- The accessibility for cars is high and there is an extensive parking area.
- Congestion along Marshland Road is high at peak times.
- In common with other large format centres adjacent to main routes, the environment for cycling is unattractive and there are limited crossing opportunities for pedestrians.

- With the centre offering more locally focused retail, future consideration may need to be given to improved pedestrian and cycle access (e.g. linkage to the nearby QE2 cycleway).
- Shirley Homebase is a modern functional centre, but whose mix of current tenancies contributes to the feel of a serving the local neighbourhood. If that perception is correct, there may be a need to improve local access which may be more achievable when the Northern Corridor motorway draws traffic off Marshlands Road.

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### 3. CCC LONG TERM PLAN (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](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 years 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](https://christchurch.infocouncil.biz/Open/2018/06/CLTP_20180622_MIN_2843_AT.PDF) Page 6

### 3. CHRISTCHURCH CITY LIBRARIES (2011 – 2025)

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#### 3. SHIRLEY LIBRARY | ENGINEERING ASSESSMENT (2013)

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#### 3. AURECON SHIRLEY LIBRARY QUANTITATIVE ENGINEERING EVALUATION (2013)

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

**Coming Soon**

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#### 3. WAIPAPA P-I CB MEETING (15<sup>TH</sup> JULY 2022) | SHIRLEY LIBRARY UPDATE

##### 13. Waipapa P-I CB Area Report | July 2022

[https://christchurch.infocouncil.biz/Open/2022/07/PICB\\_20220715\\_AGN\\_7649\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2022/07/PICB_20220715_AGN_7649_AT.PDF)

#### 3.5 Governance Advice

##### 3.5.6 Board Requests

##### **Shirley Library** [Pages 124 – 125]

Further to receiving the deputation advocating for relocating and upgrading Shirley Library to the Shirley Community Reserve site, the Board requested to see the engineering report for Shirley Library, receiving advice after its last meeting that: As the building strength is greater than 67%, it is not considered at risk of being earthquake prone.

From an asset, sustainability and lifecycle approach, Shirley Library is currently in good physical condition, having undergone capital works in 2020 and also received works to HVAC systems in 2014.

The building is currently in the first third of its useful life.

Council would not anticipate significant capital works to occur in the next five years based on current condition and data modelling. There is a programme of funds in the LTP for the portfolio which is allocated to the remainder of the Libraries network.

The primary services delivered from the facility include:

- Library services
- Service Centre
- NZ Post
- Governance

The recent refurbishment works ensure that the facility continues to provide value to the community and remains fit for purpose. Continued data collection and condition monitoring will be used to help inform future decision making for this site. Physically, the asset is well positioned to respond to how these services are delivered.

The Board inquired about a re-assessment of the building given the passage of time, and related points, and received advice that the engineering assessment (completed by Aurecon\*) for Shirley Library (which also accommodates the Community Governance Team for the neighbouring Coastal-Burwood Board area, as being located within that area) occurred on 27 May 2013 and was determined to be 68% of the New Building Standard.

Two Chartered Engineers undertook a quantitative review of the report from CERA on 6 March 2014, with further Capital works occurring in 2020.

Council's Senior Manager Facilities and its Technical Advisor, who oversees the Council's Earthquake-prone buildings, have reviewed the 2013 report and advise there is no need to commission another assessment of the Shirley Library. The Technical Advisor has advised that the Library is of a Low Risk and not classified as earthquake-prone or at earthquake risk.

### 3. WAIPAPA PAPANUI-INNES COMMUNITY BOARD (2011 – 2025)

#### 3. SHIRLEY-PAPANUI COMMUNITY BOARD PLAN (2015 – 2016)

<https://www.ccc.govt.nz/assets/Documents/The-Council/Community-Boards/Shirley-Papanui-Community-Board-Area-Plan-2015-16.pdf>

- **Shirley/Papanui Community Board Members** (Page 8)  
Mike Davidson (Chairperson), Aaron Keown (Deputy Chairperson), Councillor Pauline Cotter, Councillor Ali Jones, Jo Byrne, Emma Norrish, Barbara Watson.
- **Planned Capital Projects from the 2014/15 Annual Plan** (Page 16)  
Cultural and Learning Services  
Libraries: Belfast Library and Service Centre  
Community Centres: St Albans Community Centre
- **Wants/Areas for Development** (Page 33)  
Shirley area - need a safer park with open fences from the state houses backing onto the park; increased youth needs for active recreation; and increased development of sporting and recreational programmes in the park. Needs to be an integrated approach to provision.
- **Feedback from Shirley/Papanui Leadership Day, 24 November 2015** (Page 33 -35)  
Shirley/Mairehau  
Overall the recurring theme was that schools are often the first and only contact for some caregivers in the ward. Caregivers often feel safe attending the child's school but may not feel comfortable accessing other services in other locations.  
There the partnership between community organisations and schools provide the opportunity within a safe environment for caregivers to access services and opportunities that may become available.  
Concurrent to these opportunities is the returning to fuller roles in schools across the area.  
Post-earthquake initially some schools experienced a 40% drop in roles, and some schools were closed. People are now returning to the areas, cheaper rents, familial ties and an increase in the school age population as a result of the rebuild have contributed to this regrowth.  
This increase in school roles also highlights an increase in diverse ethnic populations which then leads on to the opportunities highlighted above.

- **What Issues Have Been Identified?**

Practitioners in health, education and community organisations highlighted these issues that they encounter in their work:

Racism (against members of the Moslem faith), Child trauma, Family violence, Homelessness, Access to adequate affordable housing; transience of families and individuals, Graffiti, Road works, Environment - no clean up, Illegal dumping, Methamphetamine, Burglaries, smash and grab, Acheson Avenue shops.

- WINZ Shirley compared to Linwood WINZ Hub: Hard to access support for clients especially with disability, mental health issues. Advocates need to be with clients to fight for rights and entitlements.

- At Linwood WINZ, because of community partnerships, community organisations are available each day of the week and clients, staff and agencies can work together to create solutions.

- Housing NZ planned rebuild of the Shirley area where approximately nine residences are to be demolished to provide up to 30 residences.

- Issues around shared driveways, close proximity of tenants and the resulting problems this has historically caused.

- **Feedback from Deputations to the Shirley/Papanui Community Board (Page 37)**

- Residents and community organisations are always welcome to make a deputation to the Board over any issue of concern to them. Since the Board's induction in October 2013 deputations to the Board have included the following:

Shirley Community Facility Rebuild Project Updates

- **Community Facilities (Page 47)**

- Objectives: Rebuild the St Albans Community Facility

Why: Earthquake damage

How: To design and build in partnership with the community, a new community facility for St Albans by the end of 2017 as identified within the Christchurch City Council Long Term Plan/Annual Plan.

Action: Progressing

- Objectives: Support a new St Albans Pool

Why: To improve local facilities and potentially reduce water based accidents

How: Support for the community in any interactions/submissions to other relevant agencies

- Objectives: Shirley Community Centre, 10 Shirley Road

Why: Earthquake damage

How: To understand the anticipated community needs and how these might best be met

Action: Progress an appropriate community facility

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### 3. SHIRLEY/PAPANUI CB MEETING (19 AUGUST 2015)

[https://christchurch.infocouncil.biz/Open/2015/08/SPCB\\_19082015\\_AGN.PDF](https://christchurch.infocouncil.biz/Open/2015/08/SPCB_19082015_AGN.PDF)

Pages 17 - 28 CCC Staff Report

Page 29 Letter to Community Meeting (30 April 2015) attendees

Pages 30 - 32 Community Meeting Feedback re "Shirley Community Facility and a proposal from Crossways to build and operate a new facility on the site."

At the time the Shirley/Papanui Community Board members were:

Mike Davidson (Chairperson), Aaron Keown (Deputy Chairperson), Jo Byrne, Pauline Cotter, Ali Jones, Emma Norrish and Barbara Watson.

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### 3. ITEM 9. SHIRLEY COMMUNITY FACILITY REBUILD

1.1. The purpose of this report is to seek approval to release a Request for Proposal (RFP) to the open market inviting proposals for the development and operation of a Community Centre or similar at 10 Shirley Road, the site of the former Shirley Community Centre.

1.2. This report follows a Council decision on 15 August 2013, and further consultation with the Community.

1.3. Specifically, at the meeting of the Council on 15 August 2013 it was resolved that Council:

Ask Staff to prepare a report on the proposal of Crossway Community Church to establish a public-private partnership,



noting the request to grant a long term lease for the former Shirley Community Centre site at 10 Shirley Road to Crossway Community Church.

1.4. While this report discusses the proposal from the Crossway Community Church, as a result of community consultation staff consider it would be appropriate to provide an opportunity for all parties to present proposals on how any establishment of a Community Facility at 10 Shirley Road should occur.

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### 3. STAFF REPORT: RESERVE INFORMATION INCLUDED

[https://christchurch.infocouncil.biz/Open/2015/08/SPCB\\_19082015\\_AGN.PDF](https://christchurch.infocouncil.biz/Open/2015/08/SPCB_19082015_AGN.PDF) Pages 17 - 28

The 'Shirley Community Reserve' classification & information\* included in this CCC Staff Report, was not included in:

- The most recent Feasibility Study (2024)
- Consultation (2020) or the latest Consultation (2023)

\* This information was also not included in the CCC Staff Report included in the [Waipapa Papanui-Innes-Central Community Board meeting on 13th June 2024](#).

The Board's decision, in my opinion, is not consistent with the Shirley Community Reserve's classification.

[https://christchurch.infocouncil.biz/Open/2024/06/PCBCC\\_20240613\\_MIN\\_9127\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_MIN_9127_AT.PDF) Page 5-6

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.

- **4. Key Points**

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]

- **5. Background**

5.2. Christchurch City Council owns the land at 10 Shirley Road. It is a total of 9,042m<sup>2</sup> and is reserve land held "in trust for local purpose (site for a community centre)". [Page 19]

- **6. Option 1 - Request For Proposal (RFP)**

Legal Implications

6.11. The land that would be the subject of the RFP is classified as reserve, vested in the Council by the Crown to be held in trust for local purpose/community centre. This option is consistent with the reserve status. [Page 23]

- **7. Option 2 - Straight application of Tranche 1 funds**

Legal Implications

7.9. 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/community centre. This option reinstates the previous arrangements and is consistent with the reserve status. [Page 24]

- **8. Option 3 - Straight acceptance of Crossways proposal**

Legal Implications

8.9. 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/community centre. This option would be consistent with the reserve status. [Page 26]

- **9. Option 4 - Do not build a Community Facility at 10 Shirley Road**

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]

- **9. Option Summary - Advantages and Disadvantages**



9.13. 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. This option is unlikely to be favoured by the Community. [Page 28]

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### 3. LETTER TO COMMUNITY MEETING ATTENDEES (12 JUNE 2015)

[https://christchurch.infocouncil.biz/Open/2015/08/SPCB\\_19082015\\_AGN.PDF](https://christchurch.infocouncil.biz/Open/2015/08/SPCB_19082015_AGN.PDF) Page 29

Letter to Community Meeting (30 April 2015) Attendees, 12th June 2015, Shirley Community Facility

Thank you all for joining us at the community meeting on 30 April 2015 to discuss the Shirley Community Facility.

This was an opportunity for Council officers to listen to the views of the community on the Shirley Community Facility and a proposal from Crossways to build and operate a new facility on the site.

The points of interest presented at the meeting were recorded. I have summarised them and they are presented in the table below.

By far the most common message was the need to act and act soon. It was felt that it has been over four years since the quake and the need for a community facility has grown.

From here we intend to consider all the feedback received and refresh our understanding of all the other existing information. We will aim to get a thorough understanding of what Council and others are doing in neighbouring areas. Using this information I report back to the Shirley Papanui Community Board identifying options and seeking a decision on how we move forward.

John Filsell, Recreation and Sports Manager, Recreation and Sport Unit, Christchurch City Council

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### 3. COMMUNITY MEETING FEEDBACK TABLE (30 APRIL 2015)

[https://christchurch.infocouncil.biz/Open/2015/08/SPCB\\_19082015\\_AGN.PDF](https://christchurch.infocouncil.biz/Open/2015/08/SPCB_19082015_AGN.PDF) Pages 30 - 32

Community Meeting Feedback re "Shirley Community Facility and a proposal from Crossways to build and operate a new facility on the site."

I've included comments that I believe are still relevant today, when discussing a new facility at 10 Shirley Road:

- **Item 1:** Concern at the length of time a replace facility is taking to deliver. "There is an immediate need and nothing seems to be happening."
- **Item 2:** If Crossways Church develop and manage facility at 10 Shirley Road the Community may have restricted access. "The community may have to "beg" to use spaces."
- **Item 7:** Feeling expressed that CCC had been speaking exclusively to Crossways and that other groups had been excluded from putting forward their proposals for the site.
- **Item 8:** Concern raised that any plans for the 10 Shirley Road site should be reviewed and approved by the community prior to a recommendation being made to Council.
- **Item 9:** Concern raised over lack of communication to date.
- **Item 10:** Shirley Community Centre Trust (SCCT) would like to see a Council built facility back on the original site (10 Shirley Road).
- **Item 14:** Concern that Crossways proposal may see other church groups excluded - whether intentional or not. Previous Community Centre had three different church groups utilising space.
- **Item 16:** Users of previous Community Centre were not just from Shirley/immediate surrounds - they came from all over city for the functionality/convenience the facility offered i.e. it was a metro rather than purely Community asset.
- **Item 17:** Concern raised that 10 Shirley Road site is a reserve rather than standard Council land and that the Crossways proposal is not consistent with the conditions of the reserve designation.
- **Item 19:** Concern as to whether \$3.5m Crossways budget is sufficient to provide adequate facility.
- **Item 20:** An opinion was put forward that Church and Community interests are not necessarily mutually exclusive.
- **Item 21:** Concern raised that youth are not catered for in the current Crossways design.
- **Item 22:** Suggestion raised that any development and management of the resulting facility should be feature more collaboration between respective community stakeholder groups.

- **Item 23:** Opinion expressed that a facility is required as soon as possible i.e. let's make something happen.
- **Item 24:** Concern raised that if Crossways development went ahead and they operated and managed the new facility that they would exercise "first dibs", particularly on prime time bookings which would diminish the usefulness of the facility to the wider community.
- **Item 26:** Concern was raised about a partnership between Church and Council. It was felt that a separation should be kept and that a community facility should be secular.
- **Item 27:** The opinion was expressed that the Playcentre currently on site must be protected.
- **Item 29:** Reiterating Item 20 it was suggested that further collaboration between stakeholder groups was required to get the best outcome for everyone rather than individuals or individual groups pushing their own special interests.
- **Item 31:** It was suggested that while youth spaces are important to ensure utilisation by that group those same spaces should also be accessible to other groups i.e. be multi-purpose.
- **Item 35:** Question was raised as to what CCC's Shirley "plan" was i.e. what is happening in the immediate and surrounding area?
- **Item 36:** Question was raised as to whether CCC could provide additional funding to support a suitable facility should Crossways or other developers' proposal be considered inadequate based on their available funding.
- **Item 37:** The suggestion was made that the previous Centre was a metro facility that catered for a wide range of requirements whereas Crossways proposal had only looked at Shirley requirements.
- **Item 38:** A group (Shirley Community Trust?) are seeking to buy another building (not located at 10 Shirley Road) and would like Council funding for the purchase.
- **Item 39:** What is the Insurance Position regarding the previous Shirley Community Centre?

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### 3. '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/>

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### 3. SHIRLEY COMMUNITY CENTRE: DELEGATED AUTHORITY (2016)

#### 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](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](https://christchurch.infocouncil.biz/Open/2016/09/CNCL_20160908_MIN_480.PDF) Page 5

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### 3. 'SHIRLEY COMMUNITY CENTRE' TERMS OF REFERENCE

Christchurch City Council Memo, 1 December 2016

## 2. Terms of Reference

The Board has agreed to form a working party to progress the rebuild of a Shirley Community Centre.

The Proposed Terms of Reference for this Working Party are attached and have been previously circulated.

Staff Recommendation:

That the Papanui-Innes Community Board approve the Terms of Reference for the Shirley Community Centre Rebuild Working Party for the rebuild of the Community Centre.

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## 3. PAPANUI-INNES COMMUNITY BOARD PLAN (2017 – 2019)

<https://www.ccc.govt.nz/assets/Documents/The-Council/Community-Boards/Plans/Papanui-Innes-Community-Board-Plan.pdf>

- **Papanui-Innes Community Board Members** (Page 5)

Innes Ward: Ali Jones (Board Chair), Jo Byrne, Councillor Pauline Cotter

Papanui Ward: Emma Norrish (Deputy Chair), John Stringer, Councillor Mike Davidson

- **What our communities have told us** (Page 8)

Community comments included:

“I believe that more than at any other time Christchurch needs to invest in things that build social capital. By this I mean building into the networks of relationships among people who live and work in our city. If we work hard at this, the other things will begin to happen naturally. Cross-agency community development is one area that I see working powerfully to build networks so that people feel connection and empowerment. Over time this creates its own energy”.

“Playgrounds and recreation facilities for families to visit and use. We are getting more migrant families and families with young children who need safe parks to run and develop their motor skills, exercise and simply have fun”.

- Papanui-Innes Community Board, Community Outcomes and Priorities

**Strong Communities** (Page 10 - 11)

1. Board Outcomes:

- We support active participation in our communities.
- Strategies to reduce poverty and to improve wellbeing for families and others.
- A range of social and recreational initiatives which build and develop community wellbeing and connectedness are provided and supported.
- All work is culturally inclusive and diversity is supported.
- Young people and older adults are supported.
- Partnerships are created and strengthened with community organisations.
- Disability access is considered across all projects.
- Fostering the development of leadership skills particularly in children and youth.

2. Board Priorities: (for the next two years)

- Elected members deliver community board civic education in schools.
- Engage with the local media and continue to support the Community Board Facebook page.
- Bi-monthly community board meetings are held including a public forum for discussion of issues.
- Support community networks, residents' associations and community groups.
- Advocate for strategies for the reduction in poverty to relevant groups and agencies.
- Support through advocacy and funding a range of social and recreational projects with a focus on children, youth, elderly and volunteers.
- Develop a ten year plan for the area at 10 Shirley Road for community use. The plan will be considered in the Long Term Plan.
- The rebuild of a community centre on the land at 10 Shirley Road is designed and commenced.
- Activation of the new St Albans Community Facility and a community facility in MacFarlane Park.

3. We will measure our success by:

- At least six schools receive educational talks and literature about the role of Community Boards.
- The inclusion of public forums in community board meetings and the promotion of these in the community through social media, news media and other avenues.
- Attendance at community meetings and the provision of regular email news to community groups and organisations.
- Regular articles in the local media. The Facebook page is promoted.
- Strategies to reduce poverty are advocated for in a range of forums.
- Successful, timely allocation and delivery of Strengthening Communities funding which reflects a range of social and recreational projects.
- At least ten projects/events are run throughout the year that focus on a range of social, recreational and wellbeing outcomes for the community.
- The Older Adults Research Project outcomes are considered and implemented including the distribution of the Older Adults Recreation Guide.
- Development of a ten year plan for the area at 10 Shirley Road and consideration in the Long Term Plan. This may include, among other items, a children's playground, community gardens and a community centre.
- A community board community working party commencing to work with technical staff to design and begin the rebuild of a community facility at 10 Shirley Road.
- At least one new community partnership is developed focusing on community wellbeing.

- **Healthy environment** (Page 14)

1. Board Outcomes:

- The Papanui-Innes area commits to an ongoing sustainable approach to the environment.
- Support the completion of the Dudley Creek project and the restoration of the surrounding streets.
- Support and encourage the inclusion of food forests and community gardens in the Papanui-Innes area.

2. Board Priorities: (for the next two years)

- Support the completion of the Dudley Creek project.
- Promote the establishment of community gardens and food forests and support existing community gardens.

3. We will measure our success by:

- The Dudley Creek drainage project is completed and the surrounding streets are restored.
- Community orchards and gardens receive support.
- Successful completion of a fruit tree distribution to schools and community groups.

- **Prosperous economy** (Page 15)

1. Board Outcomes:

- A strong and connected local business community.
- Support social enterprise both in procurement and community implementation.
- Work to establish strong community centres throughout the area.

2. Board Priorities: (for the next two years)

- Support local business organisations to promote social responsibility.
- Support of community organisations to explore social enterprise.
- Successful rebuild of the 10 Shirley Road, St Albans Community Centre and the establishment of the MacFarlane Park Centre.

- We will measure our success by:

- Local business organisations community activities, communication and meetings are supported.
- At least one Papanui-Innes Community Board support element is sourced from a social enterprise service.
- At least one community seminar is held to promote social enterprise.
- Activation of the St Albans Community Centre.
- Commencement of the rebuild of the 10 Shirley Road Community Centre.
- Completion and activation of the MacFarlane Park Centre.

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### 3. WAIPAPA PAPANUI-INNES COMMUNITY BOARD PLAN (2020 – 2022)

- **Waipapa Papanui-Innes Community Board Members** (Page 13)

Papanui Ward: Emma Norrish (Board Chair), Simon Britten (Deputy Chair), Councillor Mike Davidson

Innes Ward: Ali Jones, Emma Twaddell, Councillor Pauline Cotter

- **Our Priorities** (Page 9 - 10)

1. Improve and support community facilities and amenity in the Papanui-Innes wards (proposed/existing)

Why this matters:

With a choice of community facilities and good amenity, a community is more able to achieve social cohesion, resilience and happiness and wellbeing.

The role of a community board is to advocate for and work with the local community.

The community board wishes to advocate for facilities as these are a significant asset to a community.

They provide opportunities to develop a strong sense of community, a space to enhance a safe and healthy community and a space to celebrate our identity through arts, culture, heritage and sport.

What the board will do:

- Engage with the community over future development of 10 Shirley Road.
- Advocate for equitable charging rates for community groups for council facilities.
- Identify specific areas earmarked for intensification in the next 10–15 years in order to be able to strategically plan for appropriate community facilities and amenity.
- Advocate for appropriate community organisations to manage council owned facilities where ever possible.
- Continue to support and explore opportunities for collaboration and partnerships to deliver projects.
- Support activation of St Albans Community Centre.
- Continue to advocate for the Edgeware Pool.

How we will measure success:

- Track key topics through the community board's monthly area report and report back to Council.
- Advocate and encourage for the community in the long term plan process. Active citizenship equals an engaged community.
- Make local decisions locally.
- The board and community have advocated for facility development in the long term plan.
- A place for community interactions "hearts of community" is provided.
- Receiving feedback from community groups.
- By ongoing community engagement which informs the board's decision making, including a community-led inclusive engagement approach to consultation.

Community Outcomes:

Resilient Communities, Liveable City, Prosperous Economy

2. Ensure vulnerable communities are supported

Why this matters:

Through the community board engaging with community leaders, they have identified that citizens in the Papanui and Innes wards feel isolated and therefore are more likely to not be involved and engaged with the community. The community board takes isolation seriously due to the flow-on negative effects this can have for a community. The Waipapa/ Papanui-Innes Community Board is committed to funding and advocating for programmes and initiatives that encourage social connectedness for those who are socially isolated.

What the board will do:

- Advocate for targeted funding to support youth, elderly, and social isolation issues.
- Advocate for the long term plan to include increased services and funding for social isolation issues.
- Build strong relationships and well connected networks with external agencies.

How we will measure success:

- By an increase in community investment; through increased funding at least (in line with inflation) and on-going advocacy.
- An increase in number of activities for targeted groups, specifically youth and elderly.
- By advocacy where appropriate for vulnerable communities.

- Through the monthly board area report and Council report.
- Decreases in isolation identified in the survey data, Life in Christchurch and Canterbury Wellbeing Index.

Community Outcomes:

Resilient Communities, Liveable City

### 3. Encourage civic participation

Why this matters:

Ensuring residents' voices and views are listened to and included when making local decisions ensures that the decisions are appropriate for the community involved.

Community-led involvement within council processes empowers the local community to be informed and educated about what is happening and can engage freely.

What the board will do:

- Increase community engagement opportunities (which can include public meetings, and targeted opportunities with organisation leaders).
- The growth and strengthening of community networks.
- Support and encourage volunteering within the community.
- Encourage and promote community-led development and actively participate in community-led development projects.
- Encourage civic participation in local decision making, through the board being proactive with attendance at community and board-led events and meetings when community and the board can engage around matters.

How we will measure success:

- Through statistics – engagement numbers, social media posts/shares/likes, numbers at events, feedback at events – qualitative data.
- Analyse allocation of community board funding to assess “the reach” into the community and the long term effectiveness.

Community Outcomes:

Resilient Communities, Liveable City

- The geographic boundaries for the Waipapa/Papanui-Innes Community Board cover a portion of north Christchurch and includes the suburbs of St Albans (east), Papanui, Bryndwr (east), Redwood, Mairehau, Marshland, Prestons, Northwood (east), Belfast (east), Shirley (west) and Edgeware. (Page 6)

## 3. SHIRLEY PLAYCENTRE (2011 – 2025)

### 3. EDUCATION REVIEW OFFICE (ERO) REPORT (2012)

Shirley Playcentre is one of 46 centres administered by the Canterbury Playcentre Association. The association's education and centre support teams provide support for the centre. The parent cooperative is responsible for the day-to-day operation of the playcentre. This playcentre runs five morning sessions for children aged from birth to school age. It also has a well attended and effectively facilitated afternoon session tailored for parents with young babies (Babies Can Play).

This playcentre has been significantly impacted by the recent Canterbury earthquakes. Part of the outdoor area is fenced off due to the condition of an adjacent building. The parent group has responded well to this challenge by ensuring children have access to an appropriate range of outdoor equipment including a temporary sandpit. There have been changes in the parent group. Some families have left the area due to damage to their homes and others have joined the centre temporarily. The playcentre philosophy of supporting families and whānau has been well reflected in their response to the impacts of the earthquakes on children and their families.

Adults make good use of the education opportunities provided by the playcentre association. They also seek additional support and education from the wider community.

An additional session focused on babies and their parents (Babies Can Play) is providing good opportunities for these parents to:

- meet other new parents from the local community
- learn about child development, the benefits of play, and Te Whāriki – the New Zealand Early Childhood Curriculum.



Previous three ERO reports: Education Review May 2008, Accountability Review August 1999 & Assurance Audit June 1994

<https://ero.govt.nz/institution/70118/shirley-playcentre#report-12828>

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### 3. 'CROSSWAY CHURCH' PROPOSAL (2016)

7.2 To avoid the need to obtain a subdivision consent under the Resource Management Act 1991, this would require respondents to lease the entire area of 9,042 square metres contained in the land title, part of which is currently leased to the Playcentre.

However, this arrangement would be subject and conditional upon the Playcentre agreeing to surrender their existing lease and then re-entering a new sub-lease with the successful respondent for the same area of the site that the Playcentre currently occupies and the Council consenting to such sublease. Due to the effort involved this process will not be embarked upon unless signalled as a critical preference by the successful respondent.

7.3 In accordance with legal advice agreement would be required by the Playcentre and Council to facilitate the lease term required by Crossway.

Legal Implications:

7.12 Council sign off required for grant component of proposal. Playcentre required to surrender their lease and then re-enter a sublease to facilitate the lease required by Crossway.

[https://christchurch.infocouncil.biz/Open/2016/07/SPCB\\_20160706\\_AGN\\_685\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2016/07/SPCB_20160706_AGN_685_AT.PDF) Page 45 & 46

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### 3. SCC SITE SELECTION PROCESS MEMO (2016)

It should be noted that the local playcentre holds a separate lease over the area (769 square metres) as shown within the red border in the map.

Map of 10 Shirley Road showing siting of previous community facility.

[https://christchurch.infocouncil.biz/Open/2016/12/PICB\\_20161209\\_AGN\\_1197\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2016/12/PICB_20161209_AGN_1197_AT.PDF) Page 72 & 73

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### 3. EDUCATION REVIEW OFFICE (ERO) REPORT (2017)

Shirley Playcentre operates under the guidance of the Canterbury Playcentre Association. The playcentre is a parent cooperative with parents encouraged to be involved in all aspects of the playcentre's programme and management. Shirley Playcentre is located in the Shirley Community reserve. The playcentre is a part of a collaborative edible community gardens project.

The centre has a full roll and is open five days a week. The community has become increasingly transient and culturally diverse due to the changes in employment in the local area.

Since the 2012 ERO report, the playcentre's main focus has been to upgrade the outdoor environment.

Most parents are in the early stages of the association's parent education programme.

Parent leaders are still working on ERO's recommendations to improve assessment, planning, the use of internal evaluation and strengthening bicultural practices.

Parents have made links with the local community to extend children's learning opportunities. Adults make good use of the community gardens and the local stream to support children's learning in natural science.

The playcentre works closely with the nearby school. Children take part in school programmes and are regularly visited by groups from the school.

Parents are strongly committed to building bicultural practices in the programme. Te reo Māori and tikanga Māori are evident in the environment and resources. Visual prompts in the environment support parents' use of the language and understanding of Māori culture.

<https://ero.govt.nz/institution/70118/shirley-playcentre#report-15421>

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### 3. FRANK FILM 'FIRST WORDS' (2023)



Frank Film video: “[First words – the extraordinary art of language](#)” filmed at Shirley Playcentre with sociolinguist Margaret MacLagan, adjunct professor at the University of Canterbury’s New Zealand Institute of Language, Learning and Behaviour

[https://www.youtube.com/watch?v=M5iADiT\\_Vg4](https://www.youtube.com/watch?v=M5iADiT_Vg4) 10<sup>th</sup> July 2023

### 3. NZSG CANTERBURY GENEALOGY (2011 – 2025)

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#### 3. NZSG CANTERBURY GENEALOGY | INFORMATION

Coming Soon

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#### 3. NZSG CANTERBURY GENEALOGY | EARTHQUAKE PHOTOS

Coming Soon

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#### 3. NZSG CANTERBURY GENEALOGY | 2020 CONSULTATION FEEDBACK

Coming Soon

### 3. ‘SHIRLEY ROAD CENTRAL’ (2021 – 2022)

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#### 3. ‘SHIRLEY ROAD CENTRAL’ | INFORMATION

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

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

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#### 3. ‘SHIRLEY ROAD CENTRAL’ | INCORPORATED SOCIETY

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

The ‘Shirley Road Central’ (SRC) residents group was setup before the Christchurch City Council’s LTP in 2021.

- Why ‘Shirley Road Central’?  
10 Shirley Road is central to connecting communities in Shirley, Dallington, Richmond, Edgware, St Albans & Mairehau.
- Why the suburbs of Shirley, Dallington, Richmond, Edgware, St Albans & Mairehau?  
When you draw a 2km radius from 10 Shirley Road, these are the suburbs included in this area.  
<https://www.shirleyroadcentral.nz/shirley-road-central/>
- Registered: 11th May 2021 to 28th Oct 2022.
- Dissolved: 28th Nov 2022.

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#### 3. ‘SHIRLEY ROAD CENTRAL’ | CONSTITUTION

‘Shirley Road Central’ Constitution: 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.

<https://www.10shirleyroad.org.nz/wp-content/uploads/2024/05/Shirley-Road-Central-Constitution-2021.pdf>

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#### 3. ‘WHERE IS OUR COMMUNITY CENTRE?’ PETITION

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#### 3. ‘WHERE IS OUR COMMUNITY CENTRE?’ PETITION | INFORMATION

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

## **‘change.org’ Petition: “A Community Centre for North Richmond, Shirley, Mairehau, Edgeware & St Albans East”**

Started: 12<sup>th</sup> August 2019

Petition to: Christchurch City Council

Started by: ‘Where is our Community Centre’

<https://www.facebook.com/p/Where-is-Our-Community-Centre-100064855745630/>

Why this petition matters:

“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, Edgeware 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.”

Number of signatures: 634 (online)

‘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/>

## **‘Where is our Community Centre’ “Paper” Petition**

**Coming Soon**

### **2023 Consultation | History of Shirley Community Reserve**

This petition was submitted to Council at the Long Term Plan (2021 – 2031) meeting in 2021 from the Shirley Road Central group. The petition contains signatures in support of a new community facility on the Shirley Community Reserve. The petition also resulted in Council asking staff to develop an updated feasibility study, looking at what options are appropriate for the reserve.

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

LTP 2021 – 2031 Petition from Shirley Road Central (change.org data file with signees & comments)

[https://letstalk.ccc.govt.nz/download\\_file/133/495](https://letstalk.ccc.govt.nz/download_file/133/495)

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### **3. ‘WHERE IS OUR COMMUNITY CENTRE?’ PETITION | COMMENTS**

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

- “These places are hubs for community activities, and communities are so much stronger with them. Its such a shame this hasn't been rebuilt.” R.W. (Christchurch, NZ)
- “This is a important asset to the Eastern Communities” R.E. (Christchurch, NZ)
- “A Community Centre is a truly underestimated 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.” R.D. (Christchurch, NZ)
- “This used to be a great facility when I had my first child... would love other young parents to enjoy it as well.” M.M. (Christchurch, NZ)
- “I live in Mairehau and think we need this community centre” R.S. (Christchurch, NZ)
- “Richmond lost a lot of amenities after the quakes. There appears to be no intention by the CCC to invest in our suburb to bring back what we have lost. Please reconsider bringing back our community centre.” L.M. (Christchurch, NZ)
- “We need our Community Centre back which will make our area feel like a community again” F.N. (Christchurch, NZ)
- “We were promised a replacement facility and this has not happened while other areas have had their centres built. What has happened to the insurance money from this facility? Many groups are missing out while we wait.” S.L. (Christchurch, NZ)
- “Community is the core to our Society, it was a priority Ten Years ago, it's now the Priority...” D.B. (Otorohanga, NZ)

- “Christchurch needs to look after its own” L.S. (Brisbane, Australia)
- “Loss of community hubs stripped the heart from us, let's put one back” M.H. (Christchurch, NZ)
- “This use to be my community and others have their community centres rebuilt.” T.F. (Christchurch, NZ)
- “It's needed. Please rebuild.” M.B. (Morrinsville, NZ)
- “Community centre is the hub of the area. Please fix the centre/ heart of the area.” L.H. (Christchurch, NZ)
- “This is defiantly needed community place for all and a great location we need this for the community” T.N. (Christchurch, NZ)
- “I'm signing because I believe community centres are so necessary in having and maintaining a core community. I went to many courses in this centre, and it easy dearly missed.” A.H. (Christchurch, NZ)
- “We need to have more centres like this to help people not swimming pools” P.S. (Christchurch, NZ)
- “I feel this is important for the community” S.C. (Christchurch, NZ)
- “use to live near this as a child and had great days playing at the park near this what a shame to pull it down” T.J. (Christchurch, NZ)
- “I totally agree with the need for a new community centre for this area” A.F. (Christchurch, NZ)
- “The community needs a hub. So much has been taken from us and not replaced.” S.G. (Christchurch, NZ)
- “The community needs this back!” D.F. (Christchurch, NZ)
- “The old community centre was well used and has been missed by the locals.” M.P. (NZ)
- “Every suburb needs a community centre. I have good memories if this building when it hosted weight watchers” R.M. (Christchurch, NZ)
- “This needs to be replaced for the Community” A.P. (Christchurch, NZ)
- “A community Centre for North Richmond, Shirley, Mairehau, Edgewater & St. Albans East!” S.W. (Australia)
- “I'm signing this because its what the community wants” J.M. (Christchurch, NZ)
- “Shirley is a valuable community and has lost so much throughout the earthquakes and needs a community building, Its sad that they have reneged on the replacement building, its time they showed the people in this area that they aren't forgotten and do matter. A community building would be a valuable asset for the area with a multitude of uses and it has been sorely missed” S.K.D. (Christchurch, NZ)
- “This community centre was a great resource for my child, pre 2011 earthquake. We went to music sessions & other parent/child centred sessions held here with the parent centre. I would like other local families to have same.” C.P. (Christchurch, NZ)
- “This community center was a well used, well lived asset to the community, it should be replaced if anything it's needed more than ever with all the infill housing in the area.” C.M. (Christchurch, NZ)
- “No community should be stripped of essential services. Especially when the demand for these services is on the increase due to the direction NZ is going. Accessibility to mental health services is critical and it only takes a walk through this suburb to see how many people here would be in need of this community center. The sheer thought that this has not been prioritized over the likes of the copious amounts of bike lanes in Christchurch is beyond me. Very sad!” S.N. (Christchurch, NZ)
- “our communities require somewhere anyone can go for support with many issues and not feel judged or looked down upon. This is incredibly important especially in these hard times” M.G. (Christchurch, NZ)
- “Having a centre would be a wonderful addition to the community.” J.H. (Christchurch, NZ)
- “Because this area sorely need a new community centre, preferably similar to the previous one, which had facilities for learning pottery & other arts & crafts, plus various other activities. There is nowhere locally suitable at present.” S.W. (Christchurch, NZ)
- “In support of a re- build or new community centre to be built. Come on Christchurch City Council. How about the CEO and city councillors taking a salary cut to get projects like this one off the ground?” K.B. (Christchurch, NZ)
- “We need somewhere local for everyone to meet up and enjoy each others company” J.K. (Christchurch, NZ)
- “Come on CCC you said you would do this, please do the honorable thing and follow through.” M.A. (Christchurch, NZ)
- “Valuable community asset” H.C. (Christchurch, NZ)

- “The community need their centre rebuilt, it is the Hub for many organisations and helps so many people. Health, welfare, mental well-being is so important. Too many have been affected and suffered due to the Earthquake and now COVID. Please listen to the people.” M.G. (Christchurch, NZ)
- “We need community... So Where's our community centre!?” A.M. (Auckland, NZ)
- “Very important for the welfare of all residents” D.K. (NZ)
- “You said you would rebuild this centre; keep your promises. Building ridiculous memorials that we didn't vote for will not appease those of us who suffered through all the earthquakes.” N.R. (Christchurch, NZ)
- “Our suburb has been asset stripped by CCC.” J.T. (Christchurch, NZ)
- “Used to be Centre Coordinator at SCC and later organised and attended Adult Education classes there through SBHS. Our community needs this facility back.” F.B. (Christchurch, NZ)
- “Don't you think our communities have lost enough? Christchurch almost lost it's identity, but the communities held us together. It's getting harder and harder to do as the years drag on. We all need some semblance of normality back to grow strong again.” J.P. (Auckland, NZ)
- “I'm signing in because I think the City Council Staff and elected members need to place more value on community engagement as to what the residents of the communities actually want in their neighbourhoods.
- “Greater engagement will foster greater buy in for new projects, rather than force feeding initiatives and reports written by Council "experts" who don't actually live in the neighbourhoods, and without actually canvassing the residents. It boils down to democracy and basic manners.” G.P. (NZ)
- “I believe in this.” N.C. (Christchurch, NZ)
- “Every community need a hub” P.M. (Christchurch, NZ)
- “We need a new community center around here. i miss the pottery classes” J.C. (Christchurch, NZ)
- “I'm signing because our kids need more access to community ventures in our area. I'm signing because every community needs a hub.” M.S. (NZ)
- “I live just few doors down from where the Community Hall was...we lost SBHS where there were community classes...we need a community hall to bring a sense of neighborhood...& classes...” H.d.T. (Christchurch, NZ)
- “Communities require hubs. Communities must develop an identity, without our own culture we are not enhancing our personal and community well-being along with community safety.” S.P. (Christchurch, NZ)
- “I would like to see the Community Centre reinstated for the benefit of the local Residents. A facility which encourages local participation and engagement would be warmly embraced in this resource depleted area.” S.S. (Christchurch, NZ)
- “The centre used to be so busy before the quakes and shows that the community still needs a space” L.L. (Christchurch, NZ)
- “It has been 8 and a half years since our community centre was destroyed in the February 2011 earthquake. It's unbelievable that there are no plans to rebuild this once vibrant and well used centre. I am frustrated by the lack of priority given to repairing assets this area and the inequity in funding across the city.” J.H. (Auckland, NZ)
- “Every community needs a Community centre. Shirley has lost so much, please reinstate our hub.” S.G. (Christchurch, NZ)
- “I am a resident of Richmond.” B.E. (Christchurch, NZ)
- “The community needs this back. This is a big loss to community groups in the area.” T.M. (Christchurch, NZ)
- “I grew up in this area and walked passed that community centre everyday on my way to school, I attend numerous activities within its walls over the years and I do believe my Grandfather attended primary school there before it was a community centre. Having a community centre is valuable for the residing residents.” R.T. (Australia)
- “This community centre is much needed” M.S. (Nelson, NZ)
- “I was a resident of the Shirley area and often used the Community Centre. A lot has changed since then and a new community centre would give back some much needed community spirit!” A.M. (Christchurch, NZ)
- “Fantastic space for community led development.” E.T. (Christchurch, NZ)
- “Having grown up in this area, I can only support these communities in their endeavour to heighten wellbeing and resilience though meeting and activity space. Kia kaha” R.T. (Christchurch, NZ)

- “I’m signing because we have lost our community amenities almost entirely since the quakes, with no hope of regaining them either, so i know how bad it is to be without them.” A.R. (Christchurch, NZ)
- “When I lived in Avonside till EQS used to go there all the time as our Cant. Branch Family History centre was there” Y.H. (Ashburton, NZ)
- “Community centres are essential. Our area needs to be looked after” G.C. (Christchurch, NZ)
- “Shirley Community Centre (former Shirley Primary School) was built in 1915, and it became a place for: Cultural, Educational and Recreational Activities. Since the earthquakes we have seen our schools closed, rebuilt and relocated. We have seen the demolition of the original Shirley Community Centre in 2012, and our community has become disconnected and displaced. We need a new Centre built at 10 Shirley Road.” J.G. (Christchurch, NZ)
- “I’m signing because community facilities are an essential part of building healthy supportive community groups and would like to point out that this type community rebuilding asset is the kind of thing that post-quake donations were intended for - not for shifting the Christchurch cenotaph” P.W. (Christchurch, NZ)
- “Reinstatement of this community hub is vital to the mental and physical health of the community” J.H. (Christchurch, NZ)
- “We built Tauranga for tourists, we re-built the town hall for tourists, we are building the convention center for tourists...what did we build for ourselves?” D.G. (Christchurch, NZ)
- “We have lost so many amenities in our area since the earthquakes. We don’t need to lose our community centre as well. Our community centre needs to be reinstated” M.S. (Christchurch, NZ)
- “This area lost so much in the Earthquake and after the Earthquake. We want our community centre back” J.D. (Christchurch, NZ)

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### 3. ‘WHERE IS OUR COMMUNITY CENTRE?’ PETITION | PRESENTATION TO CCC LTP (2021)

Today at the Christchurch City Council Long Term Plan submissions hearing, Shirley Road Central Incorporated, presented their verbal submission advocating for a new civic centre to be built on 10 Shirley Road.

The ‘Where is Our Community Centre?’ petition was presented to Council, with over 1,200 signatures.

Letters of Support from Poto Williams, MP for Christchurch East & Duncan Webb Labour MP for Christchurch Central. ‘Shirley Road Central’ group, 12th May 2021

<https://www.youtube.com/watch?v=qhAT6iATaE8>

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### 3. LETTERS OF SUPPORT FROM LOCAL CHRISTCHURCH MPS

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#### 3. LETTER OF SUPPORT | HON POTO WILLIAMS, MP FOR CHRISTCHURCH EAST

22 April 2021

To Whom It May Concern

My constituents have asked me to provide a support letter for a new Community Centre at 10 Shirley Road, Shirley. The Shirley and surrounding communities has suffered a lot since the Canterbury Earthquake Sequence after having the Shirley Community Centre demolished in 2012.

When the original Community Centre was up and running it housed many learning and education spaces as well as supports from NGO’s.

The Richmond, Avonside, Dallington and Shirley Locals have a brilliant concept in their application to provide a Library and Education space and this new Community Centre could also provide a range of opportunities for the locals such as learning the Art’s, cooking lessons, gardening, exercise classes and various groups could be formed such as Seniors Knit and Natter or walking groups plus a cafe date where you could meet your neighbours over coffee. A space for after school activities and holiday programmes and possibly a venue for hire.

The Community Centre could also house NGO’s as well as drop in sessions for local organisations who could provide advice and assistance to those in need including Wellbeing/Health and Youth Clinics.

A Community Centre is a place where you are bringing everyone in the community together of all ethnicities and therefore I fully support this application and if you would like to discuss this further, then please don't hesitate to contact me.

Yours sincerely  
Hon Poto Williams  
Member of Parliament for Christchurch East

<https://www.10shirleyroad.org.nz/wp-content/uploads/2021/05/srcpotowilliamsletter.jpg>

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### 3. LETTER OF SUPPORT | DR DUNCAN WEBB, MP FOR CHRISTCHURCH CENTRAL

May 11, 2021

Dear Mayor and councillors,

I write in support of further exploration of the community centre concept proposed for 10 Shirley Road.

While this is not in my electorate the area serviced by such a centre would cross into Christchurch Central and benefit my constituents.

I have read the support letter provided by MP for Christchurch East, Hon Poto Williams, and I am happy to add my support to her views and encourage council to consider exploring the idea further, such as commissioning a feasibility study for full review including the future of the current Shirley Library.

Thank you for your attention to this matter and for listening to this passionate group of community advocates. Christchurch is fortunate to have such committed residents working for its greater good.

Nāku, nā  
Dr Duncan Webb  
MP for Christchurch Central

<https://www.10shirleyroad.org.nz/wp-content/uploads/2021/05/srcduncanwebbletter.jpg>

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### 3. 'SHIRLEY ROAD CENTRAL' | CURRENT STATUS

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

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

## 4. SCR | FUTURE PLANS

### 4. SHIRLEY COMMUNITY CENTRE: SITE SELECTION (2016)

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

[https://christchurch.infocouncil.biz/Open/2016/12/PICB\\_20161209\\_AGN\\_1197\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2016/12/PICB_20161209_AGN_1197_AT.PDF) Pages 72-73

##### 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. A first step for this project is to recommend a site to the Papanui-Innes Community Board for the rebuild of the 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.

All Council-owned properties within a 1.5km radius of 10 Shirley Road were identified and taken into consideration against a number of factors.

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

- Sufficient space (9042m<sup>2</sup>) 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 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).

### 4. SHIRLEY COMMUNITY CENTRE: FEASIBILITY STUDY (2019)

#### 4. 2019 FEASIBILITY STUDY | INFORMATION

The 'Shirley Community Centre Feasibility Report' (2019) was included in the Waipapa P-I-C Community Board's 2023 Consultation, as 'History of the Reserve' under 'Document Library'.

##### **2019 Feasibility Study**

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

In 2019, Council carried out a feasibility study to investigate the replacement of the Shirley Community Centre.

The report highlighted the following:

- The previous community facility played a crucial role in enhancing community well-being. A range of activities were lost when the community facility at 10 Shirley Road was removed post-earthquake. A number of these groups have since been re-established in other locations:
  - Senior Net (moved to Westminster Street)
  - New Zealand Society of Genealogists (moved to Parklands Community Centre)
  - Pottery (disbanded)
  - Parent Centre (moved to Bishopdale, *now at The Village @ Papanui*)
  - Santa Workshop
  - Canterbury Embroiders (to Hammersley Park)



- Shirley Recreational Walkers (meet on Chancellor Street)
- Shirley Leisure Group (finished up because no suitable building in the area on a main bus route)
- Any new facility would be in line with the principles of the Community Facilities Network Plan.
- Since 2011, non-Council organisations have built or committed to building new community facilities in the area including:
  - Shirley Community Trust (with their community facility in MacFarlane Park) and;
  - Delta Community Trust, introducing a variety of community facilities in Shirley and Richmond.
- A key point raised was the dependence on faith-based community facilities, which could be a barrier to some people using their space. It was identified that there was a need for flexible multi-use spaces with storage space as well as long-stay spaces. Faith-based organisations did contribute significantly to the number of community spaces, programmes and activities in the area.
- To a lesser degree, there were some non-faith-based community facilities that were highlighted as contributing to the area, including:
  - the former St Albans Shirley Club, a facility with an emphasis on community access,
  - Avebury House and the upgraded facilities,
  - Kohinga St Albans Community Centre,
  - It was also highlighted that there were many more community activities taking place in the Shirley community.
- The report identified opportunities for the reserve to increase its value and sustainability, not by developing a community centre but instead by developing a space suitable for short-term assets along with long-term ones that encouraged community-led events in the space.
- Examples of these long-term solutions included:
  - Play areas
  - Pump tracks
  - Coffee cart/food truck areas
  - BBQ and picnic areas

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#### 4. 2019 FEASIBILITY STUDY | GLG LTD REPORT

‘Shirley Community Centre Feasibility Report and Business Case’ (2019)

[https://letstalk.ccc.govt.nz/download\\_file/109/495](https://letstalk.ccc.govt.nz/download_file/109/495)

Prepared for the Christchurch City Council, 8<sup>th</sup> August 2019

Authors: Peter Burley, Anna Coleman and David Allan

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#### 4. 2019 FEASIBILITY STUDY: GLG LTD REPORT | PAGE 5

##### 1 Executive Summary

As a result of the 2011 earthquakes there was a community groundswell to reinstate the destroyed Shirley Community Centre. At a meeting in 2014 Council resolved to approve a capital allocation to the project and to seek interested partners to support a combined development. In 2015 Crossway submitted a proposal for a joint development on the site. This development was not approved at Community Board level and as a result of the 2018-28 LTP round Council funding for the Shirley Community Centre was removed.

As a next step in the process to understanding how to move forward Council contracted Global Leisure Group to complete a feasibility study on the need for a Community Facility to be placed in the Richmond and Shirley areas as a

replacement for the facility lost at 10 Shirley Road. This feasibility report is being completed in parallel with work to develop a Community Facilities Network Plan for Christchurch.

Two initiatives in particular have added or soon will add much-needed community space capacity and activities. These were the initiatives of the Shirley Community Trust (including a new community facility in MacFarlane Park) and the redevelopment of the Community and Church based Facilities of the Delta Trust in Richmond. The latter facility now has the addition of the Crossways Church and on this site.

Together these trust-based initiatives are primarily but not exclusively faith-based and again on the surface, it would seem that there is still room for non-church solutions in the area.

Despite this additional provision of both Church and Non-church based provision, there were still some gaps identified:

- The first of these was the need for some dedicated space for community, hobbies and craft activity. Whilst the trend is to provide flexible multi-use spaces, the reality is many groups were displaced from their long stay home at the Shirley Community Centre and deprived of their on-site storage space making it difficult for them to operate. There is a need to provide long stay spaces for these groups in the area.
- The second was the need for non-faith based activity and community space.

There is no doubt (as evidenced in this report) of the significant contribution of community space, programmes and activities from Churches but there are few places now available locally not managed via a faith-based organization.

These gaps are mitigated by:

- The development of the St Albans Shirley Club, a new facility with an emphasis on community access
- The upgrading of activity at Avebury House on the periphery of the Richmond South border
- Provision of the new St Albans Community Centre facility.

There are many more community activities present than in the past with expression of community happening more and more through perishable and transient activity such as events and installations of a “gap filler” type nature.

Research has revealed opportunities to increase the vitality and value of 10 Shirley Road site to the community. This is not through a new community facility rather it is via providing a space suitable for shorter-term installations alongside some longer stay options (play areas, pump tracks, coffee carts etc).

This will enable a changing calendar of events and activities to provide an exciting mosaic of refreshed and vibrant activity on the site. This will be via community-led programming such as that demonstrated by those Trusts and groups already operating in the area and through a relationship with the Community Development staff at Council. Council can play an enabling and supporting role in seeking to align with capable community organisations willing to create this activation.

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#### 4. 2019 FEASIBILITY STUDY: GLG LTD REPORT | PAGE 6

##### 2 Recommendations

1. That 10 Shirley Road where there was previously a Community Centre in the short term becomes an adaptable open space (Gap Filler\*) for the community with a variety and dynamic range of installations (such as the Pump Track), community events and mobile activities operating as a “Gap Filler site” for the community.
2. In the medium to long term a landscape development plan be developed in consultation with the community to meet community needs. Implementation will be dependent on Community Board Approval and Council funding and will likely require a change of reserve classification.
3. That Council continue to work with various Community Organisations, non-church and Church Trusts in the Community to support space provision that meet needs for both episodic and long stay community activities and groups.

\*in the sense that the space and ground can be filled with a changing variety of outdoor community activity designed to be creative, vibrant, art and craft and performance as much as physical activity, cultural, interpretive and educative.  
(This will all take organising)

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### 3 Introduction

On the 24 April 2013, the Crossways Group met with representatives of the Delta Trust and Shirley Community Centre Society Incorporated. Crossways outlined their desire to seek a lease of the former Shirley Community Centre site from Council to a group of interested organisations who would fund the erection of a building on the site to incorporate Church facilities, a hall, and meeting rooms, etc. and that this Centre be managed by representatives from the involved organisations. They followed this up with a deputation to Council in July 2013. Council rejected their application with a view to gaining further information before decisions were made.

Since then there have been various reports and analyses of the opportunity for a Council community facility on the site, much community comment and some meetings to progress the project. More recently, it was agreed that the best way forward was to consider the site on the basis of master planning for the area and across Council in respect to its network of Community facilities. This feasibility report is the latest analysis and is being completed in parallel with work to develop a Community Facilities Network Plan for Christchurch.

### 4 Assessment Aims

The feasibility study has the following general aims:

- To complete a feasibility study of the potential for a Community Facility to be placed in the Richmond and Shirley areas as a replacement for the facility lost at 10 Shirley Road.
- To consider the viability of re-constituting a Community Facility at 10 Shirley Road.
- To utilise research, trends in Community Facility provision and feedback from surveys and resident comment.
- For this project to be in line with the principles led approach outlined in the Community Facilities Network Plan being developed concurrently.
- To provide templates that assess the potential for a facility (need) and how it might be developed and governed.
- If appropriate to develop a business case and costing for a new Community Facility.

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### 5 Methodology

The methodology was outline within the wider Community Facility Network Planning process was as follows:

Participation and Gap Analysis	T17: Identify gaps in provision related to Shirley Community Centres. Consider and summarise community, leisure and recreation participation trends to map likely demand for various leisure, recreation, arts, cultural hobbies, sport and community activity within Shirley Community.
Supply and Competition Analysis	T18: Quantification of participation being achieved in Shirley Community catchment areas (Draw data from existing research, consultation and community feedback)
Options Analysis	T19: Options identified for Shirley Community centres, SWOT and PEST associated with options created, preferred option identified.
Site, Design and Function Analysis	T20: Identify and analyse the strengths of each site, use the information generated to date regarding existing facilities to create a basic concept of spaces and their relationship.
Capital Cost (if appropriate)	T21: Indicative price based either on per metre build. Determine ball park fit-out costs related to the desired option.

Business Case (if appropriate)	T22: Complete spreadsheet of costs and revenues (annualised budget) Shirley Community Centres T23: 3 year financial forecast against a proposed programme of Shirley Community Centres
Governance and Management modelling	T24: Determine recommended approach and provide information on constitutions and approaches suggested for developing and running Community Facilities via Council Community Partnership
Funding Options	T25: Say something about the best model to ensure sustainability of Shirley Community Centre. Provide a one page indicative funding plan and identify TA's perceived view about its role in either directly operating the facilities or supporting financially the community operation.
Draft Report and Recommendations	T26: Complete a report, outlining the option and the agreed aspects of the design, governance, participation and financial implications and overall viability and sustainability of the recommended project.

## 6.1 Literature Review

- The review found greater breadth of provision across wellness, arts, cultural to recreational activities, casual drop-in (hosted in our 'be' spaces), engaged activity, events and programmes (operating in our 'meet' and 'do' spaces) are found in non-Council facilities.
- Council Community Centres provided space with much narrower provision occurring in it.
- Many of the latter are vessels for hire or booking and are not activated spaces in the sense of wider community need.
- The draft Community Facilities Network Plan addresses this by suggesting an increasing role of governance, management, and operation of some Council facilities by community Incorporations.
- The literature also supports a more community-led approach and highlights difficulty Council is having in maintaining, monitoring and managing the growing number of community facility assets it has.
- This could lead, over time, to some facilities transferring from Council to ownership by suitable incorporations.

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### Community Physical Space Trends

There is a plethora of material about best practice Community Space/Facility provision, the essence of which states:

- What constitutes Community Space/Facilities is changing, from the traditional community hall utilised for small group meetings to 'any area (inside/outside, public/private) that is available for community use'. Community Facilities now include café's, markets, schools and businesses outside of operating hours. The spaces are more than the actual buildings, creating connections within the space and to the areas and amenities surrounding them. In the new community spaces, people come together for a common reason/cause, creating a sense of community through social engagement, having a sense of ownership, and shared experiences. Coffee, commerce and activity go hand-in-hand with new community spaces, ownership is far less important than how welcoming and inclusive space/facility is.
- To be effective Community Facilities utilise 'Community Development' in its entirety in integrating design with use and ensuring the space is activated. Community Facilities need to reflect their surrounding community, and the cultures within it, which is often achieved through public art and functional landscaping (e.g. Flax plantings for cultural harvest enabling community weaving workshops).
- Activating Community Space/Facilities requires an integrated approach where partnerships with community and corporate/commercial organisations and council (all areas) are considered together. Engagement across councils planning, asset management, traffic and transport, community capability building, youth, arts, cultural, recreation, disability, sport, health, open space planning, events, libraries are encouraged.
- Community Facilities need to be as unique in their design as their communities. There is no 'one size fits all' solution recommended in the literature for the provision of Community Facilities, in fact, the literature

supports the exact opposite, as Community Facilities need to reflect the unique needs of the communities they serve.

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### 6.2 History and background to 10 Shirley Road

#### Background

- The facility had a long history of involvement in the Shirley community and over recent times had become controversial because of uncertainty about its future post-earthquake.
- For much of its history, it provided a wealth of programmes and activities featuring high levels of self-funding, self-determination and activation.
- The earthquakes then struck and, in many ways, became a catalyst for changed thinking about community provision and in some ways actually, reinforce the value of facilities like 10 Shirley Road and what they contribute to a sense of community within an area.

The earthquake had a number of consequences as summarised by local residents:

“Participants also identified negative impacts on sense of community such as loss of housing and community facilities, displacement of residents and demographic changes. Participants, especially in Shirley and migrant and refugee communities, reported that many people were tending to ‘stay at home’ due to fear of continuing after-shocks, which contributed to social isolation. Across all communities, the loss of public facilities from earthquake damage, such as community halls, shops, libraries, parks, cafes and pubs, reduced opportunities for both formal and incidental social interaction.”<sup>126</sup>

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### Crossway Community Facility Proposal

In September 2015 the Community Board instructed staff to develop a request for proposal for 10 Shirley Road. One proposal was received and that was from the Methodist Church of NZ (Crossways Group).

This was for an approximately \$4.7M facility, seeking \$1.5M from Council. The Option was assessed, and the Community Board with Crossways sought advice on a length of term 33 years with a 16 year right of renewal. In the end, Council decided not to grant the lease for the development of a Crossways Community facility on this site. Much of the rationale for the objections to the proposal seem to be based on Church ownership issues, and a lack of clarity or master planning for the area.

The background discussions paint a picture of some unease with a Church led project on the Council site and some residents in the community needed convincing of the value of this approach.

There is a significant history to this project with the Methodist Church and Council’s Shirley/Papanui Community Board deputation’s, letters reports and Community Board recommendations.

There are comments that the Crossways group were able to allay many of the fears of local groups at that time through open dialogue and discussion.

At the same time, the Council completed a community consultation process. The work was undertaken by Open Strategies in November 2017. Its report provides a unique window into what local residents identified as needed in a new community facility. It contrasted in many ways with the proposal then submitted to the Shirley Papanui Community Board by Crossways.

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### 6.3 Environmental Scan

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<sup>126</sup> “Building community resilience: learning from the Canterbury earthquakes”

Thornley, J Ball, L Signal, K Lawson – Te Aho & E Rawson

<https://www.tandfonline.com/doi/full/10.1080/1177083X.2014.934846>

### 6.3.1 Planning Review and Land Status

- Christchurch City Council owns the land at 10 Shirley Road.
- It is a total of 9,042m<sup>2</sup> and is reserve land held "in trust for a local purpose (site for a community centre)".
- Section 23 of the Reserves Act 1977 identifies a "Local Purpose Reserve" as an area retained for community purposes. There is, therefore, a limited set of purposes for which this land can be used.
- In this case, community use would be appropriate for a range of activity not just for the provision of a community centre building.
- Zoning: Open space community park zoned

### 6.3.2 Population and Demographics

Area Unit age breakdowns are discussed in this demographic analysis. Six Census Area Units [Shirley West, Shirley East, Richmond North, Edgeware, St Albans East & Mairehau] surround 10 Shirley Road. These areas are generally those associated with this site and their residents would feel most the loss of a Community Facility.

There was comment that people did travel from far and wide for the unique opportunities and character of the old 10 Shirley Road Community Centre but for our purposes a localised look at demographics is appropriate.

It is also noted that St Albans will soon have a new community facility that will link into Edgeware. An area unit adjacent to Shirley.

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### 6.4 Current Supply and Use

#### Location of Provision

- There is no direct provision of Council facilities within the defined facility catchment area (Shirley, Richmond, Edgeware and Mairehau) and much of what is provided is Church based, with the area being home to a number of strong Church based Trusts.
- Although Papanui is dominant in this regard, Delta and Shirley Community Trusts are significant and positive providers either to the north/west or south/east of 10 Shirley Road.
- Avebury house is further away still but is the closest provision of secular nature and of a delivery model that was reminiscent of the operating mode of the Shirley Community Centre.
- There does appear to be a gap in the area identified on the boundary of Shirley and Richmond.

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### 8 Need and Gap Assessment

- Needs were prefaced on an understanding that Richmond has lost some of its affluence moving higher on the deprivation index as housing was sold as-is-where-is post-earthquake.
- In general, the needs expressed by residents (via written submissions) are affected by thoughts of what once was available at the Richmond Community Centre.
- The offerings at this facility were impressive and comprehensive so it is natural to want to replicate these.
- Some of the needs expressed have been met by a re-supply of new Church, School and other providers and some would be met by a re-shaping of the physical environment.
- However, there is no guarantee that the gaps will be filled with the new provision of meeting and multi-purpose space from the new Church facilities and from the new Richmond Club because many of these spaces are multi-use or meeting and social focused.

#### Summary of Need

Figure 9 identifies the impact of need in relation to this project. Need is expressed as an 'attribute' of which there are several that are usually present when determining the need for a development. Few of the attribute show particularly

high scores for need. Many sit in the middle, as do many of the parameters (deprivation, ethnicity, population age structure). There is strong need expressed in both directions for a facility and they tend to cancel each other out. The specific areas where there is evidence of need however include needs that resonate as important and are considered as 'lost' and needing to be 'replaced' include:

- The indoor arts and crafts space, particularly for older adults
- Long stay spaces and in particular with storage spaces for community groups.
- Active play space for younger residents
- 'Hang space' teenage residents
- Public assembly community event social gathering and performance green space (It is evident from looking at a map that there are few communal gathering points in this area. The Primary School on Shirley Road overlooking the Community Centre site backs away from the road, the shopping complex and mall are present but not appropriate as a community gathering spot for community activity, whereas 10 Shirley Road could be used in this way, along with MacFarlane Park, Avebury House and red zone land. It could also provide an environment for gap filler type provision.

Lower cost provision of space (all types activity and community programmes) is critical.

With an aging population, it is important to also consider what has been lost that would be of value to older adults and this would be some activity provision, particularly craft and hobby focused activities including gardening.

- The already mentioned space for older adult and long stay activities of a craft and hobbies nature
- Secular Bumping space (for casual interactions and cross-over between activities and areas) for adults like that provided in libraries

With increases in younger populations in some areas continued and increased provision could include:

- School and pre-school age play, game and playground area space (See Insights and Sarah Wiley summary), linked in particular to young people population growth mainly in Shirley and Edgeware
- Community activity storage space.

Although there is increased provision there is still a need to consider areas where additional provision would provide a more well-rounded distribution of community activity. There are opportunities also for new and innovative gap filler and other types of provision in the catchment area that are less traditional and more about community provision that is future focused.

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### 9 Discussion

#### **Fit with Christchurch City Council Network Plan (Currently under development by GLG)**

The plan will reinforce the importance of Community Up, and Community Led initiatives. There are several such initiatives currently underway that are supported by the Council. This report recommends a continuation of this approach where there is a clear and evident need. In other words; once there is clear information of a need it is good to share that with Community groups who can lead in the development of appropriate solutions and build the necessary community connections to ensure its workability and relevance at the community level.

Providing hubs and focal points are important network plan outcomes. In this case, the provision is distributed into a number of facility points with the potential for community, recreation and sporting space to be hubbed in facilities formerly used by Shirley Boys High School. This would need to be a community initiated and led approach.

The Network plan and this study have recognised the significant role of Churches and although they have a substantial reach and influence in terms of programmes and facilities in the target communities for this study they do not cover all types of community delivery and are not all residents will use Church facilities. This is acknowledged and recognised



and some of the gaps in provision are focused on other options delivering community outcomes that are complementary to the work of the Churches in the area.

### **Breaking out of the box**

10 Shirley Road is a good candidate for re-imagining the use of some open space (parkland) in local communities. Place-making research, undertaken by the Project for Public Spaces identifies parks and urban open space as ‘centres of community activity’. They make the point that often open space becomes a location for community centres (of a single-use type) and not a multi-use type. They recommend that in order for the spaces to really work for the community they need to use a community-led approach, link any building to the park space, involve children, establish partnerships, use flexible and adaptable management, reflect the diversity of the community. One key theme is to not be afraid to ‘break out of the box’.

The space at 10 Shirley Road is an ideal location to consider in this way. Firstly, it has a rich history of provision of community services, firstly as a school then as a community facility. Secondly, there are few public open spaces in proximity to the site, so its value as a public open space is significant. It is not a traditional park or reserve but given the lack of close proximity of reserves land to the locals, it is of value to the immediate neighbourhood. Thirdly, there have already been activities, and installations placed on the site, pre-school, half-basketball court and car park, that have added a dimension to use of the space.

It has become a dynamic site in a busy area where change will be noticed as opposed to a back area or urban reserve that tends to house static installations (tennis courts, playgrounds, sports fields). Although there are some who would want permanent activities locked onto the site; given its proximity to transport and its high visibility it would be a shame for it to be locked into one type of use when it has opportunity to be a flexible and changing community space for the whole community and different interest groups at different times. Its high visibility is particularly attractive to young people.

Breaking out of the box is a metaphor for re-imagining the site as a flexible space that does not need to be a building and that could provide a range of exciting activity and opportunity for the community as a whole. With the right infrastructure, this site could provide a changing set of activity with installations and events coming and going over time. Council has already developed the Project for Public Spaces movement in working with young people to provide a temporary Pump track on the site. This project ticks many of the right boxes. It is locally driven with children’s input. It is an initiative that resonates with the potential of the site. It is temporary and could move to other park sites nearby over time making it a neighbourhood installation. It brings a dynamic activity to the area. It is not a permanent occupation of a site that could over time be used for many different things. It also adds value to the existing infrastructure on the site. With the provision of the correct infrastructure this site could be reborn as a new interpretation of a contemporary community centre. It would not in this configuration be all things to all groups and it would not replace indoor community activity of a nature that was present in 10 Shirley Road before the earthquakes, but it would bring a vibrancy and new interpretation to the space as Christchurch has learnt to do with the work of Gap Filler post 2011 earthquakes.

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### **Breaking out of the box (cont’d)**

The key to the success of this site are the following:

- Being able to put infrastructure into the area to allow for and enable some of the activity listed
- Partnerships with the community to ensure the site was fully programmed and fully funded
- Having an entity that could and would co-ordinate activity on the site on behalf of the community as part of what they do in community delivery, ensuring the activity was appropriate, community driven and would meet needs of local people for community activity.

This use of the site as valued open space would be positive, activity and vibrancy based. If operated correctly, it would meet community need for activity, leisure, recreation, entertainment, fun, community building and civic connection. Some of the activity could be related to health and welfare, community development, crime prevention and more. Some of the activity that currently exists in indoor spaces such as those at Delta Trust, and Shirley Community Trust and Avebury House could be taken to 10 Shirley Road. In this way, the site could act as an extension location for other community bases spreading activity across the community rather than asking people to come into a facility. 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, Edgeware, Mairehau and Richmond.

There are a number of organisations present in the Shirley and Richmond areas with significant capability. This coupled with a pending increased facility footprint (at Delta Trust) suggests that there is less need for another new community facility of the type that Council has built in other locations in the city. The Delta and Shirley Community Trusts have both expressed a level of concern that a new Council facility might duplicate provision. Geoff Siave, Principal Shirley Intermediate School and Steve Jones-Poole from the Shirley Village project have also indicated that they believe there is enough capacity already in the wider areas.

Where there may be an issue is the lack of permanent spaces or long stay spaces for community groups. Some prudent use of existing facilities of Trusts and organisations through allocation of space, or some further capacity being added to these facilities to cater to long stay community groups is an alternative solution.

### **Need for a Focal Point**

The question of focal points for the community has been raised. In discussions with Steve Jones-Poole, his experience tends to suggest the right scale for thinking about community is neighbourhood and in particular the homogeneity of a particular neighbourhood. The Shirley Village project umbrellas the area Hills Road, Shirley Road, Marshlands Road and Briggs Road. This is the neighbourhood focus for work of the Shirley Village enabling them to concentrate on specific needs and a specific target grouping.

The natural central focus is MacFarlane Park, and this is where the activity of the Shirley Community Trust is based. Where there is a known place for neighbourhood focus his experience is that it is easier to have familiarity of space that leads to community connection. A focus in the Richmond area is less easy to determine, but reasonably central in these areas will be the new Delta and Crossways facility. This significant facility with its large number of spaces could easily become (if it is not already, based around the existing operation) a key focus for the wider Richmond area Community. Avebury House although on the red zone margin is also fulfilling a role in this regard for a range of community activity including extensive involvement through events and community garden adjacent to the red zone.

In summary, whereas 10 Shirley Road was a central place for both Richmond and Shirley in the past and a range of activity occurred there, now it appears that the focus has shifted to even more localised solutions for community service provision at the neighbourhood level; not just services of a 'wellbeing' nature, but also community services and activity spaces. An important question is how to gain greater activation of spaces and the great feeling of having community ownership in the spaces.

Although there is not a recommendation for a building at 10 Shirley Road this does not mean that there is no suggestion for activation of this space. And that it is significant for both these communities. Like the Red zone land, there are challenges with what can happen, and it is important that the spaces are perceived as making some measurable contribution. 10 Shirley Road can do this in a number of ways. First and foremost, it is an open space, where there are few publicly available open spaces. MacFarlane Park to the East, Burwood Park to the North, the Red Zone to the North East and St Albans Park to the South are all at quite some distance from 10 Shirley Road with large areas of urban housing filling most of the surrounding neighbourhoods. The value of this space as open space is, therefore, higher than would normally be the case. As open space, there are many ways it can be used on a temporary basis for pump tracks (as is proposed) as an event space, for night markets and a range of other gap-filler type activities that would still see the area well utilised. [In my opinion, these suggestions don't align with the communities needs, see Figure 9. FST 1. Shirley Community Centre]

## 10 Options

A range of options is being considered to meet the identified gaps in provision and to be an appropriate provision moving forward in line with thinking informing the draft Community Facility Network Plan currently under development.

The options are not binary; it is not a question of whether to put a facility back on the site or not. It is more complex than that if we consider the need for any provision to be well managed and meet the needs of the community we must then also consider not only the bricks and mortar components but governance and management. Therefore, the more appropriate question is how we can ensure the delivery of Community Services in the area to meet gaps in provision and to provide a sustainable solution to capture long term opportunities for community activities to occur.

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. This is because the community is a dynamic place and new initiatives are happening all the time. This means the provision solution needs to be flexible to adapt to changing circumstances over time.

### OPTION 1: Council asset based solution

Rebuild a Council owned Community Centre at 10 Shirley Road

- Council operates using existing vessel for hire model
- New outdoor facilities developed for a range of activities
- Support Delta and Shirley Community Trust to activate the new facility

### OPTION 2: Non-Council outdoor facilities and off-site Trust asset based solution

Support an existing Trust based solution featuring:

- Activation of 10 Shirley Road by a Trust/s as a key open space
- New outdoor facilities developed for a range of activities, but not a community centre building development
- Support Delta, Shirley Community Trust and Avebury House to develop activity/spaces to meet gaps in provision unable to be physically provided at 10 Shirley Road within current resources available

### OPTION 3: Do nothing and review

Contents that with the new capacity (Working Men's Club, Shirley Community Trust and Delta) there is no need to develop additional facility capacity and/or Trusts that activate 10 Shirley Road.

## 10.1 Preferred Option

Option 2 of **Building Infrastructure and Capacity for Outdoor Event Space at 10 Shirley Road** is the preferred option for future use of the 10 Shirley Road site. Option 2 provides a meaningful "out of the box" provision to 10 Shirley Road; is a real opportunity to transition the space into more modern and flexible community provision. None of the options provide a certainty around local provision of space for long-stay community provision (inside a community centre) beyond that provided by facilities owned and operated by Church Trusts in the area and adjacent provision via Avebury House. However, this gap could be partly filled with further expansion of community space elsewhere in the Community Board area over time, for example within the about to be built St Albans Community Centre or via upgrades to Schools in proximity (Banks Avenue Primary School, Shirley Intermediate.)

The first step would be to find a community agency willing to oversee this development. (The level of activation most appropriate for the area would require a level of service delivery beyond that provided by Council in terms of the active

programming and event space use. Councils role in providing bigger infrastructure would complement community driven activation.) In conjunction with Council they would build a plan of the activity potential for the site (see preliminary outline table 9, which provides some options for engaging with organisations to support Option 2 outcomes). And then create a picture of the necessary additional infrastructure to fit that plan. Infrastructure in this case could be designated area/s for events, stalls, installations and displays, performances and to map the infrastructure services that would then be required such as power, lighting, toilets, seating, car parking, pathways, etc. Places for signage facing the street would also be important in the space.

Creating a space that can be as flexible as possible actually requires planning and the careful positioning of underlying services. None of this is worth doing unless equal amounts of work are put into understanding how the site would be activated such as a group dedicated to making sure there is a programmed annual calendar of activities on the site to meet the various expressed community need. A governance capability to carry-out the work of developing the plan would include: running some events; managing the change-over of the space from Pump track to (for example Noodle Market for three weeks), and a host of other actionable programming tasks or whatever is required. There are groups in the community currently activating community space and red zone areas as well as Churches which would also have an interest in this project.

## **11 Ownership, Governance and Management Review**

### **Governance and Trusts as vehicles to drive Community Outcomes**

One key issue is how to gain a level of co-ordination of efforts across these neighbourhoods. Implicit in this is the need for focal points. In one sense the facility at 10 Shirley Road was this focal point prior to the earthquakes, but now the focal points have become more localised into specific neighbourhoods which seems to make more sense especially given the new facilities being created. In particular, the [Shirley Community Trust](#) has become focused into the MacFarlane Park area and neighbourhood West of Shirley Road. These areas all have similar issues and can be considered holistically in any future Neighbourhood plan for the area. The [Shirley Village Project](#) umbrellas almost 25-30 organisations in this area and some of the work of Trusts in the area is about co-ordinated activity specifically around the Community Facility on Acheson Avenue.

The same could be said for the Richmond neighbourhood with a significant amount of work going into building a sense of community in the housing estates beside [Avebury House](#) and in the areas around [Delta and Crossways](#). The umbrella entity in this case [Richmond Community Action Network \(RCAN\)](#), supported by Delta Trust, fulfils a similar role as the Shirley Village Project in bringing groups together at the community level Each Trust and its umbrella collectives in the area has a limited reach that naturally extends to the boundary of the Neighbourhood they serve and within the context in which the various Trusts operate. The main Trusts and informal Umbrella collectives in the Richmond / Shirley areas have the following Mission:

### **Umbrella Collectives (Action and Collaborative Groups of Community Organisations)**

- RCAN Informal network of a wide range of agencies and community groups facilitated by Delta Trust
- Shirley Village Project wide focus project similar to RCAN
- Te Puna Oraka – Shirley Hub aims to provide a base (the Hub) where families with young children living in Shirley area can access services that will support their parenting and improve health and wellbeing outcomes for children aged from birth to 6 years.

### **Trusts and Incorporations**

- Delta Community Trust. “Our Mission and Values are embodied in the Delta Pictorial Creed (right). In response to Christ's love, we seek to empower people in Richmond and wider Christchurch to participate fully in community life by assisting them to establish positive relationships and personal growth.
- Shirley Community Trust “Our mission is “responding in Christian love to local social needs holistically by empowering people through a range of community-led development initiatives in the Shirley Community”.”
- Avebury House. “Avebury is a social enterprise that invests revenue in fostering community connections and

providing an environment in which educational, social and cultural activities can flourish and has a vision to be a hub for the Richmond Community”.

## **Governance Options Analysis**

Using existing community governance structure/capability is recommended. There are a number of candidate organisations already existing in the community a consideration of the costs and benefits of using each one to drive the recommendations in this report are investigated in Table 9.

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### **12.1 Capital Cost Options**

Subject to agreement to Preferred Option 2 this becomes a CCC Parks project and will need a budget allocated to undertake the works once determined through the planning process.

### **12.2 Operating and Cash Flows**

Subject to agreement to Preferred Option 2 this becomes a CCC Parks responsibility to fund the maintenance and care of the physical infrastructure and a community responsibility for organising, coordinating and funding the activation programmes and events.

### **12.3 Project Funding Approach**

#### **12.3.1 Capital Funding Options**

Option 2 is relatively low capital cost project in terms of physical infrastructure, landscaping, car parking and other aspects related to the site with most if not all Capex funded through CCC Parks.

#### **12.3.2 Operational Funding Options**

For community led activity there are many potential funders. There is a significant list of potential funders among them are:

- Vodafone
- Youthtown
- COGS
- Rata Foundation
- Mainland Foundation
- NZ Lottery Grants Board
- Pub Charity
- The Southern Trust
- NZ Community Trust
- Air Rescue
- Sport Canterbury – Kiwisport
- Ministry of Social Development

A key funder of community activity is Christchurch City Council via its Strengthening Community Grants and other funds. Council also funds activity via its Long Term Plan process.

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### **13.1 Appendix 1. Key Informant Interviews**

**Stacey Holbrough: Community Development Advisor – Papanui, CCC (23<sup>rd</sup> January 2019)**

- Shirley Community Centre Discussion:  
At the last annual plan there was urgency for this process to be sorted. I.E a solution to what happens to the Shirley Community Centre and the LTP allocation.  
It was identified that previously lots of groups needed a facility. Shirley was a great facility because of the model they used. A Council facility now may not work for these groups because of the requirement to pack-in and pack out and share space not have your own designated spaces. Ownership is a key issue.
- Re the Community Centre rebuild. When they first started I thought they needed a building, a whanau family space and outdoor equipment and core seating and BBQ type things, or if the library was to move out from the Palms a relocation of the service centre and library to this site making it a real community 'bumping' space. Now I see more an open play space. With Shirley primary across the road there is a real synergy and easy win to get kids across the road to have some cool play elements and mini Margaret Mahey. Do they need a building...when you look at what is available via other Trusts being established?
- My logic is: I see other buildings not being utilised; and it's about bang for buck and would it be better to have the space being used and not a pretty building that is a monument.
- Knowing the way the Council model works currently we would have a building under-utilised and groups not having ownership and making it harder for the community/groups to do their cool stuff.
- In terms of the Crossways proposal that was rejected at the Community Board. There was a feeling that the whole faith based aspect was an issue. Not for those working grass roots but at a philosophical level. Now Crossways are in partnership with Delta Community Trust with a new facility proposal underway at the North Avon Church site.
- There is a community perception that others gained back their community centres and what has happened for us at Shirley Community Centre site. There is still an allocation in the LTP of \$2.7Mil)
- Disjointed, groups spread no cross pollination that is missing and it allows for trials and access and casual and tasters...they are missing, don't know till you try....
- Shame this work is happening now, rather should have happened at the beginning.
- Would be Cool to provide low and no cost for groups to come in and use space do their own programmes and without Library or Council involvement in any way...using the resources.
- Community Centres Network Plan Discussion:  
The Board get to plan its community activation programme each year and staff could be part of that and have a greater presence and involvement around key community facilities and sites rather than our current scatter gun approach, or squeaky wheel approach. Currently everyone gets a little bit of funding but there is no strategy its diffuse, better to concentrate energy to activate more community delivery/capacity. Work on wicket projects that make a difference based around the major community facilities as hubs.
- In terms of community centre spaces my gut feel is we have old and new stock but with no sense of belonging they are a bit white elephant, not user friendly, you can't talk to anyone and pack in out and no storage no sense of ownership. No sense of belonging or a feeling of building beautiful white elephants.
- In terms of getting work done. Our unit (Com Governance) are the people unit (we get out of the house and talk and interact with the community) we get passionate about ideas and projects and then other units they are not on board. We build up with excitement but then need to deal with the levels in Council. This Council has talked about partnerships and devolving decisions to the community, but it is small steps...
- Independently run community facilities are the way to go. Would be interesting to find out how ACTIS is going with the new facility not sure how that's going.

**Jill Hawkey: Methodist Church (24<sup>th</sup> January 2019)**

- Re the Crossways project in the end they have formed a group with the Shirley Community Trust/Methodists. They connected with the Methodist Baptists so that the North Avon Church run Delta Trust is a part of the project and will be important in terms of community programming given the size of their programme footprint. A good result in the end and Delta do good things in the community.
- It's important that the Shirley Community Centre does not interrupt but instead complements the activity already underway.

- It was amazing the way of the old facility worked and we were wanting to get back to that. Best thing is to work with community groups and take the steps from there. I can see a collective working for a new facility but wonder if there is now room for this given the work that Delta and St Stephens (Shirley Community Trust) do. Delta is only 5 blocks away from the old Shirley Community Centre site. Collectively there are a number of active Church related programmes in the area. That said it does raise the question that there is perhaps less non-church provision and this could be a gap.

**David Cosgrove: Divisional Development Manager for AMP Capital, NZ (30<sup>th</sup> January 2019)**

The Palms Shopping Complex is owned by AMP Capital (Sydney).

- There was an attempt with the past owners to purchase land and to start a process that might have led to the re-positioning of the Council owned facilities (Library, Service Centre and Committee/Meeting and Staff Office Space. This work happened around 2005-6.
- We as the new owners have not had any communication with Council about this project. We do have a reasonably large land holding in the area (had approximately 52 properties in and around the Palms and we have sold some to the south leaving us with about 35 properties mainly to the north where our expansion ambitions are. We have achieved land zoning changes and have much of the property in Commercial zone and some still in residential.
- Our view would be we don't want the ccc facility to move or if it did we would want to keep it connected/linked to the mall. A lot of people go between the two facilities so there is cross promotion i.e. we help each other. We have in the past been focused on expansion but at present there is still confusion about our catchment and there is disruption, people have been displaced and we don't know what it looks like for the viability of an expanded palms at this point. We would want to have a mutually beneficial relationship with Council which could mean we would help relocated Council assets on site within the context of a master plan.
- For us development to the north is complicated because Council own three blocks of pensioner flats which would also need to be relocated as well. In the previous master planning there was a relocation of community facilities, bus exchange and pensioner housing, but as indicated nothing was actually achieved and the ownership of the Palms changed hands.

**Jimmy Summerfield: St Alban Shirley Club [Richmond Club] (12<sup>th</sup> March 2019)**

- Users will need to be a member to use these facilities but there will be an on license for non-members enabling them to access the restaurant and bar part of the complex.
- There is a board room which could double as a meeting space.
- The 'club' wants to be more focused on community and will be providing discounted access rates for community groups where needed. It could be available for school productions and choir etc.
- They will respect the past history of the club but want to be more like modern Australian cosmopolitan clubs with a range of community activity possible.

**Ian Burn: Services Co-ordinator, CEO Delta Community Support Trust (1<sup>st</sup> February 2019)**

- Following the unsuccessful resolution of the proposal to establish a partnership with the Council re a facility at 10 Shirley Rd. Crossways approached Delta and North Avon Baptist re working together to build a facility on our existing site.
- If we did provide additional community programmes we would ask the Council to accept that we are a Christian organisation and may run courses on an introduction to Christian faith and that on occasion we may want the opportunity to invite people to that.
- We run many programmes without a Church connection in the community so we are not forcing Christian faith on anyone.
- We note that Council funds many Christian organisations (including ourselves) already, e.g. 24/7 youth work and we would aim to continue to work in a way which respects both Council's and our aims, without either party seeking to direct the core purposes of the other.



- Delta Trust says we are here to meet the physical, social, educational, mental and spiritual needs of the Community out of a love of Christ Jesus.
- We work well with Avebury and we each do activities and we tend to support them with events where they take the lead. They have a garden we have one as well, but when our facility is complete there's will still be bigger so we will keep sending some of our groups to them... if we have tensions and we work these through as that's a part of being in partnership.
- In the Shirley community we each have strengths in different areas and we work to not step on each other's toes (i.e. to support each other). We are supportive of an Asset Based Community Development approach. That is we run community development initiatives and use key facilities to do it.
- We coordinate RCAN (Richmond Community Action Network). We are a member and we collectively have conversations about what is going on in our community Shirley Community Trust Plunket and Avebury House are members, and local schools an ECEs, it's like the Council Liaison Meetings but different and localised.
- Delta and Crossway have come together to build a new Community Facility which will have a range of spaces. We will try to make this space as community accessible as possible. We currently have community rates and first time free use policies for some groups and as you can see we have a significant range of different programmes, drop in and casual use.
- We are happy to begin a conversation about being more community accessible for a wider range of activity. (We do this anyway but we do it within our means. We would also be interested in a conversation about the old community centre site and meaningful development of the outdoor space in a way that interacts with our programmes and community in general.
- We do however have limitations on the current site as we have now moved to a single story solution. We don't have room for groups who need storage with the current plan. Crossway may be more open to providing storage for groups, this would need to be discussed with them.
- What is exciting is the second part of the build with the Methodist/Presbyterian Union is the opportunity to multi-use the spaces outside of Church service and other uses. Most of that site should be available evenings, although you will need to discuss this with them to confirm. Delta will be a major user of the facilities.

**Christine Lane: Community Governance Manager, CCC (7<sup>th</sup> February 2019)**

- Discussion about a potential for no facility on the site but an increased role in working with existing Trusts to further activate existing infrastructure and facilities.
- Our main concern (if a plan was developed to empower a local Trust like RCAN to activate more existing community space) is that we don't know this group very well.
- They need to have more of an involvement with us. We have Helen here who does events and we could be connecting more with them (especially around events but in other areas as well). Working with some of these organisations (E.G. Avebury House) as an example is difficult because they keep cycling staff. We don't know the current managers at Avebury. We like the idea of community initiated activation and our team would rather hear it from the community and then my staff get invited to be part of what is happening.
- The idea of activation existing space will work for Shirley provided our team get involved with it.
- My biggest problem will be changing the mind-set around 'no building'. For our board they will need and want the staff involved in any initiative. We can work with this outcome via a collaborative process. This is best then we can engage in what it would look like more in the future, especially if we take the existing research and apply it to new facility infrastructure in the area.
- Re the existing site. We are considering a temporary pump track for the 10 Shirley Road site. Has been a good community development project empowering a local child with a good idea. This will be going to Community Board shortly. This is an experimental project that has ramifications for how we deliver and help activate. Not keen for us to become the deliverer of community activity much better to work with others. We will have an interest in ideas round the use of the existing site but will want those also to come from community. As a community funder we need to be careful about how many different roles we take on as Council. The role of supporter, encourager and advisor/enabler are useful roles for us if we empower others to be deliverers.

**Alan Webster: Community Chaplan, Crossways Church (23<sup>rd</sup> February 2019)**

- I think what is suggested (potential for the Churches to work together with Council in the provision of community activation of Church spaces) is great. We can work on the labels in our facilities and want to make sure the Church can be well utilised. We will be both putting space in that would be transparent to the community. We have the potential for music and stage shows and for community use in many of our spaces
- The idea that we might need to do a partnership to keep costs down or cover operational costs is not correct the Churches feel that they are easily able to move forward independently so don't need to form a partnership on financial terms.
- I Would recommend an indirect relationship with RCAN and through them to the Churches on the Delta site and the Shirley Community Trust and Avebury House.

**Joanna Gould: Independent person in the Community who has written on the subject and created detailed blogs and undertaken research [<https://www.10shirleyroad.org.nz/> & <https://riseuprichmond.nz/>] (14<sup>th</sup> February 2019)**

- What makes a good community centre?
- One person organising or running the community centre and they make the decisions, if you come along and clash with the facility, you don't get access.
- Avebury and Delta and Shirley only open so many hours, not accessible to all, not inclusive and top down not a bottom up. Not going from ground roots up...empowered from community perspective.
- The first LTP, thought of 10 Shirley road as multi-cultural. Ref back to a landmark in the area, Marae entrance. Different nationalities coming into Shirley Primary school so wanted it to be a welcoming place.
- Need: Ownership is an issue, its about being inclusive. I don't think they (Community Centres run by Churches) are inclusive. I went to the community centres and when you feel you are not getting an opportunity to be part of it. Then you feel unwelcome.
- What happens inside, if we want that to be inclusive...it needs to be good for everyone.
- Sumner Community Library is a great facility and they have it right down. At the bottom they have space for everyone...indoor space and outdoor space...is well used, they have used good colours and a home environment and more feeling like a lounge. Layout good, old school library staff hidden out the back, now it's open plan...South Library is open plan but not as much.
- We don't need com centres, libraries with learning spaces and part of the centre of the buildings is better.
- Breakout and learning spaces are part of it and every time people are using these spaces so creating communities in these learning spaces.
- Going forward we don't need any more community centres. St Albans one what is the purpose.
- Go look at Sumner...integrate the leaning spaces and inclusive for everyone.
- If you walk into a Community Centre you feel looked at.
- Redcliffs...everyone had a place a purpose their wellbeing in being looked after, there is no one key person to put people off or engage, all different people.
- St Martins...two sided, majority of people come into the library and the other side does not get used. Volunteers at the Vol Library don't even have the keys yet it sits there in their face being empty.
- Halswell has great spaces...there is a big process re community space, plan submission and present, whether they will put it (community space) in the library or not...all needs to go through system stymies creativity and it's too hard. Too hard to hire them (community centres) too hard to present your case about what you want to put in them.
- Facilities just providing a service...Get it (Community Centre) run by the people, growing them as a person and their capabilities.

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**13.1 Appendix 1. Key Informant Interviews (cont'd)**

**David Duffy: Richmond Residents Association (15<sup>th</sup> April 2019)**

- I visited Banks Avenue School and on the plans there is a big area of undefined space. Toni (Principal of Banks Avenue Primary School) was not sure what the journey was for working through the future of some of the facilities on the site. 19th March Shirley Boys take over the new facility at QE2. Primary school will be built on the park.
- Shirley has a swimming pool commissioned ready to go 21st Feb 2011, but the earthquakes dealt to that. They now fixed it up and don't have suitable change facility. Council has \$1M for the St Albans pool if community find a further \$3M.
- If we add the Sport Facility, the turf etc we have the making of a facilities complex.
- Bikes in schools a combined exercise with both schools. And then building on that is a bicycle link from north parade marshlands road section...could be an option. Green lane on the road.
- My observation is that the community left to do it. Have not got the time for that.
- Air b and b's in the itinerant area in South Richmond where there is medium to high density, we need to create a community feel and provide facilities for the area.

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### 13.3 Appendix 3. Open Strategies - Past Users Shirley Community Centre

Celebration of the past:

1. There were weekly leisure clubs for the elderly, who attended for friendship, companionship and exercise. The fact that the centre was 'local' made it easier for them to attend.
2. There were antenatal classes which were popular and had waiting lists. As well as residents learning during the classes, they often built enduring relationships with others.
3. There were opportunities for babies to enjoy music.
4. Rooms were a great size for mothers learning together.
5. All classes were packed with people due to learning and social opportunities and links were created.
6. AFS met at the building and included a sit-down meal.
7. A home school group regularly met at the building.
8. A pottery group had a kiln and their own space in the building.
9. Genealogy had their own room.
10. Parents centre had their own room.
11. Santa's workshop had their own space.
12. A fly fishing club met there.
13. A knitters club met there.
14. The Centre was used by Senior Net.
15. Rooms had a little stage.
16. A toy library operated there (with its own storage facility).
17. Weight watchers ran meetings there.
18. Playcentre training was done in a classroom.
19. A church used the big space.
20. The primary school currently has no large spaces so it is hoped that the new centre will have some larger spaces (while acknowledging that the Intermediate school has a good-sized hall).
21. The old centre worked as a 'Drop-in centre' due to a worker being there on a part time basis in the Foyer/and other permanent groups based in the centre so the old centre felt continuously alive.
22. A Cook Island group worked out of there.
23. The centre encouraged people to meet there – building a sense of community through attending classes.
24. The group who ran the Centre dissolved recently.
25. The centre was welcoming to people and was used by local groups as well as by groups from throughout Christchurch.
26. The centre had good parking and plenty of space.
27. It had history – residents had gone to school there.

28. Groups have located to other areas could and would (probably) come to this new space eg Zumba group currently in Aranui.
29. The combination of building and green space was attractive to people so it is hoped that this combination can continue.

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#### 4. 2019 FEASIBILITY STUDY: GLG LTD REPORT | PAGE 45

### 13.4 Appendix 4. Consultation and Feedback from the Community (Trevor Cattermole)

#### Surveys and relevant letter excerpts

- Cheann Carroll “there are no facilities for community meetings, various church facilities and other options have disappeared. The Libraries in Palms has no facilities for community meetings
- Dr Clive and Wendy Howard-Williams “as we live close to the old centre we were aware of its continual use to service the local community”
- Jennifer Dalziel “Place for book swap, rooms to repair things, computer classes, fitness circuit, more basketball hoops”
- Ross McCarthy “I am an embroiderer and TAFAN member (3 patchwork groups, 2 embroidery groups, weavers, spinners, lacemakers and felters), we are focused on a post-earthquake need to raise profile of textile artists...need place to work and meet as many halls and churches closed down post-quake”
- Mark Thompson “I would submit that, to ensure the history of the area is not lost, something could be erected to acknowledge the history related to 10 Shirley Road. A final thought is regarding the green space, or park area. If a new facility is constructed will there be garden, or outdoor areas for the public to relax in. There certainly seems like a lot of options, the site is in a great location, is currently popular, and will no doubt be well used in the future.”
- Sophie Allen “We have identified that there is no physical environment centre in CHCH. There was one but it fell over due to lack of funding. Potentially a community centre could be a good base for an environment centre”.
- David Hollander “I certainly think the centre would be well used (if the popularity of the old centre is any guide), and I also think there is a real need for such a facility in our part of town.”
- Andrew Driver “There’s a lot of unhappiness in the area, and nothing for the 50-64 age groups which I’m in. Also nothing for people like me who for medical reasons can’t drive.”

#### 4. SHIRLEY COMMUNITY CENTRE: CONSULTATION (2020)

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#### 4. 2020 CONSULTATION | HAVE YOUR SAY

##### ‘Your ideas wanted for 10 Shirley Road’ Consultation

<https://www.ccc.govt.nz/the-council/haveyoursay/show/334>

Open for feedback: 18 September 2020 to 12 October 2020

The Waipapa/Papanui-Innes Community Board wants to hear your ideas and aspirations on the future use of 10 Shirley Road (former Shirley Community Centre site).

“The Board requests the reinstatement of funding for a community centre at 10 Shirley Road. The funding was removed during the 2018-28 Long Term Plan process. The Board also requests that the activation budget for this site, currently in the draft Long Term Plan, be brought forward to the Financial Year 21/22.”

The 2021-31 Long Term Plan will be decided by 30 June 2021.

The Community Board is committed to advocate for funding through the 2021-31 Long Term Plan process.

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. We want to find new ways of doing things that are innovative and look at alternative funding options and possible partnerships.”

\* 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 replacement 'Community Centre'/building built back on the 10 Shirley Road site.

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#### 4. 2020 CONSULTATION | FEEDBACK

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#### 4. 2020 CONSULTATION | FEEDBACK RECEIVED

<https://ccc.govt.nz/assets/Documents/Consultation/2021/06-June/Feedback-table-10-Shirley-Road-website.pdf>

- **#34961**, Sue Lang, **Shirley Recreational Walkers**: "Our Walking Group "Shirley Recreational Walkers" have met at this site since the 1990's and I have run our group since the late 1990's from there. I would like to see the Shirley Community Centre reinstated back at this site as we were led to believe would be happening back in 2017. It is on a great bus route and was used by many groups both day and night. Other areas have had their Community Centre's re-built but not Shirley WHY???"
- **#34936**, Joanne Byrne, **Amazing Mairehau**: "We would like to see a modern fit for purpose community hub including a community centre that will serve the current and future generations surrounding 10 Shirley Rd."
- **#34933 & #34931**: "I occasionally sit under the mature trees but as I am not a child or young person, there are really no facilities there for me to use. I want our Community Centre to be rebuilt so we can have a convenient venue for community meetings (including our Residents' Association) and other groups and activities. This site is very close to local schools and businesses; is extremely well-serviced by public transport; and, in keeping with other Christchurch suburbs, Richmond should have its facilities reinstated immediately. Ten years is far too long to have waited already. Children and young people are using the play equipment but there is nothing there for adults and elderly people to use. Reinstating our Community Centre would address this gap."
- **#34926**, My submission, Pages 2 – 8
- **#34925**, Fiona Lees, **NZ Society of Genealogists – Canterbury Branch**: "10 Shirley Road was the home for NZ Society of Genealogists - Canterbury Branch, for 21 years from February 1990 until the February 2011 earthquakes. We were hoping that a new Community Centre would be built on the same site to serve the local community in many ways, and possibly return 'home'."
- **#34914**: "I don't believe we need another community centre, we have to fight to keep the Spartan rooms at the old SBHS site which were promised to the local community as part of the new build for BAS, MOE neglected this over the demolition phase and is now saying its uneconomical to repair, if they had looked after it there wouldn't be this issue, it would be a well used sporting and recreational area with large rooms for community meetings as required. I would hate to see Shirley Primary loss revenue it has gained with a new centre opening across the road and taking away what they have worked to secure."
- **#34913**: "I would like there to be a beautiful community centre where I can attend classes with a sheltered outside area with seating where I can sit and chat. I would like to see happy residents young and old meeting there and enjoying each others company whilst pursuing education, entertainment and hobbies. There was a thriving Community Centre at 10 Shirley Road prior to the Canterbury Earthquake sequence. Many of the groups that used to meet there have scattered to the wind, some would return if they had the option because of the central location and proximity to main road parking bus stops etc. It appears there is little in this area for parents with babies and preschool age children or for retired people who would like to indulge in some sort creative activity or hobby... After the EQ CCC was going to do a joint venture with Crossways Church but it all fell through after 3 years of negotiations during which time other organisations were interested but they all dropped away as the Council was consumed by the Crossways project. Other suburbs have fabulous community facilities. eg St Martins has just opened one. We are always told that is because there is no money for us. We need facilities that are not restricted by business priorities, school priorities and they need to be secular and safe for all. There is a huge amount of infill housing going on in this area with a corresponding influx of young families and elderly people so we should have the population to sustain it. I would be against a food forest at 10 Shirley Road because of the high incidence of vandalism and produce stripping that makes these ventures tragedies. There are already community gardens at Mc Farlane Park and Avebury house."

- #34912, Vicki Brown, Richmond Residents and Business Association:** “We don’t need a community centre built back here; Shirley are having great success with their facility in McFarlane Park. It’s really the outskirts of Richmond, we have new facilities at Delta in our community hub area, Avebury house, the upcoming WMC building and Shirley Intermediate Hall.

The Shirley Primary Hall and rooms are in full swing, which is putting money into the local school, this is working really well with a lot of bookings of different groups and is well used, this needs to continue, a facility across the road may take this good income stream away from them which wouldn’t be a good outcome. From our community surveys and info we get from most locals, there is no need for a centre here and the funds could be better utilised within Richmond to make it a better place to be.

Our organisation's desire to have the wayfinding and also we have the MSD funding to roll out the food security plan for Richmond which includes Food forests in all our parks, this would immensely help our people to get food for there familys from local areas and be a sustainable option for the future.

Your support by way of letter to MOE for the reinstatement of the Spartan Gym facility at the old SBHS site as promised to BAS for further meeting amenity as well as the huge benefit to the community on a sporting front would be much appreciated. MOE and CCC have taken so much from our suburb and not replaced it and backtracked on promises. Now is the time to reshape and have some sound amenities in the heart of Richmond to be well used by the community.”
- #34903:** “The Shirley Community Centre was a very popular and thriving centre before it the 2010/2011 earthquakes. It has been a centre of learning for over 100 years, the heart of our extended community and is an important historic site for Shirley. It needs to be replaced and I find it unbelievable that there are no current plans to rebuild it! Looking around the city, many other suburbs such as Sumner, Mt Pleasant, Heathcote, Ferrymead, St Martins, St Albans, Halswell, Hornby, Riccarton have had new community centres built since the earthquakes. Why has Shirley been left out?

I strongly disagree that there are several locally managed community facilities that could be used as a community centre replacement for Shirley. Schools are only available in the evenings which doesn't suit groups such as seniors who would prefer to meet during the daytime. And religious institutes such as Delta, Shirley Trust and the Freemasons are definitely not appropriate as a community centre substitute.

We have a diverse and multi-cultured community in Shirley and surrounding suburbs - many are not comfortable going to a religious institution. It is important that a community centre is secular and welcoming to people of all backgrounds, cultures, religions and beliefs.

The other communities with new community centres funded also had churches and schools available but were not expected to use these - why are we expected to?

The Shirley Community Centre at 10 Shirley Road has been a community centre since 1977 (previously was a school) and is a high profile location, very accessible by public transport. It serviced multiple suburbs - Richmond, Shirley, Mairehau, Edgware and beyond. There are some retail and food outlets just down an alleyway on Hills Road making it a great destination venue for meetings and groups.

The area is currently very busy with many people using the site on a daily basis - families often lingering and socialising after school and in the weekends at the playground or pump track.

I would like to see the Community Centre rebuilt as soon as possible and ideally extended to include the Shirley Library and CCC Service Hub moved from the Palms.

It is a much easier site to access via public transport or walking or biking than the Palms.

The current Shirley Library is far too small. It is unable to hold any events that are held at other libraries such as school holiday workshops and similar. We like to attend these events but have to travel to New Brighton or Christchurch South libraries that are bigger and have rooms available to have workshops.

Many families in our community do not have transport and it would be great if they could attend these workshops at their local library.”
- #34880:** “The mix of organisations, meeting rooms, kitchen facilities for hire etc was great. I don't know how many can be enticed back, but theres is a need for such a space east of Cranford St. There may also be potential for a community growing space. As I am now in a wheelchair I would appreciate facilities with good disabled access. Some car parking space would be useful. Well there is nothing much there! But the mature trees and outside space is valuable. The Playcentre could be more visible.”

- #34877:** “Having arrived in the Mairehau area since the demo of the community centre at 10 Shirley Road, and having not stepped onto the block of land, being retired, my comments are these: I have noted the map given of the various facilities available for community use throughout the area, and would comment that many appear to be old residential properties, which in itself is fine, putting these properties to good use. I don't agree with the statement that we are adequately equipped with community facilities, in these days and times, the word Community will loom larger in the peoples minds and I think Council has heard this word a lot recently, particularly with the discharging of Northern Traffic through our area, heightening the requirement for Community and Fellowship and a quality of life, which local people have been fighting for (and lost). We are in challenging times and people need to have gathering places for meetings, fellowship, activities, and workshops, and walking distance is important to many as well.

Quality of life is reducing fast, and I am firmly of the belief that this piece of land which is already owned by us (CCC) needs to be put to good use. If you take a look at the back pages of the St Albans News alone you will see the numbers of groups operating in this and immediate areas.

Many of them are from Shirley/Mairehau. Using facilities outside of their areas. There will be many more who do not advertise here. There is a saying "build it and they will come" this is ironic really, because of the Northern Arterial situation, but indeed the two do now go together, because of the N.A., Communities' needs are greater; crossing this part of town, including St Albans/Edgeware areas is more and more problematic, your population is ageing in parts, the traffic is daunting, being and living local is now a most important factor, and should be a vital part of Council's mindset in this day and age, instead of asking us to move further afield for places for gatherings. This is a right for the local citizens, not a privilege.”
- #34875:** “I used to use the community facility that was lost in the earthquake. I live in Mairehau, less than 1 km from this site. We don't have community facilities in our area. I would like to see a community hub - a combined library and community centre with additional community facilities e.g a permanent pump track, an accessible play ground and accessible buildings and bathrooms for all to use.

I would like to see a modern library with meeting rooms and study spaces and technology for our youth. Well we don't have anything other than a ping pong table and a pump track and a new pathway. We need a meeting place and a heart for our wider community in all weathers that meets community need.”
- #34870:** “I would like to see the community center rebuilt. I have met a number of people within the Innes Ward especially Shirley, Richmond, St Albans, Mairehau, who want the community center rebuilt. I'm not sure whether these people will make a submission or not, but really why should they have to, their popular well used community center was demolished after the earthquakes, these people, this community has every right to expect their community center to be rebuilt.

Reading the submission document and statements from the Community Board and staff, I am very concerned with statements saying the local landscape has changed over the last few years, intimating that the community needs are being met with a selection of 'make-do' facilities dotted around the area. These facilities, though they are all welcomed are not a hub. These present facilities are already being used and utilized. We also need to be clear about what a Civic facility is and how it is important to be separated from any religion, therefore welcoming to all community members of all religious backgrounds and beliefs. We can stop investing in temporary facilities. Instead of looking at how the council can get out of it's responsibility of rebuilding the community center, start investigating ways it can.

A center doesn't have to be 3 or 4 million dollars to build. Look to other innovative projects where ecological buildings were built relatively cheaply. Reach out to industry, consider partnerships to have materials provided cheaply... It's time to change the perspective. It's a great site, historically it was the hub, the shops the bus services the other commercial buildings came after the community center.”
- #34859:** “There are no longer facilities I can use. Rebuild the community Centre which enabled further educational, leisure and well being opportunities. Remove the pump track and rebuild the community centre.”
- #34858:** “Because there are no longer any services at the Community Centre. Have a Community Centre with the services that were offered in the past and looking to the future. Remove the pump track and reinstate the Community Centre.”
- #34847:** “We would like the Community Centre back at this site. We are long-term residents of North Richmond and used the Community Centre at 10 Shirley Road in several ways while also noting the wide use of



this much loved and used Community Centre by other residents of the area. We have submitted on this before. We note that new community centres are being established around Christchurch and yet a replacement for the Centre at 10 Shirley Road that operated successfully in serving the needs of the community for many decades has not been rebuilt yet. These needs covered all age groups spanning senior-net, to mothers and babies groups. The logic behind the lack of rebuild for this centre is nothing sort of baffling. It cannot only be finance (given that cost overruns on several other council projects that run into tens of millions of dollars seem to have been found).

Make the most of the pump track, perhaps extend the basketball court to a full court BUT ensure that all the additions are temporary until the Centre is rebuilt.”

- **#34845:** “With a replacement community centre. By building a community centre.”
- **#34843:** “I'd like there to be a new community centre. I used to go to some of Adults/Community Education Classes that were held there.”
- **#34834:** “Keep stream walk & sense of open space. Improve grounds keeping & stream care. Public toilets, drinks for humans & dogs. I live nearby in Richmond ironically where the Com. Ctr. was. This was the Shirley Community Centre so the residents of Shirley need to voice their need or not for a new community centre there or elsewhere? I go to one group & know another who do not plan to move back if it was rebuilt. Richmond has 3 community venues, Avebury, Delta, Richmond Cottage, with Working Men's Club coming on line.”
- **#34828:** “10 Shirley road is only relevant to a long past sense of nostalgia for an old musty unreinforced masonry building that had poor amenity, was not as beloved as some proponents would have you believe and is far better off where it now lies - RIP Shirley primary school building!

I am surprised by the hullabaloo over this council property - if CCC was to ask broadly and proactively the local community (Both Richmond and Shirley) it would find a mixed bag of views however the response seems more aligned with a small minority of noisy outliers who refuse (despite regular invitation) to engage with the local organised community organisations (RRBA specifically) They seem to prefer a contrary approach that delivers division and dilution rather than unity....and it seems that they have more time available to wage this activity than other parts of Richmond.

Hopefully this consultation process will garner a more balanced view and come to see that there are much better investment returns to be had elsewhere. No real need to use it at all. It may perhaps have utility as a secondary green space for Shirley primary but there are much better candidates for investment in Richmond that in some cases would be specific to the Richmond neighbourhood and in other cases (if multi agency collaboration in the interests of the community were a thing) a much wider community being Shirley, Burwood, Dallington, Richmond. I refer to the Spartan sports facility and the potential to do something special on that site for the adjoining schools and the wider community. Difficult I am sure but an opportunity going begging that should not be missed.

In my opinion the best application of resource would be to do nothing and sell the site for medium density housing developed in a comprehensive way to be sensitive to the character overlay and the established green leafy location. This would add population of a helpful socio-economic level to balance the low income social housing that has been smashed in at increasing density around out Richmond.

I would then strongly suggest that the "freed up capital" be invested in Richmond and Shirley to support activity where it has organically sprung to life in the community post EQ losses.

Specifically for Shirley - Macfarlane Park. If you proactively ask the Shirley residents - there is directed passion and effort largely by volunteers and residents in this area - ask them what they want and support it.

Avebury house/RCG and the entire Riverlution movement going on in South Richmond which is both the commercial and business heart of the community and also a massive future opportunity in terms of organic community driven Red Zone activation. Just go down on a Saturday and look for yourselves. the 3rd area as noted above is the former SBHS site Spartan sports Gym, rooms and all weather courts (apparently now to be demolished by MOE) It is a crime that this is not being planned for expansion to serve both the new Banks Ave school, Shirley Intermediate which will be rebuilt within the next decade and the wider community.

In my view this could involve redeveloping the Shirley Intermediate Pool which is pretty poor amenity and rather than just taking it away as part of the school development (which I bet is what will happen) - share the

capital cost and on going maintenance across two schools and the Richmond, Shirley, Burwood and Dallington Communities - all of which have suffered major EQ losses and would benefit from the support - this location is central to them all and easily accessed by public transport."

- **#34805:** "I would like to see a community centre for the use of many groups in the community - computers for everyone, classes of different kinds, space for groups to meet, exercise classes, men's shed, a repair facility, St John's cadets, youth groups, space for the school to use as an auditorium, farmer's market, flea market, space for the likes of Citizens' advice, adult education classes, drop in centre for children and teens (especially the teens).  
More seating, drinking fountain, somewhere for folks to get water for their dog, rubbish bins."
- **#34801:** "Leave it as it stands. It's great to see the trees along the Slater street side cut back recently. I had noticed there was the odd person sleeping in their car there, so would encourage this carpark being made as open to the public as possible. But certainly not another large empty unused hall for pisspoor community events that only attract 10 old boomers each month for knitting and scout camps. Please. A community notice board or local business board would be welcomed, but goodness knows how's that could be monitored/updated/made weather tight."
- **#34792:** "It was a meeting point for a range of groups, of young and older folk, with diverse interests. I would like to see that community spirit 'Rebuilt'! Rebuild the Shirley Community Centre at 10 Shirley Road. Since the destruction of the Community Centre, this community has been sorely under resourced for Group Activities meeting places."
- **#34781:** "The community centre if re established would be used by the community for a number of activities and events."
- **#34774:** "Return the community centre to Shirley Road."
- **#34769:** "I would like the community centre rebuilt. It was there prior to the earthquake and this facility, would have been covered by the CCC insurance. Insurance money should have been used to pay for existing facilities that were there prior to the earthquake. Why has the council not yet replaced the community centre. The St Albans community centre is finally being rebuilt. Why are the residents of Shirley, Edgeware, Mairehau and north Richmond not being treated equally. Without the community centre these local residents are no longer able to walk to their community centre. I thought the council wanted to get cars off the road. Part of the reason why I bought a house in Woodville St was the closeness of the community centre and the groups that operated out of there. My rates keep going up but the council can't be bothered to replace our existing community centre. Instead you are building all sorts of new facilities miles away from where our local residents live. Our area of town had already list loads of facilities following the earthquakes and are having to put up with the outcomes of the NCC splitting the residents of St Albans off from each other. CCC managed to find the money for that but cant be bothered to compensate the people affected by this by rebuilding their existing facility. I don't want to have to get in my car to drive to Avebury House, Delta, the new Burwood community centre, the rebuilt St Albans Community Centre. Give us back our facility."
- **#34755:** "A fungible building space for the use of lots of community groups. Somewhere for all of us in the neighbourhood to call our space."
- **#34688:** "We need community and council support. My daughter is at Shirley division for St John's and they now are looking for a new venue and this would be perfect for the community and for the cadets to have a new space to learn. We need the CCC to use there resources for the community and give back what it's lost."
- **#34679:** "I think we should have a raised scented garden with lots of seating, so that people with low vision (or anyone) can walk around it or just sit and enjoy the sun and scents. Develop more walkways i.e. a circuit around it that is wheelchair friendly that links the creek tracks and the scented garden."
- **#34678:** "I would like to see a replacement community hall smaller would do, to provide hobby classes etc. Provide a track suitable for younger children to ride their scooters, and trainer bikes etc. Provide toilets."
- **#34676:** "A community centre providing night classes and facilities offering activities for the community to join to meet local people & make friends etc. These are provided elsewhere, but a non-church facility is urgently needed for those put off by church activities. (some like myself medically unable to drive)."
- **#34496:** "We have enough community centres for low cost community activities, what we don't have is enough big spaces for big meetings and activities that require a-lot of room. This will be resolved when Delta and the

RWC are completed and hopefully we can save the old Shirley Boys gym.

10 Shirley Road seems to be the only focus of the Pap board for the Richmond Area it consumes a-lot of time and resources for a small number of voices. I would rather see investment in the existing groups doing great work to enable them to do more than waste any more time on the site.

Turn whats left into a food forest and a place for families to play and forage for healthy food.

Richmond has just received funding from the MSD to implement our food security plan across the whole suburb 10 Shirley road is included in this network plan and we will be working with the parks team to try and get the food forest off the ground at that site and possibly another food fridge.

The food security plan is a collaboration between Richmond Community Garden, Delta, CCC Parks, CCC community boards, We Are Richmond, MSD, Healthy Families and the CCGA.

- **#34493:** “I enjoy the pathways so would like to see them retained. In the longer term I would like to see community rooms back there but understand the current funding constraints.”
- **#34492:** “We need the community center back please. It was great for the old and young and it was a BIG part of the community and so should be replaced. I know a lot of people who really miss what they had there. Whats there for everyone of all ages to use???? If its raining its useless.”
- **#34491:** “There are a lot of facilities there for children but absolutely nothing for the rest of the community. Shirley/Richmond is badly lacking a Community Centre that has classes that are open to everyone aged 16 and over who are not currently at school, regardless of educational background.  
Music, arts and crafts, yoga, tai chi, language etc. I believe that there used to be a centre there that was damaged in the earthquake and was demolished and never replaced. It is now time for this to happen.  
The park needs strategically placed park benches for adults including the elderly to sit and relax. It also needs a few tables with benches for families and groups of friends to sit and have lunch or afternoon tea.”
- **#34472:** “The slides at the playground finish quite high off the ground. Would love to see better slides. Some other playground equipment like a rocktopus or merry-go-round and a rope climbing frame would be awesome.”
- **#34470:** “I would like to use the reserve as an awesome green space local families and residents can enjoy, with some recreational facilities, a well maintained and appreciated health stream, and also food resources in the form of perennial edible plantings.

Personally I don't think we need another building here, organisations that were in the community centre have long since found new homes and we have the MacFarlane Park Neighbourhood Centre and Park Centre, Delta, Avebury House etc pretty close by.

Build on the edible park idea - more permanent perennial edible garden beds, fruit and nut trees, trees that support fungi. Multi use table isn't getting much use. I tried leaving second hand bats and balls but they only lasted a day and there's nowhere to store them. The seating set out from the table means it doesn't function as a picnic table to sit at. Cool concept but its not really delivering at the moment. Basketball court and pump track get lots of use. There was an old bike rack here at one stage, a modern one would be great.

The wooden picnic table provided by residents gets alot of use after school and on weekends by adults supervising kids on playground, pump track etc. BBQs and a toilet would be awesome and extend the length of time people can stay. Toilets also make it more accessible for those who for age, health etc reasons need to be near such facilities - this is something many in the community have to plan outings and activities around. This stretch of Dudley Creek is pretty healthy and also accessible. It would be great to have an information board that tells people about all the life that was identified in the stream during the water way works in the area, and the part they can play in keeping our waterways clean.”

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#### 4. 2020 CONSULTATION | FEEDBACK ANALYSIS

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

##### “Ideas for 10 Shirley Road” Engagement Summary, October 2020

To assist the Waipapa/Papanui-Innes Community in hearing ideas and aspirations from the community regarding the future use of 10 Shirley Road a questionnaire was delivered to approximately 800 properties within the vicinity of the site. At the close of engagement, we received 58 submissions including from the following groups:

- Amazing Mairehau
- Delta Community Support Trust
- NZ Society of Genealogists
- Richmond Residents and Business Association
- Shirley Recreational Walkers

#### **Where did our submissions come from?**

- Richmond = 30
- Mairehau = 10
- Shirley = 6
- St Albans = 5
- Edgeware = 3
- Dallington = 1
- North New Brighton = 1
- Parklands = 1
- Not identified = 3

#### **New Community Centre request by suburb**

- Richmond = 15
- Mairehau = 5
- St Albans = 5
- Dallington = 1
- North New Brighton = 1
- Parklands = 1
- Shirley = 1

#### **Consultation Question 1: Do you currently use 10 Shirley Road (if yes, please tell us how)?**

- Pump track/playground/basketball court = 18
- Walking or relaxing = 17
- Parking, including school drop off = 2
- Meeting place for group = 2
- No = 9

The two most popular uses of the site as it currently is was the pump track, playground and basketball court, closely followed by using the space to relax or part of a walking trip.

The open green space is also appreciated by the community whether as part of a walk (including the Dudley Creek track) or to take time to relax and enjoy the space.

Submitters who indicated they did not use this space (6) had used 10 Shirley Road when there was a Community Centre on site or they only observed others using the site (2).

#### **Consultation Question 2: How would you like to use 10 Shirley Road?**

- Community Centre/Hub/Library = 29
- Open space with trees and stream walk = 13
- BBQ area/picnic tables = 9
- Community gardens/food forest = 7
- Keep play area and pump track = 6
- More recreation activities = 6
- Car parking = 2
- Wayfinding signage for Richmond area = 1

- Tennis court = 1
- Artwork = 1
- Permanent bike park = 1
- Soccer field = 1

We received 29 submissions supporting the replacement of the Community Centre at this location. A number of these submissions also asked that a library be included in the building.

To keep the area as an open green space with the trees and Dudley Creek planting and walkway, creating community gardens and a food forest and also creating a BBQ area/picnic tables there were a combined total of 29 submissions\*.

\* 1<sup>st</sup> place was Community Centre/Hub/Library with 29 submissions.

There wasn't an "equal split". Unless you "combined" 2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup> place for a "combined" total of 29 submissions.

### **Consultation Question 3: How can we make the most of the things already at 10 Shirley Road?**

- Upgrade playground/skate/permanent bike track = 18
- New Community Centre = 16
- New planting, food forest, community garden = 9
- More recreation space/outdoor games = 8
- Seating/BBQ/drinking fountain = 8
- Shelter planting = 5
- Something for older adults = 4
- Markets/Events = 3
- Better maintenance of Dudley Creek area = 2
- Public toilets = 2
- Sell the land for medium density housing = 1
- Give way signs at carpark onto Slater Street = 1

Upgrading the existing playground and making the bike track permanent combined with more recreation space and outdoor games received a total of 26 submissions.

There was support for building a new Community Centre on the site with a total of 16 submissions\*.

\*These submitters ignored the question & asked for what they wanted on this site.

As per the previous question, new planting/food forest/community garden and shelter planting received a number of submissions (14), building on what is already there. Recreation space and installing seating/BBQ/drinking fountain\* also was noted in submissions (8) with 2 submissions requesting public toilets on the site.

\* A drinking fountain was also requested by submitters in the ReVision 'Youth Friendly Space Audit' Report for 10 Shirley Road (2021).

Four submissions requested something for older adults on this site as currently there is nothing for this demographic.

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## **4. 2020 CONSULTATION | FEEDBACK RECALCULATIONS**

– Analysis of feedback: <https://www.10shirleyroad.org.nz/wp-content/uploads/2022/03/Consultation-analysis-report.pdf>

– Feedback received: <https://www.10shirleyroad.org.nz/wp-content/uploads/2022/03/Feedback-table-10-Shirley-Road-website.pdf>

I've gone through the Feedback Received Table & recalculated based on comments:

<https://www.10shirleyroad.org.nz/wp-content/uploads/2024/06/Your-Ideas-Wanted-for-10-Shirley-Road-Consultation-Feedback-2020.xlsx>

Total Submissions: 58

- For Centre: 36 submissions, 62.07%
- Against Centre: 10 submissions, 17.24%
- No Comment re Centre: 12 submissions, 20.69%

If you read the comments, only six submissions say they oppose a new 'traditional' Community Centre, as this would compete with the existing Community Centres in the suburbs around Shirley Road.

Against Centre (Six Submissions):

- Page 9, #34914, Vicki Brown (Individual Submission)
- Page 11, #34912, Vicki Brown, Richmond Residents and Business Association
- Page 19, #34834, Angela Hart (Individual Submission) [Richmond Residents and Business Association]
- Page 19, #34828, Murray James (Individual Submission) [Richmond Residents and Business Association]
- Page 25, #34496, Hayley Guglietta (Individual Submission) [Richmond Residents and Business Association]
- Page 27, #34470, Rebecca Roper-Gee (Individual Submission) [Shirley Village Project]

I also oppose a new 'traditional' Community Centre. I hope after reading my feasibility study & business case, you will come to understand 'why'. Since 2018, I have been advocating for a new 'contemporary' community centre/Citizen Hub that co-locates Council services, by relocating the Shirley Library to Shirley Road & adding learning spaces, meeting rooms, as we don't have space for these at the current location in The Palms car park.

Fourteen submissions want to 'leave space as is/green space':\*

\* These submissions don't align with Shirley Community Reserve's designation.

Leave Space As Is/Green Space (Fourteen Submissions):

- Page 1, #35099
- Page 9, #34915
- Page 14, #34894
- Page 20, #34812
- Page 21, #34801
- Page 21, #34773
- Page 21, #34770
- Page 22, #34749
- Page 24, #34679
- Page 24, #34677
- Page 24, #34669
- Page 24, #34642
- Page 25, #34498
- Page 26, #34472

Two submissions with 'see attachment' or 'no comment':

- Page 1, #34939
- Page 27, #34464

## **2020 Consultation | Adjusted Feedback Recalculations:**

Total Submissions: 58

- For Centre: 36 submissions
- Against Centre: 6 submissions

- Leave Space: 14 submissions (invalid)
- No Comment: 2 submissions

Total Submissions: 58 -14 (invalid) = 44

- For Centre: 36 submissions = 81.81%
- Against Centre: 6 submissions = 13.64%
- No Comment: 2 submissions = 4.54%

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#### 4. 2020 CONSULTATION | 2024 STAFF REPORT

##### 9. Shirley Community Reserve: Proposed Community Facility

“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.”\*

[https://christchurch.infocouncil.biz/Open/2024/06/PCBCC\\_20240613\\_AGN\\_9127\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_AGN_9127_AT.PDF) Page 30

\* This is incorrect analysis.

- 1<sup>st</sup>: Community Centre/Hub/Library = 29
- 2<sup>nd</sup>: Open space with trees and stream walk = 13
- 3<sup>rd</sup>: BBQ area/picnic tables = 9
- 4<sup>th</sup>: Community gardens/food forest = 7

#### 4. REVISION YOUTH FRIENDLY SPACES: 10 SHIRLEY ROAD (2021)

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/>

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#### 4. REVISION ‘YOUTH FRIENDLY SPACE AUDIT’ REPORT: 10 SHIRLEY ROAD

Christchurch City Council Meeting, 10th February 2022

[https://christchurch.infocouncil.biz/Open/2022/02/CNCL\\_20220210\\_AGN\\_7420\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2022/02/CNCL_20220210_AGN_7420_AT.PDF)

##### 11. Youth Audit Tool - Future Actions

Report: Pages 153-156

Although the ReVision ‘Youth Friendly Space Audit’ Report for 10 Shirley Road was written on the 14th December 2021, it was not included as an attachment in this “11. Youth Audit Tool - Future Actions” report.

<https://www.10shirleyroad.org.nz/wp-content/uploads/2023/03/ReVision-Youth-Audit-10-Shirley-Road.pdf>

On November 3 and November 28 2021, 10 Shirley Road was audited by young people on its youth-friendliness.

Using the Youth Relevant Design Check Card and Youth Friendly Spaces Audit, young people audited 10 Shirley Road on its safety, appeal, accessibility, resourcing, and youth-friendliness.

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.

- The youth auditors really liked how the space is well connected within Shirley.
- 10 Shirley Road is right in the middle of other spaces local young people would access and is surrounded by bus stops connected to the central network.
- The space has a variety of facilities for young people to use, such as the playground, skate ramp, basketball court, and a quiet space by the stream at the other end of the park.
- They enjoy using the space as it is easily accessible and its activities give them something to do, while making them feel like they belong.



The areas young people thought could be improved on were the lack of basic amenities in the space and the underutilisation of the space. The space would benefit from having a toilet, water fountain, and lighting as these facilities would make it more practical and safe for youth.

Down the track, young people would like to see a youth hub that can be used for shelter from the weather, relaxation, and event activations developed to unlock the potential the space has to offer.

#### **4.3 Scorecard Feedback: 10 Shirley Road**

- Those who want to be active and socialise with friends can use the pump track and the basketball courts to play games or hang out at the playground and use the swings.
- Young people that want some peace and relaxation can sit at the other end of the park by the river and absorb nature.
- Add an information board which includes youth-focused information and advertising. It should also include contacts to youth services and providers, in both Shirley and neighbouring areas. This will help young people feel comfortable with accessing support and could possibly introduce them to new groups and clubs.
- In the long run, young people would like to see a youth centre or a place where young people can sit down and relax in a sheltered space which protects them from the elements.

##### **4.4.1 Safety: 10 Shirley Road**

- Overall, the youth auditors feel safe when using 10 Shirley Road.
- During the day, they mentioned that the space feels safe due to its location on the main road and open areas.
- However, when dark, the auditors noted that they did not feel the same level of safety.
- Another auditor mentioned that they would feel safe if more people were around. This could be achieved by adding more seating to attract more users and introducing more activities.

##### **4.4.2 Appeal: 10 Shirley Road**

- The auditors mentioned that they like going to the park because it is easy to access and has fun things to do.
- One auditor mentioned that the river at the other end of the space gives a sense of nature and peace.
- The location of the space makes it easily visible, and it is located near other places young people frequent.
- Another idea raised by the auditors to improve the appeal of the space was to refurbish the basketball courts and playground. This could be achieved by repainting the court, net, and playground.
- In terms of new activities, the auditors noted that the table tennis table is not fit for purpose as it is usually too windy to use. Instead, the auditors suggested that a big chess set could be developed, which would be something young people would welcome to the space.

##### **4.4.3 Accessibility: 10 Shirley Road**

- Young people commented that the space is easily accessible.
- Due to its location on a main road, the space is easy for not just Shirley residents to access, but everyone in the city.
- A traffic light installed right outside the main entrance makes it easier for young people to cross the road, while the bus stops located directly outside the space connect it to the city's public transport network that many young people rely on.
- People can also drive to the space, as well as safely walk and bike, although the bike stands need to be updated.
- The space is connected to other spaces that young people in the area would go to.
- While the space is accessible from a transport perspective, many of the auditors pointed out that the space has poor disability access. They noted that the footpath is the only wheelchair accessible part of the space and that ramps and wheelchair-friendly activities should be introduced to the space.

#### 4.4.4 Well-Resourced: 10 Shirley Road

- The youth auditors noted that while the space appeals to all age groups, it needs basic facilities like toilets, lighting, water fountains, and seating to be introduced to be well-resourced.
- With council already planning to build a new structure in the space, the youth auditors agreed that they would like this to be a building that would be a place to both run activities and relax.

#### 4.4.5 Youth-Friendly: 10 Shirley Road

- The youth auditors agreed that the space is youth friendly due to its simplicity and it having a “Shirley vibe”.
- They noted that Shirley generally has a natural, relaxed and community atmosphere, which they would like to see preserved in the park if anything new is to be installed or introduced.
- One auditor did mention that the space “screams out ‘toddler’ more than youth” and that the neighbouring MacFarlane Park “screams out youth more than here [10 Shirley Rd]”. They explained that this is because MacFarlane Park has the Park Centre, which offers free WiFi, a full size basketball court, a playground better suited to a wider age range, and more field space to use.

### 4. REVISION YOUTH FRIENDLY SPACES: SHIRLEY LIBRARY (2021)

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/>

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#### 4. REVISION ‘YOUTH FRIENDLY SPACE AUDIT’ REPORT: SHIRLEY LIBRARY

Christchurch City Council Meeting, 10th February 2022

[https://christchurch.infocouncil.biz/Open/2022/02/CNCL\\_20220210\\_AGN\\_7420\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2022/02/CNCL_20220210_AGN_7420_AT.PDF)

ReVision Report - Shirley Library (21st July 2021): Pages 160-177

This report is based on data gathered on the 7th of July 2021 and 10th July 2021 at Shirley Library. Using the Youth Relevant Design Check Card and Youth Friendly Spaces Audit, young people audited the Shirley Library on its safety, appeal, accessibility, resourcing, and youth-friendliness.

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 youth auditors really liked how the space was calm and somewhere they could come and relax in.
- The young people also liked how friendly the staff were.
- The youth space was a key area the young people identified as needing change. Specifically, they wanted to see this space moved to a different area of the library.
- They felt like the youth space was an afterthought lacking youth input.
- Some other suggestions were implementing comfier chairs and beanbags.
- They wanted to see more artwork, colour, culture and vibrancy around the library.
- Young people wanted to feel included in decision making on clubs and activities for them and suggested providing different avenues for them to continue to do this.
- With this, they also wished to see a greater circulation of young adult books and the Shirley Library to be better resourced with activities and clubs for them.

Almost all of the youth auditors thought that the Shirley Library, which they feel is currently a blank canvas, would be more youth-friendly if there was more artwork on the walls and around the place.

One auditor even suggested artwork on the outside of the building, which you would be able to see as you approach the Shirley Library. They felt that this would be an easy change to make and suggested engaging with local youth to collaborate with famous artists to create new pieces for the Library.

Another young person acknowledged that relaxing music could make the environment more ambient.

Some other simple changes suggested were, free water, more charging ports, an Xbox in the youth space and a little garden. One auditor said that these changes would create an overall “better vibe.”

#### **4.2 Scorecard Feedback: Shirley Library**

- The most common theme that came through the scorecard regarding what people liked was that the Shirley Library was a space that was a quiet and calm place to spend time in.
- The youth auditors felt that the staff were friendly and that they had the option to relax by themselves or with the staff and/or friends.
- However, one common theme that the auditors mentioned was that there were more options for kids such as kids’ books and games, that were not also available for youth.
- 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.
- Another auditor really wanted to have a space that was at the heart of the library and was slightly removed at the same time.
- Young people were also perplexed as to why the PlayStation was right next to the children's books and felt that the PlayStation along with the accompanying bean bags should be moved into the young adult area.
- Another common recommendation that young people felt would make the place livelier would be to add more plants and greenery. Not only would this create a “better vibe” as one auditor said, but the young people felt that it would make the Shirley Library feel even more homely.

##### **4.4.1 Safety: Shirley Library**

- When asked whether the Shirley Library felt like a safe place, one young person said, “it can be a safe place if you need to get away from stuff and read a book.”
- Another young person mentioned that they felt safer in the space when there were less people around.
- When asked how they felt on arrival, one young person highlighted how they felt like they weren’t meant to be there as they couldn’t see anyone their age.
- Young people generally felt safe arriving at the Shirley Library as many were familiar with the route to get there; it was only when they had to leave when it was dark that they felt unsafe.
- However, everyone else who left either by public transport or foot/bike expressed feeling unsafe.
- A couple of young people highlighted how dark the mall and library car park were and this increased how unsafe they felt leaving the Library.
- A suggestion made to make the space feel safer was to increase lighting outside the Shirley Library and in the surrounding car parks.
- On a positive note though, the young people highlighted that the librarians were always very friendly and that they felt comfortable to approach them if they ever felt unsafe and/or needed to express concern.

##### **4.4.2 Appeal: Shirley Library**

- During the focus groups, the young people expressed that they liked coming to the library as it was close to places that they were familiar with and usually went to such as the Palms Mall, school and home.
- Another thing that the young people expressed was that it was a great place to come and experience some peace and downtime.
- One young person said that they liked to come to the Shirley Library as they didn’t have many friends to hang out with on the weekend and it was close to their house.
- Although some young people expressed positive things about the appeal of the Library, some auditors felt that the youth area was uninviting and made them feel closed off from others in the Library.
- One young person stated that “the only vibrant thing about the library was the book covers”.

- Young people said to improve this the Library could provide a more vibrant space, with art on the walls, more colour, comfier chairs, more clubs for the youth, plants to make it feel homely and for the PlayStation and beanbags to be moved into the youth space away from the children's areas.
- Young people wanted a space that felt like it was designed by youth and for youth and for it to feel connected to the Library and rather than being "put into the back of the corner". However, they also stated the importance of having a separate space as well.
- One young person said that "they didn't even know the magazine room existed until they did the audit" and suggested that they would prefer to have the magazine space as the youth space as they felt safer there.

#### **4.4.3 Accessibility: Shirley Library**

- The young people expressed that getting to and from the library by public transport was relatively easy.
- However, they felt that the Library could be better sign posted.
- The young people commented that it was in close proximity to places they usually accessed such as the mall, bus routes and school.
- For those that biked, the consensus was that there weren't enough bike stands (only one) and the bike stands that were present were not modern bike stands that ensure your bike is safer. They expressed that the round arch ones that are currently located at the entrance of the library, make it easier to steal bikes. They suggested simply updating these bike stands.
- The young people felt that there could be more toilets available for users in the library and also some gender neutral options that weren't the disabled toilets. They would recommend providing more toilets and more inclusive options like at Tūranga Library. They also highlighted that there were no showers to use and therefore adding showers to the library could be considered.

#### **4.4.4 Well-Resourced: Shirley Library**

- Young people expressed that they felt that there was good information about other services, however, felt that information about the 'youth clubs' could be better advertised and more easily accessible.
- The young people said that the staff were friendly, nice and that they are "not scary and won't bite".
- They specifically expressed that some of the staff felt more relatable as they were closer in age.
- Young people liked that there were computers available and that there was a PlayStation that anyone could use. However, they suggested that there needed to be a greater choice of video games.
- Some of the young people suggested that there could be more activities for young people, such as, colouring, crafts, sing star, board games, and more events.
- Some of the young people expressed that they would like to see a drawing/sketching club, a colouring club and a LGBTQ club.
- To promote this, young people felt that there needed to be better advertising and posters so that it was easier to access these resources.
- A simple suggestion was to make a registration form, so if you wanted to create a club or join one you could register to be involved.
- 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.

#### **4.4.5 Youth-Friendly: Shirley Library**

- Young people found that the Shirley Library did not feel youth friendly or youthful.
- One young person said that "it feels like an adult space and the youth space feels like an afterthought".
- Whereas another young person explained that after school it sometimes felt youthful with all the students from schools however it didn't on the weekend as there were far fewer young people.

- 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.
- One person stated that they feel comfortable in the space, but not valued.
- How then can the Library make young people feel valued? Some suggested that young people should be included in the decisions more and that there should be more of a youth voice present. One person suggested that the Library should ask some of the young people to be on a team to help with the design of the library. Overall, they wanted to be able to continue to give feedback, make suggestions on the space and have their voice heard.
- Some practical suggestions were to make a young librarian club and to create a day where young people can learn how to be a librarian. Something similar to an event run for Kidsfest but for older young people.
- To increase the vibrancy and youth friendliness of the space the young people suggested that there be more artwork on the walls. They felt that a short-term art club could be formulated to help design and think about what to put on the walls. They thought that using New Zealand artists to collaborate with the young people could be a great idea as well.

#### 4.3.6 General Feedback: Shirley Library

Overall, the young people that came along to the audits were either regular users of the Shirley Library or hadn't been many times before. Some final and general feedback that they gave was that they thought the library could provide free water for all users. They wanted to see some of the suggestions they've made be implemented and a feedback box or process put in place so that they could continue to have their say on the library.

### 5. Recommendations

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

## 4. SHIRLEY COMMUNITY CENTRE: CONSULTATION (2023)

### 4. 2023 CONSULTATION | STAKEHOLDER MEETING

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

### 2023 CONSULTATION | QUESTIONS/OPTIONS

At the meeting I asked staff if the Consultation questions/'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".

\* "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://christchurch.infocouncil.biz/Open/2022/06/PICB\\_20220617\\_AGN\\_7648\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2022/06/PICB_20220617_AGN_7648_AT.PDF) Page 97

### 2023 Consultation Wording

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

### 2023 CONSULTATION | 'NO BUILDING' OPTIONS

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.

This 10 Shirley Road site is called Shirley 'Community' Reserve (not Shirley Park) for a reason.

It is a Local Purpose 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. It also appears the land could not simply sit ‘vacant’.”

9. Shirley Community Facility Rebuild – 10 Shirley Road (2015)

[https://christchurch.infocouncil.biz/Open/2015/08/SPCB\\_19082015\\_AGN.PDF](https://christchurch.infocouncil.biz/Open/2015/08/SPCB_19082015_AGN.PDF) Page 27

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## 2023 CONSULTATION | ‘HUB’ DEFINITION

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](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.”

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## 4. SHIRLEY COMMUNITY RESERVE | FRESH EVENT (2023)

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### 4. WAIPAPA P-I-C COMMUNITY BOARD | YOUTH RECREATION

[https://christchurch.infocouncil.biz/Open/2022/12/PCBCC\\_20221216\\_AGN\\_8314\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2022/12/PCBCC_20221216_AGN_8314_AT.PDF) Pages 30 - 32

10. Waipapa Papanui-Innes-Central 2022-23 Discretionary Response Fund Application - Board Projects

1.1 The purpose of this report is for the Waipapa Papanui-Innes-Central Community Board to consider an application for funding from its 2022/23 Discretionary Response Fund.

Decision Making Authority

3.2 The Community Board has the delegated authority to determine the allocation of the Discretionary Response Fund for each community

3.2.1 Allocations must be consistent with any policies, standards or criteria adopted by the Council

3.2.2 The Fund does not cover:

- Legal challenges or Environment Court challenges against the Council, Council Controlled organisations or Community Board decisions

- Projects or initiatives that change the scope of a Council project or that will lead to ongoing operational costs to the Council (though Community Boards can recommend to the Council that it consider a grant for this purpose).

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## 4. YOUTH RECREATION | DRF DECISION MATRIX

[https://christchurch.infocouncil.biz/Open/2022/12/PCBCC\\_20221216\\_AGN\\_8314\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2022/12/PCBCC_20221216_AGN_8314_AT.PDF) Page 33

- Organisation Name: Waipapa Papanui-Innes-Central Community Board
- Name and Description: Youth Recreation. This project is to ensure provision of youth activities, events and programmes occurring throughout the Papanui-Innes-Central ward.
- Staff Recommendation: \$9,000. That the Waipapa Papanui-Innes-Central Community Board approves a grant of \$9,000 from its 2022-23 Discretionary Response Fund towards costs of staging various youth activities and events. That any unspent funding will be returned to the 2022-23 Discretionary Response Fund.
- Staff Assessment: This Project helps to ensure that the social and recreational needs of the youth within the ward are met by working with key youth and community organisations in a collaborative approach whilst building the organisations’ and youths’ capacity. The Project contributes to the local community’s well-being and prosperity, specifically the local youth and their families.

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## 4. CCC DISCRETIONARY RESPONSE FUND

<https://ccc.govt.nz/culture-and-community/community-funding/discretionary-response-fund>

- **Discretionary Response Fund:** The purpose of this fund is to assist community groups with emergency or unforeseen situations. Applications will support community-focused projects that contribute to the strengthening of community wellbeing in the Christchurch city area.

- **Local Discretionary Response Fund:** Community Boards can grant funds to any group or person for any purpose except for those listed below.
- **Citywide Discretionary Response Fund:** Applications are being accepted for this fund. The Citywide fund covers activities where the benefit is not just for residents in a defined area but far-reaching. The focus is on assisting with unforeseen or unexpected costs that could not be predicted.
- What this fund does not cover:  
Neither fund will usually cover: Entertainment costs (including food). Gambling or prize money.

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#### 4. YOUTH & CULTURAL DEVELOPMENT FACEBOOK POST | 6<sup>TH</sup> JULY 2023

<https://www.facebook.com/share/p/PvCp78k7n4QDKhhB/?mibextid=oFDknk>

3X3 Basketball Tournament, 12pm – 3pm, Thursday 6<sup>th</sup> July, Shirley Community Reserve, 10 Shirley Road, Shirley  
 “TODAY!!! FRESH 3 on 3 Basketball comp at the Shirley Community Reserve...  
 FREE Braids & Fades, FREE Sausage Sizzle & Drinks & a live DJ to set the mood...  
 First prize for the basketball is 3 x \$100 Prezzi Cards  
 Teams can register on the day from 12pm, comp starts at 12:30pm...”

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#### 4. WAIPAPA P-I-C CB MEETING | 12<sup>TH</sup> JULY 2023

[https://christchurch.infocouncil.biz/Open/2023/07/PCBCC\\_20230712\\_AGN\\_9557\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2023/07/PCBCC_20230712_AGN_9557_AT.PDF) Page 119

##### 3.4 Participation in and Contribution to Decision Making

##### 3.4.1 Report back on other Activities contributing to Community Board Plan

##### **"FRESH event – Shirley Community Reserve**

The FRESH 3-on-3 Basketball Tournament held at Shirley Community Reserve on Thursday 6 July 2023 attracted a good number of attendees into the brisk weather, complemented by the attraction of free fades and braids, and a sausage sizzle, in addition to the tournament, and accompanied by Council engagement on the future of the Reserve."

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#### 4. 2023 CONSULTATION | LET'S TALK

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##### 4. 'HOW SHOULD WE DEVELOP SHIRLEY COMMUNITY RESERVE?' CONSULTATION

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

Open for feedback: 17 July 2023 to 14 August 2023

Earlier this year, the Waipapa Papanui Innes Central Community Board made the Shirley Community Reserve a key priority in their [community board plan \(on page 14\)](#). Together, we want to develop a meaningful, dynamic and fun space for everyone, so that the reserve becomes a destination of choice for the community - a safe space, a place that enhances wellbeing, and provides a place for social connection.

**What can you do?** Tell us what you think the Shirley Community Reserve should look like.

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.

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#### 4. 2023 CONSULTATION | FAQs

<https://letstalk.ccc.govt.nz/SCR/SCR-FAQ>

- **Why are we talking to you about this reserve again?**

In 2021, the Council approved \$3 million funding for the rebuild of the Shirley Community Centre in FY 2029/30



– FY2031/32 and requested an updated ‘feasibility study’ to look at other options, including incorporating the current Shirley library.

Now, the Waipapa Papanui-Innes-Central Community Board have made the future of Shirley Community Reserve a key priority in their Community Board Plan 2023-2025. We’re making sure that the community board have a good understanding of what the community want the reserve to look like ahead of making a decision. This community engagement will contribute to an updated feasibility study to be presented to Council.

- **What have we heard previously?**

Shirley Community Centre has been a topic of conversation in submissions on all Council Annual Plan and Long Term Plan consultations since 2018.\*

In 2020, we reached out to the Shirley community to find out what they wanted in the reserve. We heard varying amounts of feedback but we were faced with some barriers, mainly because of COVID-19.

Last time, the 58 submitters that we heard from were split. Half supported replacing the old community centre here, while the others wanted the reserve developed into an open green-space with suggestions including planting, a walkway, community garden, food forest and a BBQ/picnic area.

\* When I made my first submission to the CCC re my idea for 10 Shirley Road:

<https://www.10shirleyroad.org.nz/wp-content/uploads/2022/06/ShirleyCommunityCentre10ShirleyRoadSubmissionByJoannaGould2018.pdf>

- **What options have been considered?**

From 2012 to 2016, staff explored options for a third-party funded and managed facility. A proposal explored for this area was rejected in favour of a new site on North Avon Road in Richmond.

- **Why can’t we have both a community hub and outdoor recreation space?**

**Budget constraints** made worse by groundwork issues (caused by the earthquakes) **mean that we can build a community hub or outdoor recreation space well, not both.**

- **Has the community board considered partnering with a community organisation to develop the reserve?**

The Waipapa Community Board was presented with the opportunity to partner with Delta Community Trust in 2016 to develop a community facility on Shirley Community Reserve, as part of a tender process. The (then) Papanui Innes Community Board rejected this plan after concerns were raised that the facility would not be accessible to everyone regardless of culture or religion.

- **How were these options developed?**

This is continuing the conversation from what we heard in 2020.

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#### 4. 2023 CONSULTATION | SCR HISTORY

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

##### Previous feedback

In 2020, we reached out to the Shirley community to find out what they wanted in the reserve. We heard a variety of feedback but we were faced with some barriers, mainly because of COVID-19. Last time, the 58 submitters that we heard from were split. Half supported replacing the old community centre at this location while the other half supported developing the area into a dynamic open green-space with suggestions including planting, a walk-way, community garden, food forest and a BBQ/picnic area.

The results from the consultation are shown below:

- **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'.

This 'Community building' & 'Outdoor options' does not align with Shirley Community Reserve status.

### **The history of the reserve**

Before the Canterbury earthquakes, the facility was Shirley Primary School (1916-1977) and Shirley Community Centre (1979-2011). The facility was damaged in the 2010/2011 Canterbury earthquakes and then demolished in 2012 after being classified as unsafe for use. The building was home to a number of community organisations and programmes which enriched Shirley and helped people to connect with each other. These organisations and programmes included:

- Senior Net
- New Zealand Society of Genealogists
- Pottery programmes
- Parent Centre
- Santa Workshop
- Canterbury Embroiders
- Shirley Recreational Walkers
- Shirley Leisure Group

After the earthquakes, many members from the Shirley community raised concerns that not replacing community hub in the reserve would mean that social isolation and lack of community collaboration would become worse.

In its place, the reserve was fitted with numerous recreational facilities that you see today such as a basketball court, playground, pump track and a large green space.

### **2019 Feasibility Study**

In 2019, Council carried out a feasibility study to investigate the replacement of the Shirley Community Centre.

The report highlighted the following:

- The previous community facility played a crucial role in enhancing community well-being. A range of activities were lost when the community facility at 10 Shirley Road was removed post-earthquake. A number of these groups have since been re-established in other locations:
  - Senior Net (moved to Westminster Street)
  - New Zealand Society of Genealogists (moved to Parklands Community Centre)
  - Pottery (disbanded)
  - Parent Centre (moved to Bishopdale, *now at The Village @ Papanui*)
  - Santa Workshop
  - Canterbury Embroiders (to Hammersley Park)
  - Shirley Recreational Walkers (meet on Chancellor Street)
  - Shirley Leisure Group (finished up because no suitable building in the area on a main bus route)
- Any new facility would be in line with the principles of the [Community Facilities Network Plan](#).
- Since 2011, non-Council organisations have built or committed to building new community facilities in the area including:
  - Shirley Community Trust (with their community facility in MacFarlane Park) and;
  - Delta Community Trust, introducing a variety of community facilities in Shirley and Richmond.
- A key point raised was the dependence on faith-based community facilities, which could be a barrier to some people using their space. It was identified that there was a need for flexible multi-use spaces with storage space as well as long-stay spaces. Faith-based organisations did contribute significantly to the number of community spaces, programmes and activities in the area.
- To a lesser degree, there were some non-faith-based community facilities that were highlighted as contributing to the area, including:
  - the former St Albans Shirley Club, a facility with an emphasis on community access,
  - Avebury House and the upgraded facilities,

- Kohinga St Albans Community Centre,
- It was also highlighted that there were many more community activities taking place in the Shirley community.
- The report identified opportunities for the reserve to increase its value and sustainability, not by developing a community centre but instead by developing a space suitable for short-term assets along with long-term ones that encouraged community-led events in the space.

#### LTP 2021 – 2031 Petition from Shirley Road Central

This petition was submitted to Council at the Long Term Plan (2021 to 2031) meeting in 2021 from the Shirley Road Central group. The petition contains signatures in support of a new community facility on the Shirley Community Reserve. The petition also resulted in Council asking staff to develop an updated feasibility study, looking at what options are appropriate for the reserve.

[https://letstalk.ccc.govt.nz/download\\_file/133/495](https://letstalk.ccc.govt.nz/download_file/133/495)

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#### 4. 2023 CONSULTATION | FEEDBACK

People were able to provide feedback from 17 July 2023 to 14 August 2023. During this time, we heard from 279 individuals and groups.

2023 Consultation Feedback Report: [https://letstalk.ccc.govt.nz/download\\_file/view/3925/475](https://letstalk.ccc.govt.nz/download_file/view/3925/475) (included on the 'Shirley Community Reserve' consultation website page: <https://letstalk.ccc.govt.nz/SCR>)

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#### 2023 CONSULTATION | FEEDBACK FROM ORGANISATIONS

- **Kia Kori Waitaha**  
Top Ranked Option: A recreation and play space  
A mix of recreational and community hub would best serve its purpose. This would allow rangatahi, tamariki and their whānau the ability to utilise the space, and feel free to.
- **Shirley Community Trust**  
Top Ranked Option: A recreation and play space  
A recreational and play space. We don't need another community hub - we already have a few of those in Shirley. We need a space which invites and encourages children/youth to come and play, hang out, interact in a safe, outdoor space. A space where everybody can enjoy spending time outside, whether it is walking, picnicing, watching others, sitting and relaxing, etc.  
Also - there are more anxious people in our community than we fully realise. Many will not come to community hubs, or any facility that has too many people in a confined space, is too loud and bustling, or makes demands of them socially that they are not comfortable with. Outside spaces such as this could be offer gentler opportunity for interaction to the degree people are comfortable with, in a way they are more comfortable with.
- **Eastside Training Squad**  
Top Ranked Option: Community Hub  
Lack of rooms, community centres in our area to hire to provide affordable community classes
- **Dallington OSCAR**  
Top Ranked Option: Keep the space as is  
A lovely open space like Hagley park for the families. A small scooter bike track for smaller children and right around the outside a bicycle/scooter track for other users with twists and turns not too straight. Families can fly kits, picnic on the grass or add some tables, it has to be appealing to the eye so council must up keep it. Also nothing that vandals/graffiti on. Maybe have an area where you could have story times etc like the botanical gardens this would be amazing for the children in our community.
- **St Albans Residents Association**  
Top Ranked Option: Community Hub  
A purpose built building for the Shirley Community that is fully accessible and will accommodate the activities that contribute to the wellbeing of the residents now and in the future is needed at this site. Shirley is a deprived area of the city and this is an opportunity for the CCC to address this inequality and provide a space which will be around for the next 100 years for the community to use and develop. With the educational and

commercial facilities around the site the centre will add to and benefit the community hub which together with the public transport route enable the community a more sustainable future.

- **Spokes Canterbury**

Top Ranked Option:

Spokes would like to see the shared paths for cyclist retained and upgraded, and the provision of good quality, secure cycle parking what ever option is chosen. We do not have a view on the selection which should be locally decided so please ignore the order above as it is not possible to save this comment otherwise. Spokes notes a pump track is always a good way to introduce some fun into cycling. We are keen on active transport options to facilitate cycling as a way of accessing community facilities.

- There were no submissions received from these local organisations:  
Shirley Village Project, Eastern Community Sport and Recreation Inc, Delta Community Support Trust, Avebury House & We are Richmond.
- A few people involved in the above local organisations did however make an 'individual' submission with their 'top ranked option' being 'Recreation and Play Space' or 'Keep the Space as it is.'

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## 2023 CONSULTATION | FEEDBACK FROM INDIVIDUALS: COMMUNITY HUB

Below are some of the comments included in the 'Individuals – top ranked option: Community Hub' section.

Full Feedback Report: [https://letstalk.ccc.govt.nz/download\\_file/view/3925/475](https://letstalk.ccc.govt.nz/download_file/view/3925/475)

- **#157:** It would be nice to have a community centre, especially for people who live alone and new mothers.
- **#171:** I live closer to Shirley than the Edgware shopping area. I am a pensioner so walk or bus to get around. There is no community hall for me to go to at present. So have missed the community hall in Shirley Road.
- **#172:** My walking group meets at this location. I miss having no toilet facilities there.
- **#1045:** The community needs a hub, a place where people can come together. Where programmes can be run from that support the wider community from the leaning music stars for young children to the knit and natters club, to after school programmes that keep our youth safe and out of trouble.
- **#1232:** For me, it's important to have a community centre available for the type of community events that need a building in a Community setting, with accessible car parking, to effectively operate from - eg community run exercise classes, community meals, children's out of school activities, community (volunteer) run health type clinics for the vulnerable and elderly (eg foot care, fall prevention exercise etc)
- **#1240:** A community space where classes and groups can be held is the thing we currently don't have - there are plenty of playgrounds and green spaces around. The McFarlane park centre has made a big difference to the feeling of engagement in the community slightly north, and provides the engagement to make things like a community garden possible later on. Going straight to a community garden is unlikely to work without there being engagement already. The current space as it is isn't used much, and definitely needs improving.
- **#1241:** A community hub is the most important for all groups having access and for the community to have a central connection point. Since the earthquakes the community has been disjointed and has no identity without a central hub.
- **#1253:** It would be great to have a place for meetings of hobbies clubs, craft activities etc in an area which is easy to access and parking is freely available.
- **#1280:** The Shirley area needs a Community hub to support volunteer groups in the area.
- **#1322:** Build a community hub in order to build up our community! Pre-quakes, the centre had been home to numerous organisations and programmes that enriched the area and helped the community to connect. It is vital to the area that this be reinstated.  
The community need bookable spaces such as those in most libraries around the city. Shirley is missing out. The facilities of the Halswell Library + community spaces (not including the pool) are great (although the bookable meeting spaces are often too big and impersonal, or too small - it was a strange planning decision not to include 1-2 welcoming spaces for approx 20 people. On a smaller scale, the facilities of Manuka Cottage in Addington are great for the amount of space used - it has been designed and furnished in a way that creates a welcoming and supportive feel to a big space.

The area has a relatively high number of Kaianga Ora houses, and work is underway to infill those properties

with higher-density accommodation, meaning that the proportion of the local population experiencing high deprivation and associated additional needs will increase.

Greater provision of support services are vital for building and maintaining community cohesion, and upskilling residents who have been let down in the past in one way or another (eg. inadequate literacy and numeracy approaches at school for a few decades; trauma in its various forms leading to addictions, etc).

Organisations, service-providers and programmes need to have a home in the area, and replacing the community hub at this site is vital for this, so that it provides easy access for wraparound support.

Without this, the costs to local and central govt will increase through reduced community cohesion, reduced mental health and wellbeing, reduced education and vocation skills, increased crime, disengagement of youth, etc.

Some of the space can be kept as green space - Christchurch South Library has a lovely green outlook on the north and east sides. If the Shirley community hub was similar to the Halswell library and community centre, it could wrap beautifully around green space (as the Halswell building wraps around the pool area) and the many windows could merge the outside green space and inside built facilities.

I feel that it is also important to build up, and not just out. This models for the city that we should spread our buildings up, so that we can balance built environment with green space.

At 10 Shirley Road a 2 storey building could provide a highly-functioning library, large-medium-and-small meeting spaces, plus a home for various organisations and programmes AND maximise the retention of green space for those who value keeping the site as it is plus those who wish to see additional recreation and play spaces.

- **#1326:** a community hub with subsidized ability to hire the space for local groups (e.g. evening activities, music groups, board game groups, other hobby groups, plunket courses). A bit like the Philipstown Community Centre. Together with the existing play enter would create a cool community hub for Richmond/Shirley.
- **#1396:** A thriving community centre was there before the earthquakes & funding for it to be rebuilt was put on the LTP. So many other suburbs have had major council investments with having community centre upgrades or rebuilds why is shirley having to fight for theirs to be reinstate. Rebuilding a community centre on shirley reserve is the only option I support.
- **#1434:** A place to connect, as individuals, groups via Farmers markets, community workshops, some recreational facilities would most likely be of benefit, again this is to connect young and older.
- **#1444:** I am strongly for the idea to build a community hub, as we lost the very old but large community building in the earthquake where many people gathered and different groups could organise learning classes for the young and elderly, This was what made it unique for the community and people of all ages were engaged and interested to be a part of the community happenings.  
Furthermore, in wintertime when it is not possible to enjoy the outside areas there is a change to meet up and communicate with your fellow neighbours this builds a sustainable community feeling.
- **#1661:** This side of Shirley Rd is desperate for a community hub. We have been waiting years for our community centre to be rebuilt. I have been involved with the Playcentre in the reserve for almost 10 years now and we have been consulted so many times, and every time our families have expressed their need for a community centre to help bring our wider community together. Somewhere with spaces for community groups to meet, a cafe, community classes etc. The table tennis table and benches were a huge waste of money and we never see them used. The basketball court is too close to the road and rarely used. The pump track is loved by all the school kids and our Playcentre tamariki and the playground is used mostly in the 15mins before and after school pickup, but the rest of the reserve is rarely used. We do however say thank you for installing new fencing as it is much safer for families with young children to use the playground and pumptrack now that it more securely fenced. The stream remediation work was fantastic but isn't maintained often enough.
- **#1725:** Community hub + library in a design that incorporates keeping ALL the mature trees. I used to live near the new Halswell Library, and Shirley deserves that sort of facility too.
- **#1804:** The former Community Building at 10 Shirley Road served as a vital space that brought people together and facilitated various community needs. Its mixed-use nature allowed individuals of all ages, backgrounds,

and interests to participate in diverse activities, fostering pride in the local area. I submit the reasons below why reestablishing a community hub is crucial for the neighbourhood's growth and development.

#### 1. Strengthening Social Bonds:

A community hub provides a central space for residents to interact, collaborate, and support each other, fostering a sense of belonging and connectedness. By encouraging diverse interests and activities, the hub becomes a melting pot where residents can discover common passions, exchange ideas, and work collectively towards enhancing the community's quality of life. Building strong social bonds creates a tight-knit and resilient community that stands together in times of both celebration and challenges.

#### 2. Promoting Personal and Communal Development:

A reestablished community hub acts as an educational centre, offering workshops, seminars, and training sessions that contribute to personal growth and skill enhancement. By empowering individuals with knowledge and skills, the hub becomes a hub for personal development, contributing to a well-rounded and empowered community. Moreover, it encourages local talent to flourish, fostering creativity and diversity that enriches our community's cultural fabric.

#### 3. Boosting Local Economy:

The revival of a community hub can provide a significant economic boost to the neighbourhood. By offering a platform for local businesses and entrepreneurs to showcase their products and services, the hub becomes a hub for economic activity, attracting visitors from adjacent areas. This influx of visitors can generate revenue for local businesses, invigorating the local economy and contributing to sustainable growth.

#### 4. Catalysing Positive Change:

A well-established community hub empowers residents to take charge of their neighbourhood, instilling a sense of ownership and responsibility. This empowerment leads to community led initiatives that address various issues, such as sustainability, safety, and infrastructure development. By working together, the community becomes more self-sufficient and resilient, capable of adapting to changing circumstances and thriving in the face of challenges.

#### 5. Inclusivity and Diversity:

A community hub celebrates diversity and fosters inclusivity by offering a range of activities and events that cater to different interests and backgrounds. It becomes a space where people from various walks of life can come together, share experiences, and learn from one another. This inclusive environment strengthens social cohesion and enriches the community's cultural tapestry.

The revival of the community hub is not just about rebuilding a physical structure; it's about revitalizing the heart of our neighbourhood. A community hub serves as a focal point for unity, growth, and progress. By bringing people together, promoting personal and communal development, boosting the local economy, and catalysing positive change, the community hub will create a flourishing and vibrant neighbourhood we can all take pride in. Let us come together and work towards the reestablishment of our community hub, ensuring a brighter future for generations to come.

- **#1832:** Community support is the most important, especially given that Shirley's facilities have been missing for such a long time. It would be awesome to move the library there and have community facilities as part of it. The library would be more accessible (parking at The Palms is awful, and the orbiter doesn't go next to the library currently, making it more difficult for those who use public transport - especially people with illness/disabilities), and having connected community facilities would make it all easier to use, service, and be a focal point for the community to come together. Having the resources in the one place just makes sense.
- **#1910:** Would love a space our kids can use over the coming years and get to know more people in the community.
- **#2050:** A community centre with rooms for non-profit groups to meet would be good for the neighbourhood. There are good outdoor spaces nearby but no community hall type space.
- **#2324:** A true community hub should aim to meet the needs of all members of the community and recognise the value of maintaining an environment which meets a balance of physical, social and ecological needs in a sustainable form. It would provide space for a 2/3 room building or buildings allowing for small group community meetings or activity venues. It would incorporate in its overall ground plan a landscaping plan which leads to an integrated mix: of buildings; passive (outdoor chess) and more vigorous activity spaces (eg.

half-court basketball, pump track); areas of planting supplementing the current Christchurch-wide food forest initiatives; amenities such as indoor/outdoor kitchen/barbecue facilities; toilets within and independent of buildings; outdoor power outlets. It should NOT be dominated by any one type of facility and should take into account the range of age groups living in the area it would serve. Current road rebuilding and newly introduced speed restrictions in the surrounding streets will enhance the safety for users of the facility.

It should be noted that the petition presented a few years ago by a local group claimed to have 680 signatures. However, 35% of these came from people who did not list themselves as residents of the area which is the subject of this submission and therefore the validity of the petition is questionable.

- **#2684:** We need the community centre back in Shirley. The Acheson ave 1 is far to small and not central to Shirley. It would be able to be used by elderly in the area as well as parents an kids from school. Could run 1st aid courses. Knitting groups etc bring some community spirit back into Shirley. I've lived in Shirley mu whole life I would love to see the community centre back. The space is wasted at the moment as grass and a carpark.
- **#3129:** My son would play here e after school with other children from Shirley primary.
- **#3202:** At the last LTP 1200 people signed a petition that was presented and received \$3mill plus the promise of a feasibility study to investigate the concept of a combined library and community centre on the site. And here we are again doing another council directed consult at further cost looking at the same issue again. There have been multiple community conversations etc since the earthquakes and people always say they want a centre back on this site...

I was one of the people who gathered signatures, I spoke to people at school gates, I spoke to people out and about in their community. I volunteered for this and spent many hours unpaid listening to people and what they want. This community is not confined to Shirley.

Our vision would be a centre supporting the communities East of Cranford St to Burwood Road and North of North Avon Road to QE 2 Drive. We have a prefab that was donated by Lions in Macfarlane Park. And apart from that there has been minimal input into community facilities.

Council seems to want our community to use privately owned spaces, these are often unaffordable for many users. This is inequitable. Other communities in Christchurch do not have to do this.

There is incredible inequity across the city. Many communities have had tens of millions invested in them (e.g. Linwood-\$22mill, Hornby-\$40mill, a parkin the redzone \$5 mill, South Library rebuild \$26mill. The list goes on an one. And lets not even mention the stadium.

Despite population growth, and a huge amount of infill housing we still await our replacement centre.

We wanted the idea of a library co-sited to be investigated. I have not had any information on this actually happening despite the LTP resolution for this.

Our library at Shirley, one of the busiest in Christchurch, despite a makeover is still unable to provide the breadth of activities provided at other libraries. We are unable to access meeting rooms like at other libraries. Again our community is disadvantaged...

We want an accessible future proof community centre and library - we want a secular facility that welcomes all. It concerns me that many existing community groups come from a religious bias, and others mainly consist of middle class pakeha people. This creates a barrier for minorities. It concerns me that some community groups have been negative and unsupportive of community action that they may perceive as competitors for council funding. We need a funding system that does not set group against group...

Many adults are having to work full time to make ends meet. Having time for voluntary work is a luxury many can not afford. Council using lack of participation in a community group as a reason to not provide a centre continues to snowball inequity. Social capital is not equitable across the city And council needs to understand and provide additional support when this is the case.

There are large pockets of huge inequity and deprivation in this area. The population continues to grow . Council have previously hesitated to move the library from The Palms. People's shopping habits are changing. It is not Council's job to prop up an aging mall.

The site on Shirley Road is in the heart of the community. There is a school opposite, a play centre on the site, other schools in close proximity, shopping and retail are nearby. There are multiple bus routes that stop outside. The site is large and has the capacity to have multiple resources including your suggestions on one site. This is the perfect site to invest in for the future of our community. It is a beautiful site with Dudley Creek



and its plantings. The residential red zone is close by. Macfarlane Park is close by.

We do not need any more green spaces or parks or community gardens. We want a community centre.

- **#3403:** I think its important to have areas that people and get together and spend time as a community. With so many different interests in today's society I think having more spaces that groups can hire out gives more oppotunty for people to join in and explore new hobbies and perspective a, forming a tighter community.
- **#3560:** I think the a new community centre as I don't drive and it would be a good place to meet new people and make connections.
- **#3590:** The area has no community centre, and few meeting rooms. Church halls and other rooms are far and few, post-quake damage. Some people prefer to avoid church premises. The old community centre was excellent for a variety of rooms sizes, a good bus service, a playing area and some off-street parking. Post-quake there are more open green spaces east of Shirley Road, due to clearances near Dudley Creek. There is also a large green space across Shirley Road (McFarlane Park) with several sports/activity locations. The Shirley Community Trust provides a number of services and classes in the Acheson Avenue part of the park. But the Richmond side of Shirley has nothing else.
- **#3699:** I think it should have a community hub as this seems to be missing in the area and it will allow local groups to have a space to meet and interact.
- **#3963:** Community collaboration and support to those of us who live here. Having a place to meet, have recreational classes, space for youth workers to be available, somewhere community groups can support the locals like PIPS, local indoor markets, and other community events would be superb.
- **#4029:** The community hub to bring ppl of all ages together. The recreational and play space may put off elderly ppl to utilise the area.
- **#4030:** Having a facility in the area where people can meet for group activities, support groups and have charity fundraisers and other events. We have nothing in the area like this anymore. I also think it's a good idea to keep some sports area. Many people use the basketball court. Everytime I walk or drive by someone is using it. Alot of the time it being youth, and this is great to see!
- **#4080:** We need spaces the whole community can use.
- **#4106:** In the past there was a community centre which brought everyone together and offered amazing night classes etc. Surely you could build a new centre which can house such activities as well as having a basketball court besides it etc.
- **#4256:** I miss having classes I can walk to. I used to drive to the classes at Avebury House but it's too much hassle so I haven't been to any classes there for 3 years! My mental health is at all time low :( We need somewhere to run groups like tai chi, yoga etc. The Bonsai Club used to meet there. St Albans have a lovely community centre but it's too far to go. I've been living in North Richmond for over 22yrs & really miss having our own community centre.
- **#4275:** With so much "recreational" space available (under the label of red zone), why not build a recreation and play space using an area in the red zone and use the current space as a community hub.
- **#4404:** As a resident of Shirley, we need the return of a community centre that is large and visible, similar to the facility that used to exist at 10 Shirley Road. The current small centre, in Macfarlane park, is much too limited in size and goes largely unnoticed. If I didn't walk my dog past the centre, I wouldn't even be aware of its presence. What is truly needed is a place where the community can gather and take pride in. A location that can be used by multiple groups, accommodating multiple users simultaneously. This place should be an integral part of Shirley's future, just as it was in Shirley's past. The other options being considered are an affront to the Shirley community. 10 Shirley Road is visble to the community as most people travel along Shirley road.
- **#4410:** We actually already have a playground, basketball court and green space so they don't need to be an option. All you need is a community centre. Petrie Park is already being upgraded and that is not very far away at all. You don't need two facilities of the same thing 200 metres apart. I am voting for the return of our much loved much missed community centre which unfortunately has been missing in action since it was demolished in 2012. Despite being in existence prior to the earthquakes the council sadly seems to think the locals do not deserve to have our community centre rebuilt. There is no local secular community centre in this area and it needs to be built ASAP. We are meant to be

creating 15 minute cities but you seem to expect local residents to jump into their cars and drive to facilities in other suburbs. Not good enough.

You are spending \$750 million on a nice to have covered stadium. Why not share this money around with the local residents of Shirley, North Richmond, St Albans East of Cranford St and Mairehau who have been waiting almost 12 long years for their community centre to be rebuilt. We want a building where local groups and organisations can hold events, somewhere for families to hold birthday parties, other parties and celebrations, somewhere indoors where the community can hang out and get to know each other and not have to worry about the weather.

We have already submitted a petition where over 1200 people voted for the return of Shirley Community Centre and the councillors agreed to put the rebuild back in the Long term plan and set aside \$3 million to pay for it. How much more evidence do you need? I can't believe you are ignoring 1200 plus people .

We have plenty of green Park space locally ie Petrie Park, St Albans Park, MacFarlane Park. We do not have a suitable secular large indoor facility locally for hundreds of people to meet, join classes, groups, hold activities etc...Big kitchen and loo facilities please and lots of rooms. Possibly two big spaces that can be split into smaller meeting rooms, spaces with sliding walls. A nice big deck to sit outside. Maybe an upstairs balcony. A room for computers. A two storey building would be great.

You are allowing people who don't even live in the streets nearby the community centre site to put their oars in. They actually have their own community spaces they can walk to and use and we don't.

How fair and equitable is that? I am sure if it was their local community space that was demolished they would want it rebuilt just like we do.

Don't forget the land covenant from the Ministry of Education states the purpose of the land is to host a community centre. I believe this has been pointed out many times already so please ensure you keep to this covenant and rebuild the community centre.

- **#4460:** Would be good to have a hub for classes that we can walk to. A hub can be used all year round. We already have a park with a play ground not far on Petrie St.
- **#4548:** Community centre please to assist with community coming together.
- **#4556:** Do the right thing. Reinstate the community centre.
- **#4566:** The Shirley Road Reserve had a community centre on it prior to it being badly damaged by the Christchurch earthquakes. My understanding is that it was quite a busy and well utilized facility within the community, so it was clearly popular and a much needed asset to the area. This is backed up by the fact that a petition of 1,200 local residents have signed a petition that was presented to Council in support for it to be rebuilt.

Disappointingly, rather than supporting the Shirley Community Centre being rebuilt there and therefore fostering greater growth of community events and activity in that area, over the past four years there open hostility to it from influential personalities on the RRBA (Richmond Residents and Business Association).

As a former member of the RRBA Committee for two years I am able to attest to having been witness to that unnecessary hostility opposing the rebuild of the Shirley Community Centre by highly influential personalities on the RRBA Committee.

Evidently that hostility has flowed over into the local We Are Richmond social media page.

It is unclear as to what has motivated that open hostility. Perhaps it is a case of not wanting to "relinquish" space within the suburb for another community center, having to allow others in the community the opportunity to become activators in north Richmond where the RRBA influencers have only shown interest primarily in getting the earthquake damaged roads rebuilt, or if key members of the RRBA are concerned they will no longer enjoy the level of funding from the Council they have done if the Shirley Community Centre is rebuilt. It must be said that particularly Hayley Guglietta and Murray James of the RRBA have been instrumental in getting community projects off the ground, certainly around Avebury House, the Richmond Community Garden and the Otakaro Avon River Corridor on the very southern boundary of Richmond.

The Shirley Reserve is at the polar opposite edge of the suburb and the RRBA has done nothing of significance to activate community projects and activity there.

It must also be said that in truth the attendance of the RRBA monthly meetings by the community is at best scant (to say the least), and therefore the RRBA is not a true representation of the diversity of the demographics of Richmond, nor the views of the Richmond community.

Personally I would like to see the Community Centre reinstated on the Shirley Road reserve, for the existing play equipment that is on the site to remain (or be repositioned on site so that the children in the community aren't losing out), and for more trees to be added to the landscape of the reserve.

Previously there was a sizeable off-street carpark in the reserve, however with surrounding Slater and Chancellor Streets both being as wide as they are, surely there is ample space for on street angle parking in order to free up more of the reserve for community facilities and the planting of additional trees.

- **#4596:** More accessible community hubs are critical for our city as we continue to intensify our housing choices.
- **#4693:** It would be nice to have a community hub that could provide a place for older people to go while their children play in the grounds.
- **#4983:** A community hub would help residents of this area connect and get to know each other creating a place to go to do this. We are a young working class family that would appreciate having a facility in our area to do so. The current playground is not that safe for my children to enjoy. They would love to connect with other families in our area through events and activities that a community hub would accommodate.
- **#5032:** A community centre offers so much to a wide variety of residents. The building can be used both day and in the evening and even a Saturday market like English Park used to have.

Avebury House is an example of a well used building and grounds for markets and events. But it's not in walking distance for those living closer to Shirley Road.

I'd like to see beekeeping classes; basic cookery for teens about to go flatting and those living alone; craft, dance, singing, language and exercise classes of any kind; indoor bowls, board and card games; current affairs; history. I go to CWEA classes in town and their programme is worth a look for ideas. The cost is very affordable. If similar was offered here I think it would benefit the community immensely.

- **#5452:** I would like to see a Community Centre reinstated on this site as promised. It could sit well alongside a recreation and play space as as there was plenty of room for both building and play areas when I attended school there in the 1960's. 10 Shirley Road is on an excellent bus route served by several buses including The Orbiter. It was used by many groups and organisations both day and night.

New houses are being built in the area with a growing population with many people not having cars.

Although I do not live in the area, I grew up in Shirley and have run my walking groups (Shirley Recreational Walkers) from this site for over twenty years and feel strongly on this matter.

What has happened to the insurance payout for the former building? I was most concerned when I saw new fencing going up and hope that the money hasn't gone towards this.

I see brand new or rebuilt communities facilities being built in other areas like St Albans but not back in Shirley. Why not? When you say that here was a split decision from your last consultation, I wonder whether people have given up after all this time and had moved on. As you can see, I have not, as seeing the empty site where the building used to be is a constant reminder when we meet there twice a week what we have lost.

- **#5677:** The community center should be rebuilt. This is not a fair process for a whole bunch of communities and community groups who are now in the 13th year since the earthquakes, and are pleading for council to replace the functional and relied upon Center. To say we want to hear from the community on something which clearly for over a decade the community and the elected officials said they want the community Center rebuilt. You can glean anything you want out of numbers and studies, you can also glean out of a disengaged community the fact that they need to have places to connect in and activities to participate in, where a space is owned and operated by the city/ or community trust, and is not attached to any ulterior motive, that is the place of council facilities, welcoming to all.

The Center could become a catalyst to make the area around the primary school, and business space, a much safer space for people who are not in a car. That is very clearly the direction our city needs to head towards, so why not build this into the plan....

The real consultation should be 'How do We maximise the community use of the rebuilt Center at 10 Shirley Rd'.

- **#6528:** It would be great to have a hub, that offers community classes/courses, ie, Cooking, Dancing, Art and crafts for children and adults, Art gallery featuring local art for sale, market once a month.  
Shirley has lost so much from the quakes ie schools that also offered night classes, pools, churches and also community centre. Make Shirley strong in what it offers the community again.
- **#6814:** A multi-use community space for everyone, all ages etc is ideal.
- **#6815:** I would like to see a community centre reinstalled on this site. It could be in conjunction with a recreation and Play Space. It is an excellent bus route. Many groups use this day and night.  
I myself was a volunteer with a leisure group, many members didn't have cars. With many more houses being built in the area, it is a much-needed facility, other areas have had new community centres built.
- **#6825:** It's always good to get a community connecting together. It promotes a good social vibe and helps with loneliness and a safety aspect too knowing who your neighbours are, in case of an emergency etc
- **#6837:** Please rebuild the community centre at 10 Shirley Road. All the other community centres in other parts of the city have been rebuilt or restored after earthquake damage and I find it frustrating that the well-used Shirley Community Centre has been overlooked for so long - it feels like the council is deliberately neglecting this area.

The excuse that the previous survey was "split" is not accurate, in that survey it was made clear that no building was being considered at that time, so submitters were encouraged to only propose options that did not involve a building. Despite this many submitters asked for the community centre back. There has also been a petition that has been signed by 1200 people asking for our community centre to be rebuilt. We need a community centre that is run by a secular group, not a church as we are a diverse community, and a community centre should be welcoming to people from all backgrounds.

There is also a large amount of new housing in the area and existing community spaces do not have much capacity, they are often full or not big enough for larger gatherings.

10 Shirley Road is a great site for a community centre as it has Richmond, Shirley, Edgeware and Mairehau suburbs bordering it and can bring people together from these surrounding suburbs as well as other areas slightly further afield. It is very visible and busy spot with popular eateries and shops just through the alleyway on Hills Road, and also many parents and children pass through twice a day to go to and from Shirley Primary across the road.

It is easy walking and biking access from the north through Macfarlane Park/Shirley Primary and also from the south with an easy link onto the proposed new Richmond biking trail via Stapletons Rd and Julius Tce. There is also a bus stop right outside on Shirley Road.

There is already an excellent recreation hub just down the road at the Avon Hub so another recreation hub is not required here. There are also playgrounds nearby at Petrie Park and Shirley Primary.

I would like to see a community hub like the excellent and well used hub at Christchurch South. We could call this one Christchurch North to imply that is for all the northern suburbs and not just Shirley.

It would also be good to move the Shirley Library to 10 Shirley Road and build a library that is more fit for purpose. The current Shirley Library is very busy yet far too small and we miss out on many events and activities that other libraries have. E.g. KidsFest events, Minecraft clubs, workshops, CCC board meetings.

When there are events on, the shelves in the library often need to be moved around to accommodate and it feels very cramped. The young adults' area particularly is very small and it would be nice to have some welcoming areas for young people to hang out and work on the computers, play board games etc.

10 Shirley Road is easier to access for all modes of transport (driving, walking, biking and bus) than the current location in the mall and a much nicer environment in the park.

I'd also love to see a weekly market at the community hub like the one at Christchurch South – it would be a great way to bring the community together and having a building available means it could be brought inside if the weather was bad.

- **#6839:** There is nothing in the area for what I can best describe as the ordinary working and retired folk. Those who want to be able to do classes eg as Shirley BHS did back in the day, hold meetings and such like no more playgrounds please, they are all over the place!!!

- **#6842:** Would be nice to have a community space again to be used for multiple different events for various demographics that occupy area. Enough space for outdoor area with recreation like the concrete area with basketball etc
- **#6848:** I'd like a community centre. Drop in centre, food bank, vegetable garden for community, counselling, health checks
- **#6849:** Before the earthquakes there was a community centre at this site. A good community centre is needed for the Shirley area. Food bank, There could be food markets also. There is a nice stream by the reserve for more seating.
- **#6853:** Even though I don't live in this area, I am part of a Shirley community group. As I don't drive, the public transport links for my choice are fantastic, whereas the McFarlane Park Centre has no bus link.
- **#6855:** I would like to see a confirmation of a community hub and play space which I feel would cater for a wide variety of residents - from young to old. As a previous pupil of Shirley primary in the fifties I feel it would be a landmark for residents of all ages to enjoy.
- **#6860:** Wants Community Hub returned as this was a what the community had before and there is a need for space in the area. In turn of fairness other areas had there community centres and hub re-build why not this one
- **#6861:** The reserve at 10 Shirley road historically had a community hub pre quake. There is a growing population in North Richmond and Shirley. Residents of the area would appreciate a hub that can incorporate groups, hold community meetings, yoga classes, neighbourly BBQ's, Sunday markets etc. Why not have a smaller community hub building, with recreational facilities as well so the space can really be utilised well? From on-site BBQs, to a Basketball court, to kids upgraded play equipment etc. It could be a fantastic asset to the area!

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## 2023 CONSULTATION | FEEDBACK FROM INDIVIDUALS: RECREATION AND PLAY SPACE

Below are some of the comments included in the 'Individuals – top ranked option: Recreation and play space' section.

Full Feedback Report: [https://letstalk.ccc.govt.nz/download\\_file/view/3925/475](https://letstalk.ccc.govt.nz/download_file/view/3925/475)

- **#948:** The existing playground, half court, table tennis table, pump track all get use. The green space is used but the uneven surface limits uses - e.g. not the safest for running around on. A toilet would be fantastic and increase usability, and potentially picnic area and BBQs.  
I don't believe we need another building. Delta, Avebury House, Masons Lodge, schools, Shirley Library, the Palms, Shirley Community Trust all have spaces that can be used for meetings etc. I think it is better to support these hubs where there is already energy rather than pour energy into a new building - it's the volunteers and collaborations that bring value for community, not the structures.
- **#960:** There has been so much tension over the Shirley Reserve because of the strong feeling that something that was there before should be replaced. A lot of money has been spent on feasibility studies that all come to the same conclusion in that what was there before is not needed and not sustainable. CCC do not have capacity nor budget to manage another community facility and the loud voices who are demanding it are not prepared to do and maintain activation as has occurred in the area with other community groups.  
Both the Shirley Village Project and We are Richmond have plans that focus on restoring mahinga kai and the Shirley Reserve collides with each respective plan.  
I would like to see a focus on this restoration and connection, as well as active play spaces for local families and the school community to utilise.  
Perhaps if the small but strong voices want a community centre back they should start by finding funding to put a prefab in and testing the idea, show CCC it could be community managed and that there is a need still. They are stopping other great ideas from happening in the space.
- **#1347:** An accessible playground for all kids- so many kids aren't able to join in play because of bark and playgrounds that are unacceptable. It's a disgrace that community spaces aren't not considering all kids/ all people as much as they could do. I know my son misses out on being able to easily join in without assistance from a parent because of the terrible play spaces throughout our city (minus a few good ones such as Margaret Mahy and Scarborough).

- **#1366:** A community hub is cool and all but often I find the community that actually benefits is so limited and so averse to centralised resources or whatever that they don't really make enough use of it to justify the budget spend. There's definitely super good potential for super awesome initiatives to come out of a community hub but in my experience they usually fall short in this city and end up looking and feeling hollow and unloved.
- **#1704:** I've put "a recreation and play space" first because, while I also love the idea of a community hub, I would still want there to be space for recreation and play there even with a community hub concept. Can there be both aspects incorporated? I'd want any community hub to be buzzing and love the idea of social enterprise cafe that I can wander down to on the weekend, perhaps a local market. I wouldn't want to see an empty building that competes with Avebury House and runs the same sort of classes. I'd want it to be vibrant and fun.
- **#1963:** I spend a lot of time in my garage when it is sunny, like watching the children and their families enjoy and using the park, this gives me some enjoyment. The park needs toilets as well for people to use
- **#1964:** My concern with building a community hub there is that it would not service the Shirley Community north of Shirley Road. The demographic changes significantly as you head north of Shirley Road, where people are less likely to travel outside their community. If a centre was built, I believe it would mostly serve the affluent areas of Richmond and other interest groups from across Christchurch... and Shirley (The area north of Shirley Road) would miss out on investment.
- **#3861:** The space is already being used for recreation & play, could be kept as is or given a few improvements/ upgrades/ additions to make it even better! There are other meeting spaces in the community - Macfarlane Park, Avebury House, Delta, ESCC etc. A new building seems unnecessary when most of the groups that met there have long since moved on & found new homes.
- **#4009:** There is already a shirley community centre at mcfarlane park and there is already a shirley community garden, seems silly to double up. Perhaps do a playground revamp including play equipment for disabled kids and things like mother and baby swings
- **#4375:** Richmond is well serviced by community spaces and resources, Avebury House, Richmond Community Garden, Avon Hub, Delta, Richmond Club. It does not need another capital asset that then requires funding to be spread away from these established organisations / places to support and maintain it. The Shirley community has made great strides developing their own community activity around McFarlane Park. The activators in this space should be consulted directly as to their view again - I find it unlikely that they would want greater competition for the very hard fought community funding options that exist. In terms of a capital spend - and if CCC were able to collaborate with MOE and the community - there is a big opportunity to enhance the Shirley Intermediate swimming pool - taking it from an asset that the school cannot afford to maintain and making it a community assets that is supported and maintained by all for all. This along with other development opportunities for the space linking it up with the Avon Hub facilities and extracting improved amenity value from the Pareawa storm water detention basis has the potential for a considerably better return for the councils capital spend. A recreation and play space is good - community gardens only work if there is a committed clutch of volunteers so leave the funding for that where it is working at RCG. basketball court BBQ etc - all good for little cost  
Developing a building on site largely driven by a noisy few who are stuck on nostalgia does not make commercial sense and would be a poor use of ratepayer capital.
- **#4684:** Open space for recreation in the part of Shirley is the greatest need. It could also be an asset for Shirley Primary to utilise. We do not need another community Hub. Avebury House, Delta, St Albans Community Centre and MacFarlane Park Community Centre provide wonderful meeting places for Shirley and Richmond residents
- **#4908:** There is a divide in Shirley of the haves and have nots so much. Having lived both sides of Shirley most of my life I have found some of the haves to be very unwelcoming. If there was a community hub on that site they would take over.
- **#4915:** My preference is for a recreation and play space. I believe there are adequate built community spaces. I previously went to the old Shirley Community Centre for several courses, it was filled with citywide people. I feel a space for whanau to play and picnic is what is needed in this space, not another building - already spaces in St Albans and Mac Farlane Park.

- **#4923:** opportunities for our tamariki/rangatahi to have a place for recreation/play. We are certainly blessed in this community with spaces for meeting: Avebury House, McFarlane Park Centre, Delta, Richmond Club, St Albans Community Centre
- **#5401:** There is already a good place community hun at Mac farlane park another one is not needed but a recreational space with a bbq area and toddlers pool would be amazing for the community.
- **#6822:** We need a place where our children can come and play and hang out. Wr already have enough community centres and leaving it how it is, is a waste of a space that can be turned into something amazing
- **#6841:** Use the space as something unique for the area - not specifically just replicating what was there before or things that are already been done by others in the area (Shirley Community Trust, Avebury house, etc).

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## 2023 CONSULTATION | FEEDBACK FROM INDIVIDUALS: KEEP THE SPACE AS IT IS

Below are some of the comments included in the 'Individuals – top ranked option: Keep the space as it is' section.

Full Feedback Report: [https://letstalk.ccc.govt.nz/download\\_file/view/3925/475](https://letstalk.ccc.govt.nz/download_file/view/3925/475)

- **#1096:** We do not want a community building on this reserve as it is not the ideal place. We need a larger community building on MacFarlane Park owned and run by the Shirley Community Trust on Skipton Street on the site currently owned by Kianga Ora. The buildings used for community involvement by Shirley Community Trust (SCT) are limited in size and currently almost fully used. They are also not available full time for the likes of a community nurse needed in the area. Also there is little privacy for the likes of WINZ workers working in the area with the SCT.
- **#1298:** No community gardens. A few do the work; others seek to destroy or do not understand or appreciate the work, by pulling plants out of the ground, picking fruit when unripe, picking more than their fair share...my experience in my neighbourhood community gardens.
- **#1415:** This area of land should be sold to create more funds for council to put into productive activities (In the ward area).

The people that used to use this facility 12+ years ago have found other locations to hold their activities. (Shirley Primary, Masonic Lodge (both across the road from the reserve), Avebury house, Delta community center, The Bealey, McFarlane park center, Rhombus, Richmond Cottage, Richmond Club, Avon Hub, Shirley Intermediate hall to name just a few, this facility is not needed and only a very few in the community are yelling about it not being there.

It's nice having the recreational space of the basketball court and play ground, the pump track could be located between that and the preschool and the rest of the land sold to be developed to assist with the current housing crisis.

There has already been a feasibility study funded by the CCC ward done on this area which should be looked at in conjunction with the planning and decision making for this option

- **#1901:** the shirley community center i remember was a big building with lots of unused and empty rooms while maybe 1 would be in use at a time along with the pottery club.
- **#3903:** I think it's important to minimise spend unless there is a real and clear need or demand for services.
- **#4686:** The previous Shirley Community Centre wasn't that, it was a Metro Centre used by groups not associated with Shirley.

Residents on the Richmond side of Shirley Road are already have Delta Community Centre, Avebury House, Richmond Workings Mens Club and Avon Sports Hub.

Shirley residents on the Emmett Street side of Shirley Road have two small centres on Acheson Ave and Emmett Street Community Church.

Any new community centre for Shirley is far better to be centralised within the Acheson Ave as a hub of vibrant services for Shirley residents who for many transport is limited

The 10 Shirley Road is ideally suited for a natural amphitheatre where eco-learning could be a focus especially with the adjacent Primary School to teach enviro studies

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## 4. LGOIMA REQUEST: [TICKET 1230939] 'FEEDBACK REPORT' (2024)



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#### 4. LGOIMA [TICKET 1230939] REQUEST: 29<sup>TH</sup> OCTOBER 2024

Could you please send me the 'Feedback Report' pdf (comments from submitters) from the 'Shirley Community Reserve' Consultation in 2023: <https://letstalk.ccc.govt.nz/SCR>

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#### 4. LGOIMA [TICKET 1230939] ANSWER: 31<sup>ST</sup> OCTOBER 2024

Please find attached the document you requested. We have decided to withhold parts of the document under the following section of the LGOIMA:

- 7(2)(a) – to protect the privacy of natural persons

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

\* This .pdf shows submissions coded “received from Youth Fresh Event by YCD”. \*\*

Top Ranked Option: Community Hub = 11 [Page 2]

Top Ranked Option: Recreation and play space = 41 [Page 12]

\*\* A total of 52 submissions were collected at the Youth & Cultural Development FRESH event held at the Shirley Community Reserve, on the 6<sup>th</sup> July 2023. This is before the Consultation was open for feedback. The 'Shirley Community Reserve' consultation was Open for Feedback: 17 July 2023 to 14 August 2023.

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#### 4. 2023 CONSULTATION | FEEDBACK RECALCULATIONS

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##### 4. FEEDBACK RECALCULATIONS | INVALID VOTES

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 Submissions = 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).

Total Submissions = 220 - 15 (Invalid KEEP Submissions) = 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.

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##### 4. FEEDBACK RECALCULATIONS | FRESH EVENT VOTES

2023 Consultation Feedback Report: [https://letstalk.ccc.govt.nz/download\\_file/view/3925/475](https://letstalk.ccc.govt.nz/download_file/view/3925/475)

- This .pdf shows submissions coded “received from Youth Fresh Event by YCD”. \*\*
- Top Ranked Option: Community Hub = 11 [Page 2]
- Top Ranked Option: Recreation and play space = 41 [Page 12]
- \*\* A total of 52 submissions were collected at the Youth & Cultural Development FRESH event held at the Shirley Community Reserve, on the 6th July 2023. This was before the Consultation was open for feedback.
- The ‘Shirley Community Reserve’ consultation was Open for Feedback: 17 July 2023 to 14 August 2023.

#### 2023 Consultation | Adjusted Feedback Recalculations:

Total Submissions = 220 - 15 (Invalid KEEP Submissions) = 205

Adjusted Total Submissions = 205 - 52 (Invalid FRESH Submissions) = 153

- FRESH Event HUB only Option: 11
- FRESH Event PLAY only Option: 41
- Adjusted HUB only Option: 118 - 11 = 107 votes = 69.93%
- Adjusted PLAY only Option: 87 - 41 = 46 votes = 30.06%

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#### 4. 2023 FEASIBILITY STUDY | SPLIT IN CONSULTATION FEEDBACK INCORRECT

[https://christchurch.infocouncil.biz/Open/2024/06/PCBCC\\_20240613\\_AGN\\_9127\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_AGN_9127_AT.PDF)

- “In 2020 and 2023, Council staff undertook public consultation to identify current and future use of the reserve. In both instances there was a split in public opinion between indoor and outdoor facilities.” [Page 44]
- “The 2023 public consultation provided the Community Board with a greater level of community feedback. Analysis identified life stage preferences with younger age groups supporting outdoor activities and older age groups seeking indoor spaces... The community identified a need for a shared public space that is a safe and welcoming environment to support play, recreation, community activation and connection. [Page 44]
- “2023 Early Engagement: Before public consultation, staff from the Waipapa Community Board engaged with students at Shirley Primary School, Shirley Intermediate School and at a Fresh event run by Youth and Cultural Development New Zealand.” [Page 64]
- Consultation feedback 2023 Pie Chart shows:
  - 45% A recreation and play space
  - 46% Community Hub
  - 9% Keep the space as is [Page 66]
- “At a high level the community feedback in 2023 is consistent with the feedback in 2020 in that there is a strong level of interest in both a community hub and a recreation and play space.\*  
As 283 responses were received in the 2023 consultation\*\* there is a good level of data available to undertake some further analysis to understand the community views better.” [Page 66]  
\* \*\* Incorrect.  
See 4. LGOIMA Request: [Ticket 1230939] ‘Feedback Report’ (2024) &  
4. 2023 Consultation | Feedback Recalculations.

#### 4. SHIRLEY COMMUNITY CENTRE: FEASIBILITY STUDY (2023)

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##### 4. WAIPAPA P-I-C CB MEETING | 13TH JUNE 2024

##### 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\\_AGN\\_9127\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_AGN_9127_AT.PDF)

The ‘Shirley Community Reserve Feasibility Study 2023’ was included in the Staff Report for ‘Item 9. Shirley Community Reserve: Proposed Community Facility’ of the Waipapa P-I-C Community Board meeting’s agenda.

- 1.1 The purpose of this report is to provide staff with clarity and direction to progress the proposed development of a community facility at Shirley Community Reserve.
- 1.2 The report is the outcome of a Council resolution requesting an updated feasibility study for the proposed development of a community facility at Shirley Community Reserve. The feasibility study was to look at “...other options, including incorporating the current Shirley library” on the site.
- 4.5 As part of the Long Term Plan 2021-2031 the following resolution was passed by the Council (C-LTP/2021/00084):  
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. [Page 30]
- 4.6 Following Council’s resolution, an updated feasibility study has been completed, this included considering incorporating the current Shirley Library into a future facility at Shirley Reserve. [Page 30]

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#### 4. 2023 FEASIBILITY STUDY | CCC REPORT

[https://christchurch.infocouncil.biz/Open/2024/06/PCBCC\\_20240613\\_AGN\\_9127\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_AGN_9127_AT.PDF) Page 42 - 81

This report is prepared by Sylvia Docherty for Christchurch City Council.

In preparing this report it has been necessary to make a number of assumptions on the basis of the information supplied in the course of investigations for this study. The recommended actions contained in this report are subject to uncertainty and variation depending on evolving events but have been conscientiously prepared based on consultation feedback and an understanding of trends in facility provision.

An audit or verification of the information supplied during the preparation of this report was not carried out, unless otherwise stated in the report. Whilst due care was taken during enquiries, the author does not take any responsibility for any errors nor misstatements in the report arising from information supplied during the preparation of this report.

#### Acknowledgements:

The author wishes to acknowledge the contributions from Christchurch City Council including Community Support & Partnerships, Libraries & Information, Parks, Customer Services, Planning, Communication & Engagement and the Waipapa Community Governance Team.

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#### 4. 2023 FEASIBILITY STUDY: CCC REPORT | PAGE 44

##### 1. Executive Summary

This updated feasibility replaces the previous 2019 feasibility study and aligns with the principles of the Council’s Te Haumako; Te Whitingia Strengthening Communities Together Strategy 2022 and the Community Facilities Network Plan 2019.

At the time the 2019 Feasibility Study was conducted the Council’s Community Facilities Network Plan (Network Plan) was under development. The Network Plan acknowledges that the Council is not the only provider of community facilities with a significant level of non-Council facilities across the network. In 2019, the Network Plan identified no significant gaps in the provision of community facilities but highlighted potential future gaps in the north and west of the city based on future growth predictions. Since the [2019] feasibility study was completed, planned new facilities have been realised and the number of spaces available for community use in the Richmond, Shirley and St Albans area has increased.

The 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. As with any new or redeveloped facility, new community operators are required to undertake a feasibility

study that includes how they intend to operate and manage a community facility. Currently, there is no community group that has expressed an interest in operating a future facility.

The Council request to investigate the relocation of Shirley Library and Service Centre has been undertaken using both Council and community information. There is no clear evidence that supports a need to change the location and amenities of Shirley Library and Service Centre. The existing facility 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.

Community group Shirley Road Central advocate to relocate the Shirley Library and Service Centre with additional community rooms in a purpose-built hub. In 2020 and 2023, Council staff undertook public consultation to identify current and future use of the reserve. In both instances there was a split in public opinion between indoor and outdoor facilities. The 2020 community feedback was limited in numbers and failed to provide the Waipapa Community Board with clear direction.

The 2023 public consultation provided the Community Board with a greater level of community feedback. Analysis identified life stage preferences with younger age groups supporting outdoor activities and older age groups seeking indoor spaces. When asked what was important for the Council to consider in the development of Shirley Community Reserve there was a common theme across the age groups. The community identified a need for a shared public space that is a safe and welcoming environment to support play, recreation, community activation and connection.

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#### 4. 2023 FEASIBILITY STUDY: CCC REPORT | PAGE 45

The quotes from the community feedback highlight the opportunity available to the local area.

There is a lack of accessible neighbourhood parks within the areas close to the reserve with many of the “local” playgrounds only accessible by crossing busy roads, namely Hills Road and Shirley Road.

The maps of existing facilities and resources, feedback from key stakeholders and the wider community all point to the need to recognise the spaces and places already available for the community in the area near the reserve. This must be considered along with the limitations of the reserve in terms of ground conditions, impervious surfaces, and the impact a change of use would have of community levels of service.

There is an opportunity for Shirley Community Reserve to offer the Richmond/Shirley area a public place that is unique in providing an indoor/outdoor shared space. Additional reserve infrastructure would include a BBQ area and picnic tables; a small community building would include a meeting space and kitchenette with toilets that are accessed externally. Landscaping could be designed to bring together these different aspects to create one welcoming and accessible place. Activation of the reserve would be undertaken by a local community operator working in partnership with the Council.

## 2. Recommendations

1. Do not relocate Shirley Library and Service Centre to a purpose-built hub at Shirley Community Reserve.
2. Any future building at Shirley Community Reserve should be small-scale and not impact negatively on community levels of service such as 6.8.1.3. 80% of urban residential properties are <500m from a park (any type of park except a utility park) at least 3000m<sup>2</sup> in size.
3. Development of Shirley Community Reserve supports a mixed-use approach that includes a small community building and enhanced reserve facilities that are designed as one public place to support recreation, play and social connections. Activation of this shared space would be overseen by a community operator working in partnership with the Council.

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#### 4. 2023 FEASIBILITY STUDY: CCC REPORT | PAGE 46

## 3. Introduction

Prior to the earthquakes the Shirley Community Centre was located on Shirley Community Reserve. The facility was damaged in the 2010-2011 Canterbury earthquakes and subsequently demolished in 2012. After the earthquakes, members of the local community raised concerns that not replacing Shirley Community Centre would increase social isolation and reduce the level of connectivity in the area.

From 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.

As part of the 2018-2028 Long Term Plan process the Council requested staff complete the Community Facilities Network Plan to inform future annual and long term plans (CLTP/2018/00017) with four potential developments noted, including Shirley Community Centre.

Council staff contracted a consultant to conduct feasibility studies for the four potential developments alongside work undertaken to help develop the Plan. The 2019 Shirley Community Centre Feasibility Study identified a Council-owned facility at this site was not required due to an increase in community facilities in the area with a number of newly built, in-construction and planned facilities since the 2010-2011 Canterbury earthquakes. Staff recommended the ongoing retention of the site as an outdoor community hub.

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#### 4. 2023 FEASIBILITY STUDY: CCC REPORT | PAGE 47

The Waipapa Papanui-Innes Community Board subsequently led community consultation on the future use of the Shirley Community Reserve that ran from Friday 18 September to Monday 12 October 2020. Thematic analysis of the 58 submissions identified an equal split between replacing the community centre and developing outdoor community opportunities.

Small number of local residents have established a community organisation making regular public submissions to Council's Annual and Long Term Plans since 2018. They advocate for the development of a building that would replace Shirley Community Centre and incorporate the nearby Shirley Library and Community Centre, aligning with the Council's Citizen Hub Strategy.

As part of the Long Term Plan 2021-2031 the following resolution was passed by the Council (C-LTP/2021/00084):  
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.

This report seeks to address the Council decision for an updated feasibility study for Shirley Community Reserve.

#### 4. 2019 Feasibility Study

The previous community facility played a role in enhancing community well-being. A range of activities were lost when the community facility at 10 Shirley Road was removed post- earthquake.

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#### 4. 2023 FEASIBILITY STUDY: CCC REPORT | PAGE 48

#### 5. Methodology

It includes, but is not limited to,

- Site information and constraints
  - a. 2013 geotechnical assessment
  - b. Planning regulations
  - c. Maximum occupancy
  - d. Levels of Service

- Strategic alignment
- a. Waipapa Community Board Plan
- b. Strengthening Communities Together Strategy
- c. Community Facilities Network Plan
- d. Community Facilities Asset Management Plan 2021
- e. Libraries Network Plan 2015-2025
- f. Libraries Asset Management Plan 2021
- g. Citizen Hub Strategy
- Updated community profile
- Refresh of community facilities map in the area surrounding Shirley Community Reserve
- Summary of local community activation
- Community feedback
- Shirley Library and Service Centre
- Analysis of all of the above
- Conclusion

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#### 4. 2023 FEASIBILITY STUDY: CCC REPORT | PAGE 49

### 6. Site information and constraints

#### 6.a. Geotechnical Assessment

In 2013, consultants GHD undertook a geotechnical investigation to determine the ground conditions for the property at Shirley Community Reserve for the Council as part of the planning for the potential Crossways development. Here is a summary of key findings:

- Moderate to significant signs of liquefaction were observed on site following the 22 February and 13 June 2011 earthquakes.
- According to the CERA technical categories map, the site is within a “Technical Category 3” (TC3) area and should be considered susceptible to moderate to significant land damage due to liquefaction in a future significant earthquake.
- Ground cracks up to 200 mm were mapped on the site, with one crack or ground fissure greater than 200 mm wide running in a north-south direction through the site. Another crack 10 mm to 50 mm wide was also mapped along Dudley Creek on the site’s southern boundary. The global lateral movement and lateral stretch categories are considered “minor to moderate”.
- As the site is non-residential, it is recommended that any future buildings have specifically designed foundations. However, smaller ancillary buildings can use TC3 foundation solutions.

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#### 4. 2023 FEASIBILITY STUDY: CCC REPORT | PAGES 50-51

#### 6.b. Planning regulations

Shirley Community Reserve is an Open Space Community Parks zone in the District Plan. The restrictions on maximum site coverage will mean that a Resource Consent will be required for any building to be added to the site.

Rule 18.4.2.6 in the District Plan limits the maximum site coverage before resource consent must be obtained to 1% and the maximum total of impervious surfaces to 10%. Beyond these values a resource consent will be required. The activity of the community centre itself is permitted in the zone – but the above limitations apply through various built for standards.

Any resource consent that might be required is likely to be considered for a decision by an independent commissioner.

The issues to be considered in terms of a resource consent for the above matters are found in rule 18.10.21 of the Plan and are outlined below:

- i. Whether the proposal is consistent with the role and function of the open space and/or recreation facility;

- ii. Whether the scale of development will detract from amenity values, public use and enjoyment of the open space and/or recreation facility.
- iii. Whether the location, layout and design is consistent with urban design principles.
- iv. Whether the scale, design, materials, and external appearance are appropriate to the receiving environment.
- v. Whether the development is designed and laid out to promote a safe environment and reflects principles of Crime Prevention through Environmental Design (CPTED).
- vi. Whether appropriate public access and connectivity is provided;
- vii. The extent to which any adverse visual effects can be mitigated by effective use of planting. Reference should be made to General Rules and Procedures, Appendix 6.11.6, Part B for guidance and information on tree species.
- viii. The extent to which mixed or multifunctional use of land and facilities, and adaptable design increases the capacity of the open space and recreation facility;
- ix. The extent to which the proposal meets a recreational need of the community, particularly where there is an identified deficiency, or a specialised recreational need.
- x. Where the site is within the Akaroa Heritage Area, the matters set out in Rule 9.3.6.3.
- xi. Within a site of Ngāi Tahu cultural significance identified in Appendix 9.5.6, the matters set out in Rule 9.5.5 as relevant to the site classification.

Shirley Community Reserve has been checked against Rule 9.5.5 of the Christchurch District Plan to confirm it is not considered a site of Ngāi Tahu cultural significance.

The site at Shirley Community Reserve is approximately 9,000m<sup>2</sup>. Impervious surfaces currently account for between 14.5 – 15% of the site which is beyond the permitted 10%. This consists of 800m<sup>2</sup> car park area; preschool about 200m<sup>2</sup>; paths approximately 330m<sup>2</sup> with a total of approximately 1330m<sup>2</sup>.

#### 6.c. Maximum Occupancy (Source: MBIE Acceptable Solutions, 2019)

Description	Occupancy density (m <sup>2</sup> per person)
Meeting rooms	2.5
Space with loose seating and tables	1.1
Standing space	0.4

## 6. Site information and constraints | Summary

- Shirley Community Reserve is approximately 9,000m<sup>2</sup> with Dudley Creek on the south boundary.
- Geotechnical assessment of the land identified TC3 ground performance similar to the surrounding residential area.
- A larger building would require a specifically designed foundation to mitigate the risk of future land damage.
- A smaller building could use a TC3 designed foundation.
- The existing impervious surfaces exceed the acceptable level, and any future buildings would require a resource consent.

## 4. 2023 FEASIBILITY STUDY: CCC REPORT | PAGES 61-63

### 10. Summary of Local community activation

#### Shirley

**Shirley Community Trust (SCT)** has a focus on working locally, developing expertise, and meeting the needs of people through activities and programmes. They provide opportunities for vulnerable people to develop skills and emotional connectivity through volunteering, to accessing education, health, and training. Shirley Community Trust operate two community spaces the Neighbourhood Centre where they run their barista training programme, community drop and Shirley Café from and the MacFarlane Park Centre that was gifted by Council to the Trust in 2022. From the MacFarlane Park Centre SCT run programmes such as foot clinics and is a bookable space for the community to use.



The **Shirley Village Project** mission is to achieve a shared local vision: to make Shirley a caring, colourful, connected community where residents thrive. A place where neighbours know and look after each other, people have a real sense of ownership and pride in their surroundings and community, and residents are better equipped and have the self-belief that they can build a positive future for themselves, their whanau, and their community. They are umbrellaed by Shirley Community Trust. In 2022 Shirley Village Project signed a Community Led Development (CLD) partnership agreement with the Department of Internal Affairs. This gives five years' access to special resourcing for CLD in Shirley.

**MacFarlane Park Community Gardens** is run by Shirley Community Trust and established in 2017. The garden is a place for all the community to meet and connect and foster knowledge and enjoyment of gardening. They have developed a children's gardening club which is well attended. The garden is a 'Living Pantry' where the community can harvest what they need.

## **Richmond**

**Delta Community Support Trust** (Delta) delivers a range of community development services, including budget advice, community meals empowerment courses, counselling and life skills services, cultural programmes, and a food bank. Delta Community Support Trust provides programmes that break down social isolation, promote social inclusion and offer a feeling of ownership, place, and community for all people. Delta is a meeting place for the most vulnerable. Delta, originally a mission of North Avon Baptist Church, registered as a charitable trust in 1995. Between 2003 and 2019 the Trust operated from the former Shirley Rugby Club at 105 North Avon Road, adjacent to the church building. In late 2019 with earthquake insurance settlement funds and extra fundraising, the Church and Delta Trust were together able to complete and move into a new building on the former church building site. A second connected Stage 2 building by Crossway Community Church was completed in early 2021. Together the two buildings are now known as the North Avon Community Centre at 101 North Avon Road and operate as one facility. This modern, comfortable, and more energy efficient facility is a great asset for the local community and provides Delta Trust with great spaces from which to continue their community activities and services.

**Avebury House Community Trust** is a community development charitable trust established in 2002. The Trust operates out of the Council owned Avebury House (1885) located on Avebury Park in Richmond. The Trust was established by local residents to provide a place where local community groups could gather. Avebury House provides a variety of regular activities and services. They have six annual events per year (Gala, Matariki Festival, Heritage Week, Teddy Bear's Picnic, and Christmas events) to cater for the range of people in the community to be engaged and to support their wellbeing. They also hire their facilities, either fully funded or subsidised to community groups on a regular basis. They run and organise courses and smaller events in response to needs identified by the community, conduct tours of the house, a History Group and History Room and have a well utilised Community Library. They publish the Richmond Community News which is delivered by volunteers to a readership of more than 2,000 local residents.

**Avon Hub** (Hub) is a community-based sports and recreational centre in Shirley. The Hub is situated at 77 North Parade in between Banks Avenue School and Shirley Intermediate and opened on 22 May 2022. The Hub has a full-sized basketball court, wooden floor gym, and meeting rooms available for hire. The outdoor space includes a 3/4 sized hockey turf which can be played as three futsal/korfbal pitches with LED lights for night use.

**Richmond Community Garden Trust** (RCG) was formed after the earthquakes to rejuvenate a small garden beside Avebury House. Over a short period of time, they attracted many volunteers and outgrew the garden site. RCG have worked collaboratively with Land Information New Zealand (LINZ) to secure leases for three acres of residential Red Zone land. LINZ has also gifted RCG a house in Vogel Street. RCG is leading the charge in food resilience, ecological restoration, and community engagement in the Red Zone. Their mission is to create a safe community space for their volunteers, locals, and wider network to enjoy, learn and connect. They strive to produce enough food for the community to self-harvest.

**Richmond Resident and Business Association** was formed in 2018. They are an active committee with the best intentions of the suburb and those who live there. The core purpose of RRBA is to actively involve the community when promoting projects which enhance the quality of the resident and business communities' living in the Richmond area.

They provide a forum for the consideration, development and advancement of ideas which benefit the wellbeing of all the community.

## **St Albans**

**St Albans Residents Association (SARA)** Inc was established in 1996 as a proactive community development organisation who focus on: Developing local activities for residents, including children and older residents. Educating residents about matters potentially affecting them, their environment, their welfare, through the publication and circulation of information. Promoting the health and wellbeing of St Albans residents. Providing space and resources to residents to meet and connect. SARA has the management responsibility for Kohinga St Albans Community Centre.

**Kohinga Mara - St Albans Community Garden** is on Caledonian Road next to Kohinga St Albans Community Centre. They have a food pantry on Colombo Street to share the kai from the garden. They have a large volunteer base and holds regular planting and clean-up days. Kohinga Mara is a productive and valuable community space that bring people together to connect and work in the mara.

**Packe Street Park and Community Garden** – This is a voluntary group that care for, maintain, and run programmes and activities in the Packe Street Garden. They run regular, weekly, working bees at the garden, organise events around Matariki, fruit tree pruning time and carol singing at Christmas. There are fruit trees, vegetables, herbs, and flowers for anyone who wants to pick these. The park and gardens provide an environment for volunteers to give back to the community.

## **Dallington**

**Dallington Community Cottage Trust** have been in operation for over 20 years. In late 2022, the Trust decided to reposition from operating a community centre to running community events and continuing to support community initiatives. These include supporting Children's Day, promoting community resilience by holding a wellness event and providing a quarterly newsletter to local streets.

**Dallington Residents Association** hold three annual events, Skip Day, Clean Up Day and Carols in the Park, for the community. The Association also writes and distributes a quarterly newsletter. The Association organise these events/projects in order to provide enjoyable community activities for Dallington Residents. Their aim is to promote the beautification of the Dallington area and provide recreational and social services in the form of events.

**Dallington Community Garden** - The Dallington Community Gardens are based on Red Zone land off Cresswell Avenue. The gardens focus on growing quality organic vegetables and fruits, while also supporting and promoting a wider vision of garden beautification in the Ōtākaro Avon River Corridor. The gardens currently provide a range of organic fruit/vegetables ranging including kūmara, mushrooms, tomatoes, and Figs with much of the produce grown going back to the community and the local food locker.

**10. Summary of Local community activation | Summary:** There are a number of active community operators in the Shirley, St Albans and Dallington area including a number of community gardens. It should be noted that not all community groups expressed a need for their own physical space and are looking at alternative methods of activation.

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## **4. 2023 FEASIBILITY STUDY: CCC REPORT | PAGES 69-70**

### **11. Community feedback**

#### **11.d. Shirley Road Central**

- Previously known as the 10 Shirley Road Group,
- Shirley Road Central Incorporated advocates for a Council-operated community facility.
- The group indicate that a third-party operated community facility, faith based or other, is not their preferred option and
- proposes that the Council build a community hub that would relocate Shirley Library and Service Centre.

- This would be similar to Council-operated Ōrauwhata: Bishopdale Library and Community Centre.
- Submissions by the group indicate that the existing library is not of adequate size to meet local community needs with a lack of learning spaces, flexible spaces, and meeting rooms.
- Shirley Road Central have an active online presence through social media (Facebook page Where Is Our Community Centre? and webpages ([www.10shirleyroad.org.nz](http://www.10shirleyroad.org.nz) and [www.shirleyroadcentral.nz](http://www.shirleyroadcentral.nz)).
- An online petition hosted by change.org (<https://www.change.org/p/christchurch-city-council-a-community-centre-for-north-richmond-shirley-mairehau-edgware-st-albans-east>) focuses on a community centre for North Richmond, Shirley, Mairehau, Edgware and St Albans East communities. From August 2019 to May 2021 the petition received 595 signatories (Appendix A).
- Analysis of the location of the signatories found that 58% stated they were from Christchurch and a further 3% said they were from New Zealand without being more specific so could also be from Christchurch. Almost 25% of the signatories are from Australia.
- <https://www.10shirleyroad.org.nz/2019/06/>

#### 11.e. Other Key Community Stakeholders

##### Richmond Residents and Business Association (RBBA) [now 'We are Richmond']

- support mixed-use of the reserve
- 'A true community hub should aim to meet the needs of all members of the community and recognise the value of maintaining an environment which meets a balance of physical, social and ecological needs in a sustainable form.'
- The RBBA advocate for an indoor space that would support small group community meetings or activities that is incorporated into an overall plan for the reserve that supports passive and active outdoor activities.

##### Hayley Guglietta, Avon Ōtākaro Network & Richmond Community Garden

- Hayley highlights the tension in the community, time and Council resources in determining the long-term future for the reserve.
- 'Both the Shirley Village Project and We are Richmond have plans that focus on restoring mahinga kai and the Shirley Reserve collides with each respective plan.'
- Hayley suggests a community-funded temporary facility would not impact Council resources and allow the community to test the level of need and its ability to activate the space.

#### 11. Community feedback | Summary

- Shirley Road Central clearly advocates for a purpose-built hub to incorporate both a community centre and the relocation of the Shirley Library and Service Centre.
- This advocacy impacted on the Council's resolution to undertake this updated feasibility study, to include the potential relocation of Shirley Library as part of the redevelopment of Shirley Community Reserve.
- Other community advocates support a mixed-use approach and highlight that any future developments should align with existing community provision in the area.

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#### 4. 2023 FEASIBILITY STUDY: CCC REPORT | PAGES 71-72

##### 12. Shirley Library and Service Centre

Opened in 1995, the Shirley Library and Service Centre is 1,060m<sup>2</sup> with capacity for 200 people (Libraries AMP 2021). In March 2020, a building upgrade was carried out as part of the Christchurch City Council's 10-year refurbishment programme. The upgrade included improved security cameras, new floor coverings, internal painting, and changes to the layout.

The Libraries Asset Management Plan 2021 identified the population density for Shirley library as 2,300/km<sup>2</sup> (estimated), that is the same as Papanui Library and less than Spreydon Library (2,900/km<sup>2</sup>) and Upper Riccarton Library (2,800/km<sup>2</sup>).

The table below outlines total visitor numbers and library resource issues for the last four financial years running 1 July to 30 June each year.

Libraries	FY 2019 - 2020		FY 2020 - 2021		FY 2021 - 2022		FY 2022 - 2023	
	Total Issues	Total Visitor Numbers	Total Issues	Total Visitor Numbers	Total Issues	Total Visitor Numbers	Total Issues	Total Visitor Numbers
Tūranga	365,229	746,400	399,672	658,981	317,265	479,669	361,570	706,550
Shirley	189,802	199,421	201,181	308,038	177,369	284,302	190,160	353,186
Fendalton	271,786	278,676	359,455	389,410	326,924	294,640	345,855	350,373
Upper Riccarton	229,625	332,084	237,813	311,476	191,364	206,783	183,054	284,504
South	469,685	272,831	511,443	289,015	468,836	220,074	481,077	264,316
Te Hāpua: Halswell Centre	274,804	214,671	322,432	242,493	287,627	168,032	316,321	215,327
Papanui	248,429	311,665	250,673	301,955	218,227	212,668	183,481	187,663
Bishopdale	145,396	98,513	154,407	141,075	129,774	145,560	145,761	186,142
Linwood	159,749	225,745	153,649	217,413	136,316	153,565	144,060	185,310

- In the financial year 1 July 2022 to 30 June 2023, Shirley Library had 353,186 visitors, the second highest after Tūranga, the city centre library.
- This is explained by shared space with the Council Service Centre and NZ Post (similar to Fendalton, Linwood, South and Papanui libraries), but it is also due to proximity to the Palms Mall.
- 994 people joined the Shirley Library during the same period 2022-2023 and 190,160 items were issued.
- Use of PCs at Shirley Library is one of the highest rates in the network at 41.9% though this has seen a declining rate as ownership of personal devices increases.
- Shirley Library provides programmes and events for people of all ages and diverse needs and interests.
- There are 19 recurring programmes which run on a regular schedule, usually once a week or once a month.
- In the last 6 months the library has also delivered 14 “one-off” programmes or events.
- In 2022-2023, Shirley Library ran 609 programme sessions, attended by over 9,000 people.

#### 4. 2023 FEASIBILITY STUDY: CCC REPORT | PAGES 73-75

### 12. Shirley Library and Service Centre

#### 12.i. Regular Programmes

- **Wā Pēpi: Babytimes** – This programme of stories, songs and rhymes for children under 2 years old is available at most libraries in the network however, it is particularly popular at Shirley Library.
- **Wā Kōrero: Storytimes** – a weekly programme of stories, songs and poems for 2–5-year-old children. In addition, every month a session is held in the Palms Mall and a special Saturday storytime at Shirley Library accommodates those parents who work during the week.
- **Sensory Craft for Pēpi** – making toys and designing activities for babies using simple, recycled materials.
- **Family History drop-in session** – in collaboration with the NZ Society of Genealogists.
- **Book Groups** – 4 book groups run on different days.
- **Mahjong Club** – including a regular session where a staff member is available to teach people who are new to the game.
- **Scrabble Club**
- **Card Club**
- **Justice of the Peace** drop-in session

- **Fiero Code Club** – teaching coding to 8–16-year-olds
- **Me Kōrero Tātou** – conversation group for people learning te reo Māori.
- **Kelly Barber drop-in clinic** – local councillor meets residents.
- **Book a Librarian** – free assistance on almost any topic from library staff.
- **Skinny Jump** – people without internet access receive free modems and cheap broadband connection, also in collaboration with Ciena Fund.
- **Dungeon Delvers** – a club for intermediate and high school students who play Dungeons and Dragons
- **Stop Motion Photography** – programme of 6 sessions for intermediate school students in which they write and shoot a short film using stop motion technology.
- **Summertime Reading** – to promote this Christchurch City Libraries annual event, librarians from Shirley Library visited every class in every local school.
- **3D printing** – library staff offer assistance with designing and printing using the library's 3D printer.
- **Seed Swap** – Customers swap seeds and bulbs annually in Spring. Library staff often include programmes with a sustainability focus such as building bug houses and making plant pots from recycled materials.
- **Pokémon** – Shirley Library hosts a regular (monthly or bi-monthly) Pokémon tournament which is organized and sanctioned through The Pokémon Company International. As participants can win Championship Points which help them to qualify to compete internationally, these events are frequented by competitors who travel from Wellington, Auckland and even Australia. Pokémon battles are streamed online and viewed internationally, with multiple participants subsequently representing NZ in the Victory Road Pokémon Tournament 2023. The tournament at Shirley was the first to be held in New Zealand and gained us international recognition in gaming circles. Shirley Library staff also run Pokémon Club where children can learn how to compete casually within Pokémon tournaments, as well as engaging with other children with similar interests in a safe and supervised environment – this programme receives regular feedback from parents and caregivers who praise its accessibility to neurodivergent children who may otherwise struggle to share their interest in Pokémon socially, as well as regarding the distinct lack of sales which regularly drive similar Pokémon themed events in the local community.
- **Collaboration with other organisations** - Shirley Library staff regularly support events at the Richmond Community Gardens, taking the library mobile van and presenting story sessions and craft activities. Shirley Library led Christchurch City Library's participation in the Kowhai Fan Fest and Armageddon events, both of which attracted thousands of attendees.
- **One-off Programmes and Events**
- **Dog's Day Out** – Collaborating with CCC and Richmond Community Gardens in the red zone.
- **Going on a Bear Hunt** – walking storytime in the red zone.
- **Miniature Painting** – for adults and children, painting miniatures to use in Warhammer, Dungeons & Dragons and other table-top games.
- **The Gruffalo Walk** – a yearly event in which Shirley Library collaborates with other Council teams.
- **Hillary's Hut** – the opportunity to explore Hillary's hut in Antarctica using VR technology.
- **Kiri & Lou Hide and Seek** – a library treasure hunt for young customers.
- **Craft Programmes:** Shirley Library run a number of craft programmes for both children and adults, including Winter Warmers, Winter Hat Craft, Crawling Critters, Wacky Wall Hanging, 3D Tulip Making, Papermaking, Monster Bookmarks, Pet Toy Making and other holiday craft programmes. Sometimes these are for a special holiday such as Matariki or Lunar New Year, while others are more generic.
- **Christchurch Symphony Orchestra** – almost 100 people of all ages came to learn about the brass section of an orchestra.
- **Remarkable Sparkle Angelfish** – a musical group performance for younger children.
- **Local Author Talks** – recently we hosted a local author as part of Christchurch City Library's annual Heritage Festival.

## 12.i. Regular Programmes | Summary:

- Shirley Library and Service Centre show consistent high levels of performance when compared to other libraries and service centres across the city.
- Some of the programmes and activities provided are also ranked high in their participation levels.

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#### 4. 2023 FEASIBILITY STUDY: CCC REPORT | PAGES 76-78

### 13. Analysis

The 2019 Feasibility Study identified an increase in the provision of community facilities in the surrounding area of Shirley Community Reserve following the 2010/2011 Canterbury earthquakes. The refreshed map of community facilities now includes the new facilities that have been realised including the Avon Hub and Pareawa Banks Avenue School.

#### Limitations of Shirley Community Reserve

Following the 2010-2011 Canterbury earthquakes the ground conditions at Shirley Community Reserve have been classified as TC3 requiring geotechnical investigations.

- The GHD assessment advises against building near the Dudley Creek area of the site and highlights large buildings would require foundations engineered specifically for the site whereas a smaller build could be completed with a TC3-approved foundation.
- No clear indication is given in the assessment as to sizes for a large and small building. An assumption is made that a small building would be 100m<sup>2</sup> or less.
- Existing amenities on the reserve exceed the 10% coverage of impervious surfaces (currently between 11 and 15%). Any new surfaces that don't allow rainwater to soak into the ground will require resource consent.
- The Parks level of service for '80% of urban residential properties are less than 500m from a park at least 3000m<sup>2</sup> in size' would be impacted should a large building be added to the reserve.
- This level of service is currently borderline in being achieved and would be impacted should the reserve return to being focussed on a large community facility.

#### Community Feedback

- Community feedback in 2020 and 2023 was consistent in the split between wanting a building for community use and development of the reserve for outdoor recreation opportunities.
- Higher levels of participation in 2023 provided a stronger level of evidence and allowed for more detailed analysis of the community feedback.
- The split in community need can be associated with life stages and locations of the respondents.
- There is general agreement amongst the respondents that the main purpose is a public place to meet and connect.

#### Relocating Shirley Library and Service Centre

- Shirley Road Central advocate for a purpose-built hub that relocates Shirley Library and Service Centre with the addition of Council-operated community spaces.
- Performance statistics from both Shirley Library and Shirley Service Centre indicate that the existing provision is very successful and well used in comparison with other libraries and service centres across the city.
- The 2022/2023 Residents' Survey reports 96% of library users are satisfied with the library service across Christchurch and Banks Peninsula.
- The Libraries Network Plan and Libraries Asset Management Plan outline a robust framework for regular monitoring of the service provision, condition of the library buildings and changing public demand across the network to ensure that the city's libraries are fit-for-purpose both now and in the future.

#### Community Facilities

The Council has achieved a range of success in activating newly built community facilities during the rebuild programme.

- Kohinga St Albans Centre was built with St Albans Residents Association identified early in the process as the prospective operator.
- However, Woolston Community Library and St. Martins Library are examples where the Council has provided shared spaces combining volunteer libraries and community spaces with Council operating the community space resulting in low levels of booked hours and community activation.
- Similarly, a Council-owned building at nearby Westminster Park has remained untenanted for many years with Council staff currently working on a dual-tenant option to address the issue.
- It should not be assumed that if the Council establishes a new community building that it will be well used.
- Identifying community groups and classes to have regular bookings alongside casual bookings for birthdays and celebrations requires activation and resources.
- The Community Facilities Network Plan highlights the Council's preference for a community-operated facility that also aligns with the Council's Strengthening Communities Together approach supporting partnership and collaborative opportunities where possible.
- The summary of local community activation indicates a strong level of social cohesion in the area including two groups who provide their services without the need for a permanent building.
- At the time of writing this report, there are no identified opportunities for the Council to partner with a community organisation. This will significantly impact on the potential of a new community building at the reserve.

### **Outdoor recreation space**

- Play equipment was the most popular request by Shirley Primary and Intermediate children whereas the public submissions are more general in their feedback identifying a need for a safe public place for families and children to meet and socialise.
- Providing access to places where children can access play independently is important for their physical and emotional development.
- There is a lack of neighbourhood parks within the areas close to the community reserve.
- Many of the "local" playgrounds can only be accessed by crossing main through- routes, namely Hills Road and Shirley Road.
- This means that for the families within the block where the community reserve sits, there are very few safe opportunities for play other than the reserve.
- The current play provisions in this area are older and in need of refurbishment, namely the play space next to the Shirley Playcentre and at Petrie Park.
- 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.
- There is also an opportunity for Shirley Primary School and the Council Parks Education staff to collaborate on an education programme for the Dudley Creek section of the reserve and create opportunities for children to engage with the water and the ecosystem within.
- This is also in line with a desire from mana whenua to create more opportunities for Tamariki to access water wherever possible for learning (Matapopore Urban Design Guide).
- The creek currently has steps and access points which would support the creation of more play and exploration opportunities.
- Play opportunities and gathering spaces that are in line of sight of businesses and busy roads are an excellent way to create space for youths, which the Shirley Community Reserve also represents.



- Provided the space was co-designed with local youths, there is an opportunity to create a space that is engaging for teenagers.
- A (swimming) pool was the second most popular request by the schoolchildren. Shirley Primary, Mariehau Primary and St Albans School don't have pools however, Shirley Intermediate has a project underway to reopen their pool. In 2022, the Council approved a grant to help rebuild the Edgeware Pool.

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##### 14. Conclusion

- This report brings together Council and community information to consider the community need, previous Council experience and the potential opportunities at Shirley Community Reserve.
- Shirley Community Reserve is a large site capable of incorporating a small community building with new and existing recreation and play facilities.
- Through community-focussed planning, the building has the potential to facilitate the enjoyment of the reserve for all the community bringing people together to share, connect and play.
- Long-term activation of the reserve can best be achieved through community led development provided by a local community organisation that can identify, understand, and realise opportunities for the area.
- The Council's role would be to manage the asset and develop a partnership with the community organisation.

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#### 4. 2023 FEASIBILITY STUDY: CCC REPORT | PAGE 81

##### 15. Glossary

###### **Community activation**

Community engagement that understands the local community needs and seeks to inspire and develop opportunities for increased connections.

###### **Community Facilities Network Plan**

A plan to support Council decision-making in the provision of community facilities across the district. The plan outlines requirements for new opportunities, changes, and disposal of the Council's community facility assets.

###### **Feasibility Study**

Detailed analysis that considers all of the critical aspects of a proposed project in order to determine the likelihood of it succeeding.

###### **Geotechnical Assessment**

An assessment carried out by a geotechnical specialist on the safety and stability of ground conditions for consideration prior to excavation or building work. Geotechnical assessments were common practice following the 2010-2011 Canterbury earthquakes.

###### **Hub**

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.

###### **Impervious Surface**

Artificial structures such as pavements that are covered by water resistant materials such as asphalt, concrete, brick, or stone. When it rains the water is not able to seep into the ground.

###### **Long Term Plan**

Outlines the Council's activities, services, capital programme and finances for the next 10 years. The Long Term Plan is reviewed by the Council every three years.

### Technical Category 3 (TC3)

Moderate to significant land damage from liquefaction is possible in future significant earthquakes. Site-specific geotechnical investigation and specific engineering foundation design is required. Foundations designed for TC3 land will be site-specific and may involve deep foundation piles.

#### 4. 2023 FEASIBILITY STUDY | SUPPLEMENTARY INFORMATION

[https://christchurch.infocouncil.biz/Open/2024/06/PCBCC\\_20240613\\_AGN\\_9127\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_AGN_9127_AT.PDF) Pages 136-140

#### 4. FEASIBILITY STUDY (2023) SUPPLEMENTARY INFO | 1. LOCAL FACILITIES

##### 1. Summary information on the physical capacity of local facilities

There are a number of large bookable sizes with capacity ranging from 100 to 300 people.

Medium and smaller bookable sizes are also locally available with capacity between 80 and 6 people.

Facility name and address	Size	Large space	Small space	CINCH
Kohinga St Albans Centre 1049 Colombo Street	Approx. 400m2	Hall – max 190 people	Three rooms	<a href="#">Link</a>
Avebury House Evelyn Couzins Ave		No	3 x max 30 people 1 x max 12 people 1 x max 6 people	<a href="#">Link</a>
Avon Hub 77 North Parade	N / A	Large meeting room – max 100 people	Boardroom – max 14 people	
MacFarlane Park Centre Acheson Avenue	124m2	Main room – max 50 people	Small room – max 10 people	<a href="#">Link</a>
Delta Community Hub 103 North Avon Road	N / A	Auditorium – max 150 people Lounge – max 100 people	Smaller spaces available on request	<a href="#">Link</a>
Shirley Freemasons Centre Shirley Road	N / A	Refectory – max 90 people	Kitchenette – max 14 people Foyer – max 50 people	<a href="#">Link</a>
Scottish Society Hall 136 Caledonian Rd	N / A	Hall – max 200 people	Supper room – max 80 people	<a href="#">Link</a>
Richmond Working Men’s Club 75 London Street	Approx. 3,500m2	Conference room – max 300 people	Boardroom – max 16 people	<a href="#">Link</a>

#### 4. FEASIBILITY STUDY (2023) SUPPLEMENTARY INFO | 2. COMMUNITY SUPPORT FOR BOTH

##### 2. Community support for both community and recreation and play spaces

In the 2023 engagement, there were 10 submitters who ranked community hub first, while also making comments supporting a recreation and play space. This is 7.6% of the total number of submitters who ranked community hub as their preferred option.

#### 4. FEASIBILITY STUDY (2023) SUPPLEMENTARY INFO | 3. FUTURE PLANS FOR 36 MARSHLAND ROAD

##### 3. Future plans for the Council facility at 36 Marshland Road

- 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.
- Currently there are no plans or intention 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.
- The Head of Customer Services highlighted the Council’s NZ Post franchise provides a key service for The Palms.

#### 4. FEASIBILITY STUDY (2023) SUPPLEMENTARY INFO | 4. RELOCATING SHIRLEY LIBRARY

##### 4. Considerations for relocation of Shirley Library

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.

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.

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#### 4. FEASIBILITY STUDY (2023) SUPPLEMENTARY INFO | 5. EXISTING COUNCIL FACILITY

##### 5. Understanding the existing Council facility

- The combined Shirley Library/Service/Governance facility has a footprint of approximately 1100m<sup>2</sup>.
- Superimposing the existing Council facility on Shirley Community Reserve can be represented by the image in figure 1. [Page 138]
- This size of facility and associated amenities would significantly impact on the available space for recreation and play space on the reserve.

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#### 4. FEASIBILITY STUDY (2023) SUPPLEMENTARY INFO | 6. LARGE COUNCIL FACILITY AT SCR

##### 6. Considerations for a large Council facility at Shirley Community Reserve

- Similar to the proposed Ōmōkihi South Library project, approximately 50 car parks including a minimum of three accessible spaces are recommended.
- There is a no requirement for car parks in the District Plan.<sup>127</sup>
- Design criteria should follow CPTED principles and allow for cycle parking and accessible pathways to the facility.
- Traffic management considerations should include the impact on the existing road hierarchy.
- Figure 2 [Page 139] shows in blue the minor arterial roads close to Shirley Community Reserve, most notably Shirley Road and Hills Road.
- A large Council facility would likely impact traffic flow on Slater Street and the opening and closing times of Shirley Primary School but is unlikely to have much impact on Shirley and Hills roads.

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#### 4. FEASIBILITY STUDY (2023) SUPPLEMENTARY INFO | 7. COST ESTIMATES

##### 7. Cost estimates

###### a. Capital budget

- The following high-level cost estimates are based on \$/m<sup>2</sup> costs for the Ōmōkihi South Library project including inflation and escalation as per the Ōmōkihi South Library project schedule.
- Note that additional costs for geotechnical assessment and subsequent foundation design/construction are not included. Indications are that confirmation of building size and high-level design would be required in the first instance.

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<sup>127</sup> <https://districtplan.ccc.govt.nz/?t=doc&docId=TAFzCke9w%2fc%3d>

- Available budget in the current LTP 2021-2031: FY 29/30 \$245,346 and FY 30/31 \$3,461,450.

Scenario	Cost estimate
1. Rebuild 36 Marshlands Rd facility (1,100m <sup>2</sup> )	\$12,343,952 plus Geotech and foundation
2. Rebuild above facility plus 200m <sup>2</sup> community space	\$15,489,952 plus Geotech and foundation
3. Build 400m <sup>2</sup> community centre	\$3,654,700 plus Geotech and foundation
4. Outdoor facility similar to Dallington Landing	Approximately \$1,000,000

- Based on scenario 2 above the shortfall would be \$12,489,952 plus geotechnical investigations and suitable foundation.

## b. Operational budget

Additional operational costs would be incurred from separating the existing Council services located at the 36 Marshland Road facility including location of suitable office space for the Waitai Governance Team.

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## 4. FEASIBILITY STUDY (2023) SUPPLEMENTARY INFO | 8. POTENTIAL COASTAL RETREAT

### 8. Potential coastal retreat implications

- A risk screening of flooding, tsunami risk and sea level rise has been undertaken in the Libraries Asset Management Plan.
- Libraries in coastal locations such as New Brighton and Sumner are vulnerable to these natural hazards.
- Repair and renewal strategies of these relatively young buildings will take into account mitigation for these risks.
- South Library is also potentially at risk of flooding which will be taken into account during its rebuild.
- Other libraries are relatively unaffected by these risks.
- Investigations by the Council's Coastal adaptation Team indicate that the existing Council facility at 36 Marshland Road is not exposed to the following scenarios:
  - 1m of sea level rise and a '1 in a 100 year' (rare) storm event
  - river flooding with 1m of sea level rise and a '1 in a 200 year' storm event
- Any potential risks for the building would be the same for all sites e.g., poor carpark drainage.

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## 4. 2023 FEASIBILITY STUDY | 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/need)
- Current Shirley Library Staff
- Shirley Playcentre (Shirley Community Reserve Lease)
- All existing Community Centres
- Other stakeholders: NZ Society of Genealogists - Canterbury Branch
- Local schools: Shirley Primary School (opposite the Reserve), Shirley Intermediate School & Pareawa Banks Avenue School (same block as the Reserve) & Mairehau High School.

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

My uploaded 'Supporting Information' .pdf for the 2023 Consultation was only seen by Elected Members on the 10th of

June 2024. This .pdf was included in the Minutes Attachments of the 13<sup>th</sup> June 2024 Board meeting:  
[https://christchurch.infocouncil.biz/Open/2024/06/PCBCC\\_20240613\\_MAT\\_9127.PDF](https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_MAT_9127.PDF) Pages 50-61

**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]

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

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

- CCC Libraries 2025 Facilities Plan (2008)  
<https://christchurchcitylibraries.com/2025/Libraries2025FacilitiesPlan-2008.pdf>
- CCC Libraries 2025 Facilities Plan (2015)  
<https://christchurchcitylibraries.com/2025/Libraries2025FacilitiesPlan.pdf>
- CCC Citizen Hub Strategy (2015)  
<https://www.10shirleyroad.org.nz/ccc-citizen-hub-strategy/>
- CCC Integrated Planning Guide (2019)  
<https://www.10shirleyroad.org.nz/ccc-integrated-planning-guide/>
- CCC Strengthening Communities Together Strategy (2022)  
<https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Strategies/Te-Haumako-Te-Whitingia-Strengthening-Communities-Together-Strategy-document-WEB.pdf>
- CCC Equity and Inclusion Policy (2024)  
<https://www.10shirleyroad.org.nz/ccc-equity-and-inclusion-policy/>
- CCC Libraries Activity Plan LTP (2024)  
<https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/Long-Term-Plan/ltpdraftactivityplans2024/Libraries-Nga-Kete-Wananga-o-Otautahi-Draft-Activity-Plan-LTP-2024.pdf>
- CCC Libraries Asset Management Plan (2024)  
<https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/Long-Term-Plan/ltpdraftAMP2024/Libraries-Draft-Asset-Management-Plan-LTP-2024.PDF>

**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

<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' & 'Growth/need, 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.

#### **h. ReVision ‘Youth Friendly Space Audit’ Reports: Shirley Library & 10 Shirley Road**

These reports were not included in the 2023 Feasibility Study or CCC Staff Report.

- **ReVision Report – Shirley Library** (21st July 2021): Pages 160-177  
[https://christchurch.infocouncil.biz/Open/2022/02/CNCL\\_20220210\\_AGN\\_7420\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2022/02/CNCL_20220210_AGN_7420_AT.PDF)
- **ReVision Report – 10 Shirley Road** (14th December 2021)  
<https://www.10shirleyroad.org.nz/wp-content/uploads/2023/03/ReVision-Youth-Audit-10-Shirley-Road.pdf>

#### **i. Shirley Library Facility Audit**

No audit was done & included in this Feasibility Study:

- Current size of the actual Library area available, within the 36 Marshland Road building
- Location/size of area for ‘Regular Programmes’: eg. Wā Pēpi: Babytimes, Family History drop-in session, Justice of the Peace drop-in session etc.
- Amenities available at the Shirley Library: eg. children’s area, youth area, learning spaces, meeting rooms, maker space, toilets, outdoor area etc.
- Population density: at 36 Marshland Road vs. 10 Shirley Road
- Comparison with other Christchurch suburban libraries based on building size/capacity, highlighting amenities & programmes available at each location

#### **j. Existing Community Centres Audit**

No audit was done & included in this Feasibility Study:

- Current Providers at existing local Community Centres
- Current Activities provided at existing local Community Centres
- Timetable of Current Activities, provided at existing local Community Centres
- Number of Participants at each Activity
- Gaps in the Timetable of Current Activities, eg. Type of activity, Age group, Time slots, Day/Evening etc.

## **4. WAIPAPA P-I-C COMMUNITY BOARD**

### **4. SHIRLEY COMMUNITY CENTRE DECISION-MAKING**

#### **‘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/>

### **4. CCC HOUSING INTENSIFICATION PRESENTATION (2021)**

“Earlier this month the Waipapa/Papanui-Innes Community Board received a public briefing from Christchurch City Council staff on rules regarding housing intensification. The purpose of this briefing was to provide an overview of the

current planning rules regarding housing intensification as well as potential future changes coming from the Government, in response to community concerns regarding intensification. Council staff had previously presented the same briefing to the Council's Urban Development and Transport Committee, before embarking on a series of public briefings to Community Boards."

<https://simonbritten.com/2021/08/21/board-briefed-on-housing-intensification/>

Briefing/Presentation to the Papanui Innes Community Board on the 6<sup>th</sup> August 2021:

<https://simonbritten.com/wp-content/uploads/2021/08/briefing-papanui-innes-community-board-6-august-2021-intensification-roadshow-presentation.pdf>

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#### 4. 'TOWNHOUSE DEVELOPER' PROPOSAL (2024)

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##### 4. 22.05.24 – COUNCIL – LONG TERM PLAN 2024-34 WORKSHOP

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

Information Session/Workshop – Council

LTP Staff Advice, 20 May 2024

Shirley Community Centre, Page 117

[https://christchurch.infocouncil.biz/Open/2024/05/ISCC\\_20240521\\_ATT\\_10025\\_EXCLUDED.PDF](https://christchurch.infocouncil.biz/Open/2024/05/ISCC_20240521_ATT_10025_EXCLUDED.PDF)

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#### 4. Q & A'S FROM COUNCILLOR KELLY BARBER TO JOHN FILSELL

- Q. from Councillor Kelly Barber [Burwood Ward\*]  
\* see <https://www.10shirleyroad.org.nz/christchurch-city-libraries-by-community-board/>  
The current Shirley Library is located in The Palms carpark, Burwood Ward.  
"I'm very supportive of this. But I wonder whether this is another situation where we're going to end up running the organisation and being responsible for the buildings.  
Is there any way we can incorporate into this staff putting together a trust of competent members of the community to mitigate the ongoing Opex [Operating Expenses]?"
- A. from John Filsell, Head of Community Support & Partnerships, Christchurch City Council  
"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."
- Mayor Phil Mager:  
"So in the long run it'll end up like St Albans Community Centre where it's totally run and operated by the community."
- John Filsell:  
"That's the goal. It's the preferred way of doing things, but it needs community board decision making to ratify that and that's scheduled for early June."

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#### 4. 'SHIRLEY ROAD CENTRAL' GROUP

After learning about this 'prospective Community Partner', 'sympathetic Building Company' proposal, I messaged the 'Shirley Road Central' members to let them know.

I was told "Cancel your LGOIMA request, it was us. Sorry we forgot to tell you."

They (residents from the west of Hills Road, St Albans Residents Association members) had arranged a meeting with a local Townhouse Developer to discuss building a 'traditional' community centre\*, due to the amount of infill housing/developer's contributions they are contributing to the suburbs around Shirley Road.

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

\* 'Shirley Road Central' Constitution: 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.

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

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#### 4. LGOIMA [TICKET 1100409] ANSWER: 5TH JUNE 2024

After my LGOIMA request to Christchurch City Council, I received a phone call from John Filsell.

I was told the 'prospective Community Partner', "it's you, 'Shirley Road Central'".

I let John know that was incorrect. It was residents from the west of Hills Road, St Albans Residents Association (SARA) members, who had been a part of the 'Shirley Road Central' group that was created to bring together residents from the suburbs around Shirley Road: Shirley, Dallington, Richmond, Edgeware, St Albans & Mairehau.

The 'Shirley Road Central' group was dissolved in 2022.

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#### 4. WAIKAPA P-I-C COMMUNITY BOARD MEETING 13<sup>TH</sup> JUNE 2024

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##### 4. WAIKAPA P-I-C CB | AGENDA

##### **Waikapa 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\\_AGN\\_9127\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_AGN_9127_AT.PDF)

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##### 4. WAIKAPA P-I-C CB | 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, Edgeware and St Albans East as relevant to Item 9.

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##### 4. RE: BOARD MEETING | DECLARATIONS OF INTEREST

"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]

###### 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.
- Waikapa P-I-C Community Board funding & expenses/profits from SRC activation events, went through the SARA (St Albans Residents Association) 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.\*

\* Their proposal is in opposition of the 'Shirley Road Central' Constitution: 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. <https://www.10shirleyroad.org.nz/shirley-road-central-group/>

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

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#### 4. WAIPAPA P-I-C CB | 5. DEPUTATIONS BY APPOINTMENT

##### Part B

##### - 5.1 Jo Byrne

[https://www.youtube.com/live/45Norrn\\_k6o?t=2735s](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](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](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 referred to the Board.

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

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.

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

Elected members didn’t receive this document until after I read the Board meeting agenda & realised it was missing from the Report.

##### - 5.4 Don Gould

Don Gould was not present to speak.

##### - 5.5 Mark Wilson

[https://www.youtube.com/live/45Norrn\\_k6o?t=4394s](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](https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_MAT_9127.PDF) Page 62

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#### 4. RE: 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.

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

“...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>

- Unsolicited Proposal?  
<https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Policies/Council-org/Christchurch-City-Council-Unsolicited-Proposals.pdf>
- Predetermined Decision?  
<https://www.10shirleyroad.org.nz/ccc-draft-ltp-2024-34-workshops/>

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#### 4. WAIPAPA P-I-C CB | 9. SCR: PROPOSED COMMUNITY FACILITY

[https://www.youtube.com/live/45Norrn\\_k6o?t=4883s](https://www.youtube.com/live/45Norrn_k6o?t=4883s) Staff Report/Presentation  
[https://www.youtube.com/live/45Norrn\\_k6o?t=6270s](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](https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_AGN_9127_AT.PDF)

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#### 4. WAIAPAPA P-I-C CB | MINUTES

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

[https://christchurch.infocouncil.biz/Open/2024/06/PCBCC\\_20240613\\_MIN\\_9127\\_AT.PDF](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

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#### 4. WAIAPAPA P-I-C CB | MINUTES ATTACHMENT

[https://christchurch.infocouncil.biz/Open/2024/06/PCBCC\\_20240613\\_MAT\\_9127.PDF](https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_MAT_9127.PDF)

##### **5.3. Deputations by Appointment - Joanna Gould**

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

##### **5.5. Mark Wilson**

A. Statement from SARA (St Albans Residents Association): Page 62

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#### 4. ITEM 9. SCR: PROPOSED COMMUNITY FACILITY | STAFF REPORT

[https://christchurch.infocouncil.biz/Open/2024/06/PCBCC\\_20240613\\_AGN\\_9127\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_AGN_9127_AT.PDF) Pages 29-39

- 4.5 As part of the Long Term Plan 2021-2031 the following resolution was passed by the Council (C-LTP/2021/00084):  
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. [Page 30]

- 4.6 Following Council’s resolution, an updated feasibility study has been completed, this included considering incorporating the current Shirley Library into a future facility at Shirley Reserve. [Page 30]
- 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]
- 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]

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#### 4. STAFF REPORT | PURPOSE & ORIGIN OF THE REPORT

- 1.1 The purpose of this report is to provide staff with clarity and direction to progress the proposed development of a community facility at Shirley Community Reserve.
- 1.2 The report is the outcome of a Council resolution requesting an updated feasibility study for the proposed development of a community facility at Shirley Community Reserve. The feasibility study was to look at “...other options, including incorporating the current Shirley library” on the site. [Page 29]

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#### 4. STAFF REPORT | OFFICER RECOMMENDATIONS

- 2.3 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.
- 2.4 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.
- 2.5 Requests that staff provide an update to the Board on a quarterly basis.

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#### 4. STAFF REPORT | EXECUTIVE SUMMARY

- 3.1 Council has allocated funding, through the Long Term Plan, for a community facility on Shirley Community Reserve.
- 3.2 The Waipapa Community Board, in it’s Community Board Plan 2023-25, has recognised Shirely Community Reserve as a priority project.
- 3.3 The Waipapa Community Board has, through the Long-Term Plan process, advocated to retain funding for the project and requested the budget be brought forward to provide certainty to the community that this key space will be duly invested in and developed so it can be successfully activated.
- 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.
- 3.5 Requirements, of the Community Facilities Network Plan, for a new Council opportunity include: “...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.”
- 3.6 This report recommends 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 and that staff continue the ongoing mahi to identify an appropriate community partner or operator to progress the development of the proposed community facility.
- 3.7 Accepting the recommendation is the report will provide staff with clarity and direction to progress the proposed development of a community facility at Shirley Community Reserve.

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#### 4. STAFF REPORT | BACKGROUND

- 4.1 The Shirley Community Centre, located on Shirley Community Reserve, was damaged in the 2010-2011 Canterbury earthquakes and subsequently demolished in 2012.

- 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.
- 4.3 In 2019, a Shirley Community Centre Feasibility Study identified a Council-owned facility at this site was not required due to an increase in community facilities in the area with a number of newly built, in-construction and planned facilities since the 2010-2011 Canterbury earthquakes. Staff recommended the ongoing retention of the site as an outdoor community hub.
- 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.
- 4.5 As part of the Long Term Plan 2021-2031 the following resolution was passed by the Council (C-LTP/2021/00084):  
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.
- 4.6 Following Council's resolution, an updated feasibility study has been completed, this included considering incorporating the current Shirley Library into a future facility at Shirley Reserve.

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#### 4. STAFF REPORT | 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.
- 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.
- 4.9 Analysis of consultation feedback undertaken as part of the feasibility study shows that younger age groups tend to support outdoor activities on Shirley Reserve, while older age groups tend to seeking indoor spaces.
- 4.10 When asked what was important for the Council to consider in the development of Shirley Community Reserve there was a common theme across the age groups. The community identified a need for a shared public space that is a safe and welcoming environment to support play, recreation, community activation and connection.
- 4.11 The feasibility study recommends a mixed use approach for the Reserve that includes an improved outdoor recreation and reserve area, along with a small community building on the site which will connect with and complement an enhanced outdoor reserve.

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#### 4. STAFF REPORT | COMMUNITY FACILITIES NETWORK PLAN

- 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.

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#### 4. STAFF REPORT | CONCLUSIONS

- 4.15 Council has allocated funding, through the LTP, for a community facility on Shirley Community Reserve.
- 4.16 In it's Community Board Plan 2023-25, the Waipapa Community Board has recognised that Shirley Community Reserve is a priority project.

- 4.17 The Waipapa Community Board has, through the Long-Term Plan process, advocated to retain funding for the project and asked for the budget to be brought back to enable construction of a community facility to take place in the next three years. The Board's submission stated that this would provide certainty to the community that this key space will be duly invested in and developed so it can be successfully activated. The Board noted that the community has been consulted several times over the last three terms regarding their vision for the future of the reserve, where a well used Community Centre stood before the Canterbury earthquakes.
- 4.18 A recent feasibility study recommends 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.
- 4.19 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.
- 4.20 To progress the project it is recommended that: a. the community board requests 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. b. 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.
- 4.21 To ensure momentum, staff will provide an update to the Board, on a quarterly basis.
- 4.22 The following related memos/information were circulated to the members of the meeting:

**1. 19 August 2015**

Subject: Report - Shirley Community Facility Rebuild - 10 Shirley Road

Purpose: To seek approval to release a Request for Proposal (RFP) to the open market inviting proposals for the development and operation of a Community Centre or similar at 10 Shirley Road, the site of the former Shirley Community Centre.

**2. 6 July 2016**

Subject: Report - Shirley Community Facility - 10 Shirley Road

Purpose: For the Shirley/Papanui Community Board to receive the information contained within and to instruct staff on how to proceed regarding the reinstatement of a Combined Community Facility at 10 Shirley Road.

**3. 1 December 2016**

Subject: Memo - Information on the Site Selection process and the Terms of Reference for the Shirley Community Centre rebuild project

**4. 4 September 2019**

Subject: Memo - Shirley Community Centre Feasibility Update to Papanui Innes Community Board

Purpose: To update the Papanui-Innes Community Board ahead of a Board seminar on 13 September on the draft feasibility study regarding the potential to develop a community facility at 10 Shirley Road.

**5. 20 October 2020**

Subject: Memo - Engagement feedback for 10 Shirley Road

Purpose: To provide the Community Board with the feedback received from the engagement on 10 Shirley Road.

**6. 10 June 2022**

Subject: Memo - Shirley Community Reserve

Purpose: To collate and provide information and advice to the Waipapa Papanui-Innes Community Board on short term development suggestions for Shirley Community Reserve.

**7. 15 August 2022**

Subject: Memo - Shirley Community Reserve

Purpose: Following a request by the Mayor this memo provides a concise update on progress with the feasibility of a community facility on Shirley Community Reserve including a timeframe for delivery of the remainder of this work.

**8. 14 April 2023**

Subject: Memo - Shirley Community Reserve

Purpose: Provide an update on the request for a feasibility study related to Shirley Community Reserve (C-LTP/2021/00084).

**9. 12 July 2023**

Subject: Area Report - Shirley Community Reserve Engagement

Purpose: Update on engagement with the community

**10. 10 August 2023**

Subject: Area Report - Shirley Community Reserve

Purpose: Update on engagement with the community

**11. 14 September 2023**

Subject: Area Report - Shirley Community Reserve

Purpose: Update on engagement with the community

**12. 12 October 2023**

Subject: Area Report - Shirley Community Reserve

Purpose: Update that submissions being analysed

**13. 9 November 2023**

Subject: Area Report - Shirley Community Reserve

Purpose: Update that submissions to be reviewed by Board at a workshop

**14. 14 December 2023**

Subject: Area Report - Shirley Community Reserve

Purpose: Update that submissions to be reviewed by Board at a workshop

**15. 23 February 2024**

Subject: Memo - Shirley Community Reserve Feasibility Study

Purpose: Provide supplementary information in relation to the Board briefing on Monday 18 December 2023 regarding the feasibility study for Shirley Community Reserve.

- 4.23 The following related information session/workshops have taken place for the members of the meeting:

**1. 22 March 2019**

Subject: Seminar - No. 10 Shirley Road Community Centre Feasibility Study

Purpose: From GLG Sport Spaces & Facilities

**2. 19 June 2019**

Subject: Seminar - Shirley Community Reserve - modular pump track

Purpose: To provide information relating to the temporary modular pump track for 10 Shirley Road

**3. 13 September 2019**

Subject: Seminar - 10 Shirley Road Feasibility Study

Purpose: To familiarise the Board with the draft report, provide the opportunity for the Board to ask any questions and understand Board feedback so this can be correctly represented.

**4. 31 January 2020**

Subject: Seminar – 10 Shirley Road Update

Purpose: Inform the Community Board of the engagement proposed for the future of 10 Shirley Road.

**5. 18 December 2020**

Subject: Briefing - 10 Shirley Road Community Reserve Site

Purpose: To provide requested site map of 10 Shirley Road showing services, infrastructure and existing installations/amenities.

**6. 4 March 2022**

Subject: Briefing - Shirley Community Reserve - 10 Shirley Road - Landscape Plan

Purpose: Update on landscape plan.

**7. 5 August 2022**

Subject: Briefing - Shirley Community Reserve

Purpose: To provide an update on the updated feasibility study for the rebuild of Shirley Community



Centre and seek feedback on proposed next steps.

#### **8. 29 June 2023**

Subject: Briefing - Shirley Community Reserve

Purpose: Outline the engagement approach for the future of Shirley Community Reserve.

#### **9. 18 December 2023**

Subject: Briefing - Shirley Community Reserve

Purpose: To update the Board on the results of the consultation and key messages from the feasibility study for Shirley Community Reserve.

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## **4. STAFF REPORT | OPTIONS CONSIDERED**

- 4.24 The following reasonably practicable options were considered and are assessed in this report: •
  - **LTP Saving** (this is not the recommended option, it is a viable option).
  - **Investigate an on budget community building** (the recommended option).

- 4.25 The following options were considered but ruled out:

- **Do nothing**

There has been community support for a community facility on Shirley Reserve for a number of years, this support is evidenced in submissions to Council's Long Term Plan and Annual Plan's over many years. A significant amount of staff time and resource has been spent attempting to progress the proposed project. Multiple feasibility studies have been undertaken and partnership proposals made to the Community Board. To date there is no clear direction or agreement among the Community Board of how best to achieve an outcome on Shirley Community Reserve.

Doing nothing will not provide any resolution to this proposed project, nor will it provide staff with clarity and direction to progress the proposed development of a community facility at Shirley Community Reserve.

This option would be achievable with the existing LTP budget.

- **Investigate an outdoor facility similar to Dallington Landing**

The Dallington Landing provides people with an opportunity to connect with the land, the river, and with each other. It features two shelters, public toilets, koru-shaped pathway, picnic tables, and access to the Ōtākaro Avon River. It does not include a 'traditional community facility' (i.e. a building that can be used for meetings, birthday parties, to heat food and refreshments).

A common theme from community engagement from all participants was for a public space that provides a safe and welcoming environment to support play, recreation, community activation and connection.

Developing the Reserve without a 'traditional community facility' would not meet this goal.

This option would be achievable with the existing LTP budget.

- **Investigate the relocation of Shirley Library**

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

1. Near local shops/supermarket/mall/bank/medical centre/schools/playgrounds/toy libraries.
2. On bus route/near transport hubs/handy walking distance from home/easily accessed/free, plentiful carparking adjacent to library.
3. Attractive street visibility.

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.

This option would not be achievable with the existing LTP budget.

- **Investigate the relocation of the Council facility at 36 Marshland Road**

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 1100m<sup>2</sup>.

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. The Head of Customer Services highlighted the Council's NZ Post franchise provides a key service for The Palms. There is no clear evidence that supports a need to change the existing location of facilities provided at 36 Marshlands Road. The facility is well used by the community and benefits from the advantages of being located adjacent to The Palms shopping mall, positioned on main travel routes and surrounded by ample parking.

Furthermore, a facility of the size of 36 Marshlands Road (1100m<sup>2</sup>), with associated amenities, placed on Shirley Reserve would significantly impact the available space for recreation and play space on the Reserve. This option would not be achievable with the existing LTP budget.

Additional operational costs would be incurred from separating the existing Council services located at the 36 Marshland Road facility including location of suitable office space for the Waitai Governance Team.

#### **- Investigate a large Council facility at Shirley Community Reserve**

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 investigation of this option would be achievable with the existing LTP budget. The build costs of a large Council facility would not be achievable with the existing LTP budget.

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## **4. STAFF REPORT | OPTIONS DESCRIPTIONS**

- **4.26 LTP Saving** - this is not the recommended option, although it is a viable option
  - 4.26.1 Option Description:** Close the project, propose the existing LTP budget as a saving.
  - 4.26.2 Option Advantages**
    - This option would save Council \$3,706,796 in future years, thus reducing the demand on increasing rates.
    - This option would save Council staff time and costs in the development and design of a community facility for Shirley Community Reserve.
  - 4.26.3 Option Disadvantages**
    - There is expectation and anticipation in the local community for a community facility at Shirley Community Reserve.
- **4.27 Investigate an on budget community building**
  - 4.27.1 Option Description:** An on budget community building – the recommended option.
  - 4.27.2 Option Advantages**
    - Recent consultation identified that the community would like to see a public space that provides a safe and welcoming environment to support play, recreation, community activation and connection.
    - This option would allow for a mixed-use approach of activities on the Reserve.
    - Ongoing operating and maintenance costs to Council or a community partner for future years would be reduced and therefore more affordable and more sustainable in an on budget community building.
    - This option would be achievable with the existing LTP budget.
  - 4.27.3 Option Disadvantages**
    - There is currently no community group that has expressed an interest in operating a future facility.

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## **4. STAFF REPORT | ANALYSIS CRITERIA**

- 4.28 Options were selected based on the available budget in the LTP, feedback from community consultation and future plans for Shirley Library and Service Centre.
- 4.29 A budget of \$3,706,796, for the proposed development of a community facility at Shirley Community Reserve, is available in the current LTP 2021-2031. This is made up of \$245,346 in FY 29/30 and \$3,461,450 in FY 30/31.
- 4.30 Based on \$/m2 cost estimates for the Ōmōkihi South Library project and including inflation and escalation (as per the Ōmōkihi South Library project schedule), the following table shows cost estimates for the considered options:

#### **Cost Estimates**

- Outdoor facility similar to Dallington Landing = Approximately \$1,000,000
- 400m2 community centre = \$3,654,700 plus Geotech and foundation
- 1100m2 facility (as per 36 Marshlands Rd) = \$12,343,952 plus Geotech and foundation

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## **4. STAFF REPORT | FINANCIAL IMPLICATIONS**

- Recommended Option: 400m2 community centre
  - Cost to Implement = Staff time
  - Maintenance/Ongoing Costs = \$0
  - Funding Source = Existing budgets
  - Funding Availability = Existing budgets
- Option 2: LTP Saving
  - Cost to Implement = Staff time
  - Maintenance/Ongoing Costs = \$0
  - Funding Source = Existing budgets
  - Funding Availability = Existing budgets
- 5.1 Both options considered can be achieved through existing budgets, with existing staff.
- 5.2 As per 4.29 above, a budget of \$3,706,796, for the proposed development of a community facility at Shirley Community Reserve, is available in the current LTP 2021-2031.
- 5.3 Council is proposing to set aside \$40,000 p.a. from 2028 to contribute to the operating costs of the facility not recovered through user charges.

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## **4. STAFF REPORT | CONSIDERATIONS**

### **Risks and Mitigations**

- 6.1 There is a risk of inertia with the project if the Board do not provide staff with clear direction regarding a facility on Shirley Reserve. Building costs are increasing and the budget allocated to the project remains static.
- 6.2 This report seeks to address this risk by requesting clear direction.

### **Legal Considerations**

- 6.3 Statutory and/or delegated authority to undertake proposals in the report:
  - 6.3.1 The Community Board has delegation to make decisions regarding the rebuild and future management of the Shirley Community Centre at either 10 Shirley Road or any other selected site.
- 6.4 Other Legal Implications:
  - 6.4.1 There is no legal context, issue, or implication relevant to this decision.

### **Strategy and Policy Considerations**

- 6.5 The required decisions:
  - 6.5.1 Align with the Christchurch City Council's Strategic Framework.
  - 6.5.2 Are assessed as low significance based on the Christchurch City Council's Significance and Engagement Policy.
  - 6.5.3 The level of significance was determined by the delegation being in place with the community board, the

likely impact and consequences on the current and future social, economic, environmental, or cultural well-being of the district or region and the level of impact on the capacity of the Council to carry out its role and functions.

6.5.4 Staff acknowledge the high level of local community interest 6.5.5 Are consistent with Council's Plans and Policies. 6.6 This report supports the: 6.7 Citizens and communities

6.7.1 Activity: Community Development and Facilities

- Level of Service: 2.0.1.1 Support the development of strong, connected and resilient communities by supporting the provision of a sustainable network of community facilities. - 80 - 84 Facilities

- Level of Service: 2.0.7 Support community management and activation of facilities through a Council and Community partnership model. - At least 75% of community facilities are activated / managed in partnership with the community

## Community Impacts and Views

- 6.8 Community views have been considered to date through consultations associated with various feasibility studies and submissions to the Long Term Plan have been taken into account.
- 6.9 The decision sought is to determine the next steps for the proposed project.
- 6.10 The decision affects the following wards/Community Board areas:
  - Waipapa Papanui Innes Central Community Board, specifically the Central Ward area.
- 6.11 The Community Board view is sought in this report.

## Impact on Mana Whenua

- 6.12 The decision does not involve a significant decision in relation to ancestral land or a body of water or other elements of intrinsic value, therefore this decision does not specifically impact Mana Whenua, their culture, and traditions.
- 6.13 The decision does not involve a matter of interest to Mana Whenua and will not impact on our agreed partnership priorities with Ngā Papatipu Rūnanga.
- 6.14 The decision sought is to determine the next steps for the proposed project, future consultation regarding any proposed facility will take place. At this stage in the project, the decision does not impact Mana Whenua.

## Climate Change Impact Considerations

- 6.15 The decisions in this report are likely to:
  - Contribute neutrally to adaptation to the impacts of climate change.
  - Contribute neutrally to emissions reductions.
- 6.16 The proposals in this report are unlikely to contribute significantly to adaptation to the impacts of climate change or emissions reductions.
- 6.17 The decision sought in this report is to determine the next steps for the proposed project. Considerations on the impact to climate change will take place in the design stages of any proposed community facility.

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## 4. ITEM 9. SCR: PROPOSED COMMUNITY FACILITY | COMMENTS

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### 4. STAFF REPORT | 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 this Staff Report.

[https://christchurch.infocouncil.biz/Open/2015/08/SPCB\\_19082015\\_AGN.PDF](https://christchurch.infocouncil.biz/Open/2015/08/SPCB_19082015_AGN.PDF) Page 27

"Legal Implications:

- 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."

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#### 4. STAFF REPORT | 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.
- 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 1100m<sup>2</sup>.
- 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 (1100m<sup>2</sup>), 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.

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#### 4. ITEM 9. SCR: PROPOSED COMMUNITY FACILITY | BOARD DISCUSSIONS

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##### 4. BOARD DISCUSSIONS | RESERVE INFORMATION

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

- Reserves Act
- Current Reserve Status for Shirley Community Reserve
- Shirley Community Reserve: Uses & Restrictions
- Shirley Community Reserve: Changing the Reserve Status
- Shirley Playcentre located in the Shirley Community Reserve

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?

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##### 4. BOARD DISCUSSIONS | WAITAI C-B-L COMMUNITY BOARD

**‘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’ Shirley Library at 36 Marshland Road, is in the carpark of The Palms mall on ‘Commercial Zone’ land.
- The ReVision Youth Friendly Spaces Audit for Shirley Library was presented to both the Waipapa & Waitai Community Boards by Shirley Village Project.
- The Shirley Library is no longer fit for purpose for the growing needs of the communities around Shirley Road.
- The current Shirley Library has no learning spaces/meeting rooms or outside space & toilets are located outside the library area.
- ‘Relocating the Shirley Library’ 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.

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.

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##### 4. BOARD DISCUSSIONS | PROPOSED FACILITY & RESERVE’S DESIGNATION

**‘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.

#### "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."

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#### 4. BOARD DISCUSSIONS | SHIRLEY PLAYCENTRE = COMMUNITY FACILITY

##### **'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>

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#### 4. BOARD DISCUSSIONS | 'ON BUDGET COMMUNITY BUILDING'

##### **'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.

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.

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#### 4. BOARD DISCUSSIONS | BUDGET RESTRICTIONS = SIZE OF PROPOSED FACILITY

##### **Budget Restrictions = Size of the Building**

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?

- 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.newsline.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.newsline.ccc.govt.nz/news/story/st-martins-community-centre-opens-its-doors>
- Redcliffs Library (Linwood-Central-Heathcote CB, Opened: 2nd December 2016)  
<https://www.newsline.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.newsline.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.newsline.ccc.govt.nz/news/story/sumner-centre-of-attraction>



- Bishopdale Library and Community Centre (Fendalton-Waimairi-Harewood CB, Opened: 22nd July 2017)  
<https://www.newsline.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.newsline.ccc.govt.nz/news/story/new-chapter-for-woolston-community-library>

#### **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?

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#### 4. BOARD DISCUSSIONS | PROPOSED FACILITY OPERATED BY WHO?

##### **'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.
- 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 townhouses = 'open plan', kitchen/dining/lounge downstairs, with bedrooms upstairs, limited outside space, nowhere to go to get away from others/noise.
- 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. 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 these activities or pay to hire this space.
- Many residents in our communities are socially isolated due to financial restrictions, which is one of the reasons why the Shirley Library has the highest number of visitors for a suburban library in Christchurch.

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/>

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#### 6. BOARD DISCUSSIONS | EXPENSE MOVING THE SHIRLEY LIBRARY

##### **'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 [4000m<sup>2</sup>] 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>

- The new purpose-built Matatiki Hornby Centre 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?

#### 4. 'THE AGREED VISION FOR SHIRLEY COMMUNITY RESERVE' (27 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”.

At its meeting on 13 June 2024, the Board considered the community feedback on the future of Shirley Community Reserve. Analysis of the feedback had shown that younger age groups tended to support facilitating outdoor activities on the reserve, while older age groups tended to be seeking indoor spaces. By the end of the meeting, where some of the submitters took the opportunity to be heard in person, 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 park. The Board had already separately set aside money from its Better Off Fund for CPTED (Crime Prevention Through Environmental Design) planning to facilitate that the reserve should be a safe and inviting community space for years to come.

## 4. CHRISTCHURCH CITY COUNCIL

### 4. CCC LONG TERM PLAN (2018 – 2028)

#### 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](https://christchurch.infocouncil.biz/Open/2018/06/CLTP_20180622_MIN_2843_AT.PDF) Page 6

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#### 4. RICHMOND COMMUNITY NEEDS ANALYSIS (2018)

##### **Richmond Community Needs Analysis Survey**

[https://christchurch.infocouncil.biz/Open/2018/11/LCHB\\_20181114\\_AGN\\_2606\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2018/11/LCHB_20181114_AGN_2606_AT.PDF) Page 107

##### **Community Needs Analysis for Richmond: Interim Report, December 2018**

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

Prepared for Christine Lane, Community Governance Manager, Papanui-Innes Governance Team, Christchurch City Council

By Sarah Wylie, Independent Social Researcher

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#### 4. COMMUNITY NEEDS ANALYSIS FOR RICHMOND: INTERIM REPORT | PAGE 5

##### **The Community**

Richmond is commonly defined as a minor suburb of Christchurch, situated to the inner north east of the city centre, and bounded by Shirley Road to the north, Hills Road to the west, and the Avon River to the south and east. As such, it spans two Community Board ward areas, Central to the South, and Innes to the north.

Richmond includes quite significant areas of red zone bounding the Avon River, and parts of Dudley Creek, the smaller waterway in the area. Not everyone in Richmond agrees about exactly which areas do and do not comprise Richmond, and the community really has two quite distinct parts, developed at different times and characterised by different housing. It feels hard for the community as a whole to have a voice, perhaps reflecting these differences.

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#### 4. COMMUNITY NEEDS ANALYSIS FOR RICHMOND: INTERIM REPORT | PAGE 6

##### **The Community (cont'd)**

Anecdotally, the feedback gathered from key informants suggests that the community has changed quite a bit since 2013, with a general downward shift in socioeconomic wellbeing across Richmond. There is a wide-held perception that many houses in the area which were previously owner-occupied, and now lower cost rentals, having been sold “as is, where is”. The change in the community is partly attributed to this, and partly to the development of more social housing in the area, and higher density housing to the south. The community is perceived to have more people struggling with mental health issues than in the past, and more families who could be categorised as “working poor”.

##### **Community Strengths and Assets**

The present research highlighted a strong sense of community in Richmond. The community is seen to have a real village feel, and many local residents appear to value the history and heritage of the area. For a number of residents, their ties to the area are inter-generational. The community was described as quite friendly, and a place where it is common to say hello to people on the street. Compared to some other suburbs, it does seem to have a sense of inclusiveness. The Richmond community is well-catered for with appealing outdoor and green spaces, through the red zone and the promise this now presents to the community of a permanent green-space asset on the doorstep of Richmond, the Avon River corridor, the redeveloped Dudley Creek, the attractive grounds of Avebury House, Richmond Village Green and Richmond’s range of smaller parks, reserves and playgrounds.

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#### 4. COMMUNITY NEEDS ANALYSIS FOR RICHMOND: INTERIM REPORT | PAGES 7-8

##### **Community Strengths and Assets (cont'd)**

For those in need, Richmond is very well-served by Delta and its array of support services, along with those of Shirley Community Trust. Delta is however very stretched in meeting these needs. Richmond has a good array of community activities, particularly for adults. Richmond Workingmen’s Club is a significant provider of sport and interest-based activities, Avebury House offers a range of classes, Richmond Community Garden and the MenzShed are both doing well at engaging the local community, and Delta and Shirley Community Trust, accessible to many people in Richmond, are significant providers of low-cost recreation and social activities. Cross way Church is a rapidly growing

church with strong community engagement, while Holy Trinity and St Stephens are also well-engaged in the Richmond community.

**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.
- There is a lack of low cost physical recreation and sport opportunities for children and young people locally, and a lack of fun, low cost creative and social activities for children and young people after school and in the school holidays.
- 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. A number of these new residents struggle with mental health issues, and issues associated with poverty.
- Delta is doing an exceptional job at supporting these residents, but their resourcing, always stretched, has not kept pace with growth in demand for their services. Further, the needs presenting to them are becoming increasingly complex. Delta needs to be resourced to a higher level to continue to be effective. With advocacy services coming under increased demand, something Delta is not directly resourced to provide, it is highly desirable that Pegasus base a partnership Community Worker at Delta. Both Council and Housing New Zealand could partner to actively lobby for this, along with additional support from CDHB to address mental health needs of its clientele.
- 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.
- Richmond is growing with the development of higher density in-fill housing to the south. Without a requirement for these homes to have off-street parking, the roads have become very congested, causing concern for some residents. While many residents recognise a need to develop affordable housing close to the city, some are concerned at the potential threat to the character of Richmond (its heritage buildings and established trees) and want to see development kerbed or more controlled to preserve street access and the leafy character of the area.
- Along with concerns over housing development, roadworks to fix earthquake damage have been on-going and a source of long-term stress and inconvenience for many residents, and extreme financial loss for some. Communication around these repairs was poor in the early years. Things do seem to be getting better, but locals now identify the need as ensuring all roads and footpaths are repaired to a good standard, and not just main arterial routes.

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**4. COMMUNITY NEEDS ANALYSIS FOR RICHMOND: INTERIM REPORT | PAGES 9-10**

Richmond is well-served with its own retail areas, the major one on Stanmore Rd to the south, and another on the Shirley Rd – Hills Rd intersection. The Palms Mall is located directly adjacent to the suburb, to the north east. However Richmond’s own commercial areas, and in particular Stanmore Rd, is seen to lack cohesion, and as in need of some urban development work to make the area more appealing, and more attractive to people from outside the local area. The Residents and Business Association has already been working on this with planter boxes developed.

**Recommendations**

On the basis of the research findings, the following recommendations are put forward to Papanui-Innes Community Board and its governance team for its full consideration:

- Papanui-Innes Community Board should be praised for their on-going support for Delta Trust, and affirmed for the difference this makes locally.
- The Papanui-Innes Community Board, along with the 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.
- Both Papanui-Innes and Linwood-Central-Heathcote should encourage the work being undertaken by Richmond Residents and Business Association, enhancing community engagement locally.
- The need for improved playground facilities across Richmond targeting preschool and smaller children should be recognised and taken into accounting future planning.
- The Papanui-Innes Community Board should convey the high level of demand for a footbridge replacement for Medway Bridge to Christchurch City Council.
- The present findings affirm a need for urban planning centred on the Stanmore Rd shopping area, striving to enhance a sense of cohesion in this area, ensuring safe crossing points, and working with local retailers and the Richmond Residents and Business Association to enhance the visual appeal of the area.
- 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.

\* This ‘Recommendation’ in the Report, ignores the 10 Shirley Road site being the Shirley ‘Community’ Reserve. Classified as a ‘Local Purpose’ Reserve, with the specific purpose for this site to be a community centre. Yet this is mentioned in ‘5.1 Background Information from Christchurch City Council re the Former Shirley Community Centre at 10 Shirley Road’ on Page 16 of the Report.

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#### 4. COMMUNITY NEEDS ANALYSIS FOR RICHMOND: INTERIM REPORT | PAGE 11

##### 1. Background

Christchurch City Council’s Papanui-Innes Community Governance Team commissioned a community needs analysis research project, seeking to assess current and future community needs for those residents of the area of Richmond that falls within the Innes Ward, the community bounded by North Avon Rd, Hills Rd, Shirley Rd and North Parade. The needs analysis was intended to give Council staff and community agencies a comprehensive guide to current provision and future need and was to include analysis of all relevant existing research, demographic trends, current provision, current gaps and issues, other providers and their plans for the future and community and stakeholder consultation through a variety of focus groups and key stake holder interviews. It was envisaged that this research would assist in the identification of gaps in service provision, as well as identify future demand.

##### 2. Scope of Study: Aims and Objectives

The aim of the research was to develop a profile of the Richmond community and their needs in terms of current and future recreation, sports, arts and health and social service provision. Specifically, the research was intended to fulfil the following objectives:

- Provide an accurate demographic profile of Richmond and identify future demographic trends of this community, drawing on 2018 Census data.
- Create a profile of existing recreation, sports and arts and social and health agencies in the community.

- Profile residents' existing access to recreation, parks, sports, arts, health and social services and potential future demand for these services, focusing especially on the way residents are interfacing with Council assets and services: what is working well, and what would make this community better.
- Develop a document that would assist with future planning for Richmond, taking into account barriers to access, and future patterns of access for different services.
- Gaps and issues in existing provision of services were to be identified.
- Gather information that can inform future uses of the former Shirley Community Centre site.

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#### 4. COMMUNITY NEEDS ANALYSIS FOR RICHMOND: INTERIM REPORT | PAGES 14-15

##### 4. The Community of Richmond

Richmond is commonly defined as a minor suburb of Christchurch, situated to the inner north east of the city centre, and bounded by Shirley Road to the north, Hills Road to the west, and the Avon River to the south and east. As such, it spans two Community Board ward areas, Central to the South, and Innes to the north. Richmond includes quite significant areas of red zone bounding the Avon River, and parts of Dudley Creek, the smaller waterway in the area.

The present research primarily concerns the portion of Richmond which falls within Innes ward of Papanui-Innes Community Board area: North Avon Rd to the south, Hills Rd to the west, Shirley Rd to the north and North Parade to the east, commissioned by the Papanui-Innes Community Governance Team.

However because many of the key amenities of the Richmond community are located in the southern part of Richmond, it makes sense to consider the needs of Richmond as a whole in conducting the research.

Several informants commented that Richmond is seen differently by different people, and for some, is just a “drive through” suburb, and even less so in the future once the Northern Motorway is completed and traffic is diverted from the area. Because nobody sees Richmond as quite the same place, and it spans multiple Community Board areas, one person felt that it is hard for the community to have a voice.

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#### 4. COMMUNITY NEEDS ANALYSIS FOR RICHMOND: INTERIM REPORT | PAGE 16

##### 5. Relevant Research

Richmond has not been the subject of any community needs research that could be identified since the late 1980s.

##### 5.1 Background Information from Christchurch City Council re the Former Shirley Community Centre at 10 Shirley Road

Originally Shirley Primary School, built in 1915, it became surplus to Ministry of Education requirements in 1977, with Christchurch City Council appointed to control and manage the site pursuant the Lands and Domains Act 1953, and the site set aside for use as a Community Centre, run by Shirley Community Centre Society, formed the same year to lobby for the building to be used for this purpose. A number of community recreation and social activities operated from the site.

The building suffered significant damage in the 2011 earthquakes, and was demolished in 2012. From 2013 to 2016, local churches lobbied Council to lease the land for development of a new multipurpose community facility available for both the church and wider community, but the Community Board instead opted to utilise available funds to develop a new community facility in Shirley.

This rebuild has been pushed out by Council to the 2021/2022 and 2022/2023 years. In early 2018, the Papanui-Innes Community Board took the rare step of starting a petition to fight the city council over funding for this project. Local residents have also lobbied hard to have this development brought forward. The projects falls within the context of completion of a Facilities Network Plan across the city, looking to identify duplicaitons and gaps in facilities on offer.

Council staff have been engaged with a range of local stakeholders, through a survey, submissions, and a residents' workshop in November 2016, and most recently, soft consultations. In hosting the workshop, the Community Board acknowledged that funding constraints meant that the new facility could not replicate the old one, but instead should seek to create an effective and efficient centre, respecting and striving to meet residents' wishes where possible.



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#### 4. COMMUNITY NEEDS ANALYSIS FOR RICHMOND: INTERIM REPORT | PAGE 17

Through the course of these consultations, issues have been highlighted regarding the following:

- The duration of roadworks in the area, including many arising from the Dudley Creek works to remedy flooding issues in Flockton Basin (outside Richmond, yet endured by Richmond residents)
- its negative impacts on local businesses and road user,
- pedestrian and cyclist access in the area,
- the challenges of the Richmond community spanning three community board areas: Papanui-Innes, Burwood-Coastal (commonly-held boundaries of Richmond do not in fact take in this area), and Linwood-Central-Heathcote.
- Concerns were also raised around lack of consultation and communication in relation to public works in the Richmond area.

The workshop held in November 2016 identified the following features as important in the new centre:

- Adjacent green space
- A welcoming reception area
- Potential for future expansion of the facility
- Kitchen facilities appropriate to needs of community users – capacity for cooking classes, shared meals, etc.
- Space suitable for fitness classes such as Zumba
- Community feel
- Storage that can be dedicated to individual groups
- Respect for reserve designation of site and heritage of neighbourhood
- Accessibility and appeal to all ages
- Safe design
- True community space

While some attendees 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.

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#### 4. COMMUNITY NEEDS ANALYSIS FOR RICHMOND: INTERIM REPORT | PAGES 18-19

**The following ideas have been put forward by the community in subsequent consultations regarding the type of facility to be rebuilt on the 10 Shirley Road site:**

- Replace the previous Community Centre with mixture of large and small meeting spaces
- Facility with commercial kitchen
- Hall with stage area
- Move the Shirley Library onto the 10 Shirley Road site
- Indoor swimming pool
- Outdoor recreation space
- Community gardens and fruit forest
- All access adventure playground
- Skate park
- Children's paddling pool

#### 5.2 Flood Remediation Works: Dudley Creek

The 2010/2011 earthquakes caused considerable change to many waterways in the city, increasing peak flows and flooding. For Dudley Creek, the Flockton Basin became much more flood-prone than was the case pre-quake. A \$30 million flood remediation and waterway enhancement scheme was undertaken by Opus, running both over time and over budget. This involved detailed flood modelling and in the upstream zones of Dudley Creek, waterway



widening, silt removal and infrastructural remediation to improve the existing waterways.

The project also sought to improve ecological and landscape values, including improving in-creek eel and fish habitats, new riparian and tree planting and improved pedestrian pathways, carefully designed not to inhibit flood capacity at times of peak flow, and to create an inviting and accessible waterway corridor for local residents and visitors when the creek is at its natural low flow level.

Downstream, in Richmond, a significant overflow pipe was installed to quickly and efficiently transfer flood water to the Avon River at times of peak flow.

Residents of Richmond endured seven years of Dudley Creek works, to remedy flooding issues outside their own neighbourhood.

### 5.3 Resident Concerns

In submissions regarding the 10 Shirley Rd site, a number of residents raised other community concerns:

- State of local roads
- Loss of Special Amenity Area Zone status in North Richmond which kerbed redevelopment
- Flight path change taking planes over Richmond
- Need to celebrate heritage of Richmond

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## 4. COMMUNITY NEEDS ANALYSIS FOR RICHMOND: INTERIM REPORT | PAGE 20

### 5.4 Community Needs Profile for Christchurch East: Regenerate Christchurch

In 2017, Regenerate Christchurch published a community profile for the Ōtākaro Avon river corridor. The purpose of this Community Profile was ‘to identify the needs and issues being experienced by the communities of east Christchurch in order to understand how the Ōtākaro Avon River Corridor (‘the regenerated area’) can support regeneration’. The profile identified Richmond South as one of the areas of Eastern Christchurch with greatest levels of economic hardship, drawing on NZ DEP indicators.

The report reported work conducted in 2014 in Avonside and Richmond South by Te Runanga o Nga Maata Waka, who had surveyed Avonside and Richmond South residents to identify ways to support community-led recovery through building stronger social connectedness.

At that time, residents’ concerns centred on the poor state of roads, footpaths and river walkways as well as safety concerns about levels of crime, alcohol and drug use, squatters and dumping.

Other concerns raised included lack of affordable housing and its impact on vulnerable populations.

At the time of the survey, the traditional community hubs of the Richmond Workingman’s Club and Richmond Primary School were closed. The closure of QE11 and Centennial Pools were also identified as having impacted on resident’s ability to meet and connect with each other.

As a result, residents aspirations at that time centred on the desire to revitalise the community through opportunities to connect socially and develop a strong community identity. Community events including markets, festivals and events for children were identified from the survey as critical to growing a sense of belonging.

Because these communities have high levels of deprivation, the profile authors concluded that any events and activities need to be ‘low cost or no cost’.

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## 4. COMMUNITY NEEDS ANALYSIS FOR RICHMOND: INTERIM REPORT | PAGE 24

### Anecdotal Feedback Regarding the Community of Richmond

Delta and a number of other stakeholders perceive a downward shift in the socioeconomic wellbeing of Richmond post-quake.

Anecdotally, it seems that many of Richmond’s more well-off residents sold up and left the area soon after the earthquakes, and during its years of rebuild and recovery, effectively as one informant put it, shifting the community downwards on the socioeconomic ladder.

A number of education and community informants noted increased levels of transience in the population. The Richmond Kidsfirst Kindergarten has seen its roll become much more multicultural since the earthquakes, with Indian comprising a much more significant part of their role.

A number of informants felt that the amount of rental housing in the area has increased a lot, and especially in parts of Richmond to the north which were previously mostly owner-occupied. A number of these houses were known to have been sold “as is, where is” following the earthquakes.

Community stakeholders also widely noted a perceived reduction in the older person population of the area, and an increase in the proportion of young adults living in Richmond, including young professionals, retail workers and rebuild workers.

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#### 4. COMMUNITY NEEDS ANALYSIS FOR RICHMOND: INTERIM REPORT | PAGE 25

### 7. Interview Findings

#### 7.1 Strengths

Both in the key stakeholder interviews and the shorter consultations conducted at the Delta community lunch and the Evergreen Club (for both, with Richmond residents only), informants were asked what the people of Richmond are most proud of and love about their community.

The following themes emerged most strongly from the key stakeholder interviews:

- Richmond has a real **sense of community**, a strong sense of belonging, and is a strong community with several key hubs.
- Richmond’s **history and heritage** – the history of the suburb is a popular interest locally, and many residents take pride in the heritage housing of the area.
- **Avebury House** – identified as a key venue in the area, and a great place for courses and for meeting people. Avebury House was seen as working hard to connect with other key community players, including Delta, local churches and Banks Ave School.
- The **Avon River**, and the relationship to and proximity of Richmond to it, and its connection to the red zone, something that over the past 18 months has become an asset.

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#### 4. COMMUNITY NEEDS ANALYSIS FOR RICHMOND: INTERIM REPORT | PAGES 28-29

#### 7.2 Key Amenities

The following were most commonly identified by key stakeholders as the most important physical assets in the Richmond area:

- Avebury House  
Avebury House closed for a short time after the September 2010 earthquake, but was badly hit by the February 2011 quake, and had to close. The area adjacent to it towards the Avon River was red-zoned; Avebury lost its neighbours. Christchurch City Council put considerable resource into its repair and refurbishment, and Avebury House reopened in 2013...  
Prior to the earthquakes, Avebury House formed a thoroughfare from the River and River Road, and people would often park cars by the river and walk through the gardens. With this connection lost, it has become much harder for people to notice Avebury House, and increasingly, people do not know the facility is there. Avebury House went through a period of decline even after it reopened, but with new governance and staff on-board, the facility is getting busier once again.
- Richmond Community Gardens and the adjacent red zone which is increasingly used as a common
- Schools in the local area – schools were identified as a key recreation amenity for local families and young people. The courts, playgrounds and sports fields are heavily used in the weekends and holidays. Schools themselves were identified as important assets. Shirley Intermediate School issues around 70 keys per year to families across the community who access the school pool. The school would love to see this asset become community-run.
- Evelyn Couzins Ave playground and paddling pool
- Delta

### 7.3 Challenges

The following were most commonly identified by stakeholders interviewed as the biggest challenges facing the people of Richmond:

- **Development of medium density housing**, under the changes made to the City Plan in 2016 through central government intervention, which do not require dwellings to have off-street parking. Because this has occurred largely to the south end of Richmond, in narrow streets and on land previously occupied by small cottages, the area has a lot of apartments without parking, and parking congests the very narrow streets in that area...As well as **loss of parking and congestion**, this was identified as a challenge because the housing has come at the expense of **loss of trees** in that part of the community.
- A lot of local people have not got over the **psychological toll of the earthquakes**, or are still **battling with EQC or insurers** for resolution of damage to their houses. In terms of EQC and insurance, there were winners and losers locally, depending on their insurance, with settlements identified as characterised by inequity. Setting aside housing, the earthquakes were followed with years of uncertainty and change, in roading and repairs, in schooling changes, in loss of neighbours and neighbourhoods, and of businesses. This toll was widely identified as **creating significant wellbeing needs in Richmond**. The community was identified as having changed its identity.
- The **roadworks** had a significant psychological and economic impact on the area. Roadworks were identified by several stakeholders as having “killed off” several local businesses and were widely seen as badly managed, especially on Stanmore Rd but also North Avon Rd. This appears to remain a source of distrust towards Council, while others recognise improvements in the communication and management of roading repairs undertaken more recently. The remaining challenge seems to be restoring the condition of all the roads and footpaths in the community, and not just the main arterials.
- Local businesses are struggling, and the **commercial area of Richmond on Stanmore Rd is rundown**, and has a lack of cohesion and identity. The area was seen to have untapped potential in terms of commercial operations, and could be enhanced.

Next most-commonly, the following challenges were highlighted:

- Housing New Zealand has put a lot more needy people into Richmond, through development of high density social housing on the site of former family homes...As a community post-quake, Richmond has been characterised by high levels of social need, and demand for services from Delta had already increased significantly; before the additional social housing opened, Delta was already very stretched. Delta welcomes new clients from these complexes, but needs more resources to support them effectively, and Housing New Zealand can do nothing to help them with this. In issuing consents for social housing, it was seen as important that Council take into account the added burden on community services, and work to ensure that resourcing accounts for this.
- It would be great to have Pegasus Partnership Community Workers based at Delta. Delta end up doing a lot of advocacy work with their clients, but are not resourced for this service. PCWs would make a big difference to the wellbeing of Richmond’s most vulnerable residents. While PCWs already exist, basing them within Delta would streamline access to their services.
- The area has a transient rental population who are not invested in the community, did not choose to live in the area, either placed there or attracted by lower rent.

- Richmond needs more playgrounds and play equipment. Richmond Village Green’s play equipment targets older children, and is well-used by children from the Seabrook McKenzie Centre, but families using the park during the week tend to have younger children and it does not cater well for them.
- Letting people know what is on offer locally remains an ongoing challenge.
- Richmond is not a cohesive suburb, and some of its more cohesive areas were red-zoned.

- Planning rules do not protect the character of the area, which is a source of local pride.
- The area has a number of Air BnBs, and is being gentrified.
- Richmond lacks a good urban plan.
- Richmond lacks identity.
- It is hard for the community to have a voice.
- Richmond is largely not a mobile community, so residents need things available locally.
- Some in the community struggle financially, including “working poor” families.
- Shirley Community Centre left a gap.

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#### 4. COMMUNITY NEEDS ANALYSIS FOR RICHMOND: INTERIM REPORT | PAGES 36-37

##### 7.4 Extent to Which Wellbeing Needs are Being Met in Richmond

All those interviewed were asked to think about the five ways of wellbeing (Be Active, Keep Learning, Connect with Others, Help others and Enjoy the Little Things) and comment on what was working well locally at meeting these needs, and what was missing.

##### 7.4.1 Be Active

The following gaps were identified, again presented in order of frequency of response:

- Cost is a significant barrier to participation in active recreation in Richmond for many residents, as is availability of transport, especially for school sports.
- A lot of children and young people are not active, mostly gaming in the weekends.
- Poor footpath condition
- Lack of quality play equipment for small children
- Lack of water fountains
- Lack of things for young people to do

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#### 4. COMMUNITY NEEDS ANALYSIS FOR RICHMOND: INTERIM REPORT | PAGES 36-37

##### 7.4.2 Keep Learning

The following were commonly identified as working well:

- 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; 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.

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#### 4. COMMUNITY NEEDS ANALYSIS FOR RICHMOND: INTERIM REPORT | PAGES 39-40

##### 7.4.2 Keep Learning (cont’d)

A need for low or no cost activities was most commonly identified as gap locally, both for children and adults, along with the loss of local high schools and lack of a direct bus connection from Richmond to Haeata or to Mairehau High Schools. The feeling was expressed by several informants that more affluent suburbs had been better treated by the Ministry of Education than suburbs like Richmond in its review of schools post-quake.

Other gaps less commonly highlighted included the following:

- No local Te Reo classes (these are in fact on offer at SBHS- Risingholme)
- Need for more celebration of Māori culture and heritage in the local area
- Need for a local library that has good learning spaces and empowers local residents to form their own groups and make their own connections

##### 7.4.3 Connect with Others

The following were most commonly identified as working well at enabling local residents to connect with others:

- Avebury House
- Richmond Workingmen's Club
- Vinnies
- Richmond Community Garden
- Delta
- Shirley Community Hub

The following gaps were identified, all by individuals:

- More opportunities for inter-generational connection
- Need to make better use of Richmond Village Green and draw the shops together more; a regular market there would be great
- Need more spaces reflecting Māori culture; Māori are disconnected from the area
- Need to better celebrate history and heritage of Richmond
- Demand for regular, low cost activities

#### **7.4.4 Helping Others**

The following were identified as the most common outlets for volunteering locally:

- Delta
- Avebury House
- Richmond Community Garden
- St Vinnies
- Richmond Residents and Business Association

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## **4. COMMUNITY NEEDS ANALYSIS FOR RICHMOND: INTERIM REPORT | PAGES 41-42**

#### **7.4.4 Helping Others (cont'd)**

- The biggest gap identified in relation to volunteering was a need for more support for those in these roles, who themselves are often vulnerable and in need of additional support.
- A need was also highlighted for better promotion of the voluntary opportunities that are on offer.

#### **7.4.5 Enjoy the Little Things**

Richmond was widely identified as a community where people are fortunate to have good access to green spaces through the red zone, the river, Avebury House and the number of small parks locally. The area was identified as having good access to takeaways and shops to meet their needs.

#### **7.4.6 Access to Health and Social Services**

- Richmond was widely identified by stakeholders and local residents consulted as a community with good availability of health services locally.
- Richmond also has a good choice of ECEs, with a kindergarten and several privately operated childcare centres all based locally and a Playcentre also very accessible, as well as home-based care options.
- MSD's offices are located close to Richmond, on the other side of Hills Road.

Where gaps and needs were identified, these most commonly related to support for people with mental health needs. Supports for children, young people and adults with mental health needs were identified as lacking in Richmond, and very difficult to access. A number of informants highlighted insufficient mental health support availability for tenants of Housing New Zealand properties in the area, and more vulnerable tenants of low-cost privately owned rentals.

Other needs less commonly highlighted included the following:

- Some of the supports available locally are not promoted as much as they could be.
- Richmond lacks public toilets.
- There is a need for more budgeting support based locally.
- GP books at North Avon Medical Centre are full and some people are having to enrol with doctors in Papanui to get seen, while others are not accessing healthcare because of transport barriers. Cost is a barrier to health services for some of Richmond's more vulnerable residents.

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#### 4. COMMUNITY NEEDS ANALYSIS FOR RICHMOND: INTERIM REPORT | PAGE 43

##### 7.5 Feedback re Christchurch City Council (cont'd)

The Papanui-Innes Community Board needs to connect more with people in need, and not just the community's most vocal constituents, to really understand the challenges faced by Richmond's most vulnerable residents, and Delta as the agency most supporting these people. It would be great for Council staff and elected members to spend time at Delta every six months or so, to hear and see how things are "at the coalface".

- It would be great if Council could run sessions locally on how to engage with Council processes. While some people have a strong voice to Council, others do not know how or feel confident to have their say. This would go some way to repairing some of the distrust which exists between the local community and Council.
- Coordination and communication should remain areas where Council strives to do better.
- It would be good if public works contracts had a requirement to achieve a favourable response to a community satisfaction survey before they are signed off.

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#### 4. COMMUNITY NEEDS ANALYSIS FOR RICHMOND: INTERIM REPORT | PAGES 44-45

##### 7.6 10 Shirley Rd

Key informants were asked to think about the biggest gap in Richmond that most needs addressing in the future, and with that in mind, what the best use of the site of the former Shirley Community Centre was at 10 Shirley Rd.

Most commonly, informants felt that any decision regarding this site needed to wait until:

- 1) the 2018 Census data was released, and a good understanding was in place regarding who the population of Richmond are these days, and
- 2) the new facilities being developed in adjacent suburbs were in place (referring to Dallington), and there was a clear picture of how existing facilities are being used.

Whatever was developed on the site was widely seen as needing to address a clear gap. A good number of those interviewed did not believe that this was a community facility, but rather, an outdoor space.

Until such time as a clear need emerges for a community building, several felt that the area could be developed as a transitional green space, tidied up and made more useable than is currently the case.

Next most commonly, informants wanted to see the space developed into a park with play facilities that appealed to families, covering the needs of children and young people of different ages. Playgrounds in Richmond were identified as tending to only cater for one age group. Needs for play equipment suited to pre-schoolers and to young people were reiterated. Suggestions put forward included a skate facility (lacking locally), and a well-maintained green space area with a decent playground.

The majority of those interviewed seemed to feel that Richmond has enough community facilities, or facilities available for public use already, between Avebury House, Richmond Workingmen's Club (once fully rebuilt), Shirley Primary School hall (which has only one regular community user and is available out of school hours), along with facilities close by in neighbouring suburbs, and with uncertainty around which of the buildings on the Shirley Boys High School site would remain once redeveloped for Shirley Intermediate and Banks Avenue Schools. Through all the consultations, nobody mentioned Richmond Community Cottage. Several informants were very keen for the history of the former Shirley Primary School / Shirley Community Centre site to be celebrated via signage on site and incorporation into a heritage trail throughout Richmond, also celebrating and recounting Tāngata Whenua use of the local area.

Avebury House has capacity for smaller event and activities, but cannot cater for large gatherings. They see a need for a large performance space serving the wider community. Specific building needs identified by individual informants in relation to the 10 Shirley Rd site were a facility to serve the Indian community, 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 celebrates Māori cultural heritage, and a venue to provide low cost after school activities. One informant would like to see car parking developed on the side alongside green space, catering for car parking needs of Shirley Primary School parents, as well as activities such as markets.

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#### 4. COMMUNITY NEEDS ANALYSIS FOR RICHMOND: INTERIM REPORT | PAGES 50-51

##### 8. Richmond Residents' Association Survey

Richmond Residents' Association administered an electronic survey to the local community, via the Richmond Avonside Dallington Shirley R.A.D.S. Locals Facebook page in November 2018.

In total, 46 people responded to the survey.

##### 10 Shirley Road site

The survey asked residents what they would like to see at this site, even if just transitional.

Of the 46 survey respondents, only 36 answered the question, and of these, 7 did not have a view on the site or did not know where this was. The 29 who did respond with an idea put forward the following suggestions:

- A community centre (n=14)
- A youth outdoor recreation amenity (n=4)
- A family-focused play area (n=4)
- Police station (n=2)
- A library and community centre (n=1)
- Multicultural centre (n=1)
- Well-kept green space (n=1)
- Playground with art installations including Māori art (n=1)
- Car park to service Shirley Primary School and a weekend market (n=1)
- Seating (n=1)

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#### 4. COMMUNITY NEEDS ANALYSIS FOR RICHMOND: INTERIM REPORT | PAGES 59-60

##### 11. 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.
- The present findings affirm a need for urban planning centred on the Stanmore Rd shopping area, striving to enhance a sense of cohesion in this area, ensuring safe crossing points, and working with local retailers and the Richmond Residents and Business Association to enhance the visual appeal of the area.
- 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.

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#### 4. COMMUNITY FACILITIES NETWORK PLAN (2019) | CCC STAFF REPORT

[https://christchurch.infocouncil.biz/Open/2019/07/SOC\\_20190731\\_AGN\\_3438\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2019/07/SOC_20190731_AGN_3438_AT.PDF) Pages 31-39

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#### 4. CF NETWORK PLAN (2019) CCC STAFF REPORT | PAGE 31

##### 2. Summary of the Draft Plan Findings

2.2 Council has a comprehensive existing commitment including 74 Council owned community facilities in the portfolio with a value of \$77 million. The portfolio has received an investment of \$46 million in new builds and major repairs since the 2010/2011 earthquakes.

2.3 City-wide there are currently no significant major geographical gaps in the network if we consider all Council and non-Council owned facilities available. There is spare capacity within the existing network. Future development opportunities are more likely to arise from change rather than geographical gaps (e.g. Multicultural Centre) however future consideration should be given to the effects of any further population increases to the south west and north of the city.

2.5 There is a need to establish and embed best practice for facility development and facility withdrawal. The application of “best practice” will reflect the uniqueness of each situation and community involved but within the context of a city-wide network. Wherever possible this process will be Community Board-and-community informed and led.

2.6 Council will deliver greater value by continuing to support community operation, activation and, if appropriate, ownership of facilities it already owns rather than developing new non-activated facilities.

2.7 The Plan outlines principles of community facility provision, design, governance and operation that align with Council’s Strengthening Communities Strategy and Strategic Framework. The Plan also provides an effective framework for Council and Community Boards to determine Council’s appropriate role in a community facility project.

2.8 The Plan aims to provide a framework, reference point and guide for Council and Community Board decision making on community facilities. Adoption of the Plan and the information therein does not pre-empt or commit Council and Community Boards to any particular course of action, expenditure or change in levels of service.

2.9 Community facility decisions, especially if they involve levels of service, would be made on a case-by-case basis, but within the context of a city-wide network, through a Long Term Plan, Annual Plan or other formal decision making process and not automatically or pre-emptively as a result of this Plan.

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#### 4. CF NETWORK PLAN (2019) CCC STAFF REPORT | PAGE 32

##### 4. Context/Background

##### 4. Opportunity

4.1 The purpose of the Plan is to provide a framework to inform and guide Council and Community Boards decision making processes over the provision and operation of community facilities. The Plan also aims to facilitate an increase the value of community centres and halls to the communities they serve. Implicit in this purpose is the aim of increasing utilisation and the breadth of activities that can happen in these facilities.

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. Strategic Alignment**

4.4 On 22 June 2018 Council requested that staff complete a Community Facilities Network Plan (CLTP/2018/00017).

4.5 The 2018 – 2028 Long Term Plan summarises the rationale for the Council provision of community Facilities namely:

- We [Council] provide community centres, halls and houses to encourage participation in local activities and build a sense of community.
- We [Council] offer support to community organisations to help them deliver the valuable services they provide.

4.6 The provision of community facilities aligns with Council's Strategic Priorities of enabling active citizenship and connected communities in respect of community facilities, and Councils Community Outcomes toward Strong Communities and a Liveable City.

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#### **4. CF NETWORK PLAN (2019) CCC STAFF REPORT | PAGE 33**

#### **5. Draft Community Facilities Network Plan - Summary**

#### **5. Facility Network Coverage**

5.1 The core scope of the Plan includes community facilities owned by Council including halls, community centres, cottages, volunteer libraries, toy libraries and play centres, of which there are 74 facilities within the portfolio.

5.2 The Plan is informed by facility provision by others such as community groups, churches and trusts as well as the provision of related community places-and-spaces including Council recreation facilities, libraries, service centres, parks facilities and schools.

5.3 A mapping tool has been developed to record the provision of facilities across Christchurch and Banks Peninsula. These maps can be layered to show different categories of facilities as well as a buffer zone around community facilities of 500m and 1 km for each facility, maps can reflect a city-wide view and can be broken down into ward and community board areas.

- 5.3.1 A map detailing total provision of identified community facilities and related places- and-spaces is attached to this report as Attachment A.

- 5.3.2 A map demonstrating selected community facilities with buffer zones is attached to this report as Attachment B.

- 5.3.3 A comprehensive suite of maps including maps to show facilities within each Community Board Area are included the Draft Community Facilities Network Plan document attached to this report as Attachment C.

5.4 In summary there is comprehensive existing community facility provision by Council and other providers with sufficient capacity to increase occupancy and use where a need arises. City-wide there are currently no significant major geographic gaps in the network when we consider all current providers.

5.5 Future facility development opportunities are likely to arise from changing demographic, trends and needs. An example of this is the proposed Multicultural Recreation & Community Centre in the city centre. Into the future there will be a need to examine the effect any further significant population increases in the north of the city; and the south west of the city in light of Council and Board decision making on the Hornby Hub.

#### **5. Council Community Facilities Asset Information**

5.6 The facility portfolio currently consists of 74 Council facilities with a capital value of \$77 million. The average age of these facilities is 50 years, with 71% over 40 years old. The economic life is expected to be around 70-80 years, with 20 facilities that now exceed the economic life.

5.7 High level condition assessments of the facilities carried out in 2017 show an average rating of 2.7 out of 5. The rating scale being 1 “very good with no work required” and 5 being “very poor with major work required now”. It is recognised that many facilities require an updated and more detailed condition assessment.

5.8 Post-quake Council prioritised community facility rebuild and repair into an ambitious and comprehensive programme. 12 facilities were built with a budget of \$34 million. 13 facilities underwent major repair with a budget of \$12 million.

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#### 4. CF NETWORK PLAN (2019) CCC STAFF REPORT | PAGE 34

##### 5. Facility Operation and Activation

5.14 Of the 74 facilities in the portfolio, 19 are currently Council operated, primarily as a venue for hire, 3 are under construction and 55 operated by the community. Occupancy rates across the Council managed facilities average between 36% and 38% with a customer satisfaction currently of 76%.

5.15 With the exception of Council hubs (Ōrauwhata: Bishopdale Library, Te Hāpua: Halswell, Riccarton Community Centre and Matuku Takotako: Sumner Centre) the Plan supports Council’s existing objective to have more Council facilities activated, operated and if appropriate owned by community groups. The Plan details a framework that will allow Community Boards and Council to make informed decisions on this.

- This will often involve Council playing to its strength by retaining the asset management responsibility and community groups operating and activating. However, may include devolving asset responsibility to community groups and potentially ownership if appropriate.

5.16 Community operation leads to greater diversity of use and activation. Community groups/trusts can offer a greater quantity and range of use with many in the Christchurch area already doing this well.

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#### 4. CF NETWORK PLAN (2019) CCC STAFF REPORT | PAGES 33-34

##### 5. Development and withdrawal of Council facilities

5.17 The draft Plan details a series of principles intended to guide Community Board and Council decision making on the development and withdrawal of facilities and the role Boards and Council take in these processes. In summary:

5.17.1 To realise a facility opportunity there should be:

- A defined and demonstrated need and sustainable long-term future.
- A willing and able partner organisation.
- A feasibility study followed by a business case.
- Community informed/led development.
- Council’s role clarified up front.
- Confirmation all partners have the necessary resources, drive and expertise.

5.17.2 Before a facility is identified as no longer being required there should be:

- A demonstrated lack of/or changing need.
- Any asset related issues detailed.
- Consideration of how, or if, services can reasonably be provided by others.
- A lack of suitable partner organisations willing or able to continue.
- Identification of a future use or course of action for the asset, this can include Council’s asset disposal process.

5.18 The application of the above processes will reflect the uniqueness of each situation and the community involved. For Council facilities decisions will be made by Community Boards or by Council. From 1 August 2019 Community Boards will have the delegated authority to approve site selection and to approve the final design of local community

facilities. Community Boards will also have the delegated authority to approve alterations and additions to the design of existing local community facilities.

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#### 4. CF NETWORK PLAN (2019) CCC STAFF REPORT | PAGES 35-36

### 6. Community Board Feedback

6.1 Following the SCDH Committee meeting on 12 June the project team have presented the key messages, emerging findings and Plan principles to each Community Board. Feedback included:

- A feeling that there has been a degree of inequity across the board areas in terms of investment in repairs and new builds since 2011.
- Boards emphasised the need to recognise changing needs of citizens in current and future years.
- Support for community operation, thought should be given to safeguarding access to a wide cross-section of the public.
- Boards identified a number of community based facilities the project team had missed.
- A need was expressed to focus community support resources, where available, on buildings with low occupancy, or consider alternative operation.
- The high number of Council facilities in Banks Peninsula was noted along with the geographical and historical context.
- It was suggested that the process for changed, new or removal of facilities to include a tool kit with templates.
- Supportive of community development of facilities particularly where the community or non-council can deliver a suitable built asset at a lower cost per square metre.
- Council need to keep in mind financial constraints and affordability.
- Boards supported recent changes giving Boards greater delegated decision making over community facilities.
- Suggestion of a one off funding boost to bring all facilities up to an acceptable level.
- There was an acknowledgement that smaller and less well-resourced community groups may require more assistance in operating facilities.
- An opportunity for the development/procurement of an on line booking system that could be shared with all operators was suggested.
- Boards liked the mapping tool; there were suggestions that the tool could be morphed into an interactive on-line map identifying the location, function, availability and booking procedure for each facility.
- The mapping tool could be used for other purposes. Boards noted some non-Council providers charge greater hire rates reducing availability to all.

### 7. Identified Facilities Updates

7.1 The wider community facility network planning process provided to opportunity to “dovetail” work on specific facility opportunities identified by Council; namely, a [Shirley Community Centre](#), a Multicultural Centre, a Centre for the Burwood Avondale-Dallington area and an Okains Bay Community Centre. These projects will be reported back through the relevant Community Boards and not as part of this Plan. However any future Council or Board decision making on these projects will be updated into the Plan. The multicultural centre was considered by Council as part of the Annual Plan process. Sections 7.2 to 7.5 of this report aim to provide the Committee with a concise update.

7.2 Multicultural – On 25 June Council approved support and funding for the development of a multicultural community and recreation centre as part of the Annual Plan process.

7.3 Burwood-Avondale-Dallington – Emerging information points to a community affected by the imposition of the Residential Red Zone at its Geographical heart. A community group, the Riverside Community Network (RCN) have received Strengthening Communities Funding and engaged consultants to carry out a feasibility report on facility options. The draft Plan mapping tool has identified other community facilities in the general area opening the possibility of further co-operation. The RCN have recently advised staff that they are re-looking at their structure and

will make contact when this is done. When this is done it is proposed that the RCN meet with staff to discuss options and opportunities going forward.

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. Other providers have developed facilities in the area and Council has supported the development of a facility in the near-by Macfarlane Park and is currently developing a facility in St Albans

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#### 4. COMMUNITY FACILITIES NETWORK PLAN (2019) | GLOBAL LEISURE GROUP LTD REPORT

[https://christchurch.infocouncil.biz/Open/2019/07/SOC\\_20190731\\_AGN\\_3438\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2019/07/SOC_20190731_AGN_3438_AT.PDF) Pages 40-73

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#### 4. CF NETWORK PLAN (2019) GLG LTD REPORT | PAGE 44

##### **Executive Summary**

Today there are 74 Council owned community facilities in the portfolio with a capital value of \$77 million including a substantial number of new and replacement facilities provided over the last 9 years.

Recently, Councils focus has turned to hub and shared facilities with the latest examples including the successful provision of the Te Hāpua: Halswell Centre, and Ōrauwhata: Bishopdale Library and Community Centre.

Now we are at a crossroads where changed levels of investment will be needed to maintain the status-quo at a time where the way people utilize community space is changing. The network plan considers these changes and supports an approach that increases community participation whilst strengthening the role for Council in delivering a consolidated network of modern flexible community facilities and integrated community hubs.

##### **The Purpose of the Plan**

The purpose of the Community Facilities Network Plan (CFNP) is to increase the value of community centres and halls to the communities they serve. Implicit in this purpose is the aim of increasing utilisation and the breadth of activities that can happen in these facilities. This means an increase in the range and flexibility of spaces within and around Community Facilities and the number and nature of activities that happen within those spaces (referred to as vibrancy).

What constitutes Community Space/Facilities is changing, from the traditional community hall utilised for small group meetings to ‘any area (inside/outside, public/private) that is available for community use’.

Community Facilities now include café’s, markets, schools and businesses premises outside of operating hours. The spaces are more than the actual buildings, creating connections within the space/s and to the areas and amenities surrounding them. In the new community spaces people come together for a common reason/cause (to be together, to do things together and alone, to be around excitement), creating a sense of community through social engagement, having a sense of ownership, and shared experiences. Coffee, commerce and activity go hand-in-hand with new community spaces, and ownership is far less important than how welcoming and inclusive the space/facility is.

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#### 4. CF NETWORK PLAN (2019) GLG LTD REPORT | PAGE 45

As a result of this change Council should ensure its focus is on activation to generate participation and social engagement by residents, supporting quality and highly activated provision to meet strategic goals and provide best value. The Strengthening Communities Strategy (2007) introduced the concept of a Community Facilities Network Plan (CFNP) to provide a framework to informing Council’s provision of community facilities and cope with changes in what constitutes community space.

Analysis of current provision shows:

- The majority of community facility activity happening in the city is delivered by the community, not by Council. This is the same for Banks Peninsula although instead of Church delivery we have local community operation of Council owned facilities. Council owned and managed facilities only make up 13% of the city's community facility delivery.
- No provider is particularly strong in providing for drop-ins, bumping and social services – Council Libraries are strongest in this area.
- Church owned and managed facilities deliver the most programmes, have the greatest amount of drop-in and social service provision (which is still low), while also receiving bookings.
- Council owned and managed facilities appear to function primarily as vessels-for-hire, catering for formal structured bookings based activities, with Council owned and community managed facilities being similar with a higher proportion of events.
- Community owned and managed facilities cater for the broadest range of activities, with use being relatively evenly balanced across several activity types.
- Those facilities with people actively organising programmes, events and activities have the greatest range of provision happening in facilities.

In summary: The current network is comprehensive if you consider the total provision, both Council and Community owned facilities. Detailed analysis of the whole network found:

- The infrastructure and assets are aging and many of the older facilities are expensive to maintain or not maintained in a fit-for-purpose state, including those under lease agreement.
- Each situation is unique and the socio-demographics of each area vary widely meaning that there is no one solution that will work across all communities in the City.
- City-wide, there are no obvious major gaps in physical provision of facilities, gaps occur when we consider the range of activities and the type of provision. Level of service indicators focused on utilisation are not an accurate depiction of the vibrancy of community space.
- The strength of community commitment, capacity and capability varies across the City and needs to be taken into account through case by case needs analysis and feasibility to inform decision-making.
- Key information deficits exist regarding Council owned Community Facilities and these gaps need to be filled to enable a coordinated and well-founded investment by Council in transforming the current network into one that is fit for purpose to meet changing needs.
- Improvement of Council asset management is on-going and more work is needed to clarify the state and projected longevity of assets in the Council owned network.
- Even if the goal is to pass some of this infrastructure into community operation and ownership where the community is active and capable, there would need to be updating work to ensure assets were sufficiently fit for purpose.

The Community Facilities Network Plan (CFNP) provides strategic guidance to the Council, Community Boards and Council staff, residents, community organisations, funders and a range of agencies in the community, service, health and welfare sectors on achieving a balanced and improved future provision and management of community facilities.

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#### 4. CF NETWORK PLAN (2019) GLG LTD REPORT | PAGE 46

##### **Network Plan recommendations**

4. That Council utilise the CFNP proposed best practice approach to (over time) transition and transform its network by: a. Focusing investment in small number of community hubs (existing and new) of significant size co-located with other Council facilities such as libraries.

5. Council should prioritise support for community led provision of community facilities – taking a lead only when developing a hub facility or where no other community-based solution is available to meet an evident need.

**Good coverage of Community Facilities across the network if all provision is included**

If we consider the full spectrum of delivery of Community Facilities and sport, recreation, arts and cultural space there are few major omissions and a plethora of provision spread reasonably evenly throughout the network.

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##### **Good coverage of Community Facilities across the network if all provision is included (cont'd)**

To achieve this full coverage we must take account of the work of the Churches and other community organisations. The primary area where work is needed includes the indicated increased need for a multi-cultural centre in the city to act as a hub for cultural, migrant and refugee integration and the need to increase the accessibility and vibrancy of spaces through more localised control and locally led-initiatives.

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#### 4. CF NETWORK PLAN (2019) GLG LTD REPORT | PAGE 48

##### **Current Funding of Council Community Facilities and Voluntary Libraries**

The above points drive a new approach with an emphasis on:

Targeted investment in developing, and appropriately staffing, a smaller number of Council owned integrated and activated community hubs e.g. Te Hāpua: Halswell Community Centre

##### **No one right solution**

The literature reviewed reveals there is no one right solution for provision of Community Facilities for all communities. Many of the spaces within the existing facilities have been altered or adjusted in some way for past uses/users and many are no longer relevant. Much of the literature speaks about ways to increase the sustainability of Community Facilities with different governance and management approaches and about increasing the level of community engagement and greater community autonomy as a key unlocking further activation and utilisation.

##### **Trends toward hubs and focal points**

Worldwide trends tell us Community Facilities will be focal points in the community and will become known as neighbourhood and communal gathering places of flexible spaces that allow people to work/play/be/meet together in groups or work/play/be alone but connected to others outside of their homes. They will facilitate enquiry, self-reflection, social interaction, formal and informal activity.

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##### **Trends toward hubs and focal points (cont'd)**

A trend is to hub significant facilities as part of community focal points. Where this does not happen to localise ownership, control and management by Community Trusts and Incorporations if possible.

Council has a major role to play in this to set community trusts and incorporations (representative of collectives of groups in the community) on a path toward sustainability. Community governance structures are non-hierarchical, self-reliant, target a range of funding streams and build strategic partnerships. If they seek to manage assets they will need to be collaborative and partner with others. Often their lower costs structures and 'reach' enable services to be delivered with cost savings and economies.

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##### **Insights from demographics**

- The map (Figure 1) on page 12 shows the spatial distribution of identified community facilities (including community owned).
- It also shows the walkable catchment for each facility (0.5 km immediate and 1.0km wider).
- The longer established areas generally have more provision as many of these facilities pre-date television and were a key social venue when they were constructed.



- Figure1, (lower table) tells us there is variability in the number of facilities per resident for each Community Board.
- An analysis of Deprivation tells us there are also variances in socio-economic status of residents in different Ward areas of the city.
- All these factors require that actual decisions about delivery in a particular neighbourhood need to be made with a full understanding of need via a more focused feasibility process than is possible from the High Level Plan.

### Increasing neighbourhood and ward focus

- The totality of Community Facility provision is more complex to describe than for example the provision of playgrounds.
- There is the neighbourhood in which they sit (each and every one is different from the others)
- For example: the way they are managed sometimes by Council, sometimes by local Trusts, sometimes by Churches and other organisations;
- The proximity of relevant facilities close by across the Community Board boundaries; and
- The particular characteristics of the population in the area (age structure and composition, socio-economics and ethnic make-up) and you have a complex picture of provision amongst a backdrop of often very different local conditions.

This complexity is depicted through a series of spatial maps and classification legends. The spatial maps Appendix 1, Figures 7-13 are given for each of the 7 Community Boards. For each identified community facility, each map provides a key and is able to demonstrate:

- From the Colour of the Circles: How facilities are owned and operated
- From additional information: What other facilities are in the area (library, school, recreation and sport facilities)
- From adjoining Board areas: What the overlap is into the area (the 0.5-1.0 km walkable catchment)
- From the accompanying tables set into each map: Who owns what type of facility

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### Figure 3. CCC Community Facilities Network Plan Principles

#### **Partnership:** Collaboration, Commitment, Good Faith, Common Understanding Stewardship

1. A commitment to working together Council/Community to achieve common goals, recognising and maximising each partner's respective strengths
2. Actions in good faith will deliver the best outcomes for the collective group and wider community
3. Collaboration and teamwork to achieve the objectives of the project
4. Re-purposing assets toward Community Control where this can be supported
5. Iwi engagement will be conducted at all times in a manner which is respectful and meets Māori cultural protocols

#### **Community:** Community Led, Communication, Working Together, Needs Based

6. Community-led development means working together to create and achieve locally owned and community led visions and goals, increased Community Board decision making
7. Communication will be open and honest with communication channels kept open to ensure informed decision making
8. 'Community-up' means listening to and considering design, management and use aspiration of the community and acting on these

#### **Governance:** Collective, Flexible, Skills Based, Effective

9. Enabling community governance and supporting community facility ownership with capital and operational funding where appropriate and/or possible
10. Enabling a flexible and adaptive approach to governance that can respond to a changing environment
11. A balance between the need for a skills-based board without compromising representation of the collective of user groups

**Activation:** Community Focused, Innovative Programming, Pro-active Management

12. Activities and programmes are developed, considering the needs and aspirations of the local community to activate not just hire spaces
13. Incentivising community led community facility provision
14. A commitment as stewards of supporting ‘community-up’ innovation regarding programming and management to create vibrant spaces

**Sustainability:** Viability, Optimisation, Best Practice

15. Supporting financial security of devolved Community Facilities by offering Community Board and Council contestable funds beside the diversity of other revenue streams
16. Council continue to focus its own Community Facility delivery into Hubs
17. Council to quantify, audit and track its financial management of its own Community Facilities
18. The collective group will actively co-operate in seeking solutions to maximise and sustain revenue, minimise duplication, waste, environmental impact, under utilisation and inefficiency. Where these attempts fail facilities are able to be deemed surplus, with appropriate action then possible

**Design:** Sustainable, Flexible, Responsive, Shared

19. The development of a new space or place will be in response to an identified need that cannot be met by existing provision
20. The urge to jump to a ‘built solution’ before all the issues and objectives are understood and the community is involved, will be resisted
21. The focus will be on community-led and sustainable, shared, multi-functional solutions, ensuring flexibility of use for spaces and places
22. Focus on taking time to ensure community-led design is stepped process involving community in all phases and throughout the design process

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### 3.1 Best Practice Community Facility Design

It’s important that Community Facilities are a reflection of best practice principles in the sector.

**Table 3. Recommended Best Practice**

Network Configuration	Plan Recommends
<p><b>An enhancement to the existing community space/facility network that they are part of</b></p> <ul style="list-style-type: none"> <li>Important to map delivery across the whole <u>network</u>, regardless of ownership (even if it is localised in an area) <u>to avoid over supply and duplication.</u></li> </ul>	<p>Utilise the <b>Spatial Maps Appendix 1, Figures 4-10</b> to understand the <u>overlap of facilities and where the facilities concentrations are.</u></p> <p>Utilise local knowledge and understanding to define focal points, to cluster Council Hub Facilities and to <u>determine areas where there are gaps spatially.</u></p> <p>Utilise the <b>Figure 1 Population Buffer Zone Maps</b> to work out if a facility build/enhancement will increase the Average Population per facility without there being overlapping provision and/or % Population within 500m-1000m of a community facility</p>

<b>Striving for diversity in programming mix across communities to ensure equity in delivery (communities of interest, local community programmes, sectors, activity types – sport, arts, hobbies, cultural etc).</b>	Continue the process of supporting Community Facilities being actively managed by empowering Community Groups/Trusts/Incorporations to drive activity from the site. <u>New provision to be based on a feasibility/gap analysis, which considers under-utilisation of existing facilities</u>
<b>Design process informed by the community and approved by the Community Board</b> <ul style="list-style-type: none"> <li>Those with a history of involvement in their community know what works, there is no standardised solution, only designs that are practical and community driven</li> </ul>	Institute a system where community-informed designs are shared across Christchurch and Banks Peninsula. Help facilitate learning across community via seminars, tours and workshops. <u>Delegate the design decision making authority to Community Boards for non-hub projects</u>
<b>Reflective of their local community and the cultures within it both visually and operationally</b> <ul style="list-style-type: none"> <li>The people using the space/facility should be a representative ‘melting pot’ of the surrounding community at large. Taking into account the <u>socio-demographics</u></li> <li>The community should have pride in their space, and experience a good feeling from being there</li> </ul>	<u>Support a dialogue of inclusiveness across communities</u> with any public funding of Community Facilities requiring inclusiveness demonstrated by the applicant. <u>Work with community collectives to support leadership and governance that is inclusive and removes barriers</u> based on socio-economic status, religious beliefs, ethnicity, age, gender, sexual orientation and celebrates the unique mix of these for that particular community.
<b>Social &amp; Private spaces</b> <ul style="list-style-type: none"> <li><u>Ideally with comfortable seating, good heating and kitchen/catering facilities.</u></li> <li><u>It is important people have the option to be in groups and be social, as well as being on their own</u></li> </ul>	<u>Use best practice principles of design to encourage provision and enhance spaces for both social and private use in and around public spaces. Encourage spaces to operate both ways at times, or for there to be options for people in spaces most of the time, rather than one mode spaces dominating provision.</u>
<b>‘Safe, Welcoming &amp; Inclusive’ Places</b> <ul style="list-style-type: none"> <li>Both in terms of physical design features and customer service – not work, not home, the ‘home away from home’ place in between.</li> <li><u>They need to have a good image, be perceived as safe, clean and give choice of where to sit/be in the space.</u></li> </ul>	<u>Make sure entry is welcoming...spaces to hang and bump are obvious from the entry point, reception is not set to police a space but rather to aid in facilitating access. Ensure that there are casual spaces in the building either via a café or chairs and reading racks viewing areas.</u>
<b>Community ‘Hub and Focal Points’ that are well connected to surrounding spaces and amenities</b> They should be a <u>one stop place for a range of daily community functions and interactions</u>	In all cases look for synergies where a Community Facility can co-locate with meaningful partners in sport, recreation, <u>welfare, housing, health, youth, sites of history, social, spiritual, commercial, entertainment and education spaces</u>
<b>Located ‘where the people already are’</b> It’s important to be <u>located in natural congregating areas, and to not expect people to go out of their way to use a facility/space</u>	In all cases <u>look to locate or enhance Community Facilities where there is foot traffic</u>
<b>Accessible to get to, see, use, move around and within – for all</b> <ul style="list-style-type: none"> <li><u>You can see the place from a distance</u></li> <li><u>Its interior is visible from the outside</u></li> <li><u>Adjacent buildings face/connect to it (people in them have a reason to use it)</u></li> <li><u>It is easy to get to (car, bus, bike, walk) nexus points</u></li> </ul>	<u>In all cases integrate the Community Facility with its surroundings.</u> <u>Demystify what happens in the interior with visual links and cues.</u> <u>Ensure barrier free access.</u> Through feasibility determine a neighbourhood of users and differentiating factors that make the space relevant across Christchurch and/or Banks Peninsula
<b>Design for flexibility and adaptability, being fit for purpose for a broad range of community users</b>	<u>Meet the dual challenges of having some parts of the space for clearly defined purposes and some parts of the space able to be re-configured easily to meet new demands. (Indoor and Outdoors)</u>

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#### Facility Activation – The Value Proposition

It is important in the implementation phase of the CFNP to ask the question, “what will lead to the highest activation of the facilities?”

By this we mean not just levels of use, ‘utilisation’, but also the mode and types of use to meet wider community needs for bumping space, for learning space and social spaces.

The lowest form of activation is to make the facility ‘available’ to the community as a vessel-for-hire.

The highest form is programmed space. The programmed facilities will have participants from a wider and more diverse cross-section of the population which typically includes those people who have access difficulties including but not limited to:

- Those groups/individuals who find cost to participate a barrier
- Those groups/individuals who find physical access a barrier
- Those who have difficulties in social space, or issues with formalised situations
- Time as a barrier (working or family care related)
- Age, ethnicity, gender, sexual orientation as barriers

Programmed space tailors activities to overcome barriers to participation including those listed above.

In programmed space some users will have ‘free’ access while others may pay more for value added services.

The beauty of this approach is that it still enables vessel-for-hire provision alongside programmed usage.

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##### Increasing focus on Activation

<b>A – Vessel For Hire</b> Limited application	<b>B – Activated (one use/r)</b> Has a tenant and is known for a particular activity	<b>C – Activated (multi-use/r)</b> Can book range of activity booked across spaces	<b>D – Programmed</b> Booking plus active programming of spaces
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##### Facility Location Significance

Some facilities are better suited to be hub locations based on their centrality within a neighbourhood/rural community, geographical location, accessibility and proximity to other hub or key locations such as libraries, social and community outdoor spaces, cafes, economic and commercial centres including malls and or proximity to aligned activity, school/education, church, sport and play related.

##### Ward and Neighbourhood Significance

<b>STRATEGIC for WARD and NEIGHBOURHOOD</b>	<b>STRATEGIC for WARD</b>	<b>STRATEGIC for NEIGHBOURHOOD</b>	<b>BANKS PENINSULA</b>	<b>Not STRATEGIC</b>
A key hub for Community	A key site for the Ward	A key site for neighbourhood	A key hub for rural community	Low utilisation (threshold)

At the network level where there are potential hub facilities, the approach is to support their development as Council owned and operated site.

Hub facilities are where there is co-location and clustering of services: library; service centre; community activity; recreation and sport; civic activity; culture, meeting and public assembly; education and arts activity.

At the neighbourhood level, a case by case approach to the detailed planning and decision-making using a feasibility study is suggested. The input and decision-making role of the Community Board is essential.

The feasibility study will identify the need, specify the solution to meet the needs (including the need for Community Facilities and spaces) and assess viability.

A neighbourhood feasibility should consider surrounding provision, the capability of community organisations, the nature of provision, what community is saying about what it wants and how it wants it delivered. Each community will be different.

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### Recommended Network Approach

**Figure 6. Determinants of Decision for CCC Community Facility Projects**

<b>Facilities of strategic significance as a focus point for the community</b>	<b>Facility capability to be sustainable</b>	<b>Facility capacity to be activated</b>	<b>Strength of Community Engagement</b>	<b>Capability of Community Governance</b>
Table 4 outlines the various levels of significance of geographical factors. <u>When a facility has Ward and Neighbourhood focus this impacts what Councils role should be.</u>	<u>A facility with design characteristics that enable it to be sustainable</u> will be better placed to <u>operate efficiently at lower cost</u> affecting its viability. Other factors includes <u>location and proximity of other activity and facilities complementary to the facility.</u>	<u>A facility with design characteristics, flexible interior space, complementary outdoor space, and fit for purpose spaces will mean fewer compromises and a greater variety of programmable spaces.</u>	Where there is a stronger and coherent voice in the community with groups aligned there is a greater chance of community engagement. Where there is civic action to achieve outcomes there is energy for community autonomy in delivery of Community Facilities.	Where there is less fragmentation of groups, cohesion and collective, inclusive and collaborative thinking there is the opportunity to devolve delivery. Especially if there is evidence of umbrella governance (where groups are working together under one clear vision), If there is evidence of capability (skills) at the governance level it is best for Council to empower rather than compete with community-led approaches.

Figure 6 outlines a range of determinants summarised as follows:

- Strategic significance (geographically)
- Sustainability of the Facility
- Capability of the Facility – beyond as just a vessel for hire
- Strength of Community Engagement- coherency of the community voice
- Capability of the community voice – collective view with skills to back that up;

The CFNP uses the strength of these determinants to understand the impact they will have collectively on what role Council would have in managing Community Facilities in the future (next 30 years).

Table 4 outlines how configurations of determinants aligned with the facility strategic significance suggest a particular role for Council.

For example; if a Community Facility has a wide strategic significance at both the Ward and Neighbourhood levels, and the facility is high in capability to be sustainable, and high in capacity to be activated then it is suggested Councils role should be one of direct provider (even if it still has the issue of how to increase levels of activation in that facility).

Conversely if a community facility is strategic at the neighbourhood/rural community level and there is strong community engagement and community governance capability, Councils role is more of an enabler and or

funder/investor. Facilities without significance, with less sustainability and capacity and little interest from the community to engage with them rightly are considered surplus.

Table 4 provides the framework for an approach that can guide the role of Council in Community Facility provision, potentially reduce over time the number of facilities directly provided by Council enabling them to concentrate on high significance sites and providing an opportunity for the community to engage more fully with Community Facilities and with the appropriate structures have a higher level of autonomy and control in how they are provided to meet localised community needs.

### Road to commissioning Community Facilities

- Key in this decision is that any new facility will be unique to a particular situation and community involved.
- Generally there will be a defined and demonstrated need, a willing and able partner organisation (for non-hub facilities).
- Beyond a set of favourable determinants, an independent feasibility study is suggested that confirms a clearly defined and sustainable long-term future and the availability of resources from each prospective partner.
- Particularly important from a CFNP perspective is the need for meaningful local community and Community Board engagement in the process, and
- The clarification of Council and Partner roles and responsibilities up front. Without assurance of a high level of activation of the new facility it would be unwise to proceed with its development.

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### Appendix 2. CFNP Terminology

- **Community Facilities Network Plan:** A plan that outlines a clear direction and informing Council and Community Board decision making on the provision of community facilities in Christchurch and Banks Peninsula that become fit-for-purpose, sustainable and relevant.
- **Ward:** One of 16 areas across 7 Community Boards and a division based on historical electoral boundaries.
- **Community:** A 'geographic community', such as particular local area within Christchurch and Banks Peninsula (eg. Spreydon). At times the term 'community' is also used to describe a particular 'community of interest' around for example age, gender, culture, sport, hobbies etc. that might span all of Christchurch and Banks Peninsula (such as older residents).
- **Neighbourhood:** One of the parts or areas of a town/city where people live bounded by physical features, streets, rivers, buildings and places. Neighbourhoods served by a community facility reach out 0.5 to 1km from the facility. There are multiple neighbourhoods within a Ward. People consider that they live in their immediate neighbourhood making the facilities in that neighbourhood more meaningful for them.
- **Community Facilities:** Defined as any building and/or space (inside or outside, public or privately owned) that is available for community use. Community facilities have the potential to be a focal point for residents (and visitors). (Note Strengthening Communities definition: 'focal points for activities to occur that contribute to social wellbeing'). (Note differs from the District Scheme definition as it can include privately owned facilities available for community use).
- **Council Community Facilities CCC Definitions:** Any land and/or building or part thereof intended to be used principally by members of the community for recreation, entertainment, education, health care, safety and welfare, cultural or deliberation purposes. Community facilities include reserves, recreation and entertainment facilities, community infrastructure such as libraries and community halls, education activities, health care facilities, care facilities, emergency service facilities, spiritual facilities, but do not include privately (as opposed to publicly) owned recreation and entertainment facilities, or restaurants.

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## 4. COMMUNITY FACILITIES NETWORK PLAN (2020)

<https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/community-facilities-network-plan>

### **Community Facilities Network Plan:**

<https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/Community-Facilities-Network-Plan.pdf>

This plan maps out Council-owned and community-owned facilities across the city.

The Council wants to support the network of community centres and halls across Christchurch City and Banks Peninsula so these spaces are well used, and people come together there for lots of different activities. Community spaces are where people come together, building resilience and creating an active sense of community through engaging with each other and sharing experiences.

The plan gives a snapshot of what we have across the city, looking at the network as a whole. By understanding where these spaces are and what each can offer, the Council can work with the community to make the most of each facility in the network, and identify and support opportunities for the community to activate, operate or own facilities.

Information within the plan also helps support decisions about any proposed changes or developments to Council facilities within the network. Any recommendations and decisions on individual facilities (such as building a new facility, changing usage or potential sale) will be made through robust and transparent Community Board, Annual Plan and Long Term Plan processes, with appropriate engagement and consultation sitting alongside.

### **Community Facilities Network Map:**

<https://smartview.ccc.govt.nz/map/layer/communityfacility>

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## **4. CCC LONG TERM PLAN (2021 – 2031)**

### **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](https://christchurch.infocouncil.biz/Open/2021/06/C-LTP_20210621_MIN_5408_AT.PDF) Page 25

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## **4. CCC YOUTH AUDIT TOOL – FUTURE ACTIONS (2022)**

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### **4. YOUTH AUDIT TOOL – FUTURE ACTIONS: REPORT**

Christchurch City Council Meeting, 10th February 2022

[https://christchurch.infocouncil.biz/Open/2022/02/CNCL\\_20220210\\_AGN\\_7420\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2022/02/CNCL_20220210_AGN_7420_AT.PDF)

Item 11. Youth Audit Tool - Future Actions

Report: Pages 153-156

1.1 The purpose of this report is to recommend that that Te Pae Pikari support a formal trial of the of the Youth Audit Tool comprising three audits on relevant Council facility and/or public realm projects that are at the planning/design stage, to be completed prior to 30 June 2023.

1.3 The Youth Audit Tool is an asset created by the youth sector of Christchurch, and offers a lowcost, robust methodology for capturing youth voice in the development of places and spaces around the city.

3.1 The report recommendations have been formulated after a successful Department of Internal Affairs (DIA) funded developmental trial of the tool. This has provided confidence that the tool is effective and will provide young people with a meaningful way to have their voice heard on future Council projects across the city.



3.3 The recommendations represent a tangible project that can be undertaken alongside an important community sector, youth, who feel there is scope for their voice to be heard. The audits are carried out by volunteers, and will provide valuable information to staff about the youth-friendliness of a planned place or space. The feedback and results are presented in a professional report format. There is no expectation that feedback or recommendations will be undertaken, only that they are considered.

3.4 The recommendations will look to support three youth audits across a range of Council asset types, including Capital Projects, Libraries, Sport & Recreation, Community Facilities, and Parks. Each of these units have indicated their support.

5.1 Funded by DIA for an initial trial, Youth Audits for Te Pou Toetoe / Linwood Pool, Shirley Library, and MacFarlane Park are now complete. Feedback from Council staff and community partners have highlighted the value of input at an early stage of facility design/redesign, and that the Youth audit it is a valuable tool for obtaining youth perspectives on a project (something that has been historically difficult to obtain).

[https://christchurch.infocouncil.biz/Open/2022/02/CNCL\\_20220210\\_MIN\\_7420\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2022/02/CNCL_20220210_MIN_7420_AT.PDF)

Page 8-9

Item 11. Youth Audit Tool - Future Actions

The Council returned to consideration on this item.

Following staff advice Councillor Galloway, seconded by Councillor Templeton amended motion 3. to request that following the Youth Audit Tool trial staff report back to the Council or relevant Committee on how the tool could be incorporated at early design stage of any future Council facility.

Council Resolved CNCL/2022/00018 That the Council:

1. Trial the Youth Audit Tool with three audits from Rerenga Awa across a range of Council facility and/or public realm projects at the planning and design stage to be completed prior to 30 June 2023, at a cost not exceeding \$8,000.
2. Note that the youth team leaders and a Council project representative from each audit will present back to Te Pae Pūkari on each audit in the trial and what if any recommendations have been incorporated. Whilst all feedback will be taken into consideration there can be no expectation that the audit feedback and recommendations will automatically be incorporated into the project.
3. Request that following the Youth Audit Tool trial, staff report back to Council or relevant Committee on how the tool could be incorporated at early design stage of any future Council facility.

Councillor Galloway/Councillor Templeton Carried

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#### 4. REVISION 'YOUTH RELEVANT DESIGN CHECK CARD'

Christchurch City Council Meeting, 10th February 2022

[https://christchurch.infocouncil.biz/Open/2022/02/CNCL\\_20220210\\_AGN\\_7420\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2022/02/CNCL_20220210_AGN_7420_AT.PDF)

Canterbury Youth Audit Tool - Audit Check Card: Pages 158-159

##### **ReVision 'Youth Relevant Design Check Card' | 1. Safe**

- Youth research supports CPTED Principles:  
Well-lit. Open Space. Safe toilets and amenities. Covered walkways. High visibility.
- Appropriately Located - Consider surrounding businesses and facilities.
- Deliberate and safe "hanging" spaces that are visible.
- Waiting and transition areas:  
Young people need to be able to safely get in/out. Information on public transport available.  
Safe, sheltered bus stops & car pick up areas.

##### **ReVision 'Youth Relevant Design Check Card' | 2. Appealing**

- Socially credible - young people want to go there to connect with the space.

- At arms length but within arms reach: Young people want to connect with the wider community as well as purpose built youth space, however they prefer spaces which are slightly separated.
- Engaging - young people want to be engaged in the space.
- Involving - young people are far more likely to use space which has had their input, involvement and investment throughout the design and concept stages.

#### **ReVision ‘Youth Relevant Design Check Card’ | 3. Accessible**

- Physically accessible - good disability access is essential. Strong connectivity with good public transport can not be underestimated.
- Reasonably priced - activities, services and goods on offer should be affordable for young people. Low cost food options close at hand.
- Connectivity to key youth spaces such as public libraries, malls, sport facilities, community centres.

#### **ReVision ‘Youth Relevant Design Check Card’ | 4. Resourced**

- Easy access to relevant social services and support functions such as youth workers and medical professionals.
- Free Wifi - or internet access.
- Low cost or free pricing structures.
- Multi-use functional spaces with more than one purpose that are well-used.
- Appropriate amenities for what the space will be used for.

#### **ReVision ‘Youth Relevant Design Check Card’ | 5. Youth Friendly**

- Vibrant and Alive - a tidy, contemporary and colourful space that reflects young people and their subcultures.
- Welcoming staff specifically trained to deal with young people (strong preference for Youth Workers over security guards).
- Embraces Young People - a place where young people feel they are wanted and valued.
- Prioritises Youth Participation - a space that includes young people as much as possible in the development.

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#### **4. CCC STRENGTHENING COMMUNITIES TOGETHER STRATEGY (2022)**

<https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/strategies/strengthening-communities-together-strategy>

##### **Te Haumako Te Whitingia Strengthening Communities Together Strategy**

Strong communities give people a sense of belonging and encourage them to take part in social, cultural, economic and political life.

We reflected on the 2007 Strengthening Communities Strategy, which made it clear that people value diversity, collaboration, being connected and building capability for the future.

We cannot address the many complex social issues that face our city on our own but can help to develop and nurture networks and bring resources and people together so that collectively we can achieve more.

We know that communities want us to focus more on impact and outcomes, with more emphasis on collaboration and partnership. They want transparency and accountability with measurable goals and actions so we know what’s working and what isn’t.

- Te Haumako; Te Whitingia Strengthening Communities Together Strategy | Overview  
<https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Strategies/Te-Haumako-Te-Whitingia-Strengthening-Communities-Together-Strategy-overview.pdf>
- Te Haumako; Te Whitingia Strengthening Communities Together Strategy | Document  
<https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Strategies/Te-Haumako-Te-Whitingia-Strengthening-Communities-Together-Strategy-document-WEB.pdf>

- Te Haumako; Te Whitingia Strengthening Communities Together Strategy | Easy read version  
<https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Strategies/Strengthening-Communities-Together/Strengthening-Communities-Together-Strategy-Easy-read-version.pdf>

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#### 4. CCC EQUITY AND INCLUSION POLICY (2024)

<https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/policies/strengthening-communities-policies/equity-and-inclusion-policy>

The Equity and Inclusion Policy was adopted by the Council on 6 March 2024.

The Equity and Inclusion Policy describes our approach to enabling people from all communities and all areas of the city to have equitable access to our services. It recognises the Council's responsibility to ensure that decision-making reflects its commitment to fostering equity and inclusion for all Christchurch and Banks Peninsula residents.

The Council values the skills and strengths that all residents bring to our city and recognises that some of our residents may face disproportionate disadvantages in accessing Council services. The purpose of the policy is to ensure that equity and inclusion are embedded into everything we do.

The policy is intended to:

- Inform Council decision-making and investment, including grant funding and procurement.
- Apply an equity, access and inclusion lens over all Council services.

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#### 4. DRAFT EQUITY AND INCLUSION POLICY CONSULTATION (2023)

<https://letstalk.ccc.govt.nz/draft-equity-and-inclusion-policy>

People were able to provide feedback from 14 September to 3 October 2023.

The Hearings meeting was on Wednesday 29 November 2023 and the Equity and Inclusion Policy was adopted by the Council on 6 March 2024.

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#### 4. CCC EQUITY AND INCLUSION POLICY (2024) | PAGES 1-2

##### Introduction

Te Haumako Te Whitingia Strengthening Communities Together Strategy 2022 details the Council's commitment to building inclusive, safe, resilient and connected communities. The Strategy contains four pou/pillars:

- **People** The city actively promotes a culture of equity by valuing diversity and fostering inclusion across communities and generations.
- **Place** We help build connections between communities and their places and spaces to foster a sense of local identity, shared experience and stewardship.
- **Participation** Residents and groups in the wider community are socially and actively engaged and able to initiate and influence decisions that affect their lives.
- **Preparedness** People feel safe in their communities and neighbourhoods and work together to understand, adapt and thrive in the context of change and disruption.

In adopting Te Haumako Te Whitingia Strengthening Communities Together Strategy, the Council agreed to a review of several community-facing policies, with the intention that these policies would be incorporated into an overarching Equity and Inclusion Policy. The principles of these policies remain and are actioned through Council's Te Haumako Te Whitingia Strengthening Communities Together Strategy, Council's Multicultural Strategy 2017, and this policy statement.

##### Implementation and monitoring

The Equity and Inclusion Policy is a policy framework. Policy frameworks provide a high-level statement of intent and influence how and what Council activities are delivered. This policy is supported by strategies, plans and programmes of work to ensure that the Council's commitments are implemented and maintained.

The Policy will be implemented, and progress and impact will be monitored and reported on, as part of the Strengthening Communities Together programme of work.

## Definitions

- **Equity:** Equality means each individual or group of people is given the same resources or opportunities. Equity recognises that each person has different circumstances and allocates the exact resources and opportunities needed to reach an equal outcome. People should have equity, regardless of age, gender, disability, ethnicity, culture, faiths, geographical location, sexual orientation, neurodiversity or socio-economic status.
- **Inclusion:** The practice or policy of providing equitable access to opportunities and resources for people who might otherwise be excluded or marginalised, such as those who have physical, hidden, or mental disabilities and members of other minority and disadvantaged groups.
- **Accessibility:** People have equitable access to the physical environment, information, communication, participation and Council services.

## Legislation

- **Te Tiriti o Waitangi** is New Zealand's founding document. Te Tiriti requires councils to establish, maintain and improve opportunities for Māori to contribute to local government decision-making processes.
- **New Zealand Bill of Rights Act 1990** protects the civil and political rights of all New Zealanders. Under this Act, everyone has the right to freedom from discrimination as outlined in the Human Rights Act 1993.
- **Building Regulations 1992** contains the Building Code for which all building work in New Zealand must comply. The Building Code's access provisions ensure that people with disabilities can carry out normal activities and functions within buildings.
- **Human Rights Act 1993** protects all people in New Zealand from discriminatory treatment based on personal characteristics, including religion, race, ethnicity, disability, age, and sexual orientation.
- **Local Government Act 2002** requires councils to consider and promote the social, economic, environmental, and cultural well-being of communities in the present and for the future. When making decisions councils are expected to take account of the diversity of their community, and the community's interests and the interests of the future community.

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## 4. CCC EQUITY AND INCLUSION POLICY (2024) | PAGES 3-4

### Policy Scope

For some of our residents, there may be barriers in accessing information, places, and spaces. There may also be challenges in feeling included and seen in Council decision-making – both at a governance and at an operational level.

The Council recognises and values everyone in our community of any age, gender, disability, ethnicity, culture, faiths, geographical location, neurodiversity, sexual orientation, or socioeconomic status.

This policy applies to the procurement, management, and delivery of Council services. All elected members, employees, volunteers, and third parties/contractors carrying out work on behalf of Council are expected to apply the principles of this policy to their activities and decision-making.

### Policy Statement

The Council recognises, values and welcomes the diversity of people living, working and visiting our city.

We are committed to promoting equity and tackling social exclusion and discrimination in our community.

Social exclusion occurs when people are unable to participate fully in social, cultural, economic and political life, and where society excludes people for a range of reasons.

The Council will strive to achieve a more equitable city where everyone is respected and shares in the city's success and prosperity. The Equity and Inclusion Policy affirms the Council's commitment to this.

We will continue to develop an inclusive and accessible city where diversity is celebrated, human rights are protected, our interdependencies are recognised, and all abilities are valued and developed.

## Principles

The Council will have regard to the following seven pillars of inclusion:

- ACCESS – creating barrier-free access to information and places.
- ATTITUDE – celebrating diversity in our city.
- CHOICE – providing inclusive spaces for informed community decision-making and participation.
- COMMUNICATION – examining and improving the way we share information and let people know about opportunities to get involved.
- OPPORTUNITY – enabling active, engaged, and connected communities.
- PARTNERSHIP – working together with mana whenua, stakeholders, NGOs and the community.
- POLICY – detailing our commitment to, and responsibility for, inclusive practices.

## Policy Detail

The Council commits to promoting equity and fostering an environment in which equity and inclusion are valued. This policy should guide decision-making and action across the organisation.

This means:

- **Understanding and addressing structural exclusion and its impact on delivery of services.**
  - We will take a collaborative approach to address disproportionate disadvantage in our city, where we can.
  - We will treat everyone with dignity and respect their rights and beliefs.
- **Being aware of inequalities and barriers to participation and what this means in decision-making.**
  - We will build capability across the organisation so that everyone at the Council is aware of inequalities and what this means in their role.
  - We will work to foster an environment for residents to provide feedback in a safe and inclusive way.
  - We will work to measure the wellbeing of our residents in our monitoring and reporting to ensure Council responses reflect the needs and views of the whole community.
- **Consistently applying equity and diversity principles in everything we do.**
  - We will integrate equity and inclusion principles across the whole of Council.
  - We will actively pursue positive outcomes across our services and programmes.
- **Anticipating, identifying and responding to people's different needs and circumstances.**
  - We will utilise inclusive design principles to remove barriers to access to physical spaces, information, and participation.
  - We will ensure easy access to Council services and provide information in formats that suit the needs and preferences of our residents.
- **Championing equity and inclusion within the Council to ensure that equitable considerations are integrated in the decision-making and governance of Council.**
  - We will use an equity, access and inclusion lens to inform decision-making to avoid discrimination promote inclusion and increase fairness in the city, wherever possible.
  - As an organisation with resource, influence, and authority, using this lens means that our decisions do not create or perpetuate further inequities.

## References and related documents

- Intersection Design for People with Disabilities 2016:  
<https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/policies/accessibility-policies/intersection-design-for-persons-with-disabilities-policy/>
- Infrastructure Design Standard 2022:  
<https://ccc.govt.nz/consents-and-licences/construction-requirements/infrastructure-design-standards/download-the-ids/>
- Parks and Waterways Access Policy 2002:  
<https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Policies/ParksAndWaterwaysAccessPolicy2002.pdf>
- Multicultural Strategy 2017:  
<https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Strategies/Multicultural-Strategy.pdf>
- Te Haumako Te Whitingia Strengthening Communities Together Strategy 2022:  
<https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Strategies/Te-Haumako-Te-Whitingia-Strengthening-Communities-Together-Strategy-document-WEB.pdf>
- New Zealand Disability Strategy 2016–2026:  
<https://www.odi.govt.nz/assets/New-Zealand-Disability-Strategy-files/pdf-nz-disability-strategy-2016.pdf>
- United Nations Convention on the Rights on Persons with Disabilities:  
<https://social.desa.un.org/issues/disability/crpd/convention-on-the-rights-of-persons-with-disabilities-crpd>

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#### 4. CCC INFRASTRUCTURE STRATEGY (2024)

<https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/Long-Term-Plan/LTP2024/Infrastructure-Strategy-LTP-2024-34.pdf>

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#### 4. CCC INFRASTRUCTURE STRATEGY (2024) | PAGE 2

The Infrastructure Strategy is a critical component of our community's long-term success, developed in conjunction with the Financial Strategy as part of the Long Term Plan (LTP). This strategy acts as a 30-year roadmap, focusing on crucial areas such as water supply, wastewater management, stormwater systems, transport, facilities, parks, and waste management. It is framed within the Council's revised strategic framework, emphasizing inclusivity, sustainability, financial wisdom, and adaptability to climate change and demographic changes.

At the core of managing our extensive infrastructure are the Asset Management Plans and Activity Plans. These plans ensure efficient, sustainable, and climate resilient operations across all key sectors. The strategy confronts several significant challenges, including the need for improved data-driven management, sustainable asset maintenance, heightened climate resilience, and fostering sustainable urban growth.

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#### 4. CCC INFRASTRUCTURE STRATEGY (2024) | PAGE 3

The Council's Strategic Framework is the cornerstone for our long-term vision, steering how we dedicate our energy and resources. As we looked forward to our Long-Term Plan (LTP), adjustments were made to the framework, refining our community outcomes, and setting the strategic priorities for this Council's term.

Central to our approach is our guiding vision:

Ōtautahi being a place of opportunity for all... open to new ideas, new people, new investment, and new ways of doing things – a place where anything is possible.

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#### 4. CCC INFRASTRUCTURE STRATEGY (2024) | PAGE 4

##### Community Outcomes:

- **A collaborative confident city:** Our residents can actively participate in community and city life, have a strong sense of belonging and identity, and feel safe.

- **A green, liveable city:** Our neighbourhoods and communities are accessible and well-connected, supporting our goals to reduce emissions, build climate resilience and protect and regenerate the environment, especially our biodiversity, water bodies and tree canopy.
- **A cultural powerhouse city:** Our diverse communities are supported to understand and protect their heritage, pursue their arts, cultural and sporting interests, and contribute to making our city a creative, cultural and events powerhouse.
- **A thriving prosperous city:** Our city is a great place for people, business, and investment where we can all grow our potential, where enterprises are innovative and smart, and where together we raise productivity and reduce emissions.

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#### 4. CCC INFRASTRUCTURE STRATEGY (2024) | PAGE 4

##### Strategic Priorities:

- Be an inclusive and equitable city which puts people at the centre of developing our city and district, prioritising wellbeing, accessibility and connection.
- Champion Ōtautahi-Christchurch and collaborate to build our role as a leading New Zealand city.
- Build trust and confidence in the Council through meaningful partnerships and communication, listening to and working with residents.
- Reduce emissions as a Council and as a city, and invest in adaptation and resilience, leading a city-wide response to climate change while protecting our indigenous biodiversity, water bodies and tree canopy.
- Manage ratepayers' money wisely, delivering quality core services to the whole community and addressing the issues that are important to our residents.
- Actively balance the needs of today's residents with the needs of future generations, with the aim of leaving no one behind.

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#### 4. CCC INFRASTRUCTURE STRATEGY (2024) | PAGE 5

##### The earthquakes' legacy

The 2010-11 Canterbury earthquakes left an enduring mark on our city, including significant damage to our infrastructure. The cost of the earthquake rebuild has been estimated at an additional (to pre-event budgets) \$10 billion expenditure for the Council<sup>4</sup>, including between \$2 billion and \$3.4 billion to repair infrastructure. Additionally, when the Global Settlement was signed in 2019, it was estimated that a further \$4 billion earthquake-related capital expenditure would be required over the next 30 years. (The total economic loss and cost of the earthquakes including the Crown, insurers and other parties is estimated at \$40 billion).

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#### 4. CCC INFRASTRUCTURE STRATEGY (2024) | PAGE 6

##### Social and demographic influences

- The age distribution in Christchurch skews slightly older compared to the national median, though notable shifts are anticipated in the coming years.
- By 2048, we project a twofold increase in residents over 65, with the majority of our population growth centred on those aged 75 and above.
- Predictions indicate a surge in one and two-person households, accounting for over 80% of new housing demand.
- Additionally, around 2050, we anticipate 58,000 residents living solo, influencing housing patterns and infrastructure demands, such as those for water systems.
- Furthermore, the cultural tapestry of Christchurch is undergoing transformation, marked by an increase in overseas-born residents.
- Consequently, as the city embraces a wider range of lifestyle and cultural choices, expectations for housing, community amenities, and other services will evolve, mirroring the richness and variety our diverse populace brings.



## Our infrastructure assets at a glance

### Facilities

- We manage a wide range of facilities across Christchurch and Banks Peninsula, including our network of recreation and sports facilities, the art gallery, museums, our network of libraries, community centres, community housing, and early learning centres.
- Council's newly adopted Strengthening Communities Together Strategy and its associated implementation plan guides our work and investment in this area as we align the strategy goals with levels of service, reporting and accountability processes across the organisation.

### Parks

- The Parks Unit manages around 1,250 sites, covering over 9,378 hectares of park land and improvements. Our Regional Parks continue to deliver biodiversity and recreation programmes and investment in these areas continues.

**4: Planning and investing for sustainable growth:** Growth is inevitable, meaning there is a pressing need to identify and adopt optimal pathways to couple urban growth with a transition to a low-emission future.

Our city is on a trajectory of growth and we need to ensure that this growth does not come at the expense of our environment or the well-being of our residents. Traditional models of urban development have often prioritised short-term gains over long-term sustainability. This has led to increased emissions, strained resources, and imbalances in the quality of life offered to different parts of our community.

- Challenge: Investment for growth needs to take into account a range of factors and interests.  
Impact: Increasing complexity and need for joined up planning and investment for growth.
- Challenge: Changes in housing density requirements.  
Impact: Infrastructure capacity is outmatched by growth.
- Challenge: Meeting our commitments re climate change while growing our infrastructure.  
Impact: Implementation and management of infrastructure not in step with emissions reduction activities.

### Facilities: Capital Expenditure Over 30 Years (Inflation Adjusted) Graph

We manage a wide range of facilities across the Christchurch and Banks Peninsula, including the art gallery, museums, our network of libraries, community centres, community housing, and early learning centres.

Council's newly adopted Strengthening Communities Together Strategy and its associated implementation plan guides our work and investment in this area as we align the strategy goals with levels of service, reporting, and accountability processes across the organisation.

### Facilities: Snapshot of planned projects and programmes over the next 10-years

- Art Gallery: Art Collection Storage & Fittings = \$8.3m
- Art Gallery: Renewals & Replacements = \$7.5m
- Community Centre Renewals and Replacements = \$23.8m
- Multicultural Recreation and Community Centre Refurbishment - \$800k FY30 = \$0.8m
- Phillipstown Community Centre = \$3.7m
- **Shirley Community Centre** = \$3.7m

## **Parks: Capital Expenditure Over 30 Years (Inflation Adjusted) Graph**

We oversee the city's expansive network of parks, reserves, and foreshore areas.

These spaces, totalling over 1,279 sites and spanning more than 9,874 hectares, play a critical role in defining Christchurch's natural character and landscape.

These public spaces form an accessible network that significantly enhances the health, recreation, and liveability for both residents and visitors of Christchurch.

This portfolio continues to grow, driven by subdivision processes, transfers of residential red zone land, and new developments, thus enriching our city's green infrastructure.

## **Parks: Snapshot of planned projects and programmes over the next 10-years**

- Canterbury Provincial Chambers earthquake repair = \$19.5m
  - Robert McDougall Gallery Strengthening & Base Isolation = \$14.5m
  - Cunningham Glasshouse upgrade and repair = \$8.5m
  - Akaroa Wharf Renewal = \$23.2m
  - Botanic Gardens Gondwana Land and Children's Garden = \$3.9m
  - Naval Point Development Plan = \$19.3m
  - Sports Field Network Plan = \$87m
  - Takapūneke Reserve Development = \$21m
  - **Urban Forest Implementation\*** = \$18m
- \* Emmett Street Trees Replacement: <https://www.10shirleyroad.org.nz/emmett-street-trees/>

<https://ccc.govt.nz/environment/trees-and-vegetation/urbanforest>

## **Tree Planting Numbers by Community Board:**

[https://christchurch.infocouncil.biz/Open/2024/12/CNCL\\_20241211\\_AGN\\_10401\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2024/12/CNCL_20241211_AGN_10401_AT.PDF) Page 168

- **Waimāero Fendalton-Waimairi-Harewood**  
Number of trees planted in 2024 Urban Forest = 247  
Number of trees planted in 2024 Residential Red Zone = 0  
Number of trees planted in 2024 Regional Parks = 0
- **Waipuna Halswell-Hornby-Riccarton\***  
\*Some parks have been approved for planting which will result in a significant increase in planting numbers.  
This will be carried out in the 2025 planting season.  
Number of trees planted in 2024 Urban Forest = 315  
Number of trees planted in 2024 Residential Red Zone = 0  
Number of trees planted in 2024 Regional Parks = 6000
- **Waitai Coastal-Burwood-Linwood**  
Number of trees planted in 2024 Urban Forest = 553  
Number of trees planted in 2024 Residential Red Zone = 33,819  
Number of trees planted in 2024 Regional Parks = 24,000
- **Waipapa Papanui-Innes-Central**  
Number of trees planted in 2024 Urban Forest = 182  
Number of trees planted in 2024 Residential Red Zone = 60  
Number of trees planted in 2024 Regional Parks = 0
- **Waihoru Spreydon-Cashmere-Heathcote**  
Number of trees planted in 2024 Urban Forest = 629  
Number of trees planted in 2024 Residential Red Zone = 84  
Number of trees planted in 2024 Regional Parks = 41,000
- **Te Pātaka o Rākaihautū Banks Peninsula**  
Number of trees planted in 2024 Urban Forest = 10  
Number of trees planted in 2024 Residential Red Zone = 0

Number of trees planted in 2024 Regional Parks = 5,000

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#### 4. CCC INFRASTRUCTURE STRATEGY (2024) | PAGE 32

##### Appendix One: Citywide Population & Household Projections

###### At a Glance

- From early 2021 to June 2022 migration loss (in part due to COVID-19) coupled with a lower natural increase resulted in lower actual and projected growth nationally.
- In October 2023 StatsNZ released subnational population estimates for the year to June 2023. These indicated that growth in the past year (July 2022 – June 2023) has been higher than projected, with the city's population estimated to be 396,200 at June 2023.
- This significant increase has been driven by high international migration gains.

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#### 4. CCC INFRASTRUCTURE STRATEGY (2024) | PAGES 34 - 35

##### The demographic composition of our population in changing...

Over the thirty-year period between 2023 and 2053, the age composition of our population is expected to change significantly.

- Between 2023 and 2053, the number of people living in Christchurch City who will be over the age of 80 is expected to increase by around 109%, increasing from 4% of the total population to around 7% of the total population.
- The proportion of those over the age of 65 years is expected to increase by around 50%, from 16% of the total population to around 20%.
- The proportion of the population in the 0 - 14, and 40 - 64 year age groups is expected to remain relatively stable over the period between 2023 and 2053.
- The largest decrease is expected to be seen within the proportion of the population aged between 15 – 39 years. Falling from 37% of the population in 2023 to 32% by 2053.

Over the twenty-year period between 2023 and 2043, the ethnic composition of our population is also expected to change. Note: individuals may identify with more than one ethnicity, causing the ethnicity breakdown to exceed 100%.

- Between 2023 and 2043, the proportion of the population that identify as Māori, Asian and/or Pacific is expected to increase from 33% to 46%.
- The proportion of the population who identify as European or 'Other' is expected to decrease from 77% to 72%, over the same time period.
- The largest increase is expected to be seen within the proportion of the population who identify as Asian. Increasing by 62% over the 20-year period.
- Māori and/or Pacific populations are expected to increase 46% and 51%, respectively.

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#### 4. CCC INFRASTRUCTURE STRATEGY (2024) | PAGES 41 - 42

##### Appendix Three: Assumptions about asset life cycle

- Asset Type: **Libraries**  
Theoretical useful life: 60-70 years\*  
\* The current (2nd) Shirley Library was built in 1995: 'strained resources', not 'fit for purpose' for the population growth/density & communities growing needs due to socioeconomic deprivation.  
Where does the asset sit in its life cycle:  
A number were built in the mid-90s – will be nearing end of life by 2050.  
Level of uncertainty (if applicable): Low level of uncertainty.
- Asset Type: **Community facilities**  
Theoretical useful life: 70 years

Where does the asset sit in its life cycle: 60% > 50 years of age.  
Level of uncertainty (if applicable): Low level of uncertainty.

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#### 4. CCC COMMUNITY DEVELOPMENT & FACILITIES ACTIVITY PLAN (2024)

<https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/Long-Term-Plan/ltpdraftactivityplans2024/Community-Development-and-Facilities-Draft-Activity-Plan-LTP-2024.PDF>

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#### 4. CCC COMMUNITY DEVELOPMENT & FACILITIES ACTIVITY PLAN (2024) | PAGE 4

##### Enabling Active and connected communities to own their futures

- Christchurch and Banks Peninsula is composed of various communities based on location, interests, differences, strengths, or identities. This activity aims to strengthen and encourage connections within these communities in order to build social capital and resilience. When these connections are strong, people of all ages, genders, ethnicities, and abilities support each other, especially those in greatest need, engage constructively in civic life and take positive steps to own their futures.
- Specifically, this activity builds community resilience by supporting the Council organisation and numerous diverse communities in planning for, responding to; and recovering from emergencies. Many of which are because of climate change, particularly wet weather events. This activity supports the Council, community, and multi-agency collaboration necessary to optimise resilience.
- The people of Christchurch and Banks Peninsula have faced numerous challenges and disruptions over the past decade, including natural disasters and other significant events. Investment in this activity over the years has seen healthy returns by way of creativity, community leadership, innovation, resilience, and collective action within local communities as the city recovers from these events and goes on to assist others in doing the same.
- In addition, this activity helps foster a sense of community, connectedness, well-being, and increased self-sufficiency in our city. Through understanding the community's needs and aspirations and investing in the community sector's capabilities and capacity, this activity enables provision of a wide range of community services and initiatives beyond those offered directly by the council and enables quality decision-making.

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#### 4. CCC COMMUNITY DEVELOPMENT & FACILITIES ACTIVITY PLAN (2024) | PAGE 7

##### Where we came from

- Christchurch has a rich history of supporting the most vulnerable members of its community.  
The Mayor's Coal and Blanket Fund, for example, was established in 1897 to provide very practical assistance to those who needed it. The Fund continues today as the Mayor's Welfare Fund and provides assistance to families and individuals in our community who are in extreme financial distress.
- Council has invested in its social infrastructure for decades, often leading the country in its commitment to supporting the community and voluntary sector.  
This innovating spirit is reflected in Christchurch renowned as the birthplace of many social movements for example anti-apartheid, suffragette, and anti-nuclear movements.
- The Council cannot address the many complex social issues that face our city alone, but it can play a role in bringing resources and people together so that collectively we can achieve more. Particularly, we support communities to thrive through bonding, bridging, and linking, alongside staff and elected members who strive to better understand the communities they serve.

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#### 4. CCC COMMUNITY DEVELOPMENT & FACILITIES ACTIVITY PLAN (2024) | PAGE 14

##### 3.2. The high impact issues and mitigations planned

- **Population/demographic changes**  
High impact issues: As populations move and demographics change, the ageing community facilities network may no longer be fit for purpose and will require significant investment and long term planning to meet

population needs for the future.

Mitigating actions: Understanding the condition of our assets, shifts in population and planning effectively.

- **Climate Change and Adaptation**

High impact issues: Increased risk of harm and community angst from adverse events such as wet weather and fire because of changing climate.

Mitigating actions: Supporting the Council organisation and numerous diverse communities in planning for, responding to; and recovering from emergencies.

- **Equity and access**

High impact issues: Increased pressure on Community Funding.

Mitigating actions: More collaboration of community funders, with an emphasis on capability and capacity building support for the third sector.

- **Identity and social cohesion**

High impact issues: The cost of living pressures are increasing the level of social inequity including a declining number of volunteers.

Mitigating actions: To ensure we support volunteering opportunities and understand the capability and capacity of third sector organisations in the area.

- **Technology Growth**

High impact issues: Use of video and social media to increase opportunities for public participation.

Use of AI to increase community capacity and capability and enable communities to participate (i.e. through translation services).

Mitigating actions: To ensure that technology is harnessed and services adapt to make use of the tools that are available.

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#### 4. CCC COMMUNITY DEVELOPMENT & FACILITIES ACTIVITY PLAN (2024) | PAGE 17

##### 5. How assets will be managed to deliver the services

Asset Network Snapshot:

- There are four large multipurpose hub facilities at Halswell, Sumner and Bishopdale and Riccarton (Halswell, Sumner and Bishopdale are managed by the Libraries Unit).
- There are five Heritage New Zealand registered assets and 24 other assets with recognised heritage significance that require management with specific adherence to Our Heritage, Our Taonga Heritage Strategy 2019-2029.
- Seven Community Facility assets provide disaster recovery function as assets under the Civil Defence Emergency Management Act 2002.

Asset Condition Snapshot:

- The network of Community Facility assets is aging - 40% of the network of assets by number (44% of the 2018 replacement cost value) were constructed in the three decades of the 1950's, 1960's and 1970's.
- The Activity has experienced historic operational and capital underinvestment leading to an ongoing backlog of deferred maintenance.
- There is an increasing quality gap between the new post-earthquake construction and the older and colder facilities.

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#### 4. CCC COMMUNITY DEVELOPMENT & FACILITIES ACTIVITY PLAN (2024) | PAGE 18

##### Looking forward

The Community Facilities Network Plan (CFNP), approved December 2020; provides the main strategic direction for the Community Facility activity looking forward. The CFNP will be implemented over a 10-year period at an approximate cost of \$100,000 per year. This CFNP is due to be reviewed every three years.

The purpose of the CFNP is to provide a framework to inform Council decision making on Community Facilities across the city.

- Council favours community groups operating facilities and the CFNP promotes this approach.
- The focus will be on maintaining and operating the existing facilities as well as introducing a process that would support community groups who identify a need for a change of use or new facility with a consistent approach for all.
- The Plan recommends an increasing focus on activation through partnership. The feasibility studies carried out as part of the development of the Plan supported the creation of a process and templates for feasibility study and business case to support community groups seeking new or changed facilities.

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#### 4. CCC COMMUNITY DEVELOPMENT & FACILITIES ACTIVITY PLAN (2024) | PAGE 19

##### 6. Capital expenditure and key capital projects

Planned significant projects and programmes include:

1. Community Centre Renewals and Replacements \$23.8m
2. Multicultural Recreation and Community Centre\* refurbishment - \$800k FY30
3. Phillipstown Community Centre - \$3.7m – FY31
4. Shirley Community Centre\* - \$3.7m – FY31

\* 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](https://christchurch.infocouncil.biz/Open/2018/06/CLTP_20180622_MIN_2843_AT.PDF) Page 6

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#### 6. CCC COMMUNITY DEVELOPMENT & FACILITIES ACTIVITY PLAN (2024) | PAGE 32

##### B.1. Changing customer needs

Population / demographic changes (medium impact)

###### Population Growth

- Impact on services: More people will increase demand for community activation with funding and more groups providing stuff. Less social cohesion with more people.

###### Ageing Population

- Impact on services: Social isolation and loneliness have a serious impact on the community wellbeing of our residents.
- Mitigating plans/actions: Support community organisations to provide a wide variety of face-to-face or digital interventions will help to reduce social isolation and loneliness among older people.

###### Diversity

- Impact on services: More cultural service required. Less equitable outcomes.
- Mitigating plans/actions: New Multicultural Hub opening in early 2024. A new Equity and Inclusion Policy is in development.

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#### 4. CCC COMMUNITY DEVELOPMENT & FACILITIES ACTIVITY PLAN (2024) | PAGE 33

Equity and access (High impact)

### Incomes/discretionary income

- Impact on services: Some of the community organisations that are supported through community funding do not meet the Living Wage requirements.
- Mitigating plans: A review of community funding should include consideration of the Living Wage.

### Growing gap rich and poor

- Projection: The level of wealth inequality is expected to increase putting increased demand on social services and the third sector.
- Impact on services: An increase in demand for resources and community funding to address negative impacts of wealth inequality.

### Physical access

- Projection: Accessibility for New Zealanders Bill is under consideration.
- Impact on services: Accessible community facilities required.
- Mitigating plans: Existing community facilities may need to be adapted to meet any new legislation.

### Equity access across city

- Present Position: Discrimination is still an issue in the community. The 2020 Life in Christchurch Survey identified 23% (n=553) have been discriminated against in the last 12 months.
- Mitigating plans: Understand the barriers to equitable access. Support and invest in community activation and participation initiatives.

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## 4. CCC COMMUNITY DEVELOPMENT & FACILITIES ACTIVITY PLAN (2024) | PAGE 34

### Identity and social cohesion (High impact)

#### Cultural identity

- Present Position: In 2018, 27% of Christchurch residents were born overseas.
- Projection: An increase in the diversity of our population is anticipated from the 2023 Census results.
- Impact on services: Greater understanding required of cultural consideration that reflects the growing diversity of our communities.
- Mitigating plans: More cultures should be reflected in our mahi.

#### Sense of place and community

- Present Position: Current range of endorsed community and Council-led centre and neighbourhood plans reflect agreed vision and actions that support revitalised urban places.
- Projection: Housing intensification has the potential to impact on neighbourliness, community connectedness and the sense of belonging for residents. Ongoing financial shocks, affecting the ability for some neighbourhoods to redevelop.
- Impact on services: Increased populations in our neighbourhoods will potentially change the communities we work directly with and put greater demand on the community organisations that directly support neighbourhoods.
- Mitigating plans: Communities need to be supported to engage and participate in the future development of neighbourhood plans. Community funding is available to support community activation at a neighbourhood level.

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## 4. CCC COMMUNITY DEVELOPMENT & FACILITIES ACTIVITY PLAN (2024) | PAGE 35



<https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/Long-Term-Plan/ltpdraftactivityplans2024/Community-Development-and-Facilities-Draft-Activity-Plan-LTP-2024.PDF>

## B.2. Tiriti Partnerships (High impact)

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### 4. CCC COMMUNITY DEVELOPMENT & FACILITIES ACTIVITY PLAN (2024) | PAGE 36

<https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/Long-Term-Plan/ltpdraftactivityplans2024/Community-Development-and-Facilities-Draft-Activity-Plan-LTP-2024.PDF>

## B.3. Technological growth (High impact)

## B.4. Resilience and environmental considerations

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### 4. CCC COMMUNITY DEVELOPMENT & FACILITIES ACTIVITY PLAN (2024) | PAGE 37

## B.5. Infrastructure (Medium impact)

### Delivering on what we say and looking after what we've got

- Present Position: Ageing infrastructure of community facility network assets and under investment in maintenance.
- Projection: Assets in the network will continue to deteriorate. Costs to maintain assets will continue to increase. Assets will need to be closed and/or disposed of.
- Impact on services: Reduction in number of assets in the community facilities network.
- Mitigating plans: Identify and prioritise key assets in the network for maintenance and investment.

### Resilience to impacts of climate change

- Present Position: Some assets are at risk as a result of climate change.
- Projection: Community facilities are impacted.
- Impact on services: Reduction in number of assets in the community facilities network.
- Mitigating plans: Identify and project assets that will be impacted and plan accordingly.

### Planning and investing for growth

- Present Position: Community Facilities Network Plan identifies two areas for potential new facilities.
- Projection: Population growth.
- Impact on services: New facilities may be required in the network.
- Mitigating plans: Community Facilities Network Plan identifies two areas for potential new facilities.

### Understanding and maintaining the condition of our infrastructure

- Present Position: Detailed information on all assets is still required.
- Projection: Asset Management Plan identifies how to gather required information.
- Impact on services: Without the correct information, decisions regarding what assets to prioritise are less clear.
- Mitigating plans: User data for assets to be collected and interrogated. Information on condition of assets to continue to be collected.

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### 4. CCC COMMUNITY DEVELOPMENT & FACILITIES ACTIVITY PLAN (2024) | PAGE 43

<https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/Long-Term-Plan/ltpdraftactivityplans2024/Community-Development-and-Facilities-Draft-Activity-Plan-LTP-2024.PDF>

## Appendix C: Community Grants, Funding & Loans: Community Board 'Strengthening Communities' Funding.

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#### 4. CCC COMMUNITY FACILITIES ASSET MANAGEMENT PLAN (2024)

<https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/Long-Term-Plan/ltpdraftAMP2024/Community-Facilities-Draft-Asset-Management-Plan-LTP-2024.PDF>

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#### 4. CCC COMMUNITY FACILITIES ASSET MANAGEMENT PLAN (2024) | PAGE 2

##### Where we've come from

- Today's network of community facilities dates back to the 1940s and 1950s, when there was a programme of repurposing of Canterbury's original homesteads of the 1800s. These buildings gradually came under the care of local territorial authorities.
- From the late 1960s councils became involved in building community halls and repurposing facilities for community spaces.
- Many of these facilities are now in community governance and management through a range of agreements, including lease, partnership framework and activation agreements.
- Modern builds allow for the convenience of delivering multiple Council services at one location. Community spaces co-exist in the same buildings alongside the likes of libraries, service centres and recreational services.

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#### 4. CCC COMMUNITY FACILITIES ASSET MANAGEMENT PLAN (2024) | PAGE 8

##### 2.1 Asset Overview (what assets we have)

The following assets are covered in this AMP.

In Scope: **Community Facilities Buildings and Ancillary Buildings** (Including Lyttleton Recreation Centre)

Out of Scope:

- All other libraries (including)
- Matuku Takotako: Sumner Centre.
- Ōrauwhata Bishopdale Library & Community Centre.
- Redwood Library and Creche.
- Te Hāpua Library and Community Facility.  
(Under the Libraries Asset Management Plan).

In Scope: **Early Learning Centres – Buildings and Ancillary Buildings**

Out of Scope:

- Other Heritage and Community Facilities held under Parks Portfolio.  
(Under the Parks Heritage Asset Management Plan).

In Scope: **Volunteer Libraries – Buildings and Ancillary Buildings**

Out of Scope:

- All Other Recreation Centres  
(Under Recreation, Sports and Events Asset Management Plan).

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#### 4. CCC COMMUNITY FACILITIES ASSET MANAGEMENT PLAN (2024) | PAGE 9

<https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/Long-Term-Plan/ltpdraftAMP2024/Community-Facilities-Draft-Asset-Management-Plan-LTP-2024.PDF>

Figure 2-1: Map of the Community Facilities Assets - Christchurch

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#### 4. CCC COMMUNITY FACILITIES ASSET MANAGEMENT PLAN (2024) | PAGE 10

##### 2.3 Network Age and Lifecycle Stage

- There was a number of Community Facilities heavily damaged in the 2010/2011 earthquake and 11 facilities rebuilt to replace those facilities (excluding those Hub facilities in the library portfolio).
- Refurbishment and rebuilding work post-earthquakes has inadvertently allowed for somewhat of a levelling of the age profile. Strengthening works have been undertaken alongside appropriate refurbishment works thus increasing the average condition of assets financed through insurance pay outs and Council financing and extending the average useful remaining life across the network, however there were many older assets not significantly affected by the earthquakes that have potentially missed maintenance works due to earthquake works taking prominence.
- Due to the nature of the Community Facilities portfolio, replacement of facilities is not always possible in a 60/70 year period. Some of the older buildings in the portfolio already have a heritage status/value and some of the buildings built prior to the 1970's are currently being considered as having heritage value.

#### **Community Facilities Buildings, Age Profile and Gross Replacement Value:**

Figure 2-3: Community Facilities Asset Age Profile [Page 10]

#### **Early Learning Centres, Age Profile and Gross Replacement Value:**

Figure 2-4: Early Learning Centres Asset Age Profile [Page 11]

#### **Volunteer Libraries, Age Profile and Gross Replacement Value:**

Figure 2-5: Volunteer Libraries Asset Age Profile [Page 11]

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## 4. CCC COMMUNITY FACILITIES ASSET MANAGEMENT PLAN (2024) | PAGE 12

### **2.4 Critical Assets**

Nine Community Facility assets provide disaster recovery function as assets under the Civil Defence Emergency Management Act 2002 and therefore potentially have higher Building Code importance levels – and consequently, are deemed critical. These assets are as follows:

- Rārākau - Riccarton Centre
- Aranui Wainoni Community Centre
- Gaiety Hall Akaroa
- Lyttleton Rec Centre
- Templeton Community Centre
- Parklands Community Centre / Parklands Complex - Parkview Lounge
- Harvard Lounge - Wigram Aerodrome
- Fendalton Community Centre
- Kohinga - St Albans Community Centre

Majority of these types of assets provided an essential function during the 2010/11 earthquake sequence. Once they were deemed safe to occupy after a significant earthquake they acted as Civil Defence Centres providing accommodation and provisions for those in need.

Although there are nine assets given specific Civil Defence Emergency Management recovery asset status all safe Council Community Facilities could be available for Civil Defence Emergency Management use should specific need arise. It should be noted that none of the Council's community facilities buildings are designed for sleeping purposes and there would be a significant cost to re-design the community facilities for overnight accommodation.

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## 4. CCC COMMUNITY FACILITIES ASSET MANAGEMENT PLAN (2024) | PAGES 11 - 12

### **2.4.1 Heritage Buildings**

- Heritage asset management is the practice of managing and preserving cultural heritage assets, which include buildings, monuments, archaeological sites, landscapes, and other cultural artefacts.

- It involves a wide range of activities such as conservation, restoration, maintenance, and interpretation of heritage assets, with the aim of ensuring their long-term sustainability and cultural significance.
- Effective heritage asset management requires an understanding of the cultural significance and value of these assets, as well as knowledge of the legal and regulatory frameworks that govern their management.
- It involves a multidisciplinary approach that draws on expertise from fields such as architecture, history, archaeology, conservation, and tourism.
- The ultimate goal of heritage asset management is to ensure that cultural heritage assets are preserved for future generations to appreciate and enjoy. It is essential for promoting cultural identity, fostering social cohesion, and supporting sustainable economic development.
- Recent earthquakes and their aftermath have brought into focus the importance of preserving physical links to our past.
- The maintenance and refurbishment cost of heritage buildings is greater than non-heritage buildings. This is not only the whole of life costs (over a longer lifetime) but also relates to maintenance and renewals costs, as typically materials need to be replaced “like for like”, and not with the modern equivalents. These assets are also unlikely to be “replaced” due to their heritage status.

Five of the current Community Facility network of assets have a current Category 2 Heritage status\*, as detailed in the New Zealand Heritage List maintained by Heritage New Zealand. They are:

- Coronation Library
- Gaiety Hall
- Linwood Community Arts Centre
- Risingholme Homestead
- Le Bons Bay Peace Memorial Library

\* Shirley Community Centre was a Category 2 Heritage listed building, until it was demolished in 2012.

A recent review of the Community Facilities assets by the Council’s Heritage Team has highlighted up to 24 of the total individual buildings may have some element of Heritage present.

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## 6. CCC COMMUNITY FACILITIES ASSET MANAGEMENT PLAN (2024) | PAGE 16

### 3.1.1 Risk Management plan (risk framework)

#### Insurance

- The use of insurance enables the transferring of risk as the financial risks associated with asset loss or damage are transferred from Council to the insurer.
- Insurance companies assume the financial risk in exchange for premiums which have increased post-earthquakes as risks have been reassessed.
- Insurance cover is based on assessed replacement cost appraisals undertaken on an annual basis by registered valuers.
- Each Community Facilities asset is assessed as to its replacement value (including an allowance for fitout-being the ‘as new’ replacement cost of the asset regardless of current age and condition.
- The use of this process mitigates the chance of undervaluation, or insufficient insurance cover.

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## 4. CCC COMMUNITY FACILITIES ASSET MANAGEMENT PLAN (2024) | PAGES 32 – 35

<https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/Long-Term-Plan/ltpdraftAMP2024/Community-Facilities-Draft-Asset-Management-Plan-LTP-2024.PDF>

**Appendix II - Asset Portfolio Value Breakdown:** Community Facilities, Early Learning Centres & Volunteer Libraries. Includes: Gross Replacement Cost, Current Building Value, Depreciated Replacement Cost & Annual Depreciation.

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## 4. CCC CITIZENS & CUSTOMER SERVICES ACTIVITY PLAN (2024)

<https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/Long-Term-Plan/ltpdraftactivityplans2024/Citizens-and-Customer-Services-Draft-Activity-Plan-LTP-2024.PDF>

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#### 4. CCC EMERGENCY MANAGEMENT & COMMUNITY RESILIENCE ACTIVITY PLAN (2024)

<https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/Long-Term-Plan/ltpdraftactivityplans2024/Emergency-Management-Community-Resilience-Draft-Activity-Plan-LTP-2024.PDF>

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#### 4. CCC LONG TERM PLAN (2024 – 2034)

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##### 4. CHRISTCHURCH CITY COUNCIL INFORMATION SESSION/WORKSHOP, 21ST MAY 2024

[https://christchurch.infocouncil.biz/Open/2024/05/ISCC\\_20240521\\_ATT\\_10025\\_EXCLUDED.PDF](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.

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##### 4. 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/ccc-draft-ltp-2024-34-workshops/>

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##### 4. CHRISTCHURCH CITY COUNCIL LONG TERM PLAN 2024-34, 25<sup>TH</sup> JUNE 2024

[https://christchurch.infocouncil.biz/Open/2024/06/CLP\\_20240625\\_MIN\\_8522\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2024/06/CLP_20240625_MIN_8522_AT.PDF) Page 15

MR6. Shirley Community Centre

Council Resolved CLP/2024/00062

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, Carried

Councillor Barber requested for his vote against resolution MR6b be recorded.

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#### 4. LGOIMA REQUEST: [TICKET 1100409] ‘SHIRLEY COMMUNITY CENTRE’ (2024)

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##### 4. LGOIMA [TICKET 1100409] REQUEST: 22<sup>ND</sup> MAY 2024

Council Long Term Plan 2024-34 Workshop

[https://christchurch.infocouncil.biz/Open/2024/05/ISCC\\_20240521\\_ATT\\_10025\\_EXCLUDED.htm#PDF3\\_Attachment\\_44766\\_5](https://christchurch.infocouncil.biz/Open/2024/05/ISCC_20240521_ATT_10025_EXCLUDED.htm#PDF3_Attachment_44766_5) Shirley Community Centre, Page 16

Hi, Can you please let me know the answers to John Fisell comments regarding the new Shirley Community Centre:

**1. "Staff negotiating with a prospective community partner"**

1.a. - What "community partner"?

**2. "Sympathetic building company to develop this building facility"**

2.a. - What "building company"?

2.b. - Why is this proposed new building facility not going out for tender?

As a resident who has been advocating for 10 Shirley Road since 2018,

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

I am disappointed that this process has not been open & transparent from our communities point of view.

3.a. - When is this report & feasibility study being presented to the Waipapa Papanui-Innes-Central Community Board?

3.b. - Will residents only find out what is being proposed after the Community Board have made a decision? (like the previous Crossway Church proposal)

3.c. - Will residents be consulted on this proposed "community partner"?

3.d. - Will residents be consulted on the proposed building design/function/available facilities?

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**4. LGOIMA [TICKET 1100409] ANSWER: 5<sup>TH</sup> JUNE 2024**

Phone call from John Filsell:

After my LGOIMA request to Christchurch City Council, I received a phone call from John Filsell.

I was told the 'prospective Community Partner', "it's you, 'Shirley Road Central'".

I let John know that was incorrect. It was actually residents from the west of Hills Road, St Albans Residents Association members, who had been a part of the 'Shirley Road Central' group that was created to bring together residents from the suburbs around Shirley Road: Shirley, Dallington, Richmond, Edgeware, St Albans & Mairehau. The 'Shirley Road Central' group was dissolved in 2022.

Email from John Filsell:

"Just wanted to say thank you for taking the time to talk with me earlier today. I will be at the Waipapa meeting on 13 June and hope to see you there."

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**4. LGOIMA REQUEST: [TICKET 1120382] 'RELOCATING SHIRLEY LIBRARY' (2024)**

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**4. LGOIMA [TICKET 1120382] REQUEST: 14<sup>TH</sup> JUNE 2024**

Can you please provide me the Feasibility Study for 'Relocating the Shirley Library'.

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**4. LGOIMA [TICKET 1120382] ANSWER: 14<sup>TH</sup> JUNE 2024**

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.

These are both available from the Waipapa Community Board pages on the Council website. They are public documents that were discussed by the Board on 13 June.

There has been no feasibility study on moving the Shirley Library.

You have the right to request the Ombudsman to review this decision.

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**4. LGOIMA [TICKET 1120382] REPLY: 23<sup>RD</sup> JUNE 2024**

Thanks for providing that information, much appreciated.

Attached are two documents, could you please forward them to:

- Mary Richardson, Interim Chief Executive &

- Mayor Phil Mauger.

1. SCCReportJune2024JoannaGould.pdf

Contains info & my concerns regarding the:

- Shirley Community Centre proposal & the
- Waipapa Papanui-Innes-Central Community Board meeting on the 13th June 2024.

2. SCReportJune2024JoannaGould.pdf

Contains info & feasibility study in support of my 'Shirley Centre' idea:

relocating the Shirley Library & Service Centre to Shirley Road, Shirley Community Reserve.

This file is still a 'work in progress' currently.

The latest 'Shirley Centre' Report will be available here: <https://www.10shirleyroad.org.nz/shirley-centre-report/>

(This link is not available in the website menu)

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4. LGOIMA [TICKET 1120382] REPLY: 26<sup>TH</sup> NOVEMBER 2024

Further to your reply on the 14/06/24, I have two question:

"There has been no feasibility study on moving the Shirley Library."

**Q. 1. Why has this feasibility study not been done?**

"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."

Page 25, [https://christchurch.infocouncil.biz/Open/2021/06/C-LTP\\_20210621\\_MIN\\_5408\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2021/06/C-LTP_20210621_MIN_5408_AT.PDF)

**Q. 2. When will this feasibility study be done?**

Also, I never received a response regarding my SCCReportJune2024JoannaGould.pdf:

- Shirley Community Centre proposal & the
- Waipapa Papanui-Innes-Central Community Board meeting on the 13th June 2024.

3. Elected Members Code of Conduct

4. Delegated Authority for 'Shirley Community Centre'

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4. LGOIMA [TICKET 1120382] ANSWER: 27<sup>TH</sup> NOVEMBER 2024

On 13 June 2024 the Waipapa Community Board received a report, Shirley Community Reserve: Proposed Community Facility.

The report included recommendations, from a feasibility study, 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.

The report included, as an attachment, the feasibility study.

The report noted: "2024 Feasibility Study

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



- 4.9 Analysis of consultation feedback undertaken as part of the feasibility study shows that younger age groups tend to support outdoor activities on Shirely Reserve, while older age groups tend to seeking indoor spaces.
- 4.10 When asked what was important for the Council to consider in the development of Shirley Community Reserve there was a common theme across the age groups. The community identified a need for a shared public space that is a safe and welcoming environment to support play, recreation, community activation and connection.
- 4.11 The feasibility study recommends a mixed use approach for the Reserve that includes an improved outdoor recreation and reserve area, along with a small community building on the site which will connect with and complement an enhanced outdoor reserve."

As requested I forwarded your earlier correspondence but this did not request any additional information.  
As above this matter has been resolved by the Community Board.

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#### 4. LGOIMA REQUEST: [TICKET 1323259] 'SHIRLEY COMMUNITY CENTRE' (2025)

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#### 4. LGOIMA [TICKET 1323259] REQUEST: 7<sup>TH</sup> MARCH 2025

Re: Shirley Community Centre, Shirley Community Reserve, 10 Shirley Road

##### 1. Shirley Community Centre Funding

"Shirley Community Centre, Council Resolved CLP/2024/00062

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)"

[https://christchurch.infocouncil.biz/Open/2024/06/CLP\\_20240625\\_MIN\\_8522\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2024/06/CLP_20240625_MIN_8522_AT.PDF) Page 15

Could you please let me know:

- What this funding has been spent on (\$75,000), or will be spent on (\$800,000)?
- Who received this funding?
- When did they receive this funding?

##### 2. Shirley Community Centre Working Party

"Design work begins for Shirley Centre...Emma Norrish, Jake McLellan and Emma Twaddell will join the Working Party for the project to represent the Waipapa/Papanui-Innes-Central Community Board."

<https://drive.google.com/file/d/1yFY1xiHqwLrJAXlWzyhAOEU-ThiFahu7/> St Albans News, March/April 2025, Page 8

Could you please let me know:

- Who are the other people/organisations/businesses involved in the Working Party?
- What are their roles in the Working Party, design & build process of the new building?

##### 3. Former Shirley Community Centre Building Items

"Preserving a City's Heritage: Following the devastating February 2011 earthquakes in Ōtautahi Christchurch, the city needed to find a way to retain and store many heritage items from Council owned properties in the event they could be reused in future projects.

Each item, including bricks, stones and wooden framings, has been catalogued, tagged and included in the database so that it can be easily found and recovered for future use. The Citycare Property team has worked alongside a team of architects and historians to accurately document and record what has been stored where."

<https://citycareproperty.co.nz/latest-news/preserving-a-citys-heritage>

Could you please let me know:

- What items have been kept in storage, after the demolition of the former building?
- If you can send me a copy of the database, that has catalogued the items in storage?

---

#### 4. LGOIMA [TICKET 1323259] ANSWER: 4<sup>TH</sup> APRIL 2025

- Q. What this funding has been spent on (\$75,000), or will be spent on (\$800,000)?  
This funding will be spent on investigative works, professional costs, and the construction of the building.
- Q. Who received this funding?  
The Community Support & Partnership Unit
- Q. When did they receive this funding?  
The LTP budget is as follows: FY 25 \$75,000. FY 26 \$800,000. FY 27 \$2,830,000.
- Q. Who are the other people/organisations/businesses involved in the Working Party?  
CCC Facilities Manager, CCC Project Manager, CCC Parks Manager – Planner, CCC Community Development Advisor, Shirley Community Trust, Shirley Village Project, St Albans Residents Association, Eastern Community Sport and Recreation Inc, We are Richmond.
- Q. What are their roles in the Working Party, design & build process of the new building?
  - Discuss and provide feedback on the development concept and any other relevant documentation relating to the project.
  - Raise the profile of the project and provide a channel of communication so that the wider community feels confident, informed, and engaged about the project and the progress being made.
  - Work as a team to achieve the overall goal of the project.
  - Provide recommendations, and suggestions to the Project Team to ensure that the design meets the needs of the community.
  - Act as a conduit between Council and the Community to inform the development of the facility and park space.
- Q. What items have been kept in storage, after the demolition of the former building?  
Q. If you can send me a copy of the database, that has catalogued the items in storage?  
Please see the attached document for these two questions:  
<https://www.10shirleyroad.org.nz/wp-content/uploads/2025/04/ShirleyCommunityCentreBuildingRetrievals.pdf>

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#### 4. CHRISTCHURCH CITY COUNCIL DELEGATIONS REGISTER (2024)

##### **Christchurch City Council Delegations Register, 3rd December 2024**

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

- 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)

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## 4. CCC DISTRICT PLAN CHANGES

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### 4. CCC DISTRICT PLAN CHANGES | PUBLIC TRANSPORT ACCESSIBILITY RESTRICTION

<https://ccc.govt.nz/assets/Documents/Consultation/2023/03-March/WEB-STR5432-Housing-and-Business-Choice-and-Heritage-Consultation-document-1.pdf> Page 17

We're proposing to limit the extent of where the MDRS would be enabled to near the highest-frequency bus routes and routes that connect larger commercial centres.

Broadly, this means that outer suburbs, such as Parklands, south Halswell, Casebrook, Lyttelton and most of the Port Hills would be unable to progress with medium-density development.

This Qualifying Matter focuses intensification within and around commercial centres. This is to promote the use of public transport and reduce dependency on the use of private vehicles. The Qualifying Matter would not restrict any current Residential Medium-Density Areas or proposed High-Density Areas.

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### 4. CCC DISTRICT PLAN CHANGES | VACUUM SEWER WASTEWATER CONSTRAINT AREAS

We propose limiting development in Shirley, Aranui and Prestons due to wastewater system constraints. Vacuum sewer wastewater systems were installed post-earthquake to cope better with liquefaction and land settlement. The system was designed for the housing intensification allowed at that time. Since then, the District Plan has allowed more intensification in the Shirley area than the vacuum-sewer system was designed for. The vacuum-sewer pipes in Shirley and Aranui have reached capacity and Prestons is also constrained. This Qualifying Matter means most of the Shirley, Aranui, and Prestons area, can only be developed like-for-like. Potential developers should talk with us first to see what can be accommodated.

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#### 4. CCC DISTRICT PLAN CHANGES | NATURAL HAZARDS

High-risk natural hazards proposed as Qualifying Matters include coastal inundation, coastal erosion, and tsunami hazard. Coastal inundation and erosion hazards have been developed as part of Plan Change 12, set to be notified later in 2023. Coastal hazards specific to urban zones have been included as part of this plan change to better control intensification. Any residential development within these hazard areas needs resource consent, with strong controls to avoid any subdivision.

The latest tsunami hazard information from NIWA has also been included as a qualifying matter, reflecting expected sea-level rise over the next 100 years. Development within tsunami hazard areas is proposed to be restricted to only a suburban density of one two-storey dwelling per site.

#### 4. CHRISTCHURCH CITY LIBRARIES

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##### 4. CCC LIBRARIES 2025 FACILITIES PLAN (2008)

**September 2008 Update:** <https://christchurchcitylibraries.com/2025/>

The plan looks to meet Christchurch's changing geographic and demographic needs during the next 20 years with a review every six years to look at actual growth and revised projections to ensure the location and timing of facilities reflect changes in forecasted growth.

Under the plan it is proposed to build new libraries at Aranui and Belfast, replace the library at Halswell, explore development options for Central Library and generally look to maximise partnerships and co-location opportunities to enhance the service.

Each project in the 2025 Plan will be considered as a separate business case as part of the Long Term Council Community Process (LTCCP) process with Council looking to ensure it continues to provide the community with a world class libraries network.

Libraries are recognised as contributing significantly to the social, cultural and economic well-being of the community, Christchurch having a proud history of investing in this network.

Through the plan Council has made a commitment to ensuring its libraries network remains customer-driven, provides value-for-money and offers a technically advanced service for its ratepayers and residents.

Also included in the plan: At Shirley, Council will look to optimise partnership opportunities to redevelop and upgrade the facility.

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#### 4. LIBRARIES 2025 FACILITIES PLAN (2008) | PAGE 3

“Public libraries are seriously dangerous places! This is because libraries are civic spaces that foster debate and argument, providing the opportunity for New Zealanders from all walks of life to explore new ideas and new worlds, as well as our own short but rich history.

They can be challenging places, offering access to complex information in a world shifting from a largely print environment to one that is also electronic and virtual.

Public libraries engage, inspire and inform the people of New Zealand. They are also instrumental in developing strong communities. One of your many strengths is that you engage with, and reflect, the diversity of the communities you serve.”

Associate Minister of Arts, Culture and Heritage, Honourable Judith Tizard at the New Zealand Public Libraries Summit, 26 February 2007

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#### 4. LIBRARIES 2025 FACILITIES PLAN (2008) | PAGE 6

Through the Plan, Council recognises the importance of libraries in providing social hubs in the community and the need to ensure future development reflects the cultural diversity of the community and the advances in digital information and communication technology.

The four key principles of the Plan are to provide library facilities which are community focal points, reflecting and responding to local needs; accessibility across the network to a mix of library services and facilities, including non-building based provision; maximum efficiency and effectiveness of facilities; and the optimisation of partnership opportunities with other agencies and/or services.

Proposed under the Plan:

- A new library at Aranui to meet high community need. [Done]
- A replacement library at Halswell, to address population growth. [Done]
- Explore development options for Central Library in time to inform the 2012-2022 Long Term Council Community Plan (LTCCP). [Done]
- Retain the library service at Bishopdale but review its location in the retail precinct. [Done]
- Optimise partnership and/or co-location opportunities with retail development at The Palms to relocate and upgrade the Shirley Library.
- Retain Hornby Library but investigate future options in line with the Greater Christchurch Urban Development Strategy (UDS). [Done]

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#### 4. LIBRARIES 2025 FACILITIES PLAN (2008) | PAGE 8

In 2006, the Council completed a 10-year library development programme. This saw the addition of new library buildings at Papanui, New Brighton, Fendalton, South Christchurch, Parklands and Upper Riccarton; the total refurbishment of Shirley after fire damage; establishment of three co-located learning centres at South Christchurch, Parklands and Upper Riccarton libraries; major upgrades at Central and Sumner libraries; and the addition of four Banks Peninsula libraries into the network.

The community has strongly indicated libraries are valued as key destinations and “anchors”.

Libraries help fulfil several of the city’s Community Outcomes:

A City of Lifelong Learning. A City for Recreation, Fun and Creativity. A City of Inclusive and Diverse Communities.

These are key contributors to meeting the Council’s strategic direction for creating Strong Communities along with a Liveable City and Prosperous Economy.

Public libraries fulfil a significant role in local communities.

"As part of local government, public libraries make an important contribution to New Zealand society.

Public libraries strengthen the communities in which they are situated: helping to build community unity, identity and

developing citizenship; providing people with the information they need to enrich and excite them; supporting, encouraging and facilitating lifelong learning and fostering literacy; and encouraging a love of reading. Public libraries assist in drawing people out of social exclusion and contribute to the economic development and cultural well being of their communities."

Local Government New Zealand, LIANZA, National Library of New Zealand (2006) Public Libraries of New Zealand: a strategic framework 2006 to 2016. Wellington: Local Government New Zealand, LIANZA, National Library of New Zealand

The value of public buildings such as libraries is emphasised in the Urban Design Protocol (which Christchurch City Council is a signatory to): they protect the cultural identity and heritage of our towns and cities; provide creativity; and add social, environmental and cultural benefits by creating well connected, inclusive and accessible places. Ministry for the Environment (2005). Urban Design Protocol. Wellington: Ministry for the Environment

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#### 4. LIBRARIES 2025 FACILITIES PLAN (2008) | PAGE 12

##### **Role of library facilities in communities**

- Important, central meeting place and focal point in a community.
- Open, spacious, welcoming environment; warm place to be in winter; vital social contact for many (especially older persons); place to meet (café) and relax with children and friends or family.
- Outstanding location (e.g. overlooking ocean, park setting) – source of community pride, for the building and the resources available.
- Access to a diverse range of reading materials – books, magazines, children's and talking books; Central Library used by people for the value and depth of collection and there are more items from which to choose.
- Free learning environment; provider of 'second chance' opportunities for adults wanting to learn.
- Provider of general services, e.g. photocopyers, community/local information.

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#### 4. LIBRARIES 2025 FACILITIES PLAN (2008) | PAGE 13

##### **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.
- On bus route/near transport hubs; handy walking distance from home; easily accessed, free, plentiful car parking adjacent to library.
- Attractive street visibility.
- Mobile Library excellent for plugging gaps in communities where there is no library.

##### **Building requirements - needs and expectations**

- Spaciousness – cafes; room for quiet spaces away from bustle of café and children's area; generous space between book stack aisles to enable easy browsing by less nimble and multiple users at one time; plenty of chairs/ beanbags and desks at which to work/relax.
- Whanau-friendly facilities, e.g. children's areas, baby feeding/changing facilities.
- Outdoor environment important – need natural features and to be welcoming; clear signposting within and outside the building.
- Accessible buildings and facilities for people with disabilities.
- Small local libraries – easy to find way around.
- Good infrastructure and building design (air conditioning, etc).

##### **Service needs and expectations in the future**

- Will always be a need for books.

- Continue free access to libraries. In the future, key uses will be for carrying out research using non-digitised resources and accessing leisure reading.
- Retain libraries as the key repositories for books/knowledge in the city; storage of local history and identity; act as a one-stop source for tourist and community information, e.g. InfoTap and Heartlands.
- Ensure adequate staffing by helpful, positive and knowledgeable librarians.
- Provide continuing education courses in information access/library use.
- Ensure libraries are safe, restful places; provide opportunities to relax - coffee and areas for families.
- Maintain a high-quality library website and electronic catalogue.
- Provide more resources in te reo and materials of interest to Māori.
- Incorporate barrier-free access to latest technology, e.g. free Broadband and wireless network; provide online assistance for remote users; and free internet access.
- Include technologies that enable access to information by people with disabilities – important that Central and at least some of community libraries have a good range of technologies available; ensure information and leisure reading/listening/viewing resources meet needs of people with disabilities.

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#### 4. LIBRARIES 2025 FACILITIES PLAN (2008) | PAGE 15

##### **The role of library facilities is aligned with Council's strategic direction for Strong Communities**

- Increase involvement in lifelong learning, by: providing resources and information, through libraries and websites; providing learning facilities, programmes and activities; and encouraging people of all ages to take advantage of learning opportunities.
- Promote participation in democratic processes, by: providing readily available and easily understood information about Council service and structures.
- Help communities to meet their needs, by: targeting those who are most disadvantaged; and providing accessible and welcoming public buildings, spaces and facilities.
- Encourage residents to enjoy living in the city and to have fun, by: providing and supporting sport, recreation and leisure activities.

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#### 4. LIBRARIES 2025 FACILITIES PLAN (2008) | PAGE 18

##### **Location**

- Choosing the right location is essential for the success of major community facilities.
- Library facilities need to be 'where the people go'.
- Many users, particularly casual leisure users, are attracted to libraries in a similar way to retail and entertainment activities.
- Therefore, library facilities are best located either close to a major destination within the city, such as a mall and/or a major transport junction, or at
- Sites sufficiently attractive to draw visitors to them as standalone 'destination locations'.
- Suitable sites could be part of or close to a planned future retail and/or transport junction.
- School and tertiary libraries may also be considered as possible partners in future planning of libraries and services.
- Council's development of a Lifelong Learning Strategy would help inform such planning.
- Though land costs are not included in the Plan, it must be emphasised that if identified Council-owned or potential partner-owned sites are deemed unsuitable or needed for other purposes, then Council may need to purchase private land.
- Given the recognised need to purchase in the immediate area of a major destination (with high market value), the capital costs could be substantial.

##### **Capital funding**



Any major development of existing or new library facilities will require capital funding. It is anticipated that significant Development Contributions will be used to fund projects driven by growth demand i.e. Belfast, Halswell and Central. These three areas are clearly signalled in the UDS as areas for considerable population growth.

Possible use of existing Council-owned or partner-owned sites may also reduce capital expenditure (e.g. Aranui) along with possible conversion to capital from the sale of no longer required library sites (e.g. if Bishopdale Library is relocated to another site in the local area).

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#### 4. LIBRARIES 2025 FACILITIES PLAN (2008) | PAGE 20

##### **Libraries are important community hubs and help strengthen communities**

- The Plan will recognise the need to provide relevant services and community space.
- Libraries will foster local communities' wellbeing by providing accessible meeting places and focal points for the community, learning and leisure activities.
- Library facilities will embrace the cultural diversity of local communities.
- The Plan will reflect Council's commitment to the Treaty of Waitangi by reflecting an understanding of and respect for the needs of the Tangata Whenua.
- Architecturally designed buildings will generate community pride and reflect the diversity of local cultures and lifestyles.

##### **Library facilities and services increase leisure and learning opportunities and community participation**

- Libraries will contribute to people's economic and social well being by providing opportunities for lifelong learning.
- Facilities will combine space for traditional roles of recreational reading and provision of information, along with access to multi-media resources, emerging technology and learning and leisure.

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#### 4. LIBRARIES 2025 FACILITIES PLAN (2008) | PAGE 21

##### **Libraries will adhere to sustainable, long-lasting design and ensure good return on investment**

- The Plan's recommendations will align efficiency measures, industry best practice and cost effectiveness of new and existing buildings.
- The Plan will ensure principles of sustainability and universal design are included in planning new facilities and redesigning existing ones.
- Library buildings will foster a sense of civic pride.

##### **The Council is committed to maintaining and enhancing the city's investment in the network of libraries**

- The Plan will prioritise maintenance and development of library facilities to meet the criteria of equity of access and effectiveness of location.
- Seeking opportunities for co-location and partnership will be a priority in planning new or relocated facilities as a means of maximising cost-benefits.
- All planning will maximise the potential capacity of existing facilities and will take in to consideration life cycle cost of new and existing buildings.

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#### 4. LIBRARIES 2025 FACILITIES PLAN (2008) | PAGE 22

##### **Criteria for prioritising proposed library facility developments:**

1. The degree to which proposed developments can complement future growth and changing demographics as outlined in the Greater Christchurch Urban Development Strategy.
2. The degree to which proposed developments use/ impact/complement existing library facilities and the network as a whole.
3. The degree to which identified gaps in provision can only be met through additional facility provision.

4. The degree to which land, capital and/or operational costs can be met or shared by others; and the ownership of the asset and control (and care) of its condition will be held by Council.
5. The degree to which the locations of proposed developments have good connectivity with identified activity centres and/or major destinations; and public transport, walking and cycling routes.
6. The degree to which proposed developments display design innovation, best industry practice and:
  - Will be economically sustainable.
  - Can co-locate with other community facilities.
  - Have capability to accommodate changing demands (library and social trends).
  - Have capability to accommodate foreseeable technology trends.
  - Are located on a site with capacity for further expansion.

7. The degree to which the proposed developments support the principles and key statements agreed to by Council for the Libraries 2025 Facilities Plan.

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#### 4. LIBRARIES 2025 FACILITIES PLAN (2008) | PAGE 24

The technology is the enabler; the content provides the value. The importance of content is a major trend for the future: the demand for content in a variety of formats; digitisation of local material; community repositories of local histories and stories; and the need for relevant content to cater for increasingly diverse populations.

Libraries are key to generating, storing, protecting and making available a huge range of information content.

Libraries have a vital role in bridging the “digital divide” well into the foreseeable future: they will provide computers for those unable to afford their own and support people in the development of their digital literacy.

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#### 4. LIBRARIES 2025 FACILITIES PLAN (2008) | PAGE 25

##### **Summary of trends in library facilities and services**

##### Continued Importance of the Physical Space

- The library as a cultural space; a meeting place; a social centre for the community; as a “social, recreational and learning space”; as civic and democratic spaces.
- The importance of the physical building endures.
- Sustainable design.

##### Customers

- Reaching the less educated and narrowing the “digital divide”.
- A place for lifelong learning – formal and informal.
- Inspiring and supporting people in the pursuit of knowledge.
- Assisted technologies for people with disabilities.

##### Changing Demographics

- More attention being paid to the population mix, ethnicity and age of particular communities.
- Serving migrant communities by own language and English as a Second Language materials.

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#### 4. LIBRARIES 2025 FACILITIES PLAN (2008) | PAGE 26

“Public libraries of the future, building on the foundations laid down over many years of service, are the repositories of recorded knowledge and information about our cultural heritage. They encourage the joy of reading for pleasure, recreation, discovery and lifelong learning and develop and supply services and content that meet the needs of information users in the digital age.

As a significant conduit through which information from government and democratic organisations flows to the people of New Zealand, they play a major role in the development of socially cohesive, informed and inclusive communities, in

which a sense of partnership between libraries and cultural partners flourishes.

In providing free access to information to all members of their communities, they strengthen the public good, are trusted and well regarded as an essential component of the economic and social infrastructure and provide for the creative replenishment of the human spirit.”

Local Government New Zealand, LIANZA, National Library of New Zealand (2006) Public Libraries of New Zealand: a strategic framework 2006 to 2016. Wellington: Local Government New Zealand, LIANZA, National Library of New Zealand.

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#### 4. LIBRARIES 2025 FACILITIES PLAN (2008) | PAGE 28

##### 8.1 Provision of library facilities that are community focal points and reflect local needs over time

One of Council’s seven principles of the Plan confirms that “libraries are important community hubs and help strengthen communities” and that they will “foster communities’ well being by providing accessible meeting places and focal points for the community, learning and leisure activities”.

The contribution made by Christchurch’s public libraries as vital community focal points has been shown with the success of such facilities as South Library and Learning Centre, New Brighton Library, Parklands Library and Learning Centre and the strength of community endorsement for the retention of neighbourhood libraries such as Spreydon and Redwood. The Plan reflects continued confidence in the role of library facilities as community focal points.

The contribution made by Christchurch’s public libraries as vital community focal points has been shown with the success of such facilities as South Library and Learning Centre, New Brighton Library, Parklands Library and Learning Centre and the strength of community endorsement for the retention of neighbourhood libraries such as Spreydon and Redwood. The Plan reflects continued confidence in the role of library facilities as community focal points.

The Plan identifies a critical gap in provision in the Aranui area, where there is high socioeconomic deprivation. As the Ministry of Social Development’s 2007 Social Report noted: “We live in a society where access to information and proficiency with technology are becoming more important. Knowledge and skills relate directly to employment decisions and to career choices [...and are] important for gaining access to services and for understanding and exercising civil and political rights.”

There is a lack of community library and learning facilities in the immediate Aranui vicinity. (It is recognised that the benchmark radius catchment used elsewhere in the city does not match residents’ limited travel options in this area.) A long-held community aspiration to secure a library and/or learning centre to stimulate lifelong learning and leisure activities in the area was reflected in the strong local support for a learning centre to be included in the 2006-2016 LTCCP.

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#### 4. LIBRARIES 2025 FACILITIES PLAN (2008) | PAGE 29

##### 8.2. Accessibility to the mix of library services and facilities across the network, including nonbuilding provision

The Council’s network of libraries is structured to ensure a diverse range of library services is delivered across the city. The framework for provision across this network defines the level of service and size of buildings.

This includes non-building provision through outreach and mobile library services. The network framework includes consideration of geographical spread across the city, radii of customer catchments, differentiated service levels and building size. The tiered levels of facility provision ensure access by walking or short distance public/private travel within most communities to base level services (neighbourhood libraries), with a wider range of services available (suburban libraries) and metropolitan (Central Library) via short or medium distance public/private travel. Mobile and outreach alternatives provide customised services to meet the needs of discrete population groups.

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#### 4. LIBRARIES 2025 FACILITIES PLAN (2008) | PAGE 31

##### 8.4 Optimised partnership opportunities with other agencies and/or services

All future library developments will give priority to improving the use of Council land assets, while still delivering the required facilities. Options will need to be assessed as part of the business case for each development, with particular reference to long-term benefit and ability to meet proven community need.

While being responsive to any opportunity, Council should not be tempted to enter into a partnership merely because the possibility of one exists. Any option would be weighed against all the agreed criteria for assessment suitability of sites on a case-by-case basis.

Christchurch City Libraries is committed to ongoing dialogue with other public libraries, schools and tertiary education providers at local and regional level. Potential opportunities for resource sharing and partnerships are, and will continue to be, open for discussion.

**Partnership options currently include:**

- Co-location with Council service centres, leisure or community facilities.
- Partnership with schools, such as land provided by the school to create a joint use facility, as has been successfully implemented at Upper Riccarton.
- Malls as partners, possibly as operators or financiers.
- External partners provide the facilities (e.g. tertiary education institutions, rest home complexes) with Council and/or shared delivery of services.

**Tactics:**

- Participate in on-going Council/Environment Canterbury planning with mall owners in Shirley, with a view to possible relocation and upgrade of this library as a suburban library.

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#### 4. LIBRARIES 2025 FACILITIES PLAN (2008) | PAGE 36

**Facility:** Shirley

**Current facility condition/anticipated change:** Facility very good. Built 1996. Future need for more service capability. Space required to develop service for learning services to support need in the community.

**Fit with need:** Growth retail - The Palms shopping centre. Need – community.

**Recommended major actions:** Participate in ongoing Council/Ecan planning with mall owners with the view to possible relocation and upgrade of library facility as suburban library.

**Priority driver growth/need/asset:** Growth/need. Retail development impacted by growth. Opportunity for service improvement.

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#### 4. LIBRARIES 2025 FACILITIES PLAN (2008) | PAGE 42

**Metropolitan library:** Citywide catchment; has regional and national importance; special and unique collections; has civic presence. Offers wide range of spaces for activities; holds and preserves the history of the city.

**Suburban library:** Catchment ranges from 1.5km to 3km radius; services population range from 15,000 – 40,000. Services could include a variety of activities and flexible spaces.

**Neighbourhood library:** Catchment ranges from 1km to 1.5km radius; serves population from 10,000 to 12,000 people. Services could include small, broad-spanning collections and a range of activities.

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#### 4. CCC LIBRARIES 2025 FACILITIES PLAN (2015)

<https://christchurchcitylibraries.com/2025/Libraries2025FacilitiesPlan.pdf>

**May 2015 Update:** <https://christchurchcitylibraries.com/2025/>

The Libraries 2025 Facilities Plan was intended to be updated each six years, to align with Council's long term planning processes. The 2010 and 2011 earthquakes necessitated its early review.

The effects of the earthquakes on individual library buildings vary from some that require cosmetic or structural repairs through to those requiring demolition or prolonged closure to enable major repairs.

Customers have been able to access library services, facilities and collections soon after each major earthquake event, albeit often not at their closest or familiar location. Libraries have moved promptly to re-establish services, recognising early the important role they could play in communities. They are reassuring and trusted social and information centres and act as an electronic gateway for people to connect with relatives and friends.

In 2014, the major changes required to the 2025 Facilities Plan relate to the sequencing and timing of planned developments. With some buildings lost or damaged, there are gaps in the network's provision. Reconsideration of the timing and/or sequencing of rebuilding and new developments is needed, in order to restore equitable access to library services across the city.

Changes to the predicted population availability and timing of greenfield developments, along with relocation of red-zoned households are key factors to be considered as part of the re-prioritising to ensure that it is still a good fit with growth.

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#### 4. LIBRARIES 2025 FACILITIES PLAN (2015) | PAGE 3

"The library as place – a community hub, a business hub, a space for innovation and creativity – is becoming more important even as libraries become more digital and virtual.

The library is changing from being a place where people came to get ideas and information, to an experiential place where people meet with others to create, share and learn about new ideas in a social context.

Libraries are about sharing and sustainability – sharing resources, and reusing content and facilities over and over to gain competitive advantage for individuals and communities. The roles of public libraries for the foreseeable future are:

- Collecting, curating and providing access to knowledge ideas and works of the imagination
- Fostering the joy of reading and supporting the development of literacy in all its forms
- Enabling independent lifelong learning, research and innovation
- Providing community-based services for all in places that are at the heart of their community
- Collecting, creating and making available local content and history"

Local Government New Zealand et al (2012). Public libraries of New Zealand: a strategic framework. Local Government of New Zealand, Association of Public Library Managers, National Library of New Zealand. Wellington, New Zealand. 2012.

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#### 4. LIBRARIES 2025 FACILITIES PLAN (2015) | PAGE 5

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The Facilities Rebuild Plan started in mid 2012 and the Libraries 2025 Facilities Plan provides strategic direction for decision making, although financial and insurance considerations may affect decisions regarding cost effectiveness of repair, rebuild or demolition and more specifically the timing of this work.

Changes to the predicted population availability and timing of greenfield developments, along with relocation of red-zoned households are key factors to be considered as part of the re-prioritising to ensure that it is still a good fit with growth.

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#### 4. LIBRARIES 2025 FACILITIES PLAN (2015) | PAGE 7

##### **The Impact of the 2010-11 earthquakes**

Communities' appreciation of libraries has been evident as they reflect on how they can retain and build on the cohesiveness, kindness and openness they shared following the 2010-2011 earthquakes. Libraries that were able to remain or reopen soon after the earthquakes quickly became vital community hubs and links with local people, agencies, information and the wider world.

The earthquakes caused significant damage to some of the library network. Library services in all locations were disrupted after the large earthquakes to allow for preliminary condition and safety assessments to be done, and several suburban libraries were partially or fully re-purposed to house Council staff for most of 2011.

Those libraries that were able to remain open in the aftermath of the quakes rapidly became the only, vital link that people could have with friends and family elsewhere.

Free access to the internet and social media enabled people to connect with family and friends to reassure them of their safety, sharing their experiences and expressing their needs.

Public and community information was readily available at libraries – they became an information and social conduit for recovery. Libraries have always had this role in communities, but never more valued than during this time when other channels of communication were limited.

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#### 4. LIBRARIES 2025 FACILITIES PLAN (2015) | PAGE 11

Earthquake damage to some libraries and many local neighbourhoods prompted a review of network provision and a check of the Libraries 2025 Facilities Plan's tactics and attributes of provision. This was to ensure that services could continue to be delivered across the city, reflect altered residential areas and continue to be synergistic with other community and education facilities.

The popular "Share an Idea" engagement with Christchurch people, as part of the Christchurch Central Recovery Plan's development, gathered 106,000 ideas. Many of the ideas contributed were about people's aspirations for Christchurch rather than just the central city.

People's thoughts on libraries in our city's future included that they are community hubs and lifeblood, provide accessible public spaces where all are welcome, are centres for preserving and reflecting cultural heritage, have exciting learning spaces, children's areas, café, exhibition and performance spaces, and provide free WiFi and interactive access.

Feedback from customers in the Council's 2012 regular customer satisfaction survey included some comments relating the role of the library post earthquake.

"I really did not realise how much I treasured my library until the earthquakes. Fendalton opened last week and I went 3 nights in a row. They are the ray of sunshine in a very grey winter".

"Out in the community sharing with others. Had a chance to talk to and support lonely or elderly. Helped being able to read & ease my own nervous state".

"The library is the heart of the community, especially since the earthquakes, my library was open very soon [after the earthquakes] and it gave me hope, and obviously did the same for many others, the library is for everyone, it's a place to sit and have quiet time or meet people, the staff are friendly and helpful, it was lovely to walk in when it had

reopened and be called by name and asked how I was... I love the access to information, the special events, and most of all the books, the library is the only place that always satisfies my expectations.”

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#### 4. LIBRARIES 2025 FACILITIES PLAN (2015) | PAGE 13

##### **Context and Strategic Alignment**

Libraries’ recovery and development planning will complement the Canterbury Earthquake Recovery Authority’s (CERA) Recovery Strategy, recovery plans and programmes.

In particular, libraries’ planning will need to take into account the Directions for Education Renewal in Greater Christchurch, Building and Infrastructure Recovery Plan, Building Community Resilience programme, Arts, Culture, and Heritage Collections Programme and CERA’s Central City Development Unit which draws on the vision of the Christchurch Central Recovery Plan.

<https://shapingeducation.govt.nz/wp-content/uploads/2012/09/RenewalPlanAug2012.pdf>

Several Suburban Master Plans and local neighbourhood recovery plans have been developed and implemented by the Council and these will guide libraries’ planning in respective local community areas.

In particular the Education Renewal Programme proposes the sharing of specialised school facilities, such as libraries with other community-based providers. It is also identified government priority going to investment in facilities that can be shared by two or more tertiary organisations, educational users and the community. This may impact on the way libraries are delivered in the future.

The CERA Recovery Strategy includes several goals which libraries can contribute to:

- 2.1 planning for a well-functioning Christchurch central city, thriving suburban centres, flourishing rural towns and a productive rural sector; (economic)
- 3.2 growing capacity, knowledge and skills within the community to build resilience (social recovery)
- 4.1 acknowledging and celebrating the rich and diverse Ngāi Tahu, colonial and other heritages and connections;
- 4.2 resuming cultural, community and sports events and activities;
- 4.3 encouraging participation in a range of entertainment, cultural, recreational and sporting activities (all cultural recovery).

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#### 4. LIBRARIES 2025 FACILITIES PLAN (2015) | PAGE 14

##### **Facilities Rebuild Plan**

The impact of the earthquakes on several of the library’s network’s facilities, along with changes to some residential areas where land and homes have been red-zoned have necessitated an earlier review of the 2025 Plan.

A Council-wide Facilities Rebuild Plan was developed in July 2012. The plan provides a framework to assess, options, prioritise and schedule repairs and rebuilds of all of Council’s 1,600 facilities. The principles, tactics and criteria for provision detailed in the original 2008 Libraries 2025 Facilities Plan continue to provide a sound framework on which to review the library network post-earthquakes.

Decisions from the Council-wide review of facilities will feed into the 2013-2016 Three Year Plan and subsequent long term plans.

- Revised pattern for urban development and allowed residential densities, as identified in chapter 12A of the 1998 Canterbury Regional Policy Statement, inserted on 18 October 2011.
- Land Use Recovery Plan (LURP) by Environment Canterbury in collaboration with strategic partners which was endorsed by Council in December 2013.
- Suburban Masterplans as they are developed and completed.



### **Population and demographics**

Post earthquake revised population and demographic projections will inform recovery and development planning for libraries.

### **Greater Christchurch Urban Development Strategy (UDS) Area Unit Population Change between 2006 and 2013**

Generally the areas with the greatest losses of population are those associated with the residential red zone along the Avon River in Christchurch with the greatest loss of population in Avondale, Burwood, Dallington, Bexley and Avonside.

### **Land Use Recovery Plan– December 2013**

Projected growth and maps included in the LURP reflect that growth patterns and priority Greenfield developments are on plan.

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

The decrease in population in the Avon River red zone areas is offset by the developments in adjacent areas of Waimairi Beach, Preston's and Highfield and Mairehau, suburbs that are serviced by New Brighton, Shirley and Parklands libraries.

### **Libraries are important community hubs and help strengthen communities**

Library facilities will be safe buildings that can be utilised as local hubs and in particular enable access to information and Council and related services during emergencies.

[Shirley Library was closed for many months due to its proximity to The Palms mall & car park building]

### **Libraries will adhere to sustainable, long-lasting design and ensure good return on investment**

New library buildings will be constructed to meet the new building standards; and existing buildings that do not meet the new building standard will be either repaired to code or replaced.

Summary of trends in library facilities and services: updated December 2013

### **Continued Importance of the physical space:**

- The library as a cultural space; a meeting place; a social centre for the community; as a “social, recreational and learning space”; as civic and democratic spaces.
- The importance of the physical building endures and includes the need to be safe structures.
- Flexibility for the long term to allow for multiple uses of the life of the building.
- Sustainable eco friendly design.
- Flexible use of space to allow for meeting, study and businesses. Quiet as well as active space.

### **Partnerships:**

- Developing the concept of partnership, wider reach and innovation with businesses and networking.
- Community partnerships, co-locations changing to provide a timely and time limited service.
- Greater connections with Tangata Whenua.

- Non-building related partnerships.
- Hubbing – mutual interest groups.
- National partnerships.
- International partnerships.
- Consortia.

#### **Customers:**

- Reaching the ‘digitally underdeveloped’ and narrowing the “digital divide”. An age-related and socio-economic related issue.
- A place for lifelong learning – formal and informal with mediated assistance.
- Inspiring and supporting people in the pursuit of knowledge.
- Assisted technologies for people with disabilities.
- Libraries leading learning and service provision through innovation.
- Increased need for branding and service expertise

#### **Changing Demographics:**

- More attention being paid to the population mix, bicultural ethnicity and age of particular communities.
- Serving migrant communities by own language and English as a Second Language materials.
- Quicker change of demographic; aging population.
- Using tools and agencies to identify emerging patterns and changes.

#### **Collections and Resources:**

- Continued importance of reading.
- Agility in responding to changing formats, e.g. EBook. Quick adoption and experimentation.
- Importance of digitized material especially of local materials.
- Need for collections to cater for increasing diversity of population.
- User-generated and involvement in content.
- Importance of historical and archived collections, preservation and storage.
- Collection proportions will continue to change.
- Open source non proprietary material

#### **Technology:**

- Communication hub.
- Provide support to access all aspects of digital information and computer use.
- Increased complexity of the networked environment.
- Social networking as a library communication tool with its customers and increase in variety of media use.
- Demand for wireless and mobile services.
- Library created ‘apps’.
- Bring your own technology – provide support and space. Balancing need for free Wi-Fi connections with other PC provision.
- Cloud computing and remote server hosting, distributed models of delivery.

#### **Management:**

- Benchmarking with other public library systems.
- Measuring and articulating how libraries add value – social and economic well being and outcomes.
- Innovation ideas and risk taking.
- Obtaining external and alternative funding sources, lobbying.
- Collaboration with national projects.

**Staff:**

- Need for a wide range qualified and experienced staff.
- Quicker staff development and training to better assist users and increase efficiency and skills.
- Diversity of professions of staff, agility.
- Technologically astute and comfortable with a range of technology.

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**4. LIBRARIES 2025 FACILITIES PLAN (2015) | PAGE 25****Vision for the future**

As centres for culture, knowledge and learning in the 21st century, libraries are increasingly vibrant, dynamic and people-centred.

- They are places for meeting, programming, collaboration and civic engagement.
- Increasingly co-located with other cultural or community services, library spaces need to be flexible and re-configurable to readily accommodate the evolving needs of library users, within an environment of rapid technological and social change.
- The use of library space is also undergoing a significant shift from predominantly housing printed collections in the traditional model to multifunctional places where people engage with information and ideas through a wide variety of activities.
- It is important to monitor and identify emerging social and demographic trends continually, as in our modern world many systems are interrelated and connected.
- To remain relevant in our ever-changing community, public libraries must have a holistic view and take full advantage of the many opportunities available.

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**4. LIBRARIES 2025 FACILITIES PLAN (2015) | PAGE 33**

**Facility:** Aranui (2014)

**Current facility condition/anticipated change:** The land the library is being built on has an EQC rating as Green Zone, Technical Category 2, yellow. Funding was provided to improve foundations to limit any damage from future earthquakes.

**Recommended Actions:** The library was completed and opened in September 2012.

**Priority Driver:** Need. The high needs of the community still remain in Aranui.

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**4. LIBRARIES 2025 FACILITIES PLAN (2015) | PAGE 39**

**Facility:** New Brighton (2014) includes Spreydon, South, Upper Riccarton.

**Current facility condition/anticipated change:** Detailed Engineering Evaluations have been completed on all facilities. To varying degrees repairs are being undertaken.

**Fit with need:** All communities have valued these libraries as community hubs and spaces for meeting post earthquake. Most have recorded significant increase in use.

**Recommended Actions:** Maintain all facilities as above.

**Priority Driver:** Need. Services are still required.

**Facility:** Parklands (2014)

**Current facility condition/anticipated change:** Impact of earthquakes on the land under Parklands library may have an impact on the building. Detailed Engineering Evaluation and Geotech work is yet to be completed.

**Fit with need:** There are some Red Zoned houses in the area. Growth in development to the North is expected to balance the loss of households in the Parklands area.

**Recommended Actions:** Retain library service and plan for the possible outcomes of the land assessment.

**Priority Driver:** Need. Services are still required. Growth. Supporting the projected increases in residential growth in the North East.

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**4. LIBRARIES 2025 FACILITIES PLAN (2015) | PAGE 40**

**Facility:** Shirley (2014)

**Current facility condition/anticipated change:** 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 the Shirley and Marshlands.

**Priority Driver:** Growth/need. Supporting the projected increases in residential growth in the north east.

**Priority driver definitions:**

Growth: Areas of residential growth and development.

Need: Identified areas of deprivation.

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#### 4. LIBRARIES 2025 FACILITIES PLAN (2015) | PAGE 43

**Co-location**

Shared use by two or more Council service providers from a Council-owned building.

**Community Outcomes**

Identified goals of communities in relation to the present and the future for the social, economic, environmental and cultural well being of the community.

**Learning centre**

Learning space, services and technology that enable carrying out of group learning programmes and activities with a computer focus. Three learning centres have so far been developed – at South, Parklands and Upper Riccarton libraries. In the latter case, the learning centre is a partnership project with Riccarton High School.

Learning centres could be standalone facilities.

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#### 4. CCC LIBRARIES ACTIVITY PLAN LTP 2024

<https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/Long-Term-Plan/ltpdraftactivityplans2024/Libraries-Nga-Kete-Wananga-o-Otautahi-Draft-Activity-Plan-LTP-2024.pdf>

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#### 4. CCC LIBRARIES ACTIVITY PLAN LTP 2024 | PAGE 4

**1. What this activity delivers**

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 including digital 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.

This activity includes the following services:

- Collections – including general, specialist, heritage and digital content, are available to meet the needs of the community
- Community spaces - through a comprehensive network of libraries and 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.

Contributes to Community Outcomes: A collaborative confident city. A cultural powerhouse city.

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#### 4. CCC LIBRARIES ACTIVITY PLAN LTP 2024 | PAGE 7

**2.1. Community Outcomes: How this activity contributes**

### **1. Community Outcomes: A collaborative confident city**

Our residents have the opportunity to actively participate in community and city life, have a strong sense of belonging and identity, and feel safe.

Key contributions to achieving our community outcomes:

- Libraries provide residents and visitors access to a variety of resources for information, leisure and community connection.
- Citizens' literacy and lifelong learning are supported through equitable access to knowledge, ideas and new perspectives. Outreach services are provided to communities with specific needs.
- Citizens can actively participate in their community and wider society through access to civic and government information.

### **2. Community Outcomes: A cultural powerhouse city**

Our diverse communities are supported to understand and protect their heritage, pursue their arts, cultural and sporting interests, and contribute to making our city a creative, cultural and events 'powerhouse'.

Key contributions to achieving our community outcomes:

- Libraries are the kaitiaki (guardians) of our knowledge and collections for future generations. This activity supports the delivery of the Heritage and Multicultural strategies to celebrate the city's arts, culture and heritage.
- Community identity and memory are strengthened and preserved for current and future generations through the collection, creation and curation of local content and history.
- Ngā Aho, our bicultural plan, guides the delivery of our service and programmes, to ensure we meet our responsibilities as a good Tiriti partner. Libraries promote cultural days and language weeks for a variety of cultures reflecting the communities we serve.

### **3. Community Outcomes: A thriving prosperous city**

Our city is a great place for people, business and investment where we can all grow our potential, where enterprises are innovative and smart, and where together we raise productivity and reduce emissions.

Key contributions to achieving our community outcomes:

- Libraries attract people to the central city and suburbs, enhancing use of adjacent facilities and businesses.
- Libraries contribute to thriving suburban and rural centres and a vibrant central city and add to the amenity value of neighbourhoods across Christchurch.

### **4. Community Outcomes: A green, liveable city**

Our neighbourhoods and communities are accessible and well-connected, supporting our goals to reduce emissions, build climate resilience and protect and regenerate the environment, especially our biodiversity, water bodies and tree canopy.

Key contributions to achieving our community outcomes:

- The network of Libraries enables ready access to local amenities in neighbourhoods across Christchurch and the central city, and via Outreach services.
- Libraries are free, attractive destinations that are located in the central city, suburban, neighbourhood and rural areas.
- Increasingly our Libraries are integrated with other Council and public services and close to other community places or spaces - making it easy for people to travel and connect with a range of services and activities.

## **2.2. Strategic Priorities - How this activity supports progress on our priorities**

### **1. Be an inclusive and equitable city which puts people at the centre of developing our city and district, prioritising wellbeing, accessibility and connection.**

How our strategic priorities influence the way we work:

- Provide cultural services to meet the needs of Māori, Pasifika and diverse communities, in line with Council's Multicultural Strategy, Ngā Aho (Libraries bicultural plan), and the Strengthening Communities Together Strategy.
- Provide opportunities for citizens to add to and interact with the Libraries heritage collections, in line with Council's Heritage Strategy.
- Contribute to connecting communities through provision of meeting spaces and a diverse range of public programmes.
- Provide outreach services and events, in line with Council's Events Strategy and Strengthening Communities Together Strategy.
- Co-design opportunities are utilised for service development priorities, including community programming, events and exhibitions.

### **2. Champion Christchurch and collaborate to build our role as a leading New Zealand city.**

How our strategic priorities influence the way we work:

- Act as an attractor in localities, e.g. the prominent location of Tūranga in the central city.
- Provide venues, spaces and activate spaces through programmes, events and exhibitions.
- Provide unique heritage and cultural collections, of local and national significance.
- Contribute to activation of the cultural precinct through partnerships and collaborations.

### **3. Build trust and confidence in the Council through meaningful partnerships and communication, listening to and working with residents.**

How our strategic priorities influence the way we work:

- Provide venues for civic and other community engagement and consultation events.
- Provide physical and digital promotion of access to democratic processes for local and central government.
- Communicate opportunities for citizen engagement.
- Build partnerships which extend and engage our services, content and programmes in a sustainable way.
- Engage with our communities for input into design of libraries.
- Partner with community groups to activate facilities.
- Ngā Aho (Libraries bicultural plan) guides our engagement with Mana Whenua to enable shared decision making around the provision of relevant services and facilities.
- Provide opportunities for engagement with all communities who reside in Christchurch to build meaningful relationships with Council and confidence in library services.

### **4. Actively balance the needs of today's residents with the needs of future generations, with the aim of leaving no one behind.**

How our strategic priorities influence the way we work:

- Maintain an awareness of global trends, and design for future customer use and service needs.
- Evaluate and adapt programmes and services to reflect the changing needs of our communities.
- Provide and host inclusive events.

- Provide unique heritage and cultural collections, of local and national significance.
- Access to multi-media, creative and emerging technologies.

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#### 4. CCC LIBRARIES ACTIVITY PLAN LTP 2024 | PAGE 9

### **5. Manage ratepayers' money wisely, delivering quality core services to the whole community and addressing the issues that are important to our residents.**

How our strategic priorities influence the way we work:

- Utilise opportunities to provide multi-use community hubs.
- Use Council procurement processes to optimise value from contracts for library services.
- Actively manage library debt.
- Identify new revenue sources.

### **6. Reduce emissions as a Council and as a city, and invest in adaptation and resilience, leading a city-wide response to climate change while protecting our indigenous biodiversity, water bodies and tree canopy.**

How our strategic priorities influence the way we work:

- Provision of climate change-related information through collections, displays and events.
- Host climate change and sustainability events and workshops.
- Serious consideration is given to the location and design of library buildings to minimise exposure to natural hazards and to maximise the ability for the community to walk, cycle and bus to our locations.
- Sustainable and energy efficient design of new libraries and retrofit existing buildings where viable.
- Optimise the heating and cooling requirements, energy efficiency of all library facilities.
- Plan to replace fossil fuelled library vehicles with zero emission options.
- Enable 24/7 digital access to library resources and expand the range of online resources.
- New material purchased through our vendors is consolidated and delivered in bulk.
- Plastication of new books and magazines has been reduced and where possible environmentally friendly material is used. The majority of withdrawn stock is sold through the annual book sale, or recycled.
- Our facilities encourage active and public transport e.g., through co-location at community hubs, the provision of cycle parking and proximity to bus stops.

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#### 4. CCC LIBRARIES ACTIVITY PLAN LTP 2024 | PAGE 10

### **2.3. Climate Resilience Goals: How this activity supports climate resilience goals**

#### **Net zero emissions Christchurch**

Key sources of greenhouse gas emissions from this activity includes:

- Electricity used by library buildings.
- Fossil fuels used by the mobile library service and vehicles relocating books.
- Emissions from the resources used to build or maintain library facilities.
- Fossil fuel used by visitors and staff travelling to and from libraries.

Libraries are taking the following actions to reduce greenhouse gas emissions:

#### **1. Operational/embedded greenhouse gas emissions**

- Sustainable and energy efficient design of new library buildings.
- Regular monitoring and management of heating and cooling requirements and resulting impact on energy use at all library facilities.
- Regular fleet maintenance and plans to replace vehicles with zero emission options.



- Virtual meetings to reduce need for staff travel.
- New material purchased through our vendors is consolidated and delivered in bulk.

## 2. Greenhouse gas emissions by users of libraries

- Increasing the use of online digital collections reducing the need for travel.
- Where possible locate libraries in multi-use community hubs.
- Libraries encourage and promote active transport e.g. walking, cycling and the use of public transport.
- Provision of cycle and scooter stands and access for mobility scooters and buggies.
- Provision of Metro cards and bus timetables in libraries in partnership with Ecan.
- Plan to provide new technologies to support active transport options e.g., e-bike or e-scooter charging stations.
- Activities and events support education about sustainable living and climate change.

## We understand and are preparing for the ongoing impact of Climate change

Key climate risks for the Libraries activity include:

- Severe weather events affecting facilities and community and staff access (e.g., flooding).
- Sea level rise and rising groundwater affecting libraries in coastal and low lying areas.
- Warmer temperatures driving demand for cooler (but more costly) internal environments.
- Other impacts on assets and infrastructure (see the Asset Management Plan for more details).

Options being considering to reduce the risks to the Libraries activity and the community posed by those climate risks include:

- Having business continuity plans in place and undertaking risk assessments regularly.
- Having online resources and multiple sites enabling the continued delivery of services at non-affected facilities.
- A risk screening of flooding, tsunami risk and sea level rise has been undertaken in the Asset Management Plan. Libraries in coastal locations such as New Brighton and Sumner are vulnerable to these natural hazards. Repair and renewal strategies of these relatively young buildings will take into account mitigation for these risks.
- South Library is also potentially at risk of flooding which will be taken into account during its rebuild. Other libraries are relatively unaffected by these risks.

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## 4. CCC LIBRARIES ACTIVITY PLAN LTP 2024 | PAGE 12

### 3.2. The high impact issues and mitigations planned

#### Tiriti partnerships

- High impact issues in short: Deliver on Partnership, Participation and Protection, the principles of Te Tiriti in all that we do.
- This will impact the community outcomes and strategic priorities through increased engagement by Mana Whenua, Māori as well as multicultural members of the community with our services.
- Mitigation actions to ensure we manage issues include continuing to build mana whenua partnerships, reprioritisation of resources, recruitment of adequately skilled people, upskill current staff and partner with like organisations.

#### Identity & Social Inclusion

- High impact issues in short: The combined challenge of reflecting our diverse cultures and identities, alongside building a greater sense of community and inclusion.

- Social and cultural challenges will continue with a more diverse – and sometimes polarised - community. There will be multiple demands for library services, physical spaces, digital resources and tailored services to reflect these diverse needs.
- Libraries will play an important role in providing the kinds of spaces, events, collections and programmes to combat poverty, celebrate our cultures, create community and counter disinformation.

### Technological Growth

- High impact issues in short: Rapidity of technology change increases the digital divide and has impacts on digital security and data storage.
- This will impact the community outcomes and strategic priorities through the prioritisation of digital first and ensuring equity of access and appropriate data safety and storage solutions.
- Mitigation actions to ensure we manage issues include reprioritisation of resources, upskilling of staff, recruitment of adequately skilled people and continue to partner with like organisations.

### Equity & Access

- High impact issues in short: A growing income gap between rich and poor and a need to ensure equitable access to library services.
- Low incomes could impact people's usage of library services and require different staff skill-sets to meet community needs.
- Additionally, changing demographics and population centres could impact the equitable distribution of library services across the city.
- Remove remaining library charges (e.g. Item hold fee). Monitor customer needs and ensure our staff have appropriate skills and are allocated where they're needed.

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## 4. CCC LIBRARIES ACTIVITY PLAN LTP 2024 | PAGE 17

### 7.2. Funding consideration and outcome

Council funds the Libraries Activity predominately through the general rate. This means that most funding comes from General rates, mostly on the basis of capital value of each property.

- Operating expenditure is largely funded through general rates as the Library Activity benefits the community as a whole, and the benefits are received mostly in the same year the expenditure is incurred.
- Capital expenditure is largely funded from rates in the year the expenditure occurs as the capital expenditure is mostly on asset renewals.

Funding of net capital expenditure (Net means after specific capital grants/subsidies/funding)

**Renewal/replacement:** Mix of rates and debt, but mostly rates – because the renewal / replacement programme is continuous. In future years, debt repayment is funded by rates.

**Service improvement:** Debt – because the benefits of capital expenditure on service improvement are received in future periods. In future years, debt repayment is funded by rates.

**Growth:** Development contributions and debt – because the benefits of capital expenditure relating to growth are received in future periods. In future years, debt repayment is funded by a mix of development contributions and rates.

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## 4. CCC LIBRARIES ACTIVITY PLAN LTP 2024 | PAGE 26

### B.1. Changing customer needs

Population / demographic changes (medium impact)

#### Ageing Population

- Projection: Population aged 65 years and over is expected to increase by 56% between 2018 and 2048 (from 56,600 to 88,300). As a proportion of the population, will increase from 15% to 20% over the same time period.
- Impact on services: The elderly will demand a lower impact, more readily accessible, library experience.
- Mitigating plans/actions: Existing facilities may need to be further adapted retrofitted with the elderly in mind. Programmes for library activities designed specifically for the elderly.

### **Family/household structure**

- Projection: The "nuclear family" is becoming a thing of the past, replaced by a diverse range of households. Sole parenthood rates have risen significantly and 'Blended Families' are increasing. Couples without children are increasing as a proportion of all families and families with adult children are increasing.
- Impact on services: This restructuring of the typical family has implications on participation, time constraints and the affordability of leisure time, which in turn has implications for access needs to libraries, information and related community facilities.
- Mitigating plans/actions: Continuous evaluation of services and adaptation based on evolving needs.

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## **4. CCC LIBRARIES ACTIVITY PLAN LTP 2024 | PAGE 27**

### **Equity and access (high impact)**

#### **Growing gap rich and poor**

- Projection: Growth in demand. Increasing time spent supporting digital literacy needs.
- Impact on services: Continued need for skilled staff to support communities impacted by the digital divide. Lack of awareness in some communities of help available through libraries.
- Mitigating plans: Recruit staff with the appropriate skills and provide relevant training for existing staff. Re-allocate staffing resource. Work in partnership with other providers and agencies e.g. Skinny Jump, RAD, Better Digital Futures. Promote services available to support.

#### **Physical access**

- Projection: Network of libraries no longer matches changed demographics within the city.
- Impact on services: Inequitable distribution of services and scale.
- Mitigating plans: Review and monitor needs against facility plans. Need to review current provision and identify gaps. Need to respond to changing demographics and growth. Review availability of active transport.

#### **Equity access across city**

- Projection: Increasing demand to provide service beyond the library walls. Increased equity gap. Increasing diversity of communities.
- Impact on services: Need for greater capability in cultural competency. Reduced capacity re staffing including skills and resources. Greater agility needed.
- Mitigating plans: Adapt the service to be more responsive and fit for purpose. Reallocate resources and grow skills. Increase targeted roles e.g., Community Liaison. Partnership and collaboration through Strengthening Communities Together strategy. Continue to extend library services available digitally.

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## **4. CCC LIBRARIES ACTIVITY PLAN LTP 2024 | PAGE 28**

### **Identity and social cohesion (high impact)**

#### **Cultural identity**

- Present Position: Libraries preserve and strengthen community identity through our collections for current and future generations.

- Projection: Increased population in and around Christchurch. Population will be increasingly diverse. Increased demand on our services to reflect our communities i.e. collections, staffing, programming and spaces.
- Impact on services: Need to accurately reflect our communities and their needs. Diverse communities will be using our services regularly.
- Mitigating plans: Continue to develop the specialist roles and teams that collaborate with communities. Ensure our recruitment practices are culturally responsive. Ensure our internal and external communications meet community needs e.g. increase the number and range of translations.

#### **Sense of place and community**

- Present Position: Libraries are free, attractive destinations for leisure, learning and social connection.
- Projection: The need for a sense of place and community will increase. The increased cost of living will create a demand for physical and/or digital spaces that are free to access.
- Impact on services: Community hubs will help to drive increased demand. The need to deliver a wider range of programmes to foster a sense of place and social cohesion.
- Mitigating plans: Consultation and co-design continues to happen with key community groups when required. Community feedback is integrated into planning and delivery of library services.

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#### **4. CCC LIBRARIES ACTIVITY PLAN LTP 2024 | PAGES 29 -30**

<https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/Long-Term-Plan/ltpdraftactivityplans2024/Libraries-Nga-Kete-Wananga-o-Otautahi-Draft-Activity-Plan-LTP-2024.pdf>

##### **B.2. Tiriti Partnerships (high impact)**

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#### **4. CCC LIBRARIES ACTIVITY PLAN LTP 2024 | PAGE 31**

<https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/Long-Term-Plan/ltpdraftactivityplans2024/Libraries-Nga-Kete-Wananga-o-Otautahi-Draft-Activity-Plan-LTP-2024.pdf>

##### **B.3. Technological growth (high impact)**

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#### **4. CCC LIBRARIES ACTIVITY PLAN LTP 2024 | PAGE 32**

<https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/Long-Term-Plan/ltpdraftactivityplans2024/Libraries-Nga-Kete-Wananga-o-Otautahi-Draft-Activity-Plan-LTP-2024.pdf>

##### **B.4. Resilience and environmental considerations**

Climate change & adaptation (medium impact)

Sustainable development (medium impact)

##### **B.5. Infrastructure (medium impact)**

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#### **4. CCC LIBRARIES ACTIVITY PLAN LTP 2024 | PAGES 34 – 37**

<https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/Long-Term-Plan/ltpdraftactivityplans2024/Libraries-Nga-Kete-Wananga-o-Otautahi-Draft-Activity-Plan-LTP-2024.pdf>

##### **B.7. Identified Business Unit Risks**

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#### **4. CCC LIBRARIES ASSET MANAGEMENT PLAN LTP 2024**

<https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/Long-Term-Plan/ltpdraftAMP2024/Libraries-Draft-Asset-Management-Plan-LTP-2024.PDF>

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#### **4. CCC LIBRARIES ASSET MANAGEMENT PLAN LTP 2024 | PAGE 6**

##### **1.1 Background**

Today's library network is nationally and internationally renowned for its excellence in buildings, services and digital development with several of the current facilities receiving architectural awards and recognition.

The last 20 years has seen rapid change to the provision of Libraries in Christchurch, in response to demand and for services, technology and asset renewal since the earthquakes of 2010/11. This has refreshed the age profile of the portfolio in general to a much newer range in terms of built assets, which has operational and financial implications.

These are as described in this Asset Management Plan (AMP), the Libraries Activity Plan and in the Long Term Plan. The Christchurch City Libraries Ngā Kete Wānanga o Ōtautahi strategy document "Libraries 2025 Facilities Plan (Updated 2014)" should be read in conjunction with this Asset Management Plan (AMP) as it sets the long-term strategic direction for the activity, from a facilities perspective.

The library portfolio also provides a hosting service for the Service Centre activity including contact counters which are a key part of the Citizens and Customer Services Unit.

Service Centre counters are located in eight facilities (locations) which are as follows:

- Papanui Library
- Fendalton Library
- Shirley Library
- Linwood Library
- South Library
- Te Hāpua Centre
- Hornby Library
- Lyttelton Library

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#### 4. CCC LIBRARIES ASSET MANAGEMENT PLAN LTP 2024 | PAGE 7

##### 1.2 Asset Lifecycle Approach

The libraries portfolio has seen a particular cluster of activity in this space with new builds at Halswell, Sumner, Bishopdale and in the Central City. In addition, the Facilities and Asset Planning teams are focused on optimising planning, repair and renewals in order to best allocate operational and capital expenditure on assets.

Matatiki: Hornby Centre, a new Hornby Library, customer services, and recreation and sport centre is under construction for the growing south-west community and is expected to be opened in 2024. This new building will be under the stewardship of Recreation, Sports and Events Unit, while sharing space with Libraries, and Citizens and Customer Services operating as an internal 'tenant'. On the opening of the new Matatiki Library the Old Hornby Library at 8 Goulding Ave, is to be gifted by Council to the Hornby Community Care Trust (which owns part of the building).

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#### 4. CCC LIBRARIES ASSET MANAGEMENT PLAN LTP 2024 | PAGE 9

##### 2.2 Location and Value

Over the past 10 years Council has constructed three multipurpose hub facilities at

- Te Hapua: Halswell Centre
- Matuku Takotako: Sumner Centre
- Ōrauwhata Bishopdale Library & Community Centre.

Libraries are the stewards of these buildings, while sharing space with Community Facilities, Recreation Sports and Events, and Citizens and Customer Services operating as an internal 'tenant'.

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#### 4. CCC LIBRARIES ASSET MANAGEMENT PLAN LTP 2024 | PAGE 12

##### 2.3 Network Age and Lifecycle Stage

Five libraries have been constructed since the 2010/11 earthquakes, including

- Aranui
- Te Hāpua (Halswell)
- Tūranga
- Matuku Takotako (Sumner)
- Ōrauwhata (Bishopdale)

To avoid significant replacement cost in the estimated replacement 2070 to 2080s years, consideration should be made to spread the replacement cycle over a longer period.

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#### 4. CCC LIBRARIES ASSET MANAGEMENT PLAN LTP 2024 | PAGE 13

##### 2.4 Critical Assets

Critical assets are those whose failure would likely result in a significant disruption in service and financial, environment and/or social cost, and therefore warrant a higher level of asset management.

The criteria used for assessing the criticality of Library assets are as follows:

- Numbers of people adversely affected upon asset failure.
- Significant business activity interruption upon asset failure.
- Consequential cost of failure.
- Critical lifeline / disaster recovery asset.

Three library assets can provide a disaster recovery function as assets under the Civil Defence Emergency Management Act 2002 and therefore potentially have higher Building Code importance levels – and consequently, are deemed critical. These assets are as follows:

- Te Hapua: Halswell Community Centre
- Orauwhata Bishopdale Community Centre
- Matuku Takotako - Sumner Community Centre (Not to be used in tsunami event)
- Papanui Library provides the backup location for the Council's call centre.

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#### 4. CCC LIBRARIES ASSET MANAGEMENT PLAN LTP 2024 | PAGE 15

##### 3.1.1 Risk Management plan (risk framework)

Key design principles that are important for the resilience of Library assets are:

- **Seismic engineering design** legislation post-earthquakes has increased minimum standards for a building's structural strength.  
Both new builds and additional strengthening works on Library assets have attributed to an asset base that is increasingly more resilient to potential future seismic events.
- **Sustainable design** in order to reduce negative environmental impacts.
- Council looks to incorporate Libraries knowledge and experience, professional design advice alongside **end user input** into asset design and this is considered in planning for new buildings and evaluating existing assets. It adds to asset portfolio resilience by way of providing assets that are useable and functional and reflect what the community wants.
- **Advancement of asset management** and the use of asset lifecycle assessments being a business approach that aims to maximise the efficiency and cost-effectiveness of the libraries assets throughout their lifespan. Advancing asset management maturity is a pertinent risk mitigation strategy as it forms a basis for responsible decisions, optimises economic building decisions based on long term scenarios and allows for the management of assets in a proactive rather than reactive way.

### Climate Change

- **Sea levels**  
Sea level rises could affect coastal assets. For Libraries this includes New Brighton and Matuku Takotako/ Sumner as potential risks in the 50 year time horizon.
- **Weather patterns**  
Average warmer temperatures could lead to increased demand for air-conditioned libraries over a longer period and similarly cooler temperatures could lead to increased demand for warmer libraries as the population aim to seek access to assets to manage these temperature changes.
- **Changing & extreme weather patterns** (more frequent strong winds, increased heat, floods & wildfires) may lead to more and sustained weather damage to vulnerable library buildings.  
A prime example in the libraries portfolio is South Library, which is adjacent to the Heathcote River.

### Seismicity

- **Alpine fault**  
Our primary seismic threat is the Alpine Fault which extends down the spine of the South Island with experts believing there is roughly a 30% to 65% chance there could be a magnitude 8 earthquake on this fault in the next 50 years.
- **Protection**  
Due to Canterbury earthquakes, Council assets have been inspected by engineers and necessary strengthening undertaken and/or new builds built to current earthquake specifications.  
New libraries and repair projects design to enable rapid reopening.

### Tsunami

- **Exposure**  
Canterbury's low lying and flat areas make the region exposed to tsunami threats.  
Various coastal zones have been identified as potentially affected by a tsunami.  
Two library buildings are in red evacuation zones - New Brighton and Matuku Takotako: Sumner.  
Aranui, Parklands and Akaroa Libraries are in the orange or yellow evacuation zones.

### Flooding

- High Flood Hazard Management Area (HFMA) means an area subject to inundation events where the water depth (metres) x velocity (metres per second) is greater than or equal to 1, or where depths are greater than 1 metre, in a 0.2% AEP (1 in 500-year) flood event (as identified in the Canterbury Regional Policy Statement, Chapter 11).  
As at November 2020 the only library affected by this zone is South Library (grounds towards river, not building itself).  
Flood Management Area (FMA) means an area identified on the CCC planning maps which is at risk of flooding in a major flood event, where specific minimum floor level rules and earthworks rules apply.  
Matuku Takotako /Sumner, New Brighton, Shirley, Redwood, Fendalton and Orauwhata/Bishopdale Libraries lie within the FMA Planning rules affecting these areas are specific to sites and the District Plan should be consulted before any construction works are undertaken at these complexes.

<https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/Long-Term-Plan/ltpdraftAMP2024/Libraries-Draft-Asset-Management-Plan-LTP-2024.PDF>



## 5.2 Asset Portfolio Value Breakdown

Table x-x: Asset Portfolio Value by Site (as at 1 May 2023)

### Shirley Library

- Gross Replacement Cost = \$5,911,000
- The Gross Replacement Cost is based on the current Insurance Total Sum Insured (reinstatement, inflationary and demolition).
- Current Building Value = \$3,922,000
- Current Building Value is based on “fair market value” (where the valuer looks at recent sales in the area to determine the value, when no active market exists, depreciated replacement cost is used).
- Depreciated Replacement Cost = \$2,631,000
- Depreciated Replacement Cost is based on Book Value.
- Annual Depreciation = \$68,074

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## 4. CCC LIBRARIES ASSET MANAGEMENT PLAN LTP 2024 | PAGE 28

<https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/Long-Term-Plan/ltpdraftAMP2024/Libraries-Draft-Asset-Management-Plan-LTP-2024.PDF>

### 5.3 Libraries Site Summary

- Facility: Shirley
- Year Built: 1995
- Service Centre: Yes
- Building Area m2: 1060 \*
- Capacity: 200
- Population Density /km2: 2300 \*\*

\* The actual ‘Library area’ is approx. 1/3 of the building.

Office Areas (plus the entrance/corridor/toilets area) cover the remaining approx. 2/3 of the building: with the ‘Library’ staff/Office Area & ‘Service Centre/NZ Post’ Office Area on the left hand side of this building & Waitai Coastal-Burwood-Linwood Community Board Governance Team Office Area, on the right hand side of this building.

\*\* The Population Density around 36 Marshland Road will not increase significantly in the years to come, as East of Marshland Road is the Christchurch Golf Club, Windsor Retirement Village, Burwood Park, Horseshoe Lake Reserve, Residential Red Zone areas & Ōtākaro Avon River Corridor.

The Population Density around 10 Shirley Road has already & will continue to increase in the years to come due to the Christchurch District Plan changes: increasing housing density with infill housing & social/community housing.

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## 4. FUTURE PLANS | SHIRLEY LIBRARY

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### 4. CCC FACILITIES REBUILD PROGRAMME

Coming Soon

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### 4. CCC ENGINEERING REPORT

Coming Soon

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### 4. SHIRLEY LIBRARY | FEASIBILITY STUDY

Coming Soon

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## 4. FUTURE PLANS | SOUTH LIBRARY

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## 4. CCC ENGINEERING REPORT

Coming Soon

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## 4. SOUTH LIBRARY | CONSULTATION

Coming Soon

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## 4. SOUTH LIBRARY | NEW BUILDING

### Ōmōkihi South Library and Customer Service Hub

<https://ccc.govt.nz/the-council/future-projects/major-facilities/south-library-and-service-centre>

We're rebuilding the earthquake-damaged South Library and Customer Service Hub building, Te Kete Wānanga o wai Mōkihi, in Beckenham.

The South Library and Customer Service Hub building was badly damaged in the 2010/2011 earthquakes. We've used temporary strengthening to make the facility safe to occupy. Councillors have supported a recommendation from the Waihoru Spreydon-Cashmere-Heathcote Community Board and decided on a full rebuild instead of a repair.

The design is based on the same floor area as the current facility, and provides for the same services – library, customer services, learning centre, café, governance spaces and meeting rooms.

The layout of the facility is updated with improvements to how the space can be used and to provide more flexibility for future use. The design carefully considers the building's energy efficiency and the total carbon impact of the project over the life cycle of the building. The design allows for solar panels and EV charging to be included in the future.

The Council has \$32 million of funding put aside for Ōmōkihi, as confirmed in the Long Term Plan 2024–2034 process. Ngāi Tūāhuriri has gifted the name Ōmōkihi.

### Ōmōkihi South Library and Customer Service Hub | Design Plans

[https://ccc.govt.nz/assets/Documents/The-Council/Future-Projects/Omokihi-Developed-Design-Bundle-for-project-web-page\\_August-2024.pdf](https://ccc.govt.nz/assets/Documents/The-Council/Future-Projects/Omokihi-Developed-Design-Bundle-for-project-web-page_August-2024.pdf)

## 4. FUTURE PLANS | COMMUNITY FACILITIES

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## 4. COMMUNITY CENTRE | DEFINITIONS

### 4. 'TRADITIONAL' COMMUNITY CENTRE

"Community centres are public locations where members of a community tend to gather for group activities.

They may be open for the whole community or for a specialized subgroup within the greater community. Community centres can be religious in nature or can be secular."

[https://en.m.wikipedia.org/wiki/Community\\_centre](https://en.m.wikipedia.org/wiki/Community_centre)

"Most centres have rooms or halls available to hire for activities such as meetings, events, shows, or private parties."

<https://www.nottinghamcity.gov.uk/information-for-residents/community/communities/community-centres/>

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### 4. 'CONTEMPORARY' COMMUNITY CENTRE/HUB

The definition of a 'Hub' is outlined in the 2023 Feasibility Study:

[https://christchurch.infocouncil.biz/Open/2024/06/PCBCC\\_20240613\\_AGN\\_9127\\_AT.PDF](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."

### What is in a community hub?

<https://localtrust.org.uk/news-and-stories/blog/community-hubs-the-importance-of-developing-a-sustainable-business-model/>

“A community hub is a building or space that is: open and accessible to the local community & providing services that the local community wants and needs.”

#### What is the role of a community hub?

<https://www.forbes.com/sites/forbesbusinesscouncil/2023/02/02/developing-community-hubs-to-drive-purpose-and-profit/>

“Community hubs are opportunities to create lively spaces and deliver often missing critical social infrastructure...When developed correctly, they can serve as a place to bring people and ideas together under one roof...The reach of these community hubs extends beyond the structural walls of the buildings; they can reconnect people with their neighborhoods by creating spaces that integrate social and functional needs.”

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#### 4. LOCAL COMMUNITY CENTRES

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#### 4. LOCAL COMMUNITY CENTRES

There are 8 community centres located within a 2km radius of the 10 Shirley Road, Shirley Community Reserve.

- **MacFarlane Park Centre (MPC)**  
Shirley Community Trust/St Stephen's Anglican Church  
19A Acheson Ave, Shirley (down service lane)  
<https://shirleycommunitytrust.org.nz/>
- **MacFarlane Park Neighbourhood Centre (MPNC)**  
Shirley Community Trust/St Stephen's Anglican Church  
19 Acheson Ave, Shirley  
<https://shirleycommunitytrust.org.nz/>
- **Rhombus**  
21 Acheson Avenue, Shirley  
<https://rhombus.nz/>
- **Avebury House**  
Avebury House Trust  
9 Eveleyn Couzins Avenue, Richmond  
<https://www.aveburyhouse.co.nz/>
- **North Avon Community Centre**  
Delta Community Support Trust/North Avon Baptist Church/Crossway Community Church  
101 North Avon Road, Richmond  
<http://www.deltatrust.org.nz/>
- **St Albans Community Centre**  
St Albans Residents Association (SARA)  
1049 Colombo Street, St Albans  
<https://www.sacc.org.nz/>
- **The Whānau Centre**  
Neighbourhood Trust/St Albans Baptist Church  
49 Nancy Avenue, Mairehau  
<https://nht.org.nz/the-whanau-centre/>
- **Richmond Cottage**  
Christchurch City Council  
Corner of (78) London and Pavitt Streets, Richmond  
<https://ccc.govt.nz/culture-and-community/community-facilities/venues-for-hire/richmond-cottage>

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#### 4. LOCAL ACTIVITIES | TIMETABLE CODED

In September 2024, I created a 'Local Activities | Timetable Coded' based on the information (at the time) provided here:

- Shirley Library  
<https://christchurch.bibliocommons.com/v2/events?locations=SHIRLEY>
- MacFarlane Park Centres | Shirley Community Trust  
<https://shirleycommunitytrust.org.nz/activity/>
- Avon Hub | Eastern Community Sport and Recreation  
<https://www.easterncommunity.co.nz/whatson/>
- Delta Community Trust  
<https://www.deltatrust.org.nz/services/>
- Avebury House  
<https://www.aveburyhouse.co.nz/classes-and-groups.html>
- Richmond Community News  
<https://www.aveburyhouse.co.nz/newsletter.html>
- St Albans News  
<https://stalbans.gen.nz/>
- St Albans Community Centre  
<https://www.sacc.org.nz/venue-hire>

This timetable highlights the ‘Activity’ options currently available at our local existing community centres/facilities & Shirley Library:

<https://www.10shirleyroad.org.nz/wp-content/uploads/2025/04/CommunityCentreTimetableCodedSEPT24.pdf>

The timetable is based on ‘Activity’ by ‘Day’, showing the ‘Location’:

- Shirley Library
- MacFarlane Park Centres
- MacFarlane Park Community Garden
- Avon Hub
- Delta Community Trust
- Avebury House
- Richmond Community Garden
- St Albans Community Centre

Most activities are held between 10am – 2pm.

Shirley Library is the top ‘Location’ provider for ‘free’ activities.

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#### 4. LOCAL ACTIVITIES | ACTIVITIES CODED

In September 2024, I created a ‘Local Activities | Activities Coded’ based on the information (at the time) provided here:

- Shirley Library  
<https://christchurch.bibliocommons.com/v2/events?locations=SHIRLEY>
- MacFarlane Park Centres | Shirley Community Trust  
<https://shirleycommunitytrust.org.nz/activity/>
- Avon Hub | Eastern Community Sport and Recreation  
<https://www.easterncommunity.co.nz/whatson/>
- Delta Community Trust  
<https://www.deltatrust.org.nz/services/>
- Avebury House  
<https://www.aveburyhouse.co.nz/classes-and-groups.html>
- Richmond Community News  
<https://www.aveburyhouse.co.nz/newsletter.html>
- St Albans News

<https://stalbans.gen.nz/>

- St Albans Community Centre

<https://www.sacc.org.nz/venue-hire>

This coded timetable highlights the 'Activity' options by 'Age' currently available at our local existing community centres/facilities & Shirley Library:

<https://www.10shirleyroad.org.nz/wp-content/uploads/2025/04/CommunityCentreActivitiesCodedSEPT24.pdf>

'Age': Preschool Age, Junior School Age, Senior School Age, Adult & Older Adult.

This timetable is based on 'Day' & 'Frequency', showing the 'Location':

- Shirley Library
- MacFarlane Park Centres
- MacFarlane Park Community Garden
- Avon Hub
- Delta Community Trust
- Avebury House
- Richmond Community Garden
- St Albans Community Centre

The current (as at September 2024) 'Activities Total' is 89.

The current (as at September 2024) 'Activities' coded by 'Age' group:

Preschool (11), Junior School (14), Senior School (20), Adult (76) & Older Adult (79).

Tuesday (21), Wednesday (20) & Monday (18) have the most 'Activities'.

Sunday (3), Saturday (4), Friday (10) & Thursday (13) have the least 'Activities' available.

The main type of 'Activity' currently provided is physical exercise related:

Gentle Exercise, Saygo - Rowena, Shake It Out, Universal Martial Arts, Pickleball, Yoga with Alison, Zumba with JB, Tai Chi with Roger, Yoga with Tracy, Football Dropin, Kapa Haka, Pilates with Dee, Dance Fitness, Ungu Capoeira, Capoeira Angola, Yoga with Timea, Saygo - Daph, Yoga with Dakota, Walking Group & Social Square Dancing.

There are 4 'Activities' available specifically for the 'Preschool Age':

Sparkling Stars, Multicultural Mums & Bubs, Wā Kōrero: Storytimes & Wā Pēpi: Babytimes

There are 5 'Activities' available specifically for the 'Junior School Age':

Dungeon Delvers - Junior, Children's Gardening Club, Football Dropin, Pippins (Girls) & Code Club.

There are 3 'Activities' available specifically for the 'Senior School Age':

Football Dropin, Dungeon Delvers - Senior & Impact Youth.

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#### 4. LOCAL COMMUNITY GARDENS

- MacFarlane Park Community Garden, 11 Jebson Street, MacFarlane Park South, Mairehau  
<https://shirleycommunitytrust.org.nz/activity/community-garden/>  
<https://goo.gl/maps/Lb7e4fZRSEhXCSzbA>
- Dallington Community Garden, 72B Cresswell Avenue, Burwood  
<https://www.ccg.org.nz/garden-directory/dallington-community-garden/>  
<https://goo.gl/maps/4bmsqiohn98yjNRz8>
- Richmond Community Garden, 235 River Road, Richmond  
<http://www.richmondcommunitygarden.co.nz/>  
<https://goo.gl/maps/JPXbGhKKG3crGUtJA>

- Packe Street Park and Community Garden, 125 Packe Street, Edgeware  
<http://www.ccca.org.nz/garden-directory/packe-street/>  
<https://goo.gl/maps/AzQfXMjj63c5jLXs8>
- St Albans Community Food & Pātaka Kai, 130 Caledonian Road, St Albans  
<https://maps.app.goo.gl/rXaq4Vp2E2Hm2FWf6>
- Mairehau Neighbourhood Garden, 64 McFaddens Road, St Albans  
<https://www.nht.org.nz/community-garden/>  
<https://maps.app.goo.gl/H8NPDZPTRaVwMpCJA>

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#### 4. OTHER COMMUNITY FACILITIES

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##### 4. RIVERLUTION ECO HUB

46A Vogel Street, Richmond

<https://richmondcommunitygarden.co.nz/>

<https://maps.app.goo.gl/pkJmDr5whb1pWMGr8>

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##### 4. RICHMOND CLUB, THE BOROUGH

75 London Street, Richmond

<https://www.theborough.nz/>

<https://maps.app.goo.gl/R9bA2q4jxdBsJEN56>

- The Taproom, The Junction – Functions & Events, The Critic Sports Bar, The Custodian Café
- Family Friendly Playground
- Squash Centres, Pool Tables, Snooker Room, Dart Boards & Gaming Room

<https://www.theborough.nz/our-facilities/>

<https://www.theborough.nz/functions-and-events/>

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##### 4. REHUA MARAE

79 Springfield Road, St Albans

<http://rehuamarae.co.nz/>

<https://maps.app.goo.gl/D9hCWkWNckqaJH8d7>

“Te Whatu Manawa Māoritanga o Rehua Marae is available for all communities, organisations, education providers and whanau. The complex includes: Te Whatu Manawa Māoritanga o Rehua (Wharenuī), Te Hemo i te Raki (Wharekai/Kitchen) and Aoraki (Boardroom)”

<https://rehuamarae.co.nz/our-marae/>

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#### 4. LOCAL RECREATION FACILITIES

1. Avon Hub, 77 North Parade, Richmond
2. Edgeware Pool, 43 Edgeware Road, St Albans
3. Shirley Intermediate School Pool, 60 Shirley Road, Shirley
4. Abberley Park Paddling Pool, 37 Ranfurly Street, St Albans
5. Avebury Park Paddling Pool, 7 Eveleyn Couzins Avenue, Richmond
6. North Parade Fitness Equipment, 137 North Parade, Richmond
7. Burwood Park Fitness Equipment, 23 Cresswell Avenue, Burwood (Dallington)
8. St Albans Skate Park, St Albans Park, 7 Forfar Street, St Albans
9. Shirley Pump Track, Shirley Community Reserve, 10 Shirley Road
10. Half Basketball Court, Shirley Community Reserve, 10 Shirley Road
11. Full Basketball Court, 2 Skipton Street, Mairehau (Shirley)

12. Half Basketball Court, Burwood Park, 31 Cresswell Avenue, Burwood (Dallington)
13. Half Basketball Court, St Albans Park, 49 Edward Avenue, Edgeware
14. St Albans Tennis Club, 37 Dover Street, St Albans
15. Shirley Tennis Club, 102 Woodchester Avenue, Shirley
16. Burwood Park Tennis Club, 55 Cresswell Avenue, Burwood (Dallington)
17. Edgeware Tennis Club, 459 Innes Road, Mairehau
18. Christchurch Golf Club, 45 Horseshoe Lake Road, Shirley
19. Edgeware Bowling Club, St Albans Park, 6 Forfar Street, Edgeware

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#### 4. LOCAL PARKS

1. Shirley Community Reserve, 10 Shirley Road, Richmond
2. Sanctuary Gardens Reserve, Shirley
3. Wilmington Reserve, Marshland Road, Shirley
4. Fairway Reserve, Shirley
5. Halberg Reserve, Dallington
6. Avebury Park, 7 Eveleyn Couzins Avenue, Richmond
7. Petrie Park, 121 Petrie Street, Richmond
8. Richmond Park, 45 Poulton Avenue, Richmond
9. Dudley Creek Esplanade Reserve, 159 Slater Street, Richmond
10. Champion Reserve, Champion Street, Edgeware
11. Packe Street Park, 125 Packe Street, Edgeware
12. St Albans Park, Edward Avenue, Edgeware (St Albans)
13. Abberley Park, 15 Abberley Crescent, St Albans
14. Malvern Park, Malvern Street, St Albans
15. Burwood Park, New Brighton Road, Burwood (Dallington)
16. MacFarlane Park (North), Acheson Avenue, Mairehau (Shirley)
17. MacFarlane Park (South), Jebson Street, Mairehau (Shirley)
18. Westminster Park, 20 Fernbrook Place, Mairehau
19. Walter Park, Cnr Innes & Hills Road, Mairehau
20. English Park, Cranford Street, St Albans
21. Rugby Park, 5 Malvern Street, St Albans
22. Burwood Park, New Brighton Road, Burwood (Dallington)
23. Christchurch Park, 250 Westminster Street, Mairehau
24. Richmond Village Green, 283 Stanmore Road, Richmond
25. Ōtākaro Avon River Corridor

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#### 4. LOCAL PLAYGROUNDS

1. Shirley Community Reserve Playground, 10 Shirley Road, Richmond
2. Sabina Playground, 43 Sabina Street, Shirley
3. Pagoda Playground, 25 Pagoda Street, Shirley
4. Moyna Playground, 15 Moyna Avenue, Dallington
5. Richmond Park Playground, 45 Poulton Avenue, Richmond
6. Richmond Playground, Pavitt Street, Richmond
7. Petrie Park Playground, 121 Petrie Street, Richmond
8. Avebury Park Playground, 7 Eveleyn Couzins Avenue, Richmond
9. Mahars Playground, Cnr Mahars Rd & Westminster St, Mairehau
10. Westminster Park Playground, 20 Fernbrook Place, Mairehau
11. MacFarlane Park Playground (North), Skipton Street, Mairehau (Shirley)
12. MacFarlane Park Playground (South), Jebson Street, Mairehau
13. Champion Reserve Playground, Champion Street, Edgeware



14. St Albans Park Playground (North), Barbadoes Street, St Albans
15. St Albans Park Playground (South), Edward Avenue, St Albans
16. Malvern Park Playground, 30 Malvern Street, St Albans
17. Burwood Park Playground (South), 42 Cresswell Avenue, Burwood (Dallington)
18. Burwood Park Playground (North), 17 Broomfield Terrace, Burwood

## 5. SCR | APPENDICES

### 5.1. SCR | PRE EARTHQUAKES (1915 – 2010)

#### 5.1. GEORGE PENLINGTON

##### 5.1. GEORGE PENLINGTON | OBITUARY

###### **George Penlington's Obituary**

Christchurch, October 17 [1932].

There died yesterday Mr George Penlington, who was for many years architect to the Canterbury Education Board. He was 30 years an employee of the board and retired last year.

Mr Penlington received his early training with the Public Works Department and joined the Education Board as a draughtsman.

He soon gained warm appreciation of his good taste and artistic qualities which were clearly shown in his later work, some of the best of which includes the Phillipstown, Shirley and Richmond Schools.

Mr Penlington was also noted for his wide knowledge of botany, a science to which he was closely addicted as a hobby. He was a very likeable man and enjoyed a wide circle of friends, particularly among professional men and in the building trade.

Mr Penlington was the father of Mr C. S. Penlington, of the law firm of Penlington and Stacey.

Ashburton Guardian, 18 October 1932, Page 6<sup>128</sup>

Died 16th October 1932 aged 63.<sup>129</sup>

##### 5.1. 'BUILDING YESTERDAY'S SCHOOLS' THESIS BY MURRAY NOEL WILLIAMS

An Analysis of Educational Architectural Design as Practised by the Building Department of the Canterbury Education Board from 1916-1989 By Murray Noel Williams (2014)<sup>130</sup>

This thesis considers the nature of primary, intermediate and district high school buildings designed by the Building Department of the Canterbury Education Board from its consolidation in 1916 until its termination in 1989. Before 1916, the influence of British models on the CEB's predecessors had been dominant, while after that date, Board architects were more likely to attempt vernacular solutions that were relevant to the geographic situation of the Canterbury district, the secular nature of New Zealand education and changing ideas of the relative importance of the key architectural drivers of design i.e. function and form. One development, unique to Canterbury, was that for a short period, from 1924-29, a local pressure group, the Open Air Schools' League became so powerful that it virtually dictated the CEB's design policy until the Board architects George Penlington and John Alexander Bigg reassumed control by inflecting the open-air model into the much acclaimed veranda block.

###### **"Building Yesterday's Schools" Thesis by Murray Noel Williams<sup>131</sup>**

George Penlington was born in Akaroa in 1865, educated at the local school and received his training with the Public Works Department before his appointment to the NCEB in 1900. (Page 36)

In 2004, the Ministry of Education commissioned a report to enable the development of best practice guidelines for New Zealand schools.

The researchers used studies in the USA and Australia as well as their own local data to conclude that 'While

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<sup>128</sup>

[https://paperspast.natlib.govt.nz/newspapers/AG19321018.2.67?items\\_per\\_page=100&query=george+penlington&snippet=true](https://paperspast.natlib.govt.nz/newspapers/AG19321018.2.67?items_per_page=100&query=george+penlington&snippet=true)

<sup>129</sup> <https://heritage.christchurchcitylibraries.com/Cemeteries/interment.asp?id=100527>

<sup>130</sup> <https://ir.canterbury.ac.nz/items/9efcb7b5-c813-4177-95a5-0fbecafa48fc>

<sup>131</sup> <https://ir.canterbury.ac.nz/bitstreams/5c03d729-b947-4b00-9a55-664e8c60fe8d/download>

classroom design is not the main contributing factor in enhancing learning outcomes, a poorly designed learning environment will detract from learning.’

The report then isolated key factors to take into consideration for good design: size and shape of teaching spaces, the means of ventilation, temperature control, lighting, acoustics and noise management, and the nature of construction material, furniture and fittings.

Chapter Two analyses the work of Board architect, George Penlington, and the way in which he responded to the first departmental building code. However this decade, the 1920s, was also highly significant because the traditional axis of Board design and Departmental approval was upset to the point whereby the Open Air Schools’ League came close to imposing a new concept of school architecture on the Board’s professional team.

Chapter Three attempts to explain this phenomenon and analyses the methods by which Penlington gradually reasserted Board control over its right to design its own buildings.

Peter Schmidt had retired in 1906, and his successor was George

Penlington whose style in designing brick buildings was to become easily recognisable. (Page 34)

Design/build information is included for the following schools: Somerfield (Page 34 & 35), Beckenham (Page 35), Phillipstown (Page 41), Richmond (Page 43 & 44) & Papanui (Page 45-47).

Christchurch Teachers’ College (Page 51-54)

The Teachers’ College was the last CEB building to be constructed from load bearing brick. The earthquakes centred in Murchison in 1929, and more particularly in Napier in February 1931, revealed the potential for large-scale disaster involving such structures.

The Department of Education immediately required all boards to survey buildings that could be hazardous in the event of another major earthquake. Penlington, and Langbein, the local Public Works Department engineer, completed this assignment. (Page 55)

Penlington prefaced his report with a section in which he reflected on the lessons learned from the survey.

Penlington had little chance to supervise the remedial measures he had recommended because at the monthly Board meeting of May 1931, at the age of sixty-five, he ‘intimated his intention of retiring on superannuation’ and tendered his resignation to take effect as from 31 July of that year. The architect had worked for the CEB, or its predecessor the NCEB, for an unbroken period of nearly thirty-two years. (Page 56)

### **‘Building Yesterday’s Schools’: Illustrations<sup>132</sup>**

Includes photo of George Penlington, provided courtesy of Peter Penlington KC (retired Christchurch judge)<sup>133</sup>, from his research about the life of his grandfather, George Penlington.

Photos/plans of the following schools:

- Addington (Pg 12 & 31)
- Somerfield (Pg 13)
- Waimairi (Pg 14)
- Phillipstown (Pg 15)
- Richmond (Pg 18)
- Papanui (20)
- Fendalton (Pg 28)
- Linwood Avenue (Pg 30) &
- Sydenham (Pg 35).

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<sup>132</sup> <https://ir.canterbury.ac.nz/bitstreams/1d389745-326f-46d2-9768-498e7d2677ad/download>

<sup>133</sup> [https://en.wikipedia.org/wiki/Peter\\_Penlington](https://en.wikipedia.org/wiki/Peter_Penlington)

### Ventilation system used by Penlington:

- The windows in the southern walls of the north facing classrooms could be opened to create a cross current although the fenestration in the southern wall of the corridor. (Pg 17)
- 'Fresh Air' School opening photo (Pg 27)
- 'Fresh Air' School generic design template/plan (Pg 31)

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## 5.1. SHIRLEY PRIMARY SCHOOL

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### 5.1. SHIRLEY PRIMARY SCHOOL | HISTORY

#### Archives NZ: Shirley Primary School<sup>134</sup>

- In 1916 Shirley School was opened, with a roll of 408 pupils, to meet population demands of the Richmond/St Albans area.
- The nearby St Saviour's Home was a feeder for upper girls to Shirley School.
- The School Committee first met on 16 March 1916 and its meeting was reported in The Press.
- Expansion from 1917 through to 1922 resulted in new school buildings, including a 'portable school' added in 1922.
- In 1927, during the infancy of the School Dental Service, Shirley School in conjunction with St Albans School opened a dental clinic. This clinic became permanent in 1936.
- With the proposal for an Intermediate School in 1933 the Shirley School roll declined, due in part to the new Intermediate and due to the depression sweeping New Zealand. Six year olds were excluded from school as an economic measure.
- Circa 1935 Forms I & II ceased to attend Shirley School, going instead to Shirley Intermediate. At that time Shirley School was known as Shirley Contributing School, and from the 1960s became Shirley Primary School.
- In 1946, following a survey of the school district, Board approval was given to change the boundaries, thereby restricting enrolments. The boundaries were further revised in 1950s.
- The school is currently situated on Shirley Road.
- Jubilees were held in 1966 to commemorate the 50th anniversary of the school's establishment and again in 1991 to commemorate the 75th anniversary.
- Canterbury Education Board, Christchurch District Office, 1916 – 1989
- Ministry of Education, Christchurch, 1989 – current

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### 5.1. SHIRLEY SCHOOL | GOLDEN JUBILEE CELEBRATIONS BOOKLET (1966)

#### Shirley School Golden Jubilee Celebrations (1966) Booklet<sup>135</sup>

- The school, built on the perimeter of what was a new and fast growing suburb on the outskirts of the city, was the latest in design and a model of its kind at the time. The present good state of the buildings reflect the basic soundness of the plan and construction of the school and also the care with which succeeding committees and staff have maintained it.
- ...the school continued to provide uninterrupted service to the children of the district for the half century to the present day, in spite of periods of overcrowding caused by delay in building during the war years and the change in educational policy which introduced the Intermediate schools.
- Approximately halfway through its fifty years the school was decapitated - in other words the Forms I and II (Standards 5 and 6) children no longer went to our school but to the Shirley Intermediate School. Our school then became known as the Shirley Contributing School and more recently as the Shirley Primary School.

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<sup>134</sup> <https://collections.archives.govt.nz/en/web/arena/search#/entity/aims-archive/ADCL/shirley-primary-school?q=shirley&source=aims-archive>

<sup>135</sup> <https://www.aveburyhouse.co.nz/richmond-history-group/shirley-school-golden-jubilee-booklet-1966>

- The number of pupils attending the school at any one time has varied greatly. The peak roll is understood to have been 1225. At present the roll is between 350 and 400.
- Fifty years ago Shirley School came into being. It was needed to serve the rising school-age population of a residential area, but the handsome brick school was not in the midst of a residential district as it is today; rather it was on the perimeter, with paddocks to the north. Most of the first pupils came from the St Albans part of the district.
- Right from the start there was pressure on school space. No sooner was an addition made than it proved too small. Similarly, there was a great need for playground space, and it was with considerable relief that the school and the committee in 1922 obtained settlement on the purchase of the land across Shirley Road as a playground.
- About this time Mr C S Thompson managed to persuade the Minister of Education that the four new rooms should be added to the present building.  
This, the 1922 to 1924 period, was a time of great expansion, both in roll numbers and in buildings. The boys had their Rugby grounds, but the girls also wanted a basketball court, so this was out to the west of the school.
- Next in importance came the opening of a dental clinic in 1927.  
This was shared with the St Albans School, and it was in the infancy of the School Dental Service which today has become accepted as a normal part of school life.
- Finally, on 7th November 1929 the baths were opened, and at the same time it was reported that the school roll of 720 was a record.  
The depression was really hitting the school in 1935.
- In the next year the dental clinic at the school became an established clinic, having been a sub-base of St Albans from the year before.  
The first steps towards pedestrian crossings for the children were taken late in 1938.  
By this time a library was functioning and the school was also an ambulance centre, with first-aid instruction being given the children.
- With the Second World War in progress, the school was called on to have air raid shelters done.  
In the post-war years there was a shortage of teaching staff and a shortage of room, so that at the beginning of 1946 some five year olds had to be refused admission.
- The committee noted the growing housing development in the area, and in drawing the attention of the Education Board to the building of 500 State houses nearby asked for two new classrooms to be built immediately.
- New Schools: All connected with the school were becoming perturbed at the possibility of rooms being built on the playground area across the road, and there was welcome news that new schools were planned for Quinns road and Mahars road. But at the same time the school had to accept that new rooms would be placed on a corner of the playing area.
- By 1953, when the roll stood at 1127, the third pre-fabricated classroom had been opened on Shirley Road. With the new schools and a change in the age grouping of the area surrounding the school, the roll began to drop and in 1957 it was down to 509.

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## 5.1. SHIRLEY COMMUNITY CENTRE

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### 5.1. SHIRLEY COMMUNITY CENTRE | HERITAGE NZ LISTING

#### **Heritage New Zealand Building Record for Shirley Community Centre, 10 Shirley Road, Christchurch<sup>136</sup>**

Records and reports about the Shirley Community Centre at 10 Shirley Road, demolished following the Canterbury earthquakes and subsequently removed from Heritage New Zealand's Register of Historic Places.

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<sup>136</sup> <https://quakestudies.canterbury.ac.nz/store/object/13346>

- The Shirley Primary School was erected in 1915 to the design of George Penlington, the Education Board architect in Canterbury.
- The foundation stone was laid on the 16th of June 1915.
- Sympathetic additions were made to the school building in 1924 and were presumably to the design of Penlington also.
- This comprised the four east-facing classrooms. Other than these additions, the building appears largely unaltered.
- Other works by Penlington include Hagley High School Main Building (1924) and the Peterborough Centre (former Teachers' College Building, 1924-30).
- He was notable in the 1920s as a result of his work for the Education Board in Canterbury.
- Shirley Primary School was typical of education buildings of this era in both plan and the provision of large windows to each classroom, but some regional rarity in that it is constructed of brick.
- The building is prominent within the local streetscape because of its corner site and spacious setting.
- Architectural Information
  - Style: A variation on the Georgian style. Its U-shaped plan and large & regular fenestration hint at a Jacobean influence.
  - Construction: Brick masonry.
  - Materials: Brick, interior walls of plastered brick with some timber partitions. Marseilles tile roof.
- Criteria for Classification
  - Aesthetic: Brick polychromy. Important contribution to streetscape. Enhanced by spacious setting.

#### **Heritage New Zealand Register Record for Shirley Community Centre, 10 Shirley Road, Christchurch<sup>137</sup>**

- This building was built as Shirley Primary School in 1915 to the design of Education Board architect George Penlington.
- With its hipped roof and symmetry, the overall flavour of this school building is Georgian.
- Its U-shaped plan, and large and regular fenestration, together hint at the Jacobean influence which was to be developed in Penlington's later work.
- In addition, it provides evidence of Penlington's skill in polychromatic brick construction.
- Historic place (Category 2): places of historic or cultural significance.<sup>138</sup>

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## **5.1. SHIRLEY | SUBURB**

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### **5.1. 'THE CHRISTCHURCH DISTRICTS OF WINDSOR AND SHIRLEY' BY ROGER ALLEN**

"The Christchurch Districts of Windsor and Shirley:

A short history and reminiscences 1860 – 1960" By Roger Allen<sup>139</sup>

Includes information on:

- Welcome to Shirley Sign (Page 6)
 

"This sign is on the corner of Hills Road and Shirley Road which was locally known as 'Five Ways Corner' because there were five roads meeting at that spot, Warrington Street, Aylesford Street, Hills Road (continuing through), and Shirley Road."
- Sketch map of the Shirley/Windsor District 1880's-late 1950's (Page 7)
- "Beyond the Pale" Shirley area (Page 15)
 

"Until after World War 2 the Shirley area did not extend much north of Shirley Road, as there were few houses

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<sup>137</sup> <https://quakestudies.canterbury.ac.nz/store/object/111836>

<sup>138</sup> See: Categories, <https://www.heritage.org.nz/places>

<sup>139</sup> <https://christchurch.bibliocommons.com/v2/record/S37C846832>

in that block and Quinns Road was the only road north between Hills Road and Marshland Road. All the land to Briggs Road was open paddocks as was the land from Aylesford Street to Hills Road. This was an area of ‘no name’, to borrow an Irish term, ‘beyond The Pale.’”

- Shirley aerial photograph 1946? & Housing Development (Page 16),
- Air Raid Shelters on Shirley School grounds (Page 58)  
“In the old Shirley School grounds, on the south side of Shirley Road, during the War, air raid shelters were built on the grassed areas...The air raid shelters ran parallel to Shirley Road taking the full length of the Shirley Road boundary and were about three metres wide...The shelters were there from about 1941-43.”
- Chancellor Street Housing & Benjamin Moore “B.O. Moore and Sons” (Page 96 & 97)
- Old Dudley Creek and Dudley Creek (Page 97 & 98)
- Chancellor Street State Houses (Page 98)  
“The houses on the east side of Chancellor Street from Shirley Road to Julius Terrace were commissioned under the Workers Dwellings Act 1905 and 1910 and built in 1911.”
- Shirley School Swimming Pool (Page 99).

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## 5.1. LUCAS ASSOCIATES | SHIRLEY MACFARLANE PARK COMMUNITY CONCEPT PLAN (2008)

<https://www.lucas-associates.co.nz/christchurch-banks-peninsula/shirley-concept-plan/> February 2008

This is a community concept plan developed through a community planning process since 2005. MacFarlane Park and the Acheson Ave shops are in the physical centre of the study area and are the focus of this community concept plan because community feedback from the Shine event 2007 identified this as the main community concern and focus of their suggestions on ways to improve the neighbourhood.

<https://www.lucas-associates.co.nz/assets/Document-PDFs/Shirley-Concept-Plan.pdf>

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## 5.1. RICHMOND | SUBURB

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### 5.1. DUDLEY CREEK | HISTORY

- “Looking at the slow and controlled flow of the present day Dudley Creek, it is hard to believe that it used to flood, causing havoc throughout the area, especially in St Albans. The Christchurch Draining Board tamed the creek by means of a diversion project and any extra water is now siphoned off into Horseshoe Lake. Dudley Creek begins in Bishopdale, crossing into Papanui under Greers Road. It then meanders to Blighs Road, bypasses the old Papanui Police Station before flowing east under Papanui Road. Flowing towards Shirley the creek eventually crosses Aylesford Street and winds its way across Shirley Road, past Churchill Courts, St Albans Creek. Further down Stapletons Road, past Churchill Courts, St Albans Creek flows into Dudley as well.  
Dudley Creek ends at River Road where it flows into the Avon River, and this end of the creek is tidal.  
‘City Streams’ by Stan Darling<sup>140</sup>
- <https://my.christchurchcitylibraries.com/dudley-creek/>
- Dudley Creek Flood Remediation Consultation (2015)  
Options for downstream, long-term flood remediation.<sup>141</sup>

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## 5.1. CHRISTCHURCH CITY LIBRARIES

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<sup>140</sup> <https://christchurch.bibliocommons.com/v2/record/S37C17955>

<sup>141</sup> <https://resources.ccc.govt.nz/HaveYourSay/15-26-PublicInformationLeaflet-DudleyCreekOptionsfordownstreamlongtermfloodremediation.pdf>



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## 5.1. CHRISTCHURCH SUBURBAN LIBRARIES | HISTORY

Coming Soon

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## 5.1. CHRISTCHURCH SUBURBAN LIBRARIES | NETWORK PLAN

Coming Soon

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## 5.2. SCR | POST EARTHQUAKES (2011 – 2021)

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### 5.2. HERITAGE NZ – SOUTHERN REGIONAL OFFICE

Coming Soon

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### 5.2. 'WE ARE RICHMOND' (FORMERLY RRBA)

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#### 5.2. 'WE ARE RICHMOND' | 'WE ARE RICHMOND' BLOG POST

<https://wearerichmond.co.nz/rrba/> 26<sup>th</sup> November 2018

We are Richmond (formerly The Richmond Residents and Business Association) grew out of the need for locals to have more say in what was happening to our suburb, and was formed in 2018.

The community has had to endure many disruptive events after the Red Zone changes: EQC issues; as is where is houses; poorly executed roading projects impacting our central business area; prolonged Dudley Creek remediation taking 18 months longer than expected; the MOE decisions to close schools; and the installation of multiple Housing New Zealand developments. The collective impact of these events eventually prompted the community to stand up and state that they had had enough.

Since then, it has grown into an organisation that not only helps take action for residents, but to make Richmond a better place by positive actions, bringing community organisations together, and running local events.

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#### 5.2. 'WE ARE RICHMOND' | 'FOLLOW UP' EMAIL

To: Ali Jones (Chair of Papanui/Innes Community Board), From: Hayley Guglietta (RRBA), 4<sup>th</sup> April 2019

Hey Ali

Thanks for the chat this morning, I would love an opportunity to come to a closed meeting and deliver all the competing issues that your team may not be across and we would also like to come and present as the RR&BA on what we have achieved so far, our brand strategy and the wider picture issues affecting our entire suburb.

Bullet points as promised

- Shirley Village Project are driving capability in the Shirley area and Richmond Residents Association are driving capability in Richmond what are the tensions and how does the Community boards plans fit with each organisations plans. Does each community board realise the conversations that these organisations are having with their communities and their respective community boards.

- Residents are awaiting the "Richmond Community Needs Analysis" report by Sarah Wylie & "Shirley Community Centre Feasibility Study" by Peter Burley.

Residents are already concerned about the conflict that may be in place given Peter Burley and team are also working with BAD (Burwood, Avondale and Dallington) to get their facility up and running.

- The current library is situated inside the Burwood/Pegasus ward outside of Innes and Central although it is seen as a Shirley Richmond Amenity.

A large sector of our community wants this relocated to 10 Shirley Road as a true public non partisan community facility we do not want nor need another community organisation or church based facility.

We need a place that ALL people feel free to come to and be part of and a library/service centre is the best example of this.

- Our community needs the type of facility that Halswell and Sumner do more than they do, but yet we are left with a

building shoved in the back of a mall requiring a full time security guard, not delivering the services other libraries do because they do not have the space.

- We as a community are fully prepared to take what money there currently is and fund raise for more money to situ a modern, exciting, community focused facility at 10 Shirley Road to replace the number of amenities that we have been stripped of.

- A citizen lead hub facility incorporating the library and service centre would support/inform/direct people out into the activities in the community and current community lead facilities (Avebury, Richmond Community Garden, Delta, Shirley Trust, etc etc).

We need to get people out of their houses and engaging with others in the community.

- The pumptrack as an isolated activity would be supported, but if presented with the long term big picture in mind I doubt it would have the same support.

- No-one is telling our community what is plan for Banks Ave school and for the empty spaces once Shirley Boys and Avonside Girls departs.

Hope this covers everything.

Regards

Hayley

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## 5.2. 'WE ARE RICHMOND' | 'WHAT TO DO WITH 10 SHIRLEY ROAD' BLOG POST

<https://wearerichmond.co.nz/rrba/what-to-do-with-10-shirley-road/> 22<sup>nd</sup> May 2019

Richmond and Shirley residents lost a valuable community asset when the earthquakes all but destroyed the Community Centre at 10 Shirley Road. The old building which was the original site of Shirley Primary School was so badly damaged that demolition was the only option. As has been the case in many parts of Christchurch, the loss of the building was keenly felt by many people, and many thought then, and still do, that the replacement of the Community Centre should be a priority on the Council agenda.

However, times change and we have an opportunity to reassess our community needs and to decide what amenities will best serve our residents and where those amenities might be sited.

There is much debate about the need for a Community Centre as we knew it pre-earthquake. Some of the services provided at the old centre have been absorbed by other agencies and do not need replicating at a new amenity.

There have been reviews and reports presented to Council discussing the amenities we have and those we need. Although these have not been released to the general public as yet, one would assume that these include social, recreation, pastoral care elements and take into account the composition of the population.

There is a groundswell of support for a (new) library to provide an amenity that would serve the Richmond/Shirley communities. Libraries have changed markedly in the last decade and now provide opportunities for interaction amongst age groups, ethnic groups, interest groups, etc through the way they are designed and staffed.

While they still address their original core function of providing information and leisure reading opportunities, modern technological developments have had a major impact on how libraries achieve that core function.

Perhaps it is time for the Richmond Community to come together and discuss the needs and determine some action so that, eventually, we get an amenity at 10 Shirley Road which recognizes the past but focuses on our needs in the future.

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## 5.2. 'WE ARE RICHMOND' | 'MUCH ADO ABOUT 10 SHIRLEY ROAD' BLOG POST

<https://wearerichmond.co.nz/rrba/bingsland-blogger/much-ado-about-10-shirley-road/> 2<sup>nd</sup> July 2019

A jolly good day to one and all in **Bingsland** (now known as Richmond)

It's the Bingsland Blogger here to offer up a titillating tale to provoke a bit of thinking and hopefully some good old constructive conversation.

Of recent times there has been much ado about 10 Shirley Road, the former site of the Shirley Community Centre and now the centre of a different kind.....the question of what to do with it.

Many ideas have been floated concerning transitional uses and some of a more permanent nature.

Perhaps the most polarising was the out of the blue proposal to locate a **temporary pump track** on the site in combination with a landscape plan at the cost of some \$30,000 plus. A nice gesture, yes, great to see Richmond considered for investment of public monies.....yes indeed.

BUT somewhat of a surprise in that the pump track was specifically requested by a **young boy** in the Shirley Community for MacFarlane Park (which not surprisingly is in Shirley) and yet it end up proposed for this site in Richmond much to the surprise of our residents and community organisations.

SO.....I say – why not give the community that asked for this what they want and seek other proposals for the Richmond Community FROM the Richmond Community.

Many have called for a much greater investment in rebuilding the community centre back where it once stood and further perhaps, add to it by introducing a community Library by moving it from its current position within the Palms Mall car park. Interesting thinking indeed and a great topic for debate. Some consistently loud voices advocate for this and good on them for promoting their views vocally and with volume and repetition.....however does loud and repetitive equate to representative.....I would suggest not at all!

I would like to balance this cacophony of opinion with an alternate consideration

10 Shirley Road is in Richmond and this location is certainly not the centre of our community – not now nor has it ever been. In contrast I contend that it is an outlier rate payer owned piece of land that has historic interest and a story within our community but no longer holds relevance as a community asset. It is just a piece of vacant land albeit it nicely landscaped and with a semi decent set of play equipment installed.

The commercial centre of Richmond is Stanmore Road (which is badly in need of love, attention and investment from any source) the community heart of Richmond is **Avebury House** down Eveleyn Couzins Avenue – the best kept secret in Christchurch and again in need of promotion and development, but what a location and what a beautiful heritage building. Think of the upgrade to utility, service provision and restoration of heritage amenity that could be achieved at Avebury with 5% of the proposed capital budget suggested for 10 Shirley Road.

Oh My goodness.....I'm getting all hot and sweaty with excitement just at the thought of it!

Richmond has plenty of **parks** and green space and certainly doesn't need any further maintenance millstones at this location. Already this does not seem to me to be a great location for further public investment and we are only just beginning to explore other available opportunities

Let's consider for a minute what other opportunities may be under our noses in Richmond.

OOH – I KNOW – The Shirley Intermediate / Banks Ave and balance of site at the former location of Shirley Boys High School. What could the community and city council do with that if we talked sweetly to the right people in the MOE.

- Perhaps that would be a good place to relocate the community library – great access, proximity to public transport services potential for plenty of off street parking, right next door to two schools to maximise return on development investment.....got anyone excited yet?...I know I am
- Now what about the Shirley Intermediate swimming pool.....I'll bet dollars to doughnuts that the school budget is insufficient to develop and maintain it. What if it were a shared asset – between two schools and the general public (just like Graeme Condon)....might require a bit of work to reach that standard but we could all make do in the mean-time – I mean nearly every man and his dog has a key for access over summer anyway.
- What about the former Spartan sports complex. A wee birdie tells me that it will remain and fall to Banks Ave school to maintain from their no doubt meagre capital budget. What would the imagined future mixed sports complex on this easy access site mean for the central east of Christchurch.....QEII – where's that?

I could go on and on but my heart rate is climbing to a point where I might need to take a sedative.

GO RICHMOND....let's tell those in places of power what we want.....then let's set about getting it done

See you in the soup Darlings...I'm signing off for now – be back soon with more provocative prose.

THE BINGSLAND BLOGGER

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## 5.2. 'WE ARE RICHMOND' | 'WHATS IN A NAME YOU ASK?' BLOG POST

<https://wearerichmond.co.nz/rrba/bingsland-blogger/whats-in-a-name-you-ask/> 5<sup>th</sup> August 2019

A jolly good day to one and all in **Bingsland** (now known as Richmond)

It's the Bingsland Blogger here to offer up a titillating tale to provoke a bit of thinking and hopefully some good old constructive conversation.

What's in a name you ask? A lot of angst I can tell you.

Well well well here we are 5 weeks on from the last sitting of the Central Linwood Heathcote community board, and

there is still no sign of the families queuing up to move into the warm dry healthy homes in the newly name Bings lane. (Formally 58/1-21 Perth Street)

Let me take you back 5 weeks ago, when members of the Richmond community took time out of their busy day to give the community board a quick history lesson on the wonderful suburb of Richmond, they implored the community board to let the people surrounding the Perth street development to have a say in the name, this could have easily occurred in the two weeks between meetings.

The names that the developer presented were not what the residents wanted and the names that the residents presented to the staff were rejected for one reason or another – thats a whole other blog! Needless to say in my view a completely inappropriate backup name was chosen, Bings Lane – Mr Bing didn't even own the land that 58 Perth Street resides on. Click [HERE](#) for some history on Bingsland for context.

But instead the community board voted against it because they did not want to hold up title, their reasoning was because it would hold up the families queuing to get into a warm dry home. Lets get real here! how many families are really going to move into these units?

The Real Reason!

The more likely reason is the developer did not want them to hold up title, because if the community board did vote to let the community have a say in the name, it would hold up the developer getting their deposits for this development, which they needed in order to start another one – I am guessing. Interestingly the developer sent a lawyer to the community board meeting, and listening to the banter at the meeting, a letter was also sent to the Chief Executive by the lawyer acting on behalf of the developer the week before the meeting, which was used to brief the board before the deputations.

Our communities just don't have the resources to lawyer up, so once again the existing communities have been left out in the cold, while the developers and short stay visitors to our fair city are warm and dry in their cosy new Airbnb homes.

Don't you fine folks think that this was an opportunity to give a little bit of power back to the long suffering residents and Ratepayers of Perth Street? Rather than further lining the pockets of a greedy developer? Or should our current Government and Council be 100% focused on building more houses no matter the cost to the wellbeing of the communities that are impacted?

As always I am interested to hear your views – catch you on the flip side.

THE BINGSLAND BLOGGER

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## 5.2. 'RISE UP RICHMOND'

Coming Soon

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## 5.2. 'SHIRLEY VILLAGE PROJECT'

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### 5.2. 'SHIRLEY VILLAGE PROJECT' | FEASIBILITY REPORT & IMPLEMENTATION PLAN (2018)

<https://www.10shirleyroad.org.nz/wp-content/uploads/2023/08/Shirley-Village-Project-Feasibility-Report.pdf>

The concept of the Shirley Village Project (SVP) was first raised by Jane Mitchell, Manager of the Shirley Community Trust, who reflected on the support and activities in the Shirley neighbourhood and their effectiveness in addressing the underlying social and economic factors that are creating intergenerational social and wellbeing issues for the neighbourhood and residents.

The feasibility study for the Shirley Village Project focuses on Jane's observation and question; "There are good support services and activities being provided in the community, but how do we stop the repeating cycle of the same problems within the community and across generations of families?"

The purpose of the Shirley Village Project is to identify the community issues, their causes, create a facilitated collective impact approach by the agencies, community groups, and stakeholders to support residents to have ownership of Community-Led Development, and takes a preventative approach to addressing the social and economic issues in the Shirley area.

The information for this feasibility report on the Shirley Village Project was gathered from September to December 2017 from observations and interviews with residents, groups, organisations, and agencies of the Shirley area, and available

data. The information presented is intended to be indicative of the area, and more in-depth input from residents, groups, agencies, and data will be obtained if the decision is made to proceed with the Shirley Village Project. This feasibility study assesses the need and support for creating the Shirley Village Project and outlines a draft plan to create the necessary structure and support for community-led development that will address the intergenerational social and economic issues in the Shirley area.

The Shirley Village Project area has been defined as the specific area of Shirley within the boundary of Shirley Road, Hills Road, Innes Road, Clearbrook Street, Briggs Road, and Marshland Road.

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## 5.2. 'SHIRLEY VILLAGE PROJECT' | COMMUNITY LED DEVELOPMENT PLAN FOR SHIRLEY (2023)

<https://www.shirleyvillage.org/community-plan>

The Community Led Development (CLD) Plan for Shirley documents the local community's vision and priorities. It is particularly important now to guide how we might use the resources available to us through the Department of Internal Affairs' Community Led Development Programme from now to late 2027.

The needs and wishes of Shirley residents have been recorded in various surveys and events over many years. We've looked back as far as 2000 at existing reports, surveyed residents in 2018 and 2021, and collected feedback at various community events in 2022 and 2023, held a series of "Pitch for Shirley" events, and consulted on the draft plan with hui, stalls, and online and hardcopy drafts and feedback forms. Some very clear themes come through which give us a strong foundation for a draft community plan.

- 'Shirley Village Project' CLD Plan Summary [pdf available at above link]
- Full 'Shirley Village Project' CLD Plan [pdf available at above link]

## 5.3. SCR | FUTURE PLANS

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### 5.3. CCC DEVELOPMENT CONTRIBUTIONS POLICY

<https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/policies/development-contributions-policies/development-contributions-policy>

The Council charges development contributions on new development that increases demand for Council infrastructure. This helps to pay for the additional infrastructure the Council provides to service growth development.

<https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Policies/Development-contributions/Development-Contributions-Policy-2021.pdf> (2021)

The Council will fund the growth capacity of the following types of community infrastructure from development contributions for community infrastructure:

- Cemeteries
- Public toilets
- Playgrounds
- Aquatic centres
- Sports halls
- [Libraries](#) [Page 8]

**Community infrastructure** is defined in the Local Government Act 2002 as:

- a) land, or development assets on land, owned or controlled by the territorial authority for the purpose of providing public amenities; and
- b) includes land that the territorial authority will acquire for that purpose Examples of community infrastructure assets for which development contributions might be required include, but are not limited to, aquatic centres, sports halls, [libraries](#), playgrounds and public toilets. [Page 43]

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### 5.3. CCC UNSOLICITED PROPOSALS

Unsolicited Proposals Guidelines (16 July 2018)

<https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/policies/council-organisational-policies/unsolicited-proposals-2018>

From time to time, suppliers may approach Christchurch City Council with a proposal to meet a perceived need of Council, without being asked by Council to do so. This is an unsolicited proposal.

This document sets out general guidance for how such unsolicited proposals may be submitted and managed by Council.

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

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### 5.3. WAIPAPA P-I-C CB | 'RECREATION RESERVE': PETRIE PARK

#### **Shirley 'Community' Reserve**

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.

[https://christchurch.infocouncil.biz/Open/2015/08/SPCB\\_19082015\\_AGN.PDF](https://christchurch.infocouncil.biz/Open/2015/08/SPCB_19082015_AGN.PDF) Page 27

The current elected Board members would have been aware of the Reserves Act 1977 & "the procedures to revoke the reserve status", when discussions [Item 9. SCR: Proposed Community Facility | Board Discussions] were had at the Board meeting on the 13<sup>th</sup> June 2024.

#### **Petrie Park: 'Recreation' Reserve**

[http://christchurch.infocouncil.biz/Open/2023/12/PCBCC\\_20231214\\_AGN\\_9122\\_AT.PDF](http://christchurch.infocouncil.biz/Open/2023/12/PCBCC_20231214_AGN_9122_AT.PDF) Pages 41 - 56

Item 10. Consider Revocation of Portion of Recreation Reserve – 119 Petrie Street Richmond, 14<sup>th</sup> December 2023.

1.1 For the Waipapa Papanui-Innes-Central Community Board to consider the recommendation in this report to commence the procedures to revoke the reserve status of a portion of Petrie Park and to recommend to the Council to dispose of the land.

3.2 There is no need to retain this piece of land to meet our Level of Service of 80% of residents being within 500m of a park at least 3000m<sup>2</sup> in size. Petrie Park is sufficiently large and is complemented by Shirley Community Reserve which is approximately 363m (by road) north west of Petrie Park and Richmond Park which lies approximately 630m to the east. Small gaps in provision to the south west and north east of Petrie Park are not impacted by this proposal as they are beyond the catchment of Petrie Park.

4.1.2 The property would remain as recreation reserve land with the Council incurring operational costs to maintain the property including fencing of the property.

5.1 Petrie Park is in the ownership of the Council classified as Public Reserve contained in Titles CB16B/517 being 8956m<sup>2</sup> of which 124m<sup>2</sup> (subject of this report) was added to the reserve in 1976 and CB421/37 827m<sup>2</sup> added to the reserve in 1998.

5.8 In 2013 following the demolition and ground reinstatement the Club relinquished their lease of the reserve.

5.9 In 2014, as the club no longer occupied the site, 7 Averill Street became surplus to their needs and the club made a request that the land which was severed from their title be gifted back to the club to reinstate the land back to its original area.

5.10 The Council responded that the procedures under the Reserves Act 1977 would need to be followed.

5.11 The club did not pursue this, and 7 Averill Street was offered by the Club to the Council to purchase.



5.12 The Council did not wish to purchase the land and 7 Averill Street was purchased from the Club by the present owners in 2015.

5.14 The present owners have applied for a resource consent to relocate a 2-storey villa onto the site. They have sought to purchase the 124m<sup>2</sup> of land to add to their section.

5.15 Should the Community Board approve the revocation process then the provisions of the Reserves Act 1977 will be followed.

5.16 The land for disposal is not subject to any offer-back obligations under Section 40 of the Public Works Act 1981 (PWA) following the decision of the Chief Executive of Christchurch City Council. This is on the grounds that the size, shape, and situation of the land at 124m<sup>2</sup> is such that the Council could not expect to sell the land to any person who did not own land adjacent to the land to be sold. The land is landlocked, it is therefore able to be sold to the adjoining landowner under the legislative provisions of the PWA for amalgamation with his title.

5.17 Should the Council approve the proposed disposal, the land will be sold at a value assessed by an independent valuer appointed by the Council. The purchaser will pay all valuation, staff, survey, and legal costs associated with the transaction.

5.18 The Parks unit have requested the project following the unsolicited request from the landowner.

## 8. Legal Implications

Statutory power to undertake proposals in the report

### 8.1 Reserves Act 1977

8.2 The Department of Conservation has provided various delegations to Local Authorities to enable the more effective and efficient administration and management of the Reserves Act 1977 (Act). However, they have not delegated any authority to Local Authorities regarding the revocation of a reserve. As such the Community Board, may resolve to commence the revocation procedures pursuant to Section 24 of the Reserves Act, the successful outcome of which is subject to:

8.1.1 Public notification (as prescribed by Section 119 of the Act), and.

8.1.2 The consent of the Minister of Conservation.

- Should any objections to the public notice be received and remain unresolved these would need to be presented to the Council and, if upheld, would precipitate the requirement for a Hearings Panel.

- As the title of this portion of land was not derived from the Crown the requirement to offer the land back to the former owner under Section 25 of the Reserves Act does not apply.

- The proposal to revoke the reserve status has been notified to the Department of Conservation under their Statutory Land Management Programme.

[https://christchurch.infocouncil.biz/Open/2023/12/PCBCC\\_20231214\\_MIN\\_9122\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2023/12/PCBCC_20231214_MIN_9122_AT.PDF) Pages 6 - 7

10. Consider Revocation of Portion of Recreation Reserve - 119 Petrie Street Richmond

Community Board Resolved PCBCC/2023/00101 Officer recommendations accepted without change

Part C

That the Waipapa Papanui-Innes-Central Community Board:

1. Approves the commencement of the reserve revocation procedures under section 24 of the Reserves Act 1977 of Lot

2 DP 37039 held in record of title CB16B/517 comprising 124m<sup>2</sup> being 119 Petrie Street Richmond subject to:

a. Public Notification as prescribed by Section 119 of the Reserves Act 1977

b. The consent of the Minister of Conservation pursuant to Section 24 of the Reserves Act 1977.

2. Approves, following the conclusion of public notification, revocation of the reserve status classification of Lot 2 DP 37039 held in record of title CB16B/517 comprising 124m<sup>2</sup> 119 Petrie Street Richmond, subject to:

a. there being no objections as permitted by the Reserves Act 1977 arising from the public notification; and,

b. Ministerial ratification being obtained.

3. Notes that the hearing and determination of objections is delegated to the Council Hearings Panel, whose subsequent recommendations (if applicable) would need to be considered before any decision is made on reserve status revocation in relation to which permissible objection has been made.

4. Approves the Property Consultancy Manager be delegated the authority to manage and conclude all negotiations and transactions required to finalise the revocation process, the subsequent registration of a new fee simple title, and sale of the property to an adjoining property owner if an agreement can be reached.



5. Acknowledges that the Chief Executive under Section 40(2) of the Public Works Act 1981 has considered that it is impracticable, unreasonable to offer to sell the property to the person from whom it was obtained or their successor.  
Jake McLellan/Ali Jones

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### 5.3. ALMA PLACE SOCIAL/COMMUNITY HOUSING

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#### 5.3. OPUS ALMA PLACE HOUSING COMPLEX QUANTITATIVE ASSESSMENT REPORT (2013)

<https://www.ccc.govt.nz/assets/Documents/The-Rebuild/Community-facilities/AlmaPlaceL5.pdf>

- The site contains 24 residential units which were constructed in 1963 and a block of 6 storage garages.
- The storage garages [built in 1996] have a capacity of 39% NBS as limited by the in-plane capacity of columns in the front wall in the longitudinal direction.
- The residential units have capacities of 58% NBS and are limited by the in-plane shear capacity lined timber-framed shear walls in the longitudinal direction.

Recommendations It is recommended that;

- A strengthening works scheme be developed to increase the seismic capacity of all buildings to at least 67% NBS. This will need to consider compliance with accessibility and fire requirements.
- Cosmetic repairs be undertaken.
- Veneer at height (gable ends) have their veneer ties checked.

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#### 5.3. 'OUR SOCIAL HOUSING' WEBSITE | ALMA PLACE

<https://oursocialhousing.nz/locations/alma-place/>

Located beside CCC Service Centre and Library in Shirley.

This complex built in 1963 has 24 single story units and is owned by Ōtautahi Community Housing Trust.

Insulation is in the ceiling in all units. 4 units exempt from underfloor due to insufficient space to install (sighting H&S).

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### 5.3. SHIRLEY TOY LIBRARY

<https://shirleytoylibrary.mibase.co.nz/home/index.php>

The Shirley Toy Library was set up as a result of a merge between Burwood Toy Library and St Albans Toy Library.

Shirley Toy Library opened in 2009 at its current location in Amos Place.

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#### 5.3. 'SHIRLEY CENTRE 10 SHIRLEY ROAD'

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

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

Facebook Community Group: <https://www.facebook.com/groups/www.10shirleyroad.org.nz/>

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#### 5.3. BLOG POSTS BY JOANNA GOULD (2018 – 2025)

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/>

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

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#### 5.3. SUBMISSIONS BY JOANNA GOULD (2018 -2025)

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

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

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### 5.3. 'SHIRLEY CENTRE' IDEA

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### 5.3. 'SHIRLEY CENTRE' | OVERVIEW

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

Other relevant website links:

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

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### 5.3. 'SHIRLEY CENTRE' | MAP

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

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### 5.3. 'SHIRLEY COMMUNITY RESERVE MEMO' | BLOG POST

"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)

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### 5.3. 'COMMUNITY HUB SUPPORT' | BLOG POST

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

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### 5.3. 'SHIRLEY CENTRE POSITIVES' | BLOG POST

Shirley Community Reserve: Positives to Participation

1. Shirley Community Facility Feasibility Study (2019)
2. Christchurch City Council Equity and Inclusion Policy
3. Shirley Centre/Shirley Community Reserve Redevelopment Ideas
4. Other relevant Blog Posts

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

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### 5.3. 'SHIRLEY CENTRE QUESTIONS' | BLOG POST

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/>

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### 5.3. SHIRLEY CENTRE FUNDING | BLOG POST

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

A. Through donations, sponsorships & grants, by involving:

- the local communities around Shirley Road, Christchurch

Suburbs: Shirley, Dallington, Richmond, Edgeware, St Albans & Mairehau

- the owners of The Palms Mall (see: \* Update: 12th June 2024)

- the wider community: Christchurch residents

- Christchurch City Council, Waipapa Papanui-Innes-Central Community Board & Waitai Coastal-Burwood-Linwood Community Board

- New Zealand Government: relevant Ministries & Departments

- Local/National Funding Organisations

- International Community: expats now living overseas & visitors

- The Christchurch Foundation

- Past Connections: People/Businesses/Organisations who have a past connection to this site/former building

& by providing other Fundraising Opportunities

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

## 5.4. SCR | IMAGES

## 5.4. IMAGES | PRE EARTHQUAKES

### 5.4. SHIRLEY ROAD HISTORY | SECTION 1: WESTMINSTER STREET

Christchurch Street Names: W to Z							
Current name	Former name	Origin of name	Suburb	Additional information	See	Source	Further information
<b>Westminster Street</b>	Green's Lane and Green's Road. Also part of Shirley Road.	Formerly Green's Lane and Green's Road.  Named after Green, a local milkman. James Green, of Papanui, is listed in street directories in 1890.  Greens Road and part of Shirley Road were amalgamated and re-named Westminster Street. Named after the City of Westminster, a metropolitan borough of London.	Mairehau, St Albans	Green's thatched-roof, sod house was on the corner of Hills Road and Greens Road.  Green's Lane first appears in street directories in 1892.  Shirley Road from Rutland Street up to, and including Green's Road, was re-named Westminster Street in 1909.		<a href="#">Reminiscences of early Marshland residents, 1930-1939</a> , Pt 2, p 8  "Local and general", Star, 5 October 1909, p 2  "Street naming", The Press, 3 November 1909, p 3	"Street names", The Press, 6 October 1909, p 6
<b>Weston Road</b>	Weston's Road	Named after Thomas Shailer Weston (1837-1912).	Mairehau, St Albans	Weston was a lawyer and a church property trustee. He was also on the board of governors of Canterbury College.  One of a number of		<a href="#">St Albans: from swamp to suburbs: an informal history</a> , p 20  <a href="#">Province of Canterbury, New</a>	"Obituary", The Press, 16 October 1912, p 9  <a href="#">G.R. Macdonald dictionary of Canterbury</a>

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**Christchurch City Libraries**  
Ngā Kōwhiri Wānanga-o-Ōtautahi

Christchurch City Libraries, Christchurch Street Names: W to Z | Westminster Street<sup>142</sup>

### 5.4. SHIRLEY ROAD HISTORY | SECTION 2: AYLESFORD STREET

Christchurch Street Names A							
Current name	Former name	Origin of name	Suburb	Additional information	See	Source	Further information
<b>Awatea Road</b>	Chapel Road	Formerly named Chapel Road. Named after a small chapel at the corner of Carrs Road and Chapel Road.  Re-named Awatea Road. Awatea means: light or bright pathway.	Halswell, Hornby	Awatea Road first appears in street directories in 1960.			
<b>Aylesford Street</b>	Part of Shirley Road (from Hills Road to Westminster Street).	Named after Aylesford, a village and civil parish on the River Medway in Kent, England.	Mairehau	A section of Shirley Road was re-named Aylesford Street on 1 September 1948 when 120 streets were re-named.		<a href="#">St Albans: from swamp to suburbs: an informal history</a> , p 30  "Street names changed: City council approves final list", The Press, 24 August 1948, p 3	"New names for streets", The Press, 2 June 1948, p 3  "New street names", The Press, 24 July 1948, p 2

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**Christchurch City Libraries**  
Ngā Kōwhiri Wānanga-o-Ōtautahi

Christchurch City Libraries, Christchurch Street Names: A | Aylesford Street<sup>143</sup>

### 5.4. SHIRLEY ROAD HISTORY | SECTION 3: SHIRLEY ROAD

<sup>142</sup> <https://christchurchcitylibraries.com/heritage/placenames/christchurchstreetnames-w-z.pdf> Page 48

<sup>143</sup> <https://christchurchcitylibraries.com/heritage/placenames/christchurchstreetnames-a.pdf> Page 94

Christchurch Street Names: S							
Current name	Former name	Origin of name	Suburb	Additional information	See	Source	Further information
Shirley Road		Named because it runs through Shirley which, in turn, is named after Susannah Buxton, née Shirley, (1806?-1867).	Shirley	Shirley Road is first mentioned in the Star in 1873.	Shirley	"Advertisements", Star, 16 April 1873, p 1 "European place names", The Press, 12 January 1924, p 11	
Shivas Place		Named after the Shivas family.	Bromley	The Shivas family, together with B. Palliser, had owned the property where this street was formed since 1976. The subdivision created 23 business zone allotments. Named in 2003.		Hagley/Ferryman Community Board agenda 3 September 2003	

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Christchurch City Libraries, Christchurch Street Names: S | Shirley Road<sup>144</sup>

#### 5.4. NZ GAZETTE, 1<sup>ST</sup> MARCH 1979 | PROCLAMATION

WELLINGTON: THURSDAY, 1 MARCH 1979	
<p><i>Revoking Portion of a Proclamation Taking Land for Works, Appliances, and Conveniences Necessary, Directly or Indirectly for the Generation of Electricity in the Borough of Cromwell and the County of Vincent</i></p> <p>KEITH HOLYOAKE, Governor-General A PROCLAMATION</p> <p>PURSUANT to the Public Works Act 1928, I, The Right Honourable Sir Keith Jacka Holyoake, the Governor-General of New Zealand, hereby revoke the proclamation dated the 27 October 1976, and published in <i>New Zealand Gazette</i>, No. 113, 4 November 1976, at p. 2489, and deposited in the Land Registry Office, at Dunedin, as No. 468823, taking land for works, appliances, and conveniences necessary, directly or indirectly, for the generation of electricity in the Borough of Cromwell and the County of Vincent, insofar as it affects the land described in the Schedule hereto.</p> <p>SCHEDULE OTAGO LAND DISTRICT</p> <p>ALL those pieces of land, described as follows: A. R. P. Being 0 1 0 Section 5, Block LXXVIII, Town of Cromwell. All certificate of title, No. 3D/504. 0 1 0 Section 4, Block LXXVIII, Town of Cromwell. All certificate of title, No. 3D/567.</p> <p>Given under the hand of His Excellency the Governor-General, and issued under the Seal of New Zealand, this 26th day of January 1979.</p> <p>W. L. YOUNG, Minister of Works and Development. [L.S.] GOD SAVE THE QUEEN! (P.W. 92/12/90/6/152; Dn. D.O. 92/11/90/6/250)</p> <p><i>Declaring Land in the Canterbury Land District, Vested in the Canterbury Education Board as a Site for a School, to be Vested in Her Majesty the Queen</i></p> <p>KEITH HOLYOAKE, Governor-General A PROCLAMATION</p> <p>PURSUANT to subsection (6) of section 5 of the Education Lands Act 1949, I, Sir Keith Jacka Holyoake, the Governor-General of New Zealand, hereby proclaim and declare that the land described in the Schedule hereto, being an area vested in the Canterbury Education Board as a site for a</p>	<p>school, shall be vested in Her Majesty the Queen, freed and discharged from every educational trust affecting the same, but subject to all leases, encumbrances, liens, or easements affecting the same at the date hereof.</p> <p>SCHEDULE CANTERBURY LAND DISTRICT—CITY OF CHRISTCHURCH Lots 119-124 and 135-138, D.P. 2912, situated in Block XI, Christchurch Survey District: area, 9042 square metres, more or less. All certificate of title, No. 283/110, of the Canterbury Registry.</p> <p>Given under the hand of His Excellency the Governor-General, and issued under the Seal of New Zealand, this 13th day of February 1979.</p> <p>VENN YOUNG, Minister of Lands. [L.S.] GOD SAVE THE QUEEN! (L. and S. H.O. 6/6/1226; D.O. 8/1/245)</p> <p><i>Pest of Local Importance Declared in Various Pest Destruction Districts (Notice No. 2113; Ag. 6/13/2/6)</i></p> <p>KEITH HOLYOAKE, Governor-General ORDER IN COUNCIL</p> <p>At the Government Buildings at Wellington this 29th day of January 1979.</p> <p>Present: THE RIGHT HON. R. D. MULDOON PRESIDING IN COUNCIL</p> <p>PURSUANT to the Agricultural Pests Destruction Act 1967, His Excellency the Governor-General, acting by and with the advice and consent of the Executive Council, hereby makes the following order:</p> <p>ORDER</p> <p>1. (1) This order may be cited as the Pest of Local Importance Order 1978, No. 3. (2) This order shall come into force on the day after its notification in the <i>Gazette</i>.</p> <p>2. The rook is hereby declared a Pest of Local Importance in the Hauraki Plains County Pest Destruction District, Waikato County Pest Destruction District, and Franklin/Manukau Pest Destruction District.</p> <p>P. G. MILLEN, Clerk of the Executive Council.</p>

The New Zealand Gazette, Thursday, 1st March 1979, Front Page<sup>145</sup>

Declaring Land in the Canterbury Land District, Vested in the Canterbury Education Board as a Site for a School, to be Vested in Her Majesty the Queen.

Keith Holyoake, Governor-General, A Proclamation:

<sup>144</sup> <https://christchurchcitylibraries.com/heritage/placenames/christchurchstreetnames-s.pdf> Page 55

<sup>145</sup> <https://library.victoria.ac.nz/databases/nzgazettearchive/pubs/gazettes/1979/1979%20ISSUE%20016.pdf>

Pursuant to subsection (6) of section 5 of the Education Lands Act 1949, I, Sir Keith Jacka Holyoake, the Governor-General of New Zealand, hereby proclaim and declare that the land described in the Schedule hereto, being an area vested in the Canterbury Education Board as a site for a school, shall be vested in Her Majesty the Queen, freed and discharged from every educational trust affecting the same, but subject to all leases, encumbrances, liens, or easements affecting the same at the date hereof.

Schedule: Canterbury Land District - City of Christchurch

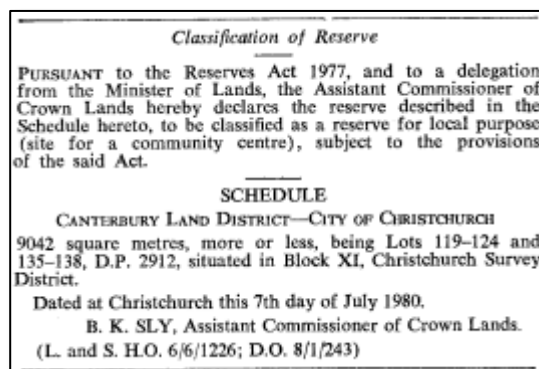
Lots 119-124 and 135-138, D.P. 2912, situated in Block XI, Christchurch Survey District: area, 9042 square metres, more or less. All certificate of title, No. 283/100, of the Canterbury Registry.

Given under the hand of His Excellency the Governor-General, and issued under the Seal of New Zealand, this 13th day of February 1979. Venn Young, Minister of Lands. God Save The Queen!

(L. and S. H.O. 6/6/1226; D.O. 8/1/245)

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#### 5.4. NZ GAZETTE, 18<sup>TH</sup> SEPTEMBER 1980 | CLASSIFICATION OF RESERVE



The New Zealand Gazette: Thursday, 18th September 1980, Page 14 (left column)<sup>146</sup>  
Classification of Reserve

Pursuant to the Reserves Act 1977, and to a delegation from the Minister of Lands, the Assistant Commissioner of Crown Lands hereby declares the reserve described in the Schedule hereto, to be classified as a reserve for local purpose (site for a community centre), subject to the provisions of the said Act.

Schedule: Canterbury Land District - City of Christchurch

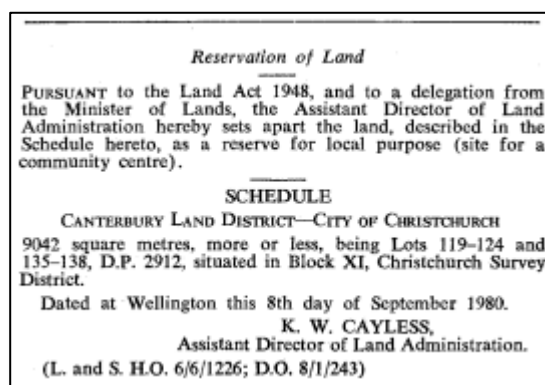
9042 square metres, more or less, being Lots 119-124 and 135-138, D.P. 2912, situated in Block XI, Christchurch Survey District.

Dated at Christchurch this 7th day of July 1980. B. K. SLY, Assistant Commissioner of Crown Lands.

(L. and S. H.O. 6/6/1226; D.O. 8/1/243)

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#### 5.4. NZ GAZETTE, 18<sup>TH</sup> SEPTEMBER 1980 | RESERVATION OF LAND



The New Zealand Gazette: Thursday, 18th September 1980, Page 14 (right column)<sup>147</sup>  
Reservation of Land

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<sup>146</sup> [https://www.nzlii.org/nz/other/nz\\_gazette/1980/110.pdf](https://www.nzlii.org/nz/other/nz_gazette/1980/110.pdf)

<sup>147</sup> [https://www.nzlii.org/nz/other/nz\\_gazette/1980/110.pdf](https://www.nzlii.org/nz/other/nz_gazette/1980/110.pdf)




Pursuant to the Land Act 1948, and to a delegation from the Minister of Lands, the Assistant Director of Land Administration hereby sets apart the land, described in the Schedule thereto, 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. K. W. CAYLESS, Assistant Director of Land Administration.  
(L. and S. H.O. 6/6/1226; D.O. 8/1/243)

## 5.4. SHIRLEY COMMUNITY CENTRE | HERITAGE NZ BUILDING RECORD

N.Z. HISTORIC PLACES TRUST BUILDINGS RECORD FORM		COMPUTER No: 7117
		HP FILE No: 12009-253
		NAME of Building/Structure <b>SHIRLEY COMMUNITY CENTRE</b> (Former Shirley Primary School)
		REGION Canterbury
		LOCAL BODY Christchurch City Council
		CITY/TOWN Christchurch
		STREET AND No. 10 Shirley Road, Shirley
		DISTRICT SCHEME DETAILS
		IF BUILDING IS PART OF AN HISTORIC AREA ENTER NAME OF PRECINCT OR CONSERVATION AREA
		ARCHITECTURAL INFORMATION: Style A variation on the Georgian style. 17th U-shaped plan and large 4 regular fenestration hut at a Jacobean influence. Construction Brick masonry
TAKEN BY: Ann McEwen (30 Sept 1992) North elevation.		Materials Brick, interior walls of plastered brick with some timber partitions. Marcellus tile roof.
Negative held by: Neg. Ref. No.		Architect/s George Penlington, Education Board architect
BUILDING TYPE: FORMERLY SCHOOL NOW COMMUNITY		Engineer/s
OWNER Name Address		Builder/s G. White
OCCUPIER Name Address		Date of Construction 1915 with additions 1924
		Associated Buildings
		Use/s Former school, is now a community centre
RECOMMENDED CLASSIFICATION PC Research by Ann McEwen Inspected by Ann McEwen (30/9/92) Richard Palmer		Condition of Building Christchurch City Council is concerned about its condition and future maintenance - at the present time the building would appear to be in a reasonable condition (Ambleton)
APPROVED CLASSIFICATION C Board Minutes 12.12.92		


HISTORICAL INFORMATION																																																	
<p><b>HISTORY</b></p> <p>The Shirley Primary School was erected in 1915 to the design of George Penlington, the Education Board architect in Canterbury. The foundation stone was laid on 16 June 1915. Sympathetic additions were made to the school building in 1924 and were presumably to the design of Penlington also. Two comprised the four east-facing classrooms. Other than these additions, the building appears largely unaltered.</p> <p>Other works by Penlington include Hagley High School Main Building (1924) and the Peterborough Centre (Former Teachers' College Building, 1924-30). He was notable in the 1920s as a result of his work for the Education Board in Canterbury.</p> <p>Shirley Primary school was typical of education buildings of this era in both plan and the provision of large windows to each classroom, but has some regional rarity in that it is constructed of brick.</p> <p>The building is prominent within the local streetscape because of its corner site and spacious setting.</p>	<p><b>CRITERIA FOR CLASSIFICATION</b> (Please tick box or encircle letter as applicable. If necessary add brief (e.g. one word) explanation.)</p> <table><tbody><tr><td>1. SOCIAL/HISTORICAL</td><td></td></tr><tr><td>1.1...Public primary school in suburban Christchurch...</td><td></td></tr><tr><td>1.2...Education Board.....</td><td></td></tr><tr><td>1.3.....</td><td></td></tr><tr><td>1.4.....</td><td></td></tr><tr><td>2. TRADITIONAL/CULTURAL</td><td></td></tr><tr><td>2.1...Philosophy of public education, &amp; lifestyle of</td><td></td></tr><tr><td>2.2.....primary school children</td><td></td></tr><tr><td>3. ARCHAEOLOGICAL</td><td></td></tr><tr><td>3.1.....</td><td></td></tr><tr><td>4. TECHNOLOGICAL</td><td></td></tr><tr><td>4.1.....</td><td></td></tr><tr><td>5. AESTHETIC</td><td></td></tr><tr><td>5.1...Brick polychromy.....</td><td></td></tr><tr><td>5.2...Important contribution to streetscape.....</td><td></td></tr><tr><td>5.3...Enhanced by spacious setting.....</td><td></td></tr><tr><td>5.4.....</td><td></td></tr><tr><td>5.5...Coherent and well resolved design.....</td><td></td></tr><tr><td>6. ARCHITECTURAL</td><td></td></tr><tr><td>6.1.....</td><td></td></tr><tr><td>6.2.....</td><td></td></tr><tr><td>6.3...George Penlington.....</td><td></td></tr><tr><td>7. RARITY</td><td></td></tr><tr><td>7.1.....</td><td></td></tr></tbody></table> <p><b>REFERENCES</b> (Write on separate sheets as necessary)</p> <p>Primary Sources</p> <p>Secondary Sources</p> <p>NZHTPT Nomination Form completed by Ann McEwen. NZHTPT files on Peterborough Centre and Hagley High School</p>	1. SOCIAL/HISTORICAL		1.1...Public primary school in suburban Christchurch...		1.2...Education Board.....		1.3.....		1.4.....		2. TRADITIONAL/CULTURAL		2.1...Philosophy of public education, & lifestyle of		2.2.....primary school children		3. ARCHAEOLOGICAL		3.1.....		4. TECHNOLOGICAL		4.1.....		5. AESTHETIC		5.1...Brick polychromy.....		5.2...Important contribution to streetscape.....		5.3...Enhanced by spacious setting.....		5.4.....		5.5...Coherent and well resolved design.....		6. ARCHITECTURAL		6.1.....		6.2.....		6.3...George Penlington.....		7. RARITY		7.1.....	
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Heritage New Zealand Building Record for Shirley Community Centre, 10 Shirley Road, Christchurch.<sup>148</sup>

## 5.4. SHIRLEY COMMUNITY CENTRE | HERITAGE NZ REGISTER RECORD

<sup>148</sup> <https://quakestudies.canterbury.ac.nz/store/object/13346>





## Register Record

Register Number: 7117

Site Reference: P5791

<b>Name:</b>	Shirley Community Centre		
<b>Other Names:</b>	<b>Name</b>	<b>Year From</b>	<b>Year To</b>
	Shirley Primary School		
	Former Shirley Primary School		
<b>Location:</b>	10 Shirley Rd, Shirley, CHRISTCHURCH		
<b>Registered Legal Description:</b>			
<b>Local Authority:</b>	Christchurch City		
<b>Summary:</b>	<p>This historic place was registered under the Historic Places Act 1980. This report includes the text from the original Proposal for Classification report considered by the NZHPT Board at the time of registration.</p> <p>This building was built as Shirley Primary School in 1915 to the design of Education Board architect George Penlington. With its hipped roof and symmetry, the overall flavour of this school building is Georgian. Its U-shaped plan, and large and regular fenestration, together hint at the Jacobean influence which was to be developed in Penlington's later work. In addition, it provides evidence of Penlington's skill in polychromatic brick construction.</p>		
<b>Registration Status:</b>	Registration Removed		
<b>Registration Type:</b>	Historic Place Category 2		
<b>Register Number:</b>	7117		
<b>Date Registered:</b>	17 December 1993		
<b>Extent of Registration:</b>			
<b>Chattels</b>			
<b>District Plan Listing:</b>	District Plan	Christchurch City District Plan Operative (in part) 21 November 2005. Item listed in Appendix 1: List of Protected Buildings, Places and Objects	
<b>Maori Interest:</b>	Unknown		
<b>NZHPT Office:</b>	Canterbury/West Coast Office		
<b>Other Information:</b>	A copy of the original report is available from the NZHPT Southern region office		
<b>General Nature of Wahi Tapu:</b>			
<b>Section 23 Assessment:</b>	Section 23(1)	Registered under previous legislation (HPA 1980)	
	Section 23(2)	Registered under previous legislation (HPA 1980).	
<b>Section 23(2) Detail:</b>			
<b>Statement of Wahi Tapu:</b>			

Heritage New Zealand Register Record for Shirley Community Centre,  
10 Shirley Road, Christchurch.<sup>149</sup>

#### 5.4. 1<sup>ST</sup> SHIRLEY LIBRARY

<sup>149</sup> <https://quakestudies.canterbury.ac.nz/store/object/111836>



1<sup>st</sup> Shirley Library (1988)<sup>150</sup>

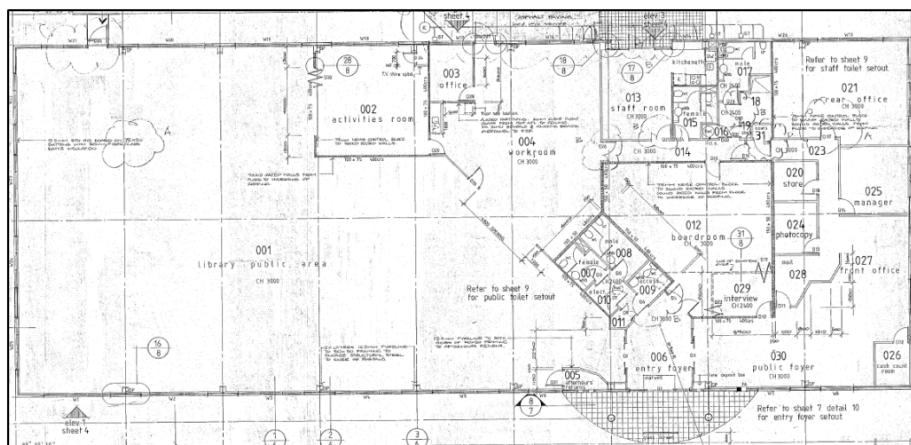


Christchurch City Council Shirley Service Centre (left) &  
1<sup>st</sup> Shirley Library<sup>151</sup>

#### 5.4. 2<sup>ND</sup> SHIRLEY LIBRARY

<sup>150</sup> <https://www.flickr.com/photos/christchurchcitylibraries/3224573880/in/album-72157611803290908/>

<sup>151</sup> <https://www.flickr.com/photos/christchurchcitylibraries/3295091390/in/album-72157611803290908>



2nd Shirley Library Original Plan, 1995

The Boardroom (which no longer exists) was located North off the Main Entrance.

The Shirley Service Centre was located right off the Main Entrance.

Today the Shirley Service Centre & NZ Post are located left off the Main Entrance, in the Library area.

The Waitai Coastal-Burwood-Linwood Community Board Governance Team are located right off the Main Entrance, in the former Shirley Service Centre area.



2<sup>nd</sup> Shirley Library construction<sup>152</sup>

<sup>152</sup> <https://www.flickr.com/photos/christchurchcitylibraries/3072118328/>



2<sup>nd</sup> Shirley Library  
Library Area (left) & Shirley Service Centre (right)<sup>153</sup>



2<sup>nd</sup> Shirley Library with Entrance/Exit onto Marshland Road.  
This is no longer available, blocked off with more car parks.<sup>154</sup>

<sup>153</sup> <https://www.flickr.com/photos/christchurchcitylibraries/4316690387/>

<sup>154</sup> <https://www.flickr.com/photos/christchurchcitylibraries/3071279249/>





2<sup>nd</sup> Shirley Library with The Palms mall construction<sup>155</sup>

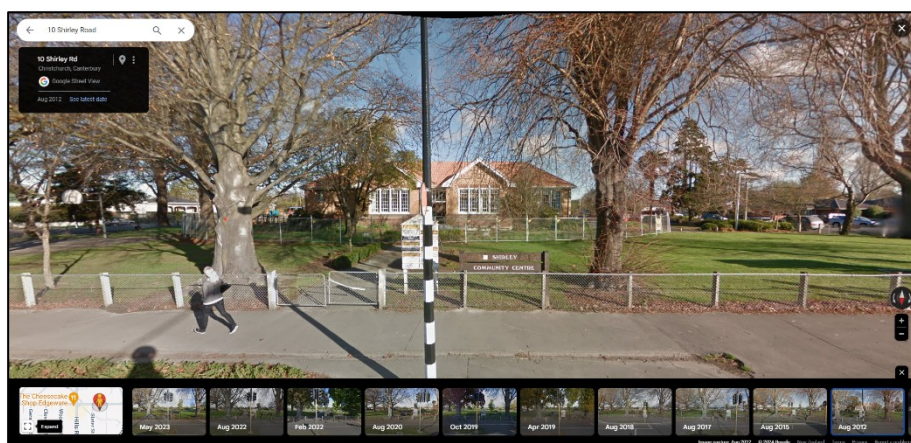


Current view of Shirley Library from Marshland Road,  
opposite Hercules Street.

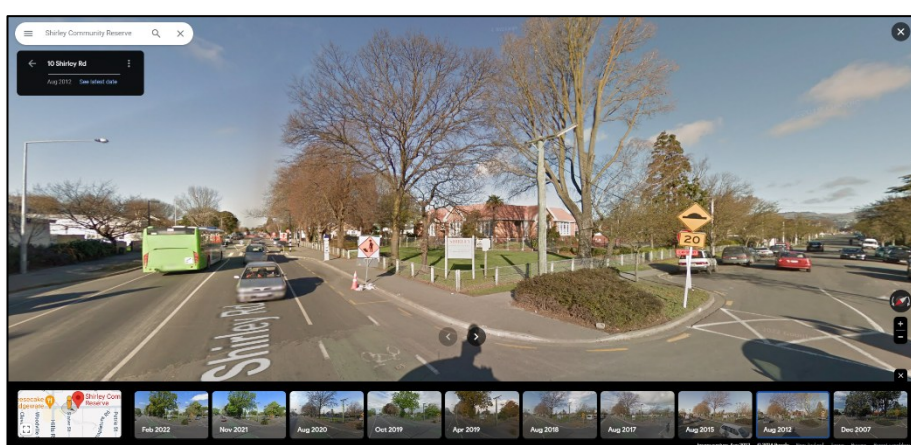
## 5.4. IMAGES | POST EARTHQUAKES

### 5.4. SHIRLEY COMMUNITY CENTRE (2012)

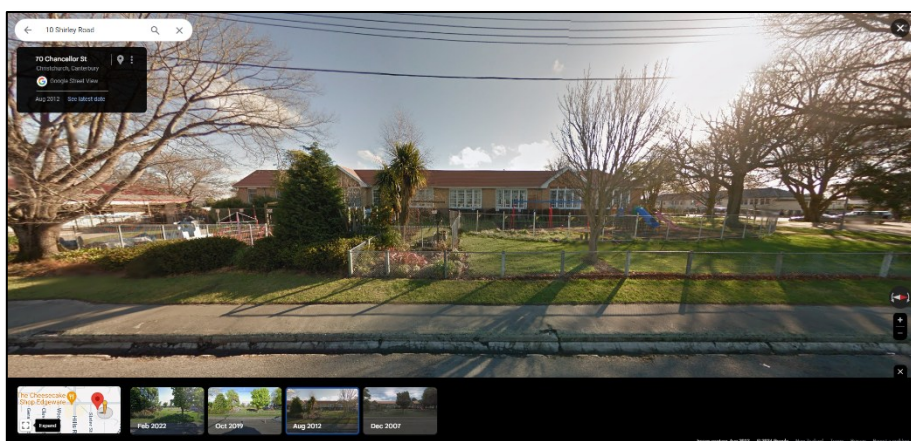
<sup>155</sup> <https://www.flickr.com/photos/christchurchcitylibraries/3072118510/>



Shirley Community Centre in 2012, before being demolished.  
View from Shirley Road.

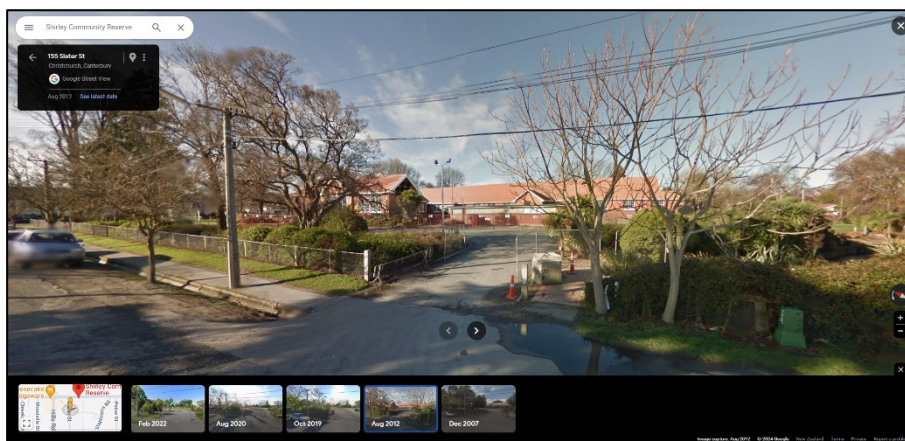


Shirley Community Centre in 2012, before being demolished.  
View from the corner of Shirley Road & Slater Street.



Shirley Community Centre in 2012, before being demolished.  
View from Chancellor Street.

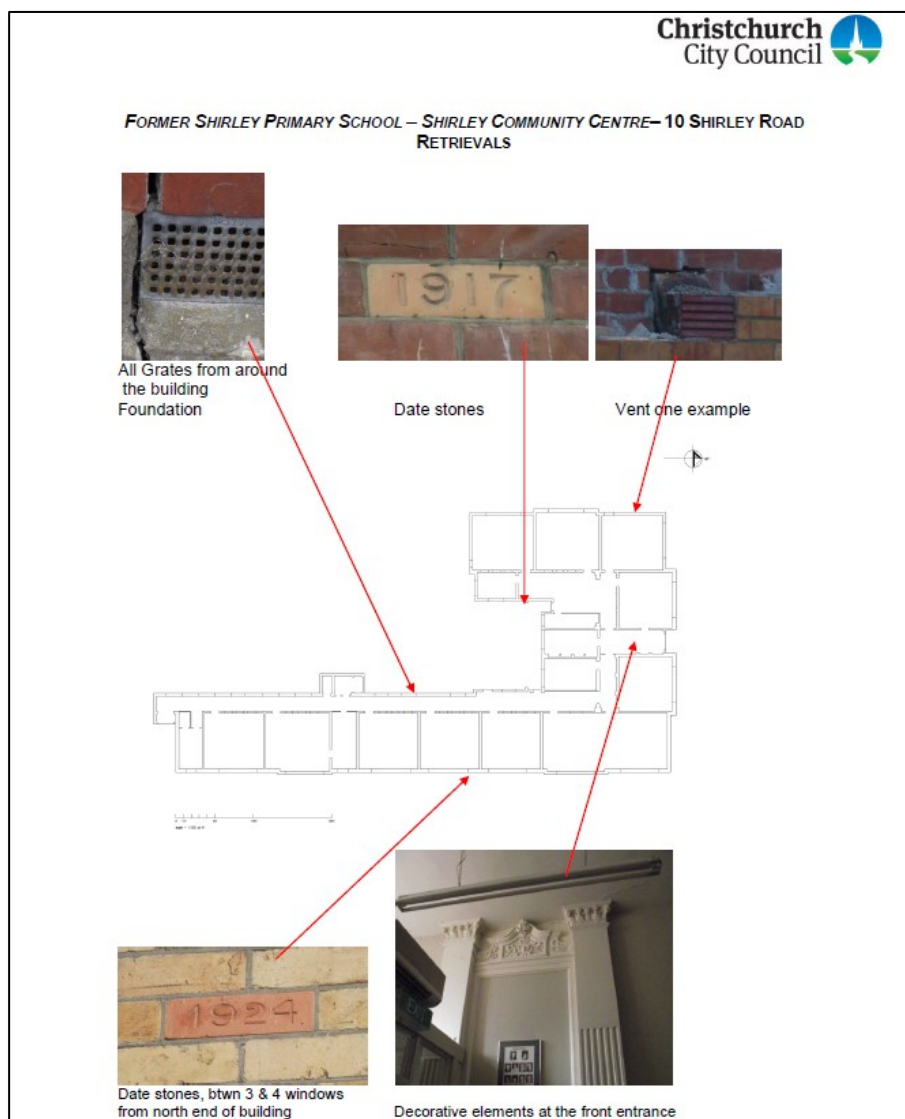




Shirley Community Centre in 2012, before being demolished.  
View from the Slater Street entrance.

#### 5.4. SHIRLEY COMMUNITY CENTRE | BUILDING RETRIEVALS

The following images were included in the .pdf, in answer to my 'LGOIMA Request: [Ticket 1323259] 'Shirley Community Centre' (2025)'.







Decorative Bricks above windows and around the building, samples only.



Doors only good examples of decorative doors

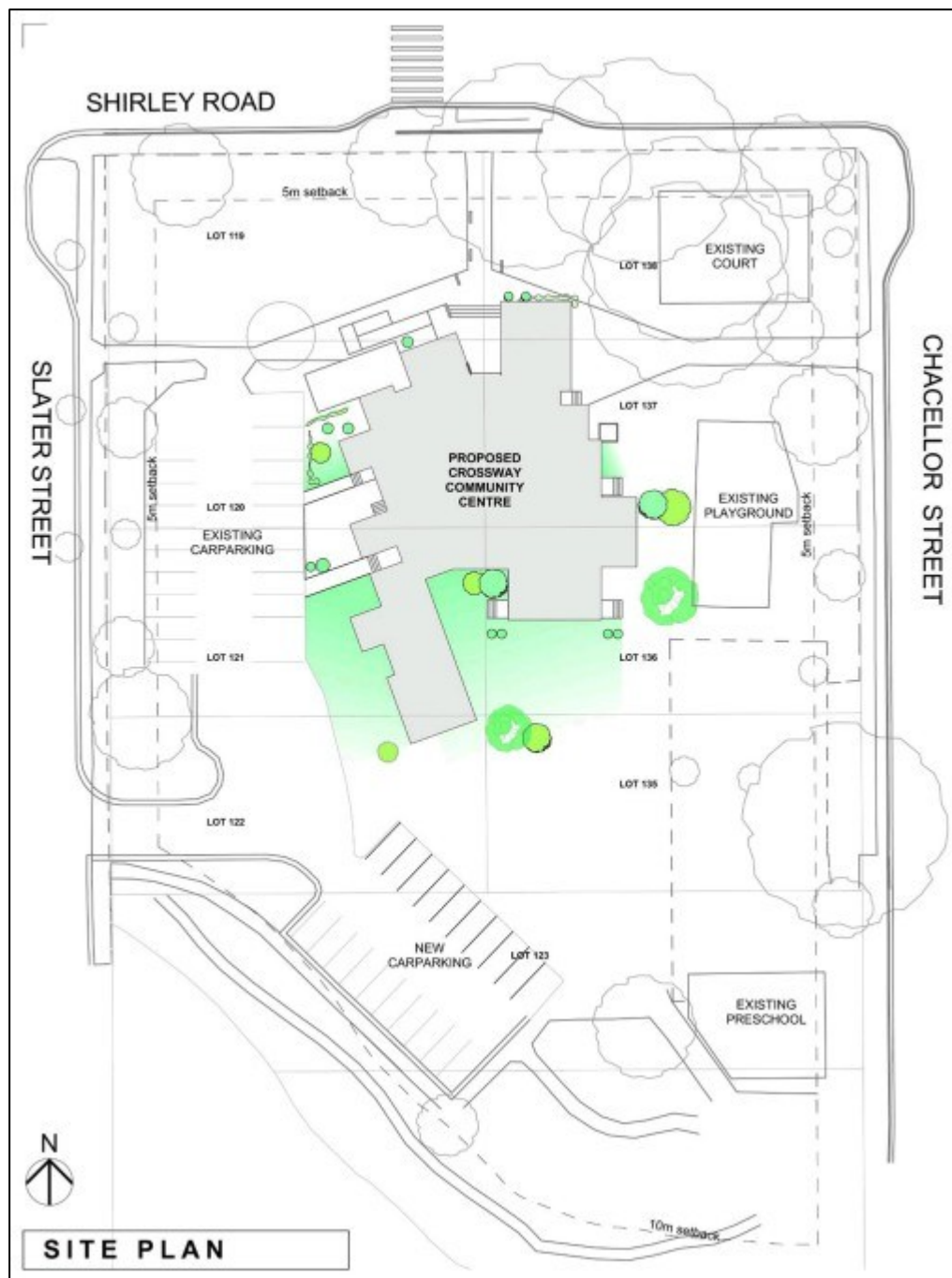
Foundation Stone and Foundation Deposit



5.4. SHIRLEY COMMUNITY CENTRE | EARTHQUAKE PHOTOS

- Flickr Photos: Shirley Community Centre taken on 26 June 2012 and, after demolition had started, on 7 November 2012.  
<https://www.flickr.com/photos/christchurchcitylibraries/albums/72157631963449344/with/8167682723>
- Wikimedia Commons: Shirley Community Centre Photos  
[https://commons.wikimedia.org/wiki/Category:Shirley\\_Community\\_Centre](https://commons.wikimedia.org/wiki/Category:Shirley_Community_Centre)
- canterburystories.nz: Shirley Community Centre Photos  
<https://www.canterburystories.nz/search?keys=shirley+community+centre>

#### 5.4. 'CROSSWAY CHURCH' PROPOSAL: SITE PLAN & BUILDING CONCEPT (2016)



Proposed 'Crossway Community Centre' on the Shirley Community Reserve (2016)<sup>156</sup>

<sup>156</sup> [https://christchurch.infocouncil.biz/Open/2016/07/SPCB\\_20160706\\_AGN\\_685\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2016/07/SPCB_20160706_AGN_685_AT.PDF) Page 68



Building Concept for the proposed 'Crossway Community Centre' on the Shirley Community Reserve (2016)<sup>157</sup>

The 'Total Floor Area' is 802m2.

This is twice the size of the 400m2 'on budget community building' currently being designed by the Waipapa P-I-C Community Board.

#### 5.4. SHIRLEY LIBRARY & THE PALMS



Shirley Library was closed for many months after the Canterbury Earthquakes, due to its proximity to the two storey carparking building in The Palms mall.<sup>158</sup>

#### 5.4. SHIRLEY LIBRARY REFURBISHMENT (2020)

Shirley Library closed 22 March to 15 June 2020 for refurbishment.

<https://www.flickr.com/photos/christchurchcitylibraries/albums/72157714558388567/>

<sup>157</sup> [https://christchurch.infocouncil.biz/Open/2016/07/SPCB\\_20160706\\_AGN\\_685\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2016/07/SPCB_20160706_AGN_685_AT.PDF) Page 69

<sup>158</sup> <https://canterburystories.nz/collections/community/ginahubert/ccl-cs-22611>





Shirley Library View towards Service Centre & Entrance<sup>159</sup>



Shirley Library View of Children's Area  
Background windows view to Marshland Road  
Left windows view to The Palms carpark.<sup>160</sup>

<sup>159</sup> <https://www.flickr.com/photos/christchurchcitylibraries/50035127258/in/album-72157611803290908/>

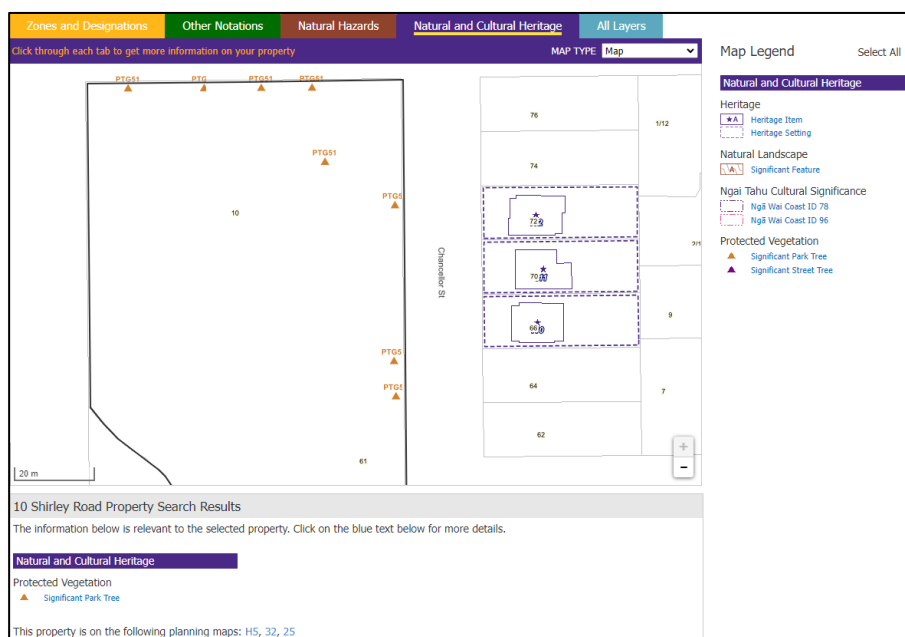
<sup>160</sup> <https://www.flickr.com/photos/christchurchcitylibraries/50035674096/in/album-72157611803290908/>



Shirley Library Magazine Area  
Former Young Adults Area.<sup>161</sup>

## 5.4. IMAGES | FUTURE PLANS

### 5.4. CCC DISTRICT PLAN | 10 SHIRLEY ROAD, RICHMOND



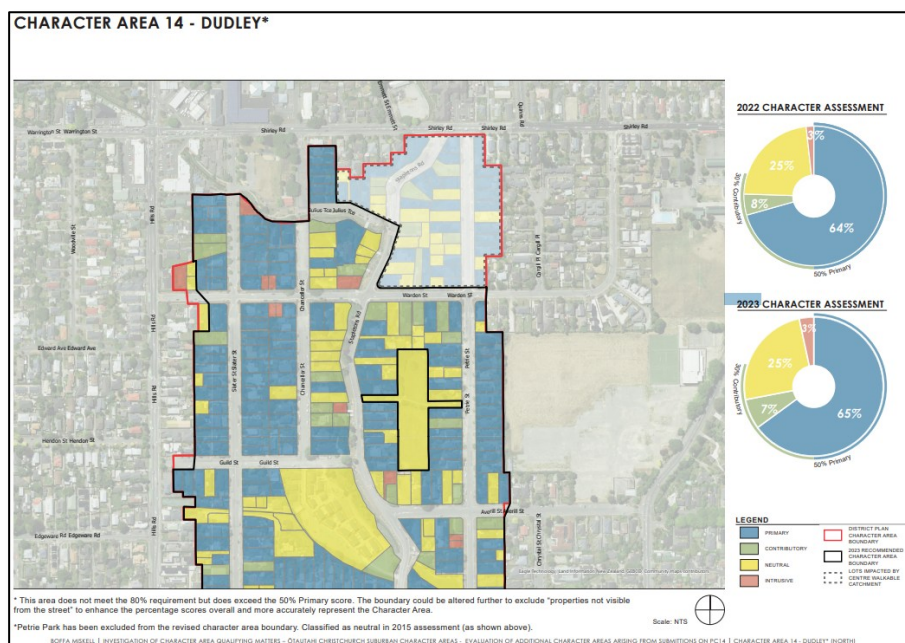
Christchurch District Plan, 10 Shirley Road, Richmond (Shirley Community Reserve)  
'Natural and Cultural Heritage': 8 Significant Park Trees (Orange Triangle) &  
72/70/66 Chancellor Street Heritage Houses (Purple Outline)<sup>162</sup>

## 5.4. DUDLEY CHARACTER AREA

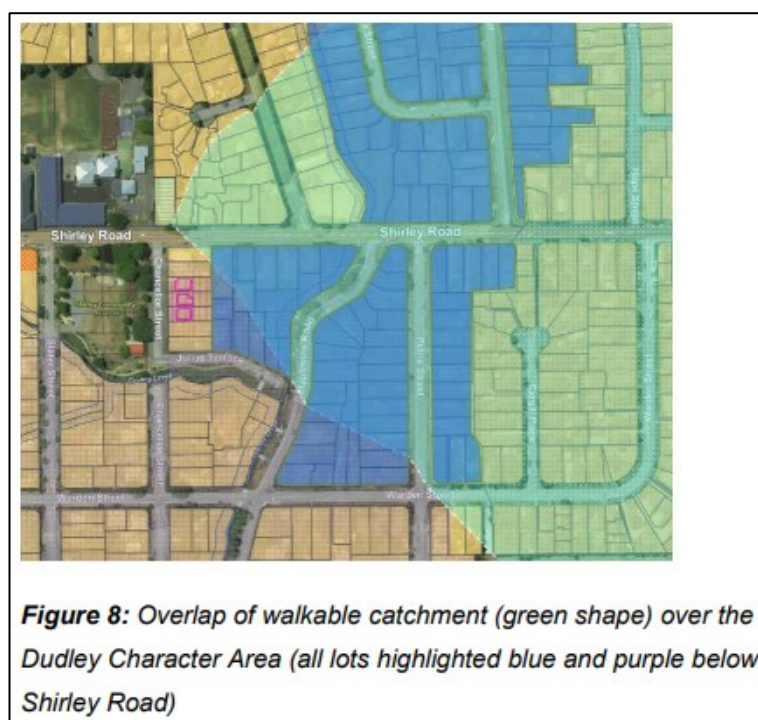
<sup>161</sup> <https://www.flickr.com/photos/christchurchcitylibraries/50035673581/in/album-72157611803290908/>

<sup>162</sup> <https://districtplan.ccc.govt.nz/?t=map>





Investigation of Character Area Qualifying Matters, Boffa Miskell  
Character 14 - Dudley (North), Page 61<sup>163</sup>

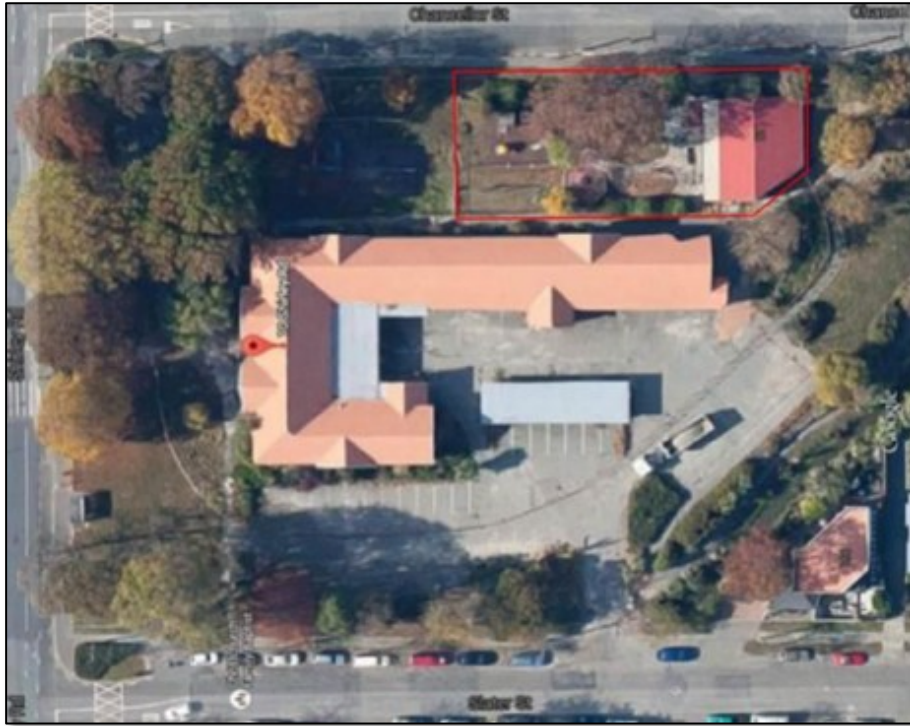


Overlap of Walkable Catchment & Dudley Character Area<sup>164</sup>  
Chancellor Street Heritage Houses (Pink Rectangles)

#### 5.4. SHIRLEY PLAYCENTRE | LEASED AREA ON RESERVE

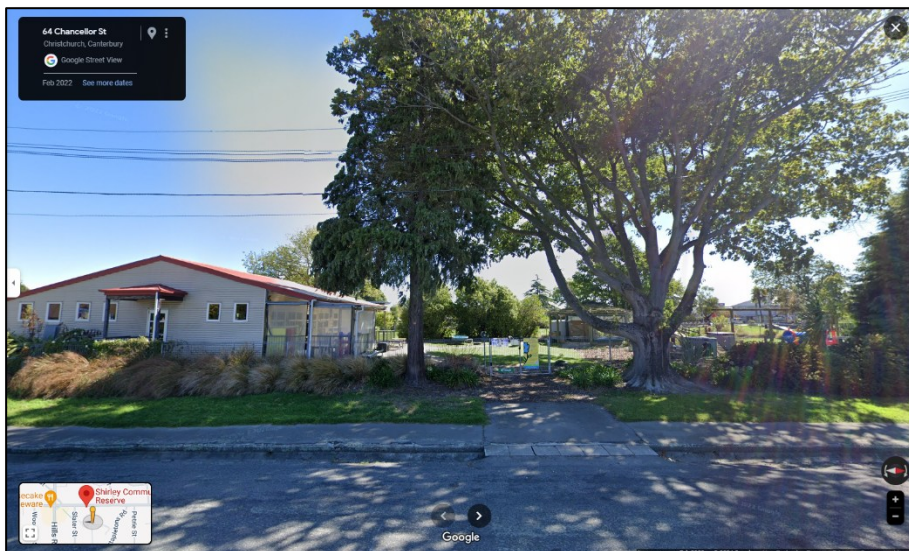
<sup>163</sup> <https://chch2023.ihp.govt.nz/assets/Council-Evidence-11-August-2023/49-Jane-Rennie-Statement-of-Evidence-final.PDF> 11<sup>th</sup> August 2023

<sup>164</sup> <https://chch2023.ihp.govt.nz/assets/Council-Evidence-11-August-2023/49-Jane-Rennie-Statement-of-Evidence-final.PDF> Page 37



Map of the Shirley Community Reserve/10 Shirley Road showing siting of the former Shirley Community Centre.  
The red rectangle shows the area leased by the Shirley Playcentre on the Shirley Community Reserve.<sup>165</sup>

#### 5.4. SHIRLEY PLAYCENTRE

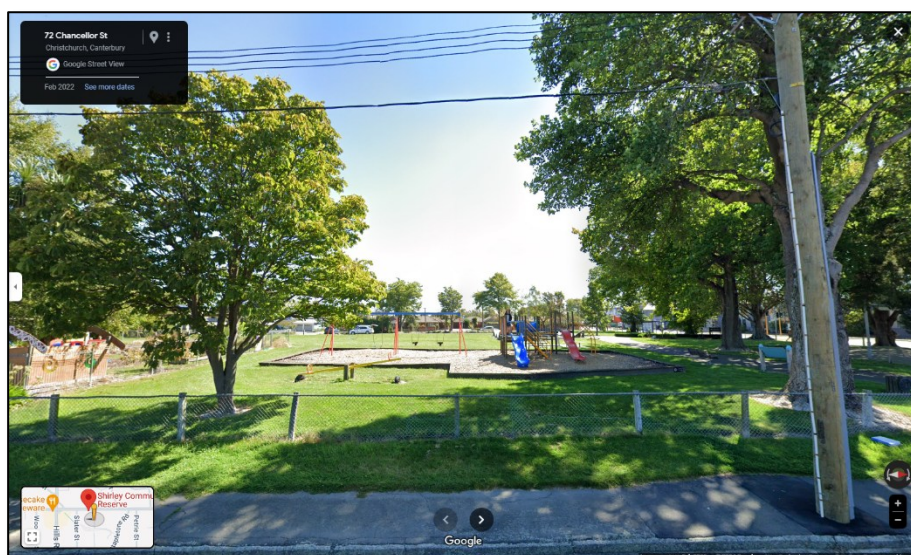


61 Chancellor Street, South East corner of the Shirley Community Reserve

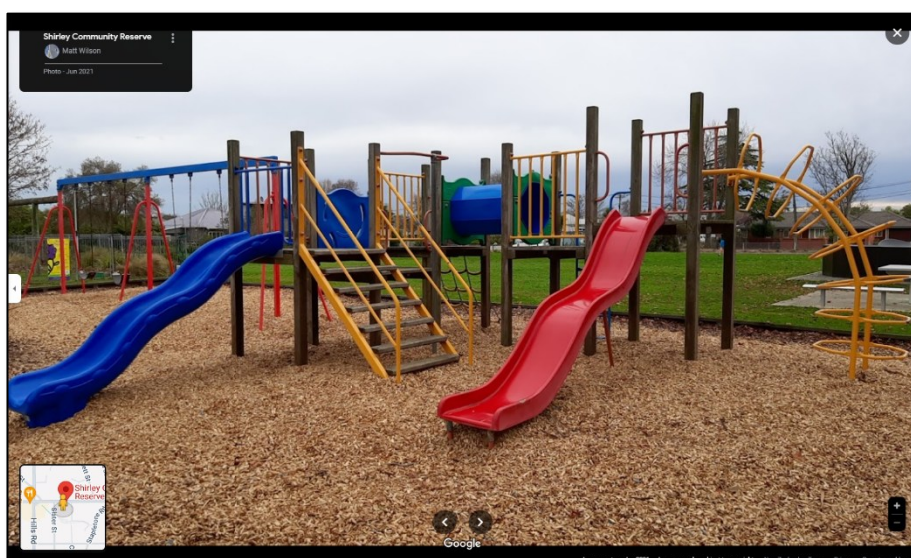
#### 5.4. SHIRLEY COMMUNITY RESERVE | PLAYGROUND

<sup>165</sup> [https://christchurch.infocouncil.biz/Open/2016/12/PICB\\_20161209\\_AGN\\_1197\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2016/12/PICB_20161209_AGN_1197_AT.PDF) Page 73





View from Chancellor Street, East section of the Shirley Community Reserve

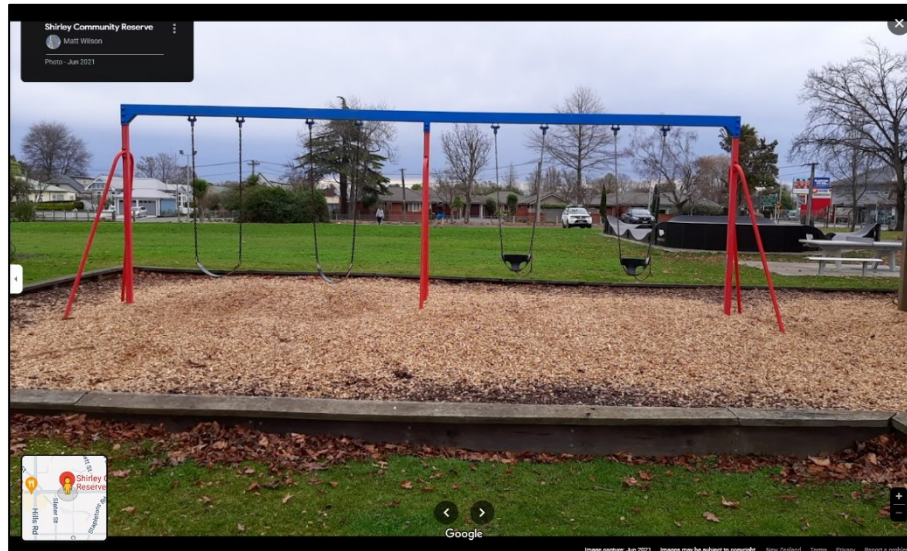


Shirley Community Reserve Playground | Slide Set



Shirley Community Reserve Playground | Slide Set  
with the Shirley Playcentre area in the background



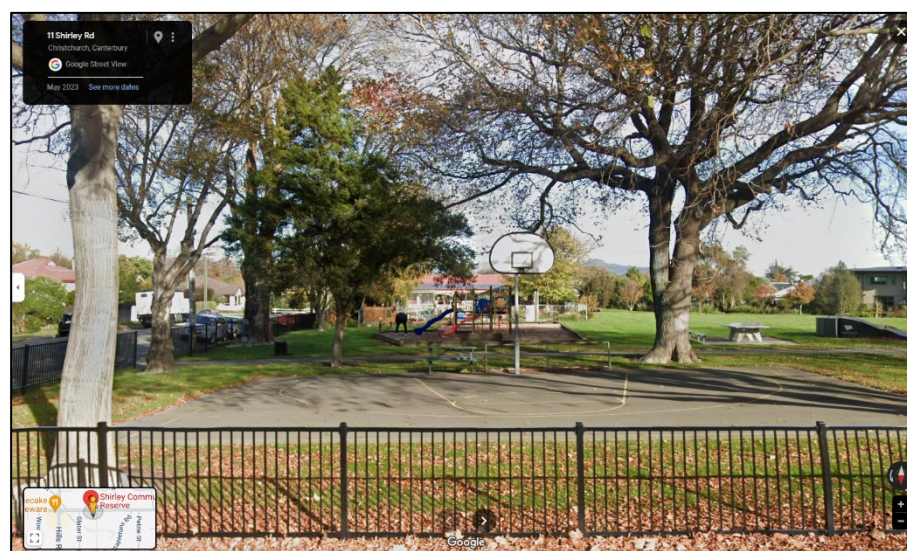


Shirley Community Reserve Playground | Swing Set



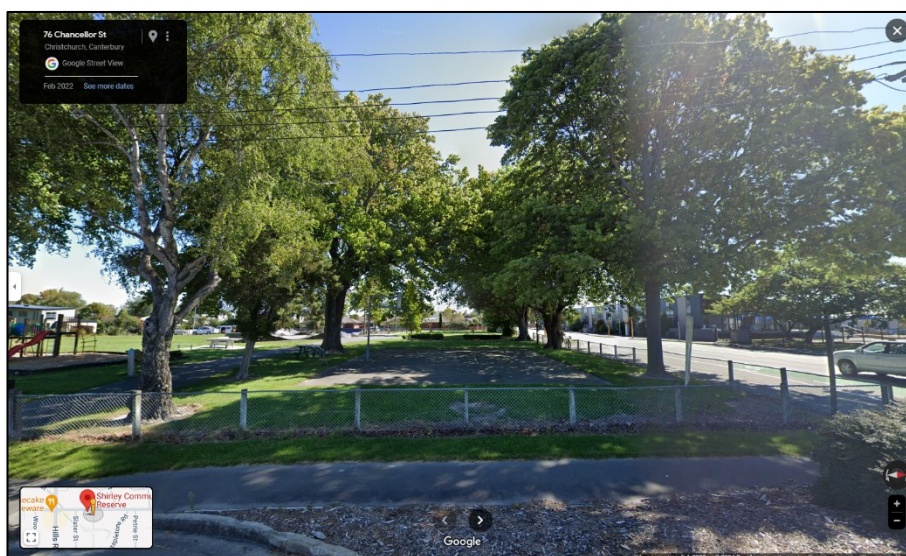
Shirley Community Reserve Playground | Seesaw

#### 5.4. SHIRLEY COMMUNITY RESERVE | HALF BASKETBALL COURT





Shirley Community Reserve | Half Basketball Court  
View from Shirley Road, North East corner of the Shirley Community Reserve.



Shirley Community Reserve | Half Basketball Court  
View from Chancellor Street, North East corner of the Shirley Community Reserve.

#### 5.4. SHIRLEY LIBRARY | BUILDING SUPERIMPOSED ON SHIRLEY COMMUNITY RESERVE



The current Shirley Library building superimposed on Shirley Community Reserve.

Included in the 2023 Feasibility Study<sup>166</sup>

The '36 Marshland Road' building is 1,100m<sup>2</sup>.

The former 'Shirley Community Centre' building was 1,500m<sup>2</sup>.

<sup>166</sup> See: Page 138, [https://christchurch.infocouncil.biz/Open/2024/06/PCBCC\\_20240613\\_AGN\\_9127\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_AGN_9127_AT.PDF)

5.4. ALMA PLACE SOCIAL/COMMUNITY HOUSING



Site plan of Alma Place Housing Complex<sup>167</sup>



View from Marshland Road, along Alma Place to the Housing Complex.  
Garages are located on the left, with the Shirley Library behind the brown fence on the right.<sup>168</sup>

5	Typical layout of front of units (north west facing side)	
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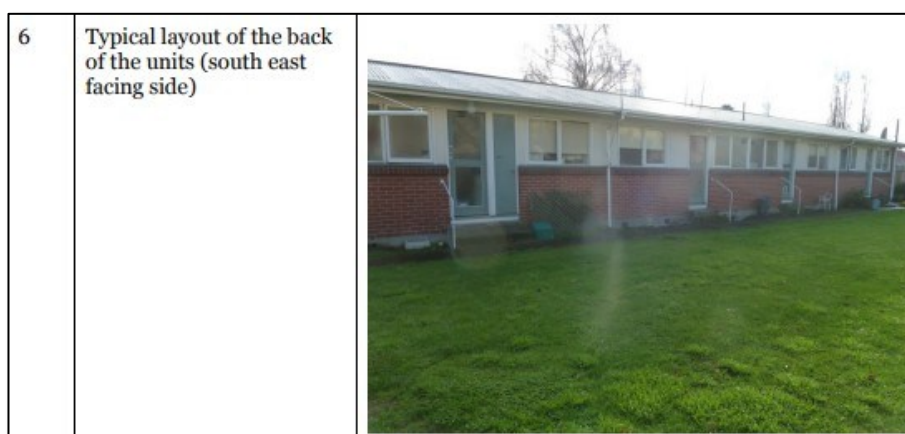
Alma Place Housing Complex Units (Front View)<sup>169</sup>

<sup>167</sup> <https://www.ccc.govt.nz/assets/Documents/The-Rebuild/Community-facilities/AlmaPlaceL5.pdf> Page 12

<sup>168</sup> <https://oursocialhousing.nz/locations/alma-place/>

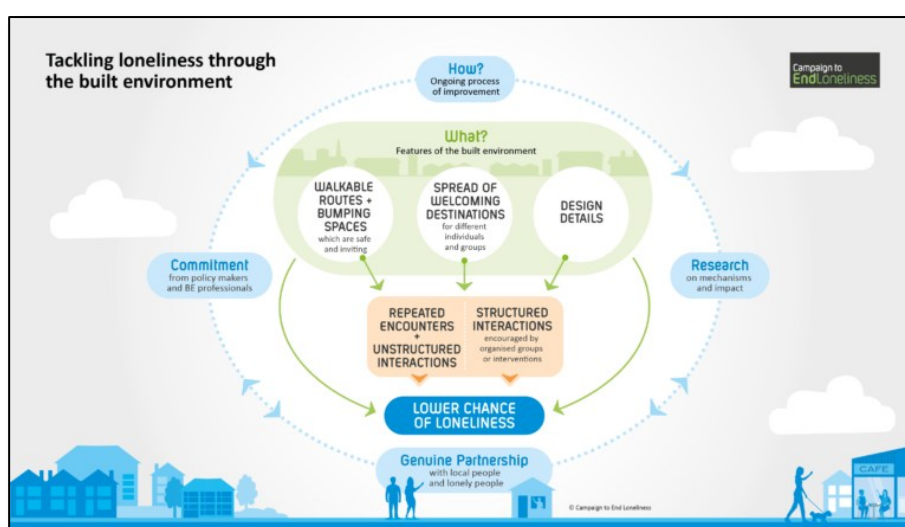
<sup>169</sup> <https://www.ccc.govt.nz/assets/Documents/The-Rebuild/Community-facilities/AlmaPlaceL5.pdf> Page 23





Alma Place Housing Complex Units (Back View)<sup>170</sup>

#### 5.4. TACKLING LONELINESS THROUGH THE BUILT ENVIRONMENT



Tackling Loneliness Through the Built Environment<sup>171</sup>

...the design of our neighbourhoods can play an important role in tackling loneliness and helping people to connect, according to the Campaign to End Loneliness which published a new report “Tackling Loneliness through the built environment”<sup>172</sup>

This report sets out why the built environment matters for loneliness, what features make a difference to our experience and how this can be achieved. The report found that the way we plan and design our built environment needs to encourage different kinds of interaction – we need bumping spaces like benches where we might see neighbours or acquaintances – so called ‘weak ties’. Alongside this, we also need places for the creation of ‘strong ties’ where we develop and maintain real friendships, for example at community groups and activities. A ‘less lonely’ neighbourhood needs to have the right collection of buildings and friendly shared places which are liked by residents and are, therefore, comfortable to use and will foster encounters with others’.

Coming Soon

#### 5.4. LOCAL ACTIVITIES | TIMETABLE CODED

<sup>170</sup> <https://www.ccc.govt.nz/assets/Documents/The-Rebuild/Community-facilities/AlmaPlaceL5.pdf> Page 24

<sup>171</sup> <https://www.campaigntoendloneliness.org/press-release/tackling-loneliness-through-the-built-environment/>

<sup>172</sup> <https://www.campaigntoendloneliness.org/wp-content/uploads/CEL-Tackling-loneliness-through-the-built-environment-Final.pdf>

Local Activities | Timetable Coded (September 2024)<sup>173</sup>

<sup>173</sup> <https://www.10shirleyroad.org.nz/wp-content/uploads/2025/04/CommunityCentreTimetableCodedSEPT24.pdf>

ACTIVITIES TOTAL			PRESCHOOL AGE	JUNIOR SCHOOL AGE	SENIOR SCHOOL AGE	ADULT	OLDER ADULT
89			11	14	20	76	79
DAY	ACTIVITY	FREQUENCY	LOCATION				
Monday 18	Sparkling Stars	Weekly	MacFarlane Park Centres	1		1	1
	Mums Shed	Weekly	Ashbury House			1	1
	Book Discussion Group	Monthly	Shirley Library			1	1
	Community Hub	Weekly	MacFarlane Park Centres	1		1	1
	Banish Training	Weekly	MacFarlane Park Centres			1	1
	Foodbank	Weekly	Delia Community Trust			1	1
	Monday Cafe	Weekly	Delia Community Trust	1		1	1
	Chit Chat Club	Weekly	Ashbury House			1	1
	Centre Exercise	Weekly	Ashbury House			1	1
	Garden Days	Weekly	Richmond Community Garden			1	1
	Toddler Mums	Fortnightly	MacFarlane Park Centres			1	1
	Salsa - Rowena	Weekly	St Albans Community Centre			1	1
	Multicultural Mums & Bubs	Weekly	St Albans Community Centre	1		1	1
	Seniors	Weekly	St Albans Community Centre			1	1
	Happy Feet	Weekly	St Albans Community Centre			1	1
	Listening Post	Weekly	MacFarlane Park Community Gardens	1	1	1	1
	Shake it Out	Weekly	Ashbury House			1	1
	Universal Martial Arts	Weekly	St Albans Community Centre	1	1	1	1
Tuesday 21	Foot Care Clinic	Monthly	MacFarlane Park Centres			1	1
	Pickleball	Weekly	Ashbury House			1	1
	Yoga with Alison	Weekly	Ashbury House			1	1
	Zumba with JB	Weekly	St Albans Community Centre			1	1
	JP Clinic	Weekly	Shirley Library			1	1
	W8 Mums: Storytimes	Weekly	Shirley Library	1		1	1
	1st Ch with Roger	Weekly	Ashbury House			1	1
	Carton Days	Weekly	Richmond Community Garden			1	1
	Neighbourhood	Weekly	St Albans Community Centre			1	1
	Yoga with Tracy	Weekly	St Albans Community Centre			1	1
	Small White Knives Group	Monthly	Ashbury House			1	1
	Kohanga Māta Garden Working Bee	Weekly	St Albans Community Centre			1	1
	Duncheon Delivers - Junior	Weekly	Shirley Library	1			
	Children's Gardening Club	Weekly	MacFarlane Park Community Gardens	1			
	Football Drags	Weekly	Ashbury House		1		
	Separ Revolution	Monthly	Richmond Community Garden		1	1	1
	Poppo	Weekly	St Albans Community Centre	1			
	Plates with Dee	Weekly	Ashbury House			1	1
	Dance Fitness	Weekly	Ashbury House		1		
	Arts Tasterclasses	Weekly	St Albans Community Centre			1	1
	Ungu Capers	Weekly	St Albans Community Centre		1	1	
Wednesday 20	Wednesday Libraries	Weekly	St Albans Community Centre			1	1
	Zumba with JB	Weekly	St Albans Community Centre			1	1
	Craft Collective	Monthly	Shirley Library			1	1
	Community Hub	Weekly	MacFarlane Park Centres	1		1	1
	Banish Training	Weekly	MacFarlane Park Centres			1	1
	Knit & Natter Group	Fortnightly	MacFarlane Park Centres			1	1
	Wise Up Wednesday	Monthly	MacFarlane Park Centres			1	1
	Employment Drop In	Weekly	MacFarlane Park Centres		1		
	Foodbank	Weekly	Delia Community Trust			1	1
	Write Your Own History	Fortnightly	Ashbury House			1	1
	Garden Days	Weekly	Richmond Community Garden			1	1
	Seniors	Weekly	St Albans Community Centre			1	1
	The Corner Office & Chat	Monthly	St Albans Community Centre			1	1
	Scrabble Club	Weekly	Shirley Library			1	1
	Hugs At Round Quilting Group	Weekly	Ashbury House			1	1
	Duncheon Delivers - Seniors	Weekly	Shirley Library		1		
	1st Two Mums Class	Weekly	MacFarlane Park Centres	1	1	1	1
	Kapa Haka	Weekly	MacFarlane Park Centres	1	1	1	1
	Plates with Dee	Weekly	Ashbury House		1	1	1
Thursday 13	Capers Angela	Weekly	St Albans Community Centre		1		
	Yoga with Timmes	Weekly	Ashbury House			1	1
	Salsa - Daph	Weekly	St Albans Community Centre			1	1
	W8 Mums: Storytimes	Weekly	Shirley Library	1		1	1
	Plates with Dee	Weekly	Ashbury House			1	1
	Neighbourhood	Weekly	St Albans Community Centre			1	1
	Yoga with Tracy	Weekly	St Albans Community Centre			1	1
	New Mums: 1st & 2nd Group	Weekly	Shirley Library			1	1
	Mending, Sewing & Alterations	Monthly	MacFarlane Park Centres			1	1
	Code Club	Weekly	Shirley Library	1			
	Gardening	Weekly	MacFarlane Park Community Gardens			1	1
	Universal Martial Arts	Weekly	St Albans Community Centre		1	1	1
	Yoga with Daniela	Weekly	Ashbury House		1	1	1
	Women in Harmony	Weekly	St Albans Community Centre			1	1
	Pickleball	Weekly	Ashbury House			1	1
	MacFarlane on the Park Cafe	Weekly	MacFarlane Park Centres	1		1	1
	Walking Group	Weekly	MacFarlane Park Centres			1	1
	Foodbank	Weekly	Delia Community Trust			1	1
Friday 10	Friday Open Cafe	Weekly	Delia Community Trust			1	1
	Seniors	Weekly	St Albans Community Centre	1		1	1
	Social Square Dancing	Weekly	St Albans Community Centre			1	1
	Card Club	Weekly	Shirley Library			1	1
	Pulse Night Fun	Monthly	MacFarlane Park Centres	1	1	1	1
	Happy Feet	Weekly	St Albans Community Centre		1	1	1
	Family History Help	Fortnightly	Shirley Library		1	1	1
	Garden Days	Weekly	Richmond Community Garden		1	1	1
	Walking Club	Weekly	Shirley Library			1	1
	The Corner Office & Chat	Monthly	St Albans Community Centre			1	1
Saturday 4	Pickleball	Weekly	Ashbury House		1	1	1
	Kohanga Māta Garden Working Bee	Monthly	St Albans Community Centre		1	1	1
	Coffee Story	Weekly	MacFarlane Park Centres	1	1	1	1

Local Activities | Activities Coded (September 2024)<sup>174</sup>

## 5.4. CF NETWORK PLAN (2019) GLG LTD REPORT | FIGURE 2, PAGE 52

<sup>174</sup> <https://www.10shirleyroad.org.nz/wp-content/uploads/2025/04/CommunityCentreActivitiesCodedSEPT24.pdf>





Ownership, Operation & Management	Christchurch Network Commentary
<b>Open to different ownership models</b> <ul style="list-style-type: none"> <li>Churches, schools, marae and even commercial café's and fitness centre's for example are all providers of Community Space and Facilities to varying degrees – there are an increasing number of public/private partnerships to create cost effective provision of community space and facilities.</li> <li>Security of long-term community use is a key consideration.</li> </ul>	Support independent ownership of Community Facilities to make it more sustainable and as a normal part of Council business. Support community initiatives that will enhance or add value to the network.  Where this is not possible provide long term lease tenure in lieu of ownership so community groups can invest in Council owned facilities.
<b>Reflective of their local community and the cultures within it both visually and operationally</b> <ul style="list-style-type: none"> <li>Adapt operation models that are appropriate for the local community</li> </ul>	Work together to adopt governance practice that aims to bring the right expertise into the governance structure. Avoid governance models that focus entirely on representation as this does not ensure capability around the board table.
<b>Established with all appropriate operational, managerial and governance aspects in place prior to opening</b> (staff, resources, equipment, governance, information management and booking systems) <ul style="list-style-type: none"> <li>Region wide booking systems encourage efficient utilisation of space across the network, and aid in increasing awareness of local resources</li> </ul>	Place a priority on Community-led organisations demonstrating sustainability and capability as a precursor to funding partnership projects or enabling these groups to lease Council Community Facilities. Share Councils booking system with capable Community Groups enabling them to control and activate the systems in different geographical areas
<b>Activated</b> <ul style="list-style-type: none"> <li>Through programmes, festivals and events to foster vibrancy and shared ownership. Ideally delivered by a community partnership, public/private partnership as opposed to traditional owner operator models.</li> <li>Programmes of interest are promoted across cultures</li> </ul>	Institute a system where community-led programme/event/installation and projects are shared across Christchurch and Banks Peninsula. Help facilitate seminars, tours and workshops so organisations can learn from each other.  Continue as a Council to fund activation initiatives. Continue to call on a range of Council staff in as experts in this to share knowledge out to the Community-led initiatives where appropriate
<b>Affordable</b> Programmes and activities need to be priced to enable all community members the opportunity to utilise them	Apart from Hub Facilities. Where appropriate allow the network to self-regulate and localise charging and fee structures
<b>Well equipped to cater for a broad range of activities</b>	Continue as a Council to fund support minor capital works, Opex and plant when a direct programme outcome is identified
<b>Supportive of the Principles of Partnership</b> Partnership models that encourage community delivery of the space (wide interpretation of who the partners are)	Continue to support Community Boards and Council staff who work closely with Community-led initiatives to make decisions and allocate funding support and other resources

### 3.2 Best Practice Governance and Management<sup>177</sup>

#### 5.4. CF NETWORK PLAN (2019) GLG LTD REPORT | FIGURE 4, PAGE 56

DIRECT PROVIDER	SUPPORTER	ENCOURAGER	ENABLER	INVESTOR / FUNDER
Manager Administrator and Operator of the Facility (Potential for service contracts with Library, Community Organisations)	Community Group as partner by agreement Council Manage Asset, Community operate and activate	Community Group as partner, as for Supporter, but encouragement from Council to move to a lease agreement	Council as lease holder with further and almost full autonomy to Community Organisation	Ownership rests with organisation who will seek funding support from Council on a project by project basis. Council will at its discretion invest in the project from time to time and as appropriate
<b>Example Facility: Te Hāpua: Halswell Centre</b> Council runs this hub facility. There is potential for the libraries to activate community part of the facility or for the Halswell Community Hub to be given the keys	<b>Example Facility: Avis Hill Arts and Crafts Centre</b> Groups are tenants of Council owned and operated facility. Specific groups, in targeted spaces (long stay)	<b>Example Facility: Heathcote Valley Community Centre</b> Group aspirations to manage and coherency as a community with the facility as focal point	<b>Example Facility: Risingholme Community Centre</b> They move back into the upgraded facilities where they have a newly provided lease	<b>Example Facility: Mt Pleasant Community Centre</b> Ownership and full control rests with the community and Residents Association

#### ‘Future Provision Approach’: Figure 4. Council Role Determination<sup>178</sup>

There are five potential roles for Council on a continuum. At one end of the continuum is the familiar role of Direct Provider. But this does not imply activation of the facility beyond a vessel-for-hire booking system approach. At the other end of the continuum is Council as Investor/Funder, still maintain an involvement with the Community Facility by agreement after having divested the facility into a community organisation. Along the continuum the Council role changes from one of Supporter (by agreement) of groups using the Council run facility to Encourager of a move to other approaches including agreements and leases to Enabler of a community organisation to move toward community ownership.

#### 5.4. CF NETWORK PLAN (2019) GLG LTD REPORT | TABLE 4, PAGE 61

<sup>177</sup> [https://christchurch.infocouncil.biz/Open/2019/07/SOC\\_20190731\\_AGN\\_3438\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2019/07/SOC_20190731_AGN_3438_AT.PDF) Page 55

<sup>178</sup> [https://christchurch.infocouncil.biz/Open/2019/07/SOC\\_20190731\\_AGN\\_3438\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2019/07/SOC_20190731_AGN_3438_AT.PDF) Page 56

Council Community Facilities	Facility of strategic significance as a focal point for the community	Other factors	Facility capability to be sustainable	Other factors	Facility capacity to be activated	Other factors	Strength of Community Engagement	Other factors	Capability of Community Governance	Approach	Council Role	
	Level of Impact	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	THEN	Primary Role	Fall back position
	Strategic focus for Ward and Neighbourhood	AND	✓	✓	AND	✓	✓	AND	✓	✓	Direct Provider Direct Provider Direct Provider	Supporter Encourager
Council Community Facilities	Strategic focus for Ward	AND	✓	✓	AND	✓	✓	AND	✓	✓	Direct Provider Encourager Enabler Supporter	Supporter Enabler Funder
	Strategic focus for Neighbourhood	AND	✓	✓	AND	✓	✓	AND	✓	✓	Supporter Funder Encourager Supporter	Encourager Enabler
	Strategic focus for Banks Peninsula Community	AND	✓	✓	AND	✓	✓	AND	✓	✓	Supporter Enabler Direct Provider Enabler	Encourager Funder
	Not Strategic	AND	✓	✓	AND	✓	✓	AND	✓	✓	Devolution Enabler Funder Devolution	Demolition Encourager Demolition

**Table 4. Recommended Network Approach – High Level Goals**<sup>179</sup>

#### 5.4. CF NETWORK PLAN (2019) GLG LTD REPORT | TABLE 5, PAGE 72

		Population (census; estimates; and projections)					Average board population per facility (based on 2013 census pop)
Community Board	Total number of facilities located in board	2013 Census pop of board	2013 estimate pop of board	2018 estimate pop of board	2018 projected pop of board (based on 2013 estimate)	2043 projected pop of board (based on 2013 estimate)	
Banks Peninsula	17	8,235	8,580	8,710	8,740	9,250	484
Coastal-Burwood	18	46,671	48,600	52,300	52,200	56,900	2,593
Fendalton-Waimairi-Harewood	10	64,992	68,000	71,600	70,000	77,700	6,499
Halswell-Hornby-Riccarton	19	64,260	67,300	79,700	76,300	102,100	3,382
Linwood-Central-Heathcote	14	67,848	70,900	77,800	75,800	83,000	4,846
Papanui-Innes	11	45,402	47,400	49,800	49,600	57,300	4,127
Spreydon-Cashmere	19	44,067	46,000	48,700	46,800	50,500	2,319
Christchurch City	108	341,472	356,700	388,500	379,400	436,800	3,162

#### Appendix 3. Population and Deprivation

##### 5.3 Population, **Table 5. Population Estimates by Community Board 2013-2043 Projected**<sup>180</sup>

Table 5 highlights that community facilities are not spread uniformly across the landscape.

Some Community Boards have fewer facilities with greater population per facility

(Fendalton, Waimairi, Linwood, Central City, Heathcote),

others have a greater number of facilities per population

(Banks Peninsula, Coastal Burwood, Spreydon Cashmere).

The facilities we are referring to include active Churches as well as Council and Leased facilities.

#### 5.4. CF NETWORK PLAN (2019) GLG LTD REPORT | TABLE 4, PAGE 61

<sup>179</sup> [https://christchurch.infocouncil.biz/Open/2019/07/SOC\\_20190731\\_AGN\\_3438\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2019/07/SOC_20190731_AGN_3438_AT.PDF) Page 61

<sup>180</sup> [https://christchurch.infocouncil.biz/Open/2019/07/SOC\\_20190731\\_AGN\\_3438\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2019/07/SOC_20190731_AGN_3438_AT.PDF) Page 72

Community Board	2013 NZ Deprivation Decile				
	Total board pop living in deprivation decile 1-2 areas (lowest deprivation)	Total board pop living in deprivation decile 3-4	Total board pop living in deprivation decile 5-6	Total board pop living in deprivation decile 7-8	Total board pop living in deprivation decile 9-10 areas (highest deprivation)
Banks Peninsula	3,144	3,075	1,458	543	0
Coastal-Burwood	9,723	8,469	10,668	10,653	7,167
Fendalton-Waimairi-Harewood	28,263	20,454	10,362	3,282	2,646
Halswell-Hornby-Riccarton	16,296	12,384	16,179	15,339	4,077
Linwood-Central-Heathcote	9,174	6,354	9,831	23,283	19,086
Papanui-Innes	7,761	11,523	11,961	9,765	4,362
Spreydon-Cashmere	14,310	10,578	8,919	6,114	4,179
Christchurch City	88,671	72,837	69,378	68,979	41,517

Appendix 3. Population and Deprivation  
Deprivation, **Table 7. 2013 Community Board Deprivation Index**<sup>181</sup>

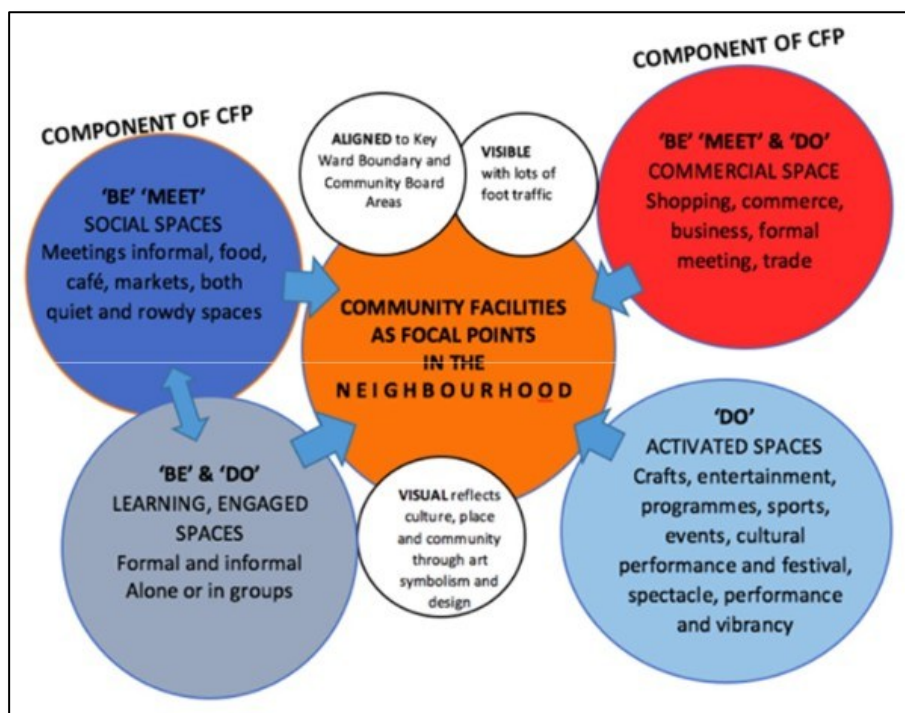
## Deprivation

- Understanding the levels of deprivation across areas is a significant measure for how people are likely to interact with Community Facilities.
- The nature of services from Community Facilities where people have higher deprivation changes into more focus on wellness and self-help programmes, food-banks and a more inclusive focus on programming community initiatives to meet needs.
- Areas where this type of delivery is most often identified are Linwood, Central, Heathcote, Halswell, Hornby and Riccarton and to a lesser extend Coastal and Burwood.
- More vessel for hire, tutor-driven and user fee driven Community Facility utilisation occurs in the remaining Community Board areas.
- In summary, without the inclusion of the Church based trusts, and Community trust facilities the spread of provision of Community facilities would be less even and distributed.
- Church programmes are constant across the system (See Maps 1-7) and do not differentiate in terms of deprivation. ie. There are not more or less facilities in high deprivation areas.
- Council facilities are well spread with more of these in older areas within the city. Fendalton-Waimairi-Harewood, Linwood-Central-Heathcote, Papanui-Innes Ward areas are ones to watch as they show fewer facilities per capita that the rest of the ward.
- In general, it is best to consider each Board area with its neighbours when considering future provision regardless of the facility owner and provider of community programmes.

## 5.4. 2019 FEASIBILITY STUDY: GLG LTD REPORT | FIGURE 1, PAGE 9

<sup>181</sup> [https://christchurch.infocouncil.biz/Open/2019/07/SOC\\_20190731\\_AGN\\_3438\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2019/07/SOC_20190731_AGN_3438_AT.PDF) Page 73





**Figure 1. Neighbourhood Focal Point Approach to Community Facility Provision**<sup>182</sup>

Community Focal Points are a desirable outcome. A 'Community Focal Point' (CFP) is a means of enhancing community life by providing a 'heart' in each neighbourhood. Where there is a known set of places and activity familiar to and valued by residents.

The core attributes of a CFP are illustrated in the diagram.

The entire space is designed to enable and encourage community connections, in a relaxed, inclusive and welcoming environment that is enjoyable to be in.

#### 5.4. 2019 FEASIBILITY STUDY: GLG LTD REPORT | TABLE 1, PAGE 11

Open Strategy (Community Consultation)	Crossways Project (Proposed Development)
Green space, community garden, playground	Some of this was proposed in the design although only adjacent to the building with much of the space overtaken by car-parking. The existing court space and playgrounds were to remain and a green space buffer toward Shirley Road.
To have a sense of being a 'community facility' (locally owned and operated – not a 'business centre')	Not identified as a business centre but language within the proposal identified Church Ownership and Church run operation, with advice from the community of users
Sufficient storage, ability to adapt spaces to changing needs	Not enough storage in the proposed Crossways development and this was a concern
Secular, have quiet reading spaces	Obviously not secular but there would have been reading and quiet space
Flexible space multi-purpose but rooms that also dedicated to individual groups (permanent tenants)	The design provided a range of flexible spaces that could be multi-use. But much of it would not be able to be used permanently by groups as there was little storage in spaces and only one major storage area
A place to meet, prepare food, do classes, make new friends, sit in lounge chairs in comfort, small performances, connection with outside garden, meetings, young hang out, watch children play outside in safety in all-abilities space	Café, kitchen and rest rooms were put up front in the design closest to the entry areas, with a kitchen linked to a deck, unfortunately not linked to playground or outdoor court. The design was functional and there was little in the way of bumping, crossover or hangout space. There were significant office and meet spaces. There was significant building space allocated to Chapel and extended Church Hall as well as another hall space, more inclusive labels would have been useful for some of this space, acknowledging the significant Church investment with potential a Church and Chapel combined facility.

**Table 1. Alignment between the Open Strategies Summary and the Crossways Project on what would be in a Community Facility**

Open Strategy was a seminar with local residents and interested parties, facilitated by the company Open Strategy which identified a number of important themes of Community Facilities, and in particular what a replacement facility would need to provide.<sup>183</sup>

<sup>182</sup> [https://letstalk.ccc.govt.nz/download\\_file/109/495](https://letstalk.ccc.govt.nz/download_file/109/495) Page 9

<sup>183</sup> [https://letstalk.ccc.govt.nz/download\\_file/109/495](https://letstalk.ccc.govt.nz/download_file/109/495) Page 11

#### 5.4. 2019 FEASIBILITY STUDY: GLG LTD REPORT | TABLE 3, PAGE 15

Community Board	2013 NZ Deprivation decile				
	Total board pop living in deprivation decile 1-2 areas (lowest deprivation)	Total board pop living in deprivation decile 3-4	Total board pop living in deprivation decile 5-6	Total board pop living in deprivation decile 7-8	Total board pop living in deprivation decile 9-10 areas (highest deprivation)
Banks Peninsula	3,144	3,075	1,458	543	0
Coastal-Burwood	9,723	8,469	10,668	10,653	7,167
Fendalton-Waimairi-Harewood	28,263	20,454	10,362	3,282	2,646
Halswell-Hornby-Riccarton	16,296	12,384	16,179	15,339	4,077
Linwood-Central-Heathcote	9,174	6,354	9,831	23,283	19,086
Papanui-Innes	7,761	11,523	11,961	9,765	4,362
Spreydon-Cashmere	14,310	10,578	8,919	6,114	4,179
<b>Christchurch City</b>	<b>88,671</b>	<b>72,837</b>	<b>69,378</b>	<b>68,979</b>	<b>41,517</b>

**Table 3. 2013 Deprivation Figures Christchurch**

Table 3 highlights that both Innes and Papanui are reasonably middle of the range when it comes to levels of deprivation if taken as a whole.<sup>184</sup>

#### 5.4. 2019 FEASIBILITY STUDY: GLG LTD REPORT | TABLE 4, PAGE 16

Area Unit (2013 Census)	Population in the Area Unit with a deprivation score of 6 or above	Total Population Area Unit	% of total Population with Deprivation Score of 6 or higher	Average Deprivation Scores (2013)
Shirley West	2445	3609	68	8
Shirley East	2397	3456	69	8
Edgware	3315	3609	92	7
Mairehau	402	2985	13	5
Richmond North	825	2304	36	5
Richmond South	1851	1998	93	9
Christchurch			42	

**Table 4. Deprivation by Area Units (6 and above) [2013]**

Table 4 shows us things are different if we just concentrate on the study areas (those closest to 10 Shirley Road) and we consider the percentage of residents in higher deprivation categories (6 and up).<sup>185</sup>

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.

These factors need to be considered in any analysis of the cost of access to community facilities.

#### 5.4. 2019 FEASIBILITY STUDY: GLG LTD REPORT | FIGURE 9, PAGE 25

<sup>184</sup> [https://letstalk.ccc.govt.nz/download\\_file/109/495](https://letstalk.ccc.govt.nz/download_file/109/495) Page 15

<sup>185</sup> [https://letstalk.ccc.govt.nz/download\\_file/109/495](https://letstalk.ccc.govt.nz/download_file/109/495) Page 16

FST 1. Community Facility Needs Assessment - Template						
Community Name:	Shirley Community Centre			SCORE		
Attribute	How Assessed	Low		High		Comments
		1	2	3	4	
Expressed demand	Strength of community comment in support			X		Depending who you ask there is a groundswell of interest in the development of a facility at 10 Shirley road, but others can see that much additional supply arriving
Population growth	(1<=+1% to 5>=5% population growth in the area		X			No major change predicted
Aging population	Evidence of increasing aging population			X		There is evidence of aging population across the areas more so in Shirley East and Richmond North
Young population	Evidence of > young population			X		Shirley and Edgeware and Innes as a Ward all have high levels of young people projected
Activity volume	Evidence of < activity than average			X		There needs to be activity spaces for older adults craft and arts long stay and for school and pre-school play and programmes
Activity space	Evidence of < activity space than average	X				There will be many spaces for activity especially if the new projects deliver on promises for community accessibility (Delta, St Albans Shirley Club as examples). Also, old Shirley Boys High School, gym and spaces
Programmed space	Evidence of < Programmed space than average (Av=3)		X			Delta Trust and Shirley Community Trust have employed programmers, both Church based, Avebury has community programming, no recreation centre in the area
Drop-in space	Evidence of < Drop-in space than average (Av=3)				X	Little provision, little provision also in the closest Library outside the area at the Palms
Public transport	Estimated % reliant on Public transport		X			Plenty of options but ability to pay limited for a number of residents (Sarah Wiley Report)
Deprivation	(1=(least deprived) - 5=(most-deprived) via Census Qs)				X	There are more people with higher than average deprivation across the relevant area units, so community based needs for a Community Facility are higher
Ethnic diversity	Evidence of increasing ethnic diversity	X				Ethnic diversity is not a strong feature of the area
Total Score	Scores below 22 are considered to be low and scores above 33 are considered to be High	28				

**Figure 9. FST 1. Shirley Community Centre**

Summary of Need: Figure 9 identifies the impact of need in relation to this project.<sup>186</sup>

- Expressed demand: Depending who you ask there is a groundswell of interest in the development of a facility at 10 Shirley road, but others can see that much additional supply arriving.
- Population growth: No major change predicted.
- Aging population: There is evidence of aging population across the areas more so in Shirley East and Richmond North.
- Young population: Shirley and Edgeware and Innes as a Ward all have high levels of young people projected.
- Activity volume: There needs to be activity spaces for older adults craft and arts long stay and for school and pre-school play and programmes.
- Drop-in space: Little provision, little provision also in the closest Library outside the area at the Palms.
- Public transport: Plenty of options but ability to pay limited for a number of residents (Sarah Wiley Report)
- Deprivation: There are more people with higher than average deprivation across the relevant area units, so community based needs for a Community Facility are higher.
- Ethnic diversity: Ethnic diversity is not a strong feature of the area.

#### 5.4. 2019 FEASIBILITY STUDY: GLG LTD REPORT | TABLE 7, PAGE 27

<sup>186</sup> [https://letstalk.ccc.govt.nz/download\\_file/109/495](https://letstalk.ccc.govt.nz/download_file/109/495) Page 25



Potential Activities for an Open Space location (a number of many potential activities)	Meeting needs
<ul style="list-style-type: none"> <li>• Temporary children's play area (under canopy)</li> <li>• Small Market</li> <li>• Food and Coffee cart (RCAN idea)</li> <li>• Mobile Climbing Wall</li> <li>• Mobile trampoline bungy (summer)</li> <li>• Pump Track (mini velodrome crossed with BMX)</li> <li>• Tiny shops village</li> <li>• Pop up / mobile skateboarding</li> <li>• Super street arcade</li> <li>• Public Lectures</li> <li>• Grass Games</li> <li>• Tour by buggy</li> <li>• Pop-up book swap</li> <li>• Pop up mini theatre</li> <li>• Community and Long Lunches</li> <li>• Retro sports – Ki-o-Rahi</li> <li>• Staging point for walks</li> <li>• Random acts of music</li> <li>• Outdoor Cinema</li> <li>• Croquet</li> <li>• Grandstand</li> <li>• Street performance and busking</li> <li>• Summer times and Bread and circuses venue</li> <li>• Book swap</li> <li>• Fitness circuit</li> </ul>	<p>There are an almost endless number of community activities that can happen within the bounds of the site of 10 Shirley Road. Especially given its across from a school, on a significant main road, near a set of shops with an easy ability to advertise activities and to showcase them in an open visible site.</p> <p>Activity options could also include temporary structures that would enable some link to an indoor space, small and multi-use. There is potential for a storage component to the site and if there was a level of under surface infrastructure the site would then be accessible for a range of purposes.</p> <p>Infrastructure of value would be the same type of services required for an event venue and would include: power supply, water supply, potential toilet, hard and soft surface areas, anchor points and potential for a structure or canopy. Lighting and pathway design to be able to protect open space, CEPTED considerations, tree and wind break areas, landscaping in keeping with an event space, easy access and open site lines.</p>

**Table 7. Potential Activity for the 10 Shirley Road Site**

There are many activities that could be provided some of those listed above have been suggested from those who live locally.<sup>187</sup>

#### 5.4. 2019 FEASIBILITY STUDY: GLG LTD REPORT | TABLE 8, PAGE 30

Criteria for Option Selection	OPTION 1 Council asset based solution: Rebuild a Council owned Community Centre at 10 Shirley Road	OPTION 2 (Preferred Option) Non-Council outdoor facilities and off-site Trust asset based solution	OPTION 3 Do nothing Contents sufficient capacity no development
Meets gap identified for continuous long term space occupancy for a range of hobbies, craft and community activities	Yes	Potentially in the new spaces at Delta, St Albans Shirley Club	No
Can provide bump and hang and casual drop in space	No, unless delivered by a Community organisation tenant	Partly but at non-Council (Trust) sites	Partly but at non-Council (Trust) sites
Is not driven by a Church based delivery but works alongside this delivery in a complementary way	Yes	No, this option would result in Church driven solutions	No, this option would result in Church driven solutions
A Community Facility becomes a hub and a focal point	Less likely as it is a stand-alone site but with the advantage of being located on a main road	Partly, depending on level of activation 10 Shirley Road could become more of a hub for outdoor, performance activity	Partly, no major focal point. Multiple smaller focal points, potential for hubs to evolve over time
Enables gap filler, out of the box utilisation of spaces	Limited and less likely	Yes	Yes at 10 Shirley Road this would be Community driven at current rate
Enables open space to remain at 10 Shirley Road	No	Yes	Yes
Reduces Council financial and management involvement as per CFNP strategic direction	No	Yes	Yes
Will provide community accessible space	Yes	Yes, Church based	Yes
Is a non-council solution driven by community aspirations	Could be if controlled and owned by a Trust	Yes	No
Will unlock community based funding and expertise of local community	Unlikely, if controlled and owned by a Council	Yes, this already is the case, but funding would be sought to support specific programme development	No
Becomes efficient and economic, funds are spent on a facility with high activation	Could be if controlled by an activating Trust	Yes	N/A

**Table 8. Options Analysis – 10 Shirley Road<sup>188</sup>**

#### 5.4. 2019 FEASIBILITY STUDY: GLG LTD REPORT | TABLE 9, PAGE 33

<sup>187</sup> [https://letstalk.ccc.govt.nz/download\\_file/109/495](https://letstalk.ccc.govt.nz/download_file/109/495) Page 27

<sup>188</sup> [https://letstalk.ccc.govt.nz/download\\_file/109/495](https://letstalk.ccc.govt.nz/download_file/109/495) Page 30

Option	Description	Positives of approach	Negatives of approach
<b>Support an existing Trust</b> (Avebury House, Delta Trust, Shirley Community Trust), Eastern Sport and Recreation	<ul style="list-style-type: none"> <li>Find a Trust doing good work and work with it to provide community outcomes via partnership with Council.</li> <li>Other partnerships will be equally important for the Trust/Incorporation success</li> </ul>	Easier for Council to work with one organisation than with many at once and these Trusts are part of a wider network (RCAN)	<ul style="list-style-type: none"> <li>Unfavourable treatment of one Trust over others</li> <li>Not one Trust that spans these two neighbourhoods</li> <li>Would be either Church or Non-church aligned</li> <li>That trust would not necessarily hold the vision (Community Plan) for the whole area</li> </ul>
<b>Work with Umbrella Organisations more directly</b>	<ul style="list-style-type: none"> <li>Further support the work with Richmond Community Action Network (RCAN) and The Shirley Village</li> <li>These organisations provide the vision and create community action plans that are wider than just community activities (See appendices)</li> </ul>	<ul style="list-style-type: none"> <li>These organisations umbrella a number of other community groups and government agencies, so they know what is going on</li> <li>The umbrella concept means that they have the ear of the community through the multiple groups that are connected together</li> <li>These groups are in touch with various Trusts in the Community</li> <li>Steering Groups for these umbrella entities can connect across structures and be the point of contact for Council and other key partners</li> </ul>	Often the umbrella entity does not have direct capability to deliver on outcomes as cost is a significant barrier
<b>'All comers' Approach</b> Continue to provide support in a non-strategic way to any and all community organisation's big and small, in keeping with outcomes in the Community Facilities Network Plan	Work with all organisations equitably. Create a plan for community based around the Community Facilities Network Plan	<ul style="list-style-type: none"> <li>Perceived as fair</li> <li>Council is not partisan</li> </ul>	<ul style="list-style-type: none"> <li>Less effective in increasing the value of funding and other support against an agreed community plan</li> <li>Council will need to manage the community planning process on behalf of community groups</li> <li>Councils role does not cover Welfare, Crime, Social and Housing areas directly</li> </ul>

**Table 9. Governance options toward increased activation of 10 Shirley Road<sup>189</sup>**

**Negatives of approach:**

- 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

5.4. 2023 FEASIBILITY STUDY: CCC REPORT | FIGURE 1, PAGE 46



**Figure 1**  
Aerial map of Shirley Community Reserve post 2011 earthquake  
(source GHD Geotechnical Investigation Report, 2013)<sup>190</sup>

<sup>189</sup> [https://letstalk.ccc.govt.nz/download\\_file/109/495](https://letstalk.ccc.govt.nz/download_file/109/495) Page 33

<sup>190</sup> [https://christchurch.infocouncil.biz/Open/2024/06/PCBCC\\_20240613\\_AGN\\_9127\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_AGN_9127_AT.PDF) Page 46

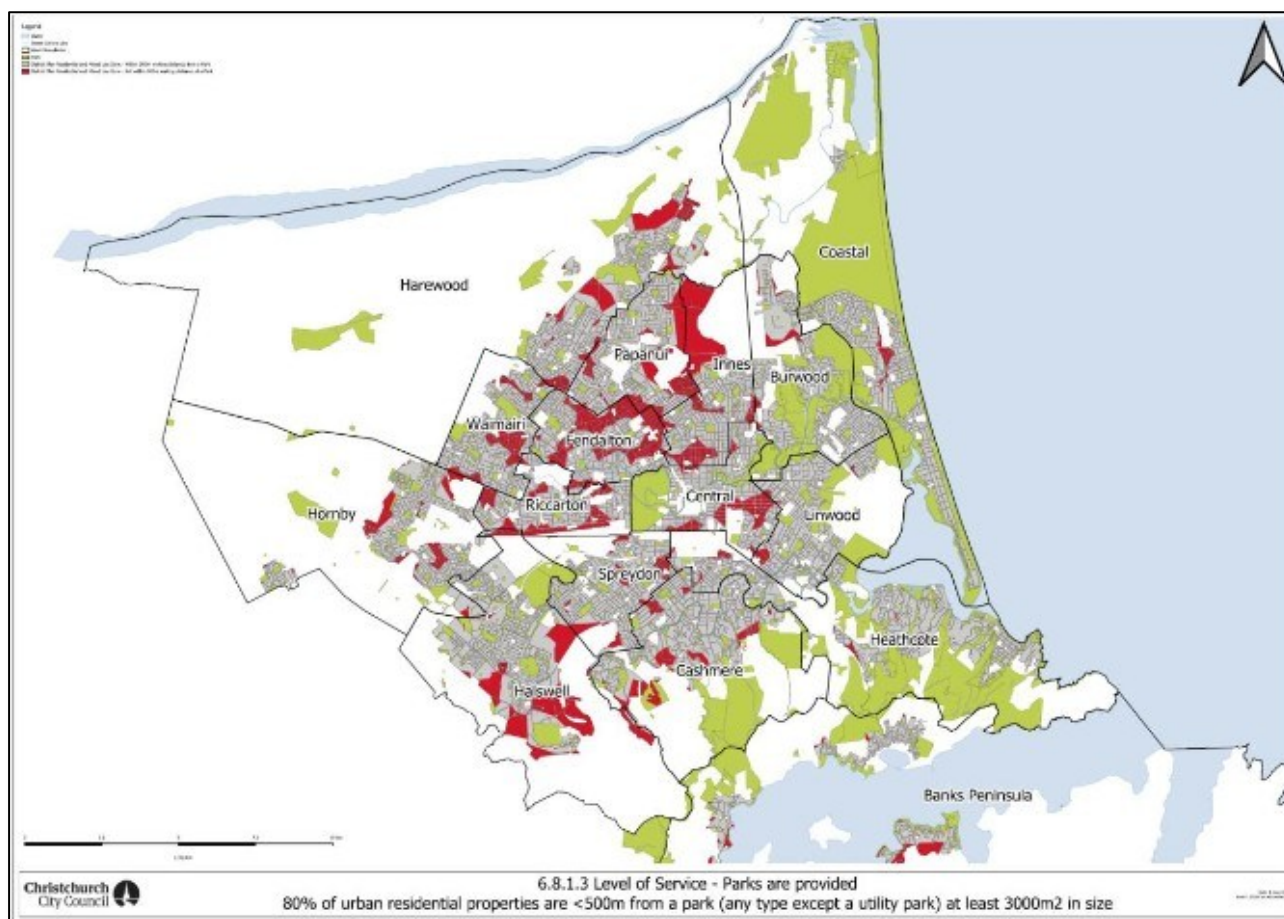


**Figure 2**  
Aerial map of ground conditions at Shirley Community Reserve  
(source GHD Geotechnical Investigation Report, 2013)<sup>191</sup>

- The site has been split into two zones (green and orange) according to ground conditions and proximity to Dudley Creek.
- TC3 ground performance is likely to be consistent across the green zone and therefore layout of the re-development is not dependent on variation in ground conditions across this zone.
- Due to the potential for lateral spread in the Orange Zone, it is recommended future development in this area is avoided.

<sup>191</sup> [https://christchurch.infocouncil.biz/Open/2024/06/PCBCC\\_20240613\\_AGN\\_9127\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_AGN_9127_AT.PDF) Page 49





**Figure 3**

Christchurch City Council 6.8.1.3 Level of Service map (Source: Christchurch City Council, 2023)<sup>192</sup>

- The above map shows the provision in June 2023. The red indicates areas of deficiency.
- The measure is taken on walking distance, i.e., via the road rather than a direct line.
- If Shirley Community Reserve was no longer available as a park it could possibly create a gap in provision in that area (more red) and reduce the level of service.

#### 5.4. 2023 FEASIBILITY STUDY: CCC REPORT | CF MAP, PAGE 59

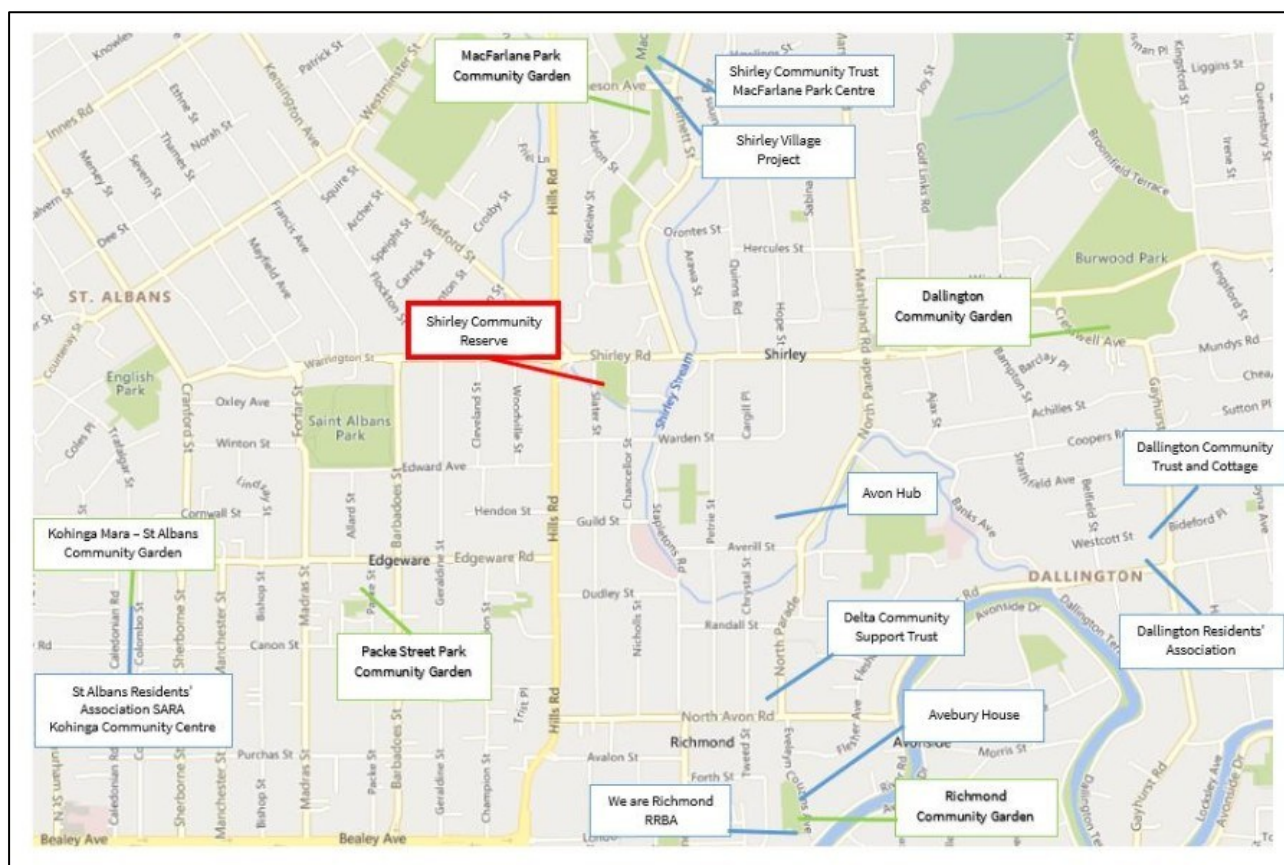
<sup>192</sup> [https://christchurch.infocouncil.biz/Open/2024/06/PCBCC\\_20240613\\_AGN\\_9127\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_AGN_9127_AT.PDF) Page 51



**9. Refresh of the Community Facilities Map**  
in the area surrounding Shirley Community Reserve (November 2023)<sup>193</sup>

#### 5.4. 2023 FEASIBILITY STUDY: CCC REPORT | ACTIVATION MAP, PAGE 60

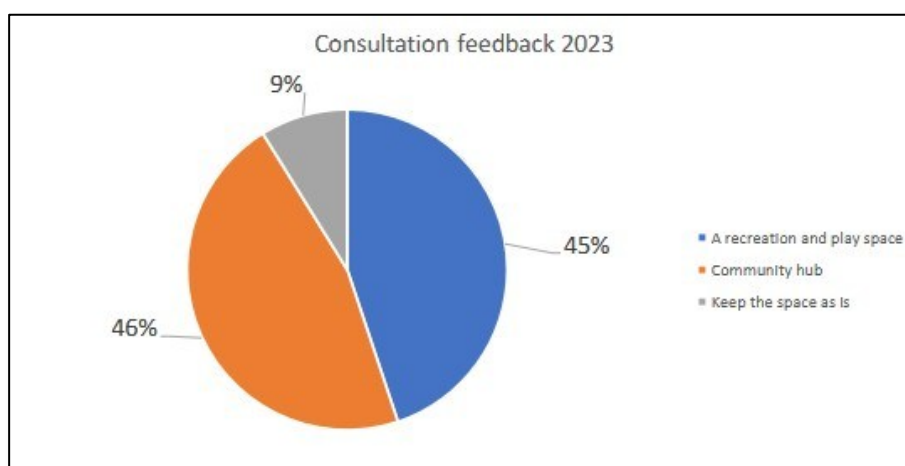
<sup>193</sup> [https://christchurch.infocouncil.biz/Open/2024/06/PCBCC\\_20240613\\_AGN\\_9127\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_AGN_9127_AT.PDF) Page 59



## 10. Summary of Local Community Activation<sup>194</sup>

Waipapa Community Board staff gathered the following information about community groups in the area surrounding Shirley Community Reserve

### 5.4. 2023 FEASIBILITY STUDY: CCC REPORT | 2023 CONSULTATION FEEDBACK, PAGE 66



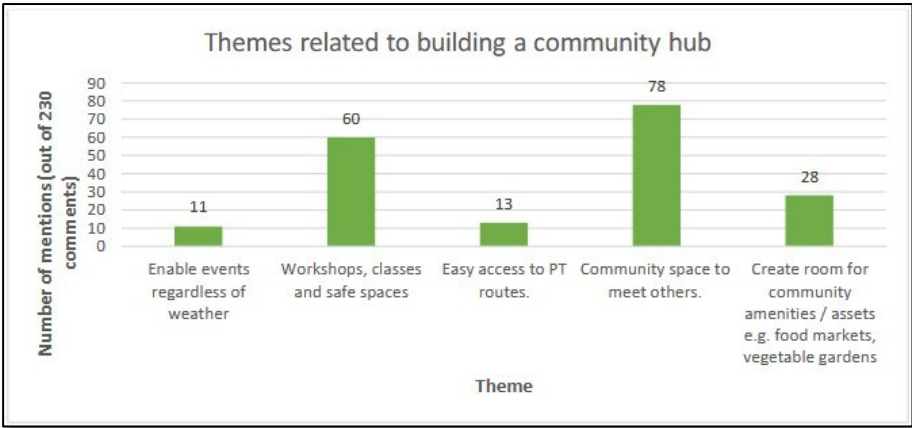
## 2023 Consultation Feedback<sup>195</sup>

- At a high level the community feedback in 2023 is consistent with the feedback in 2020 in that there is a strong level of interest in both a community hub and a recreation and play space.
- As 283 responses were received in the 2023 consultation there is a good level of data available to undertake some further analysis to understand the community views better.

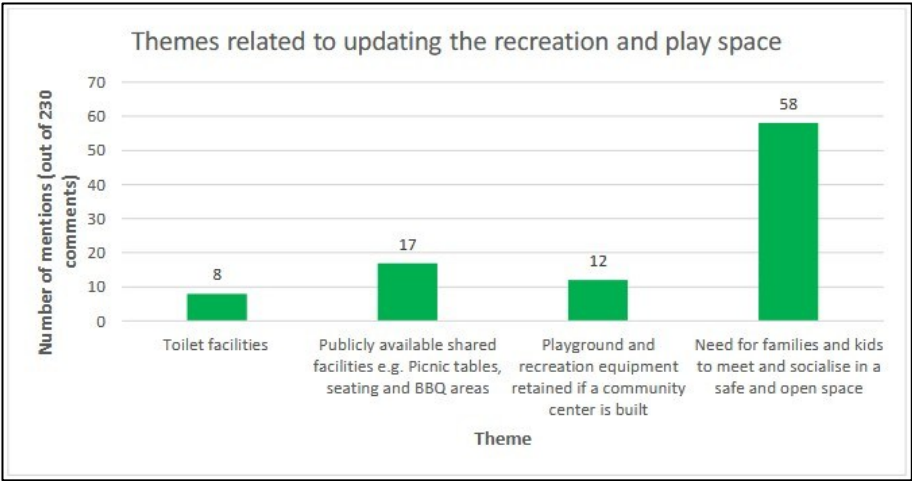
<sup>194</sup> [https://christchurch.infocouncil.biz/Open/2024/06/PCBCC\\_20240613\\_AGN\\_9127\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_AGN_9127_AT.PDF) Page 60

<sup>195</sup> [https://christchurch.infocouncil.biz/Open/2024/06/PCBCC\\_20240613\\_AGN\\_9127\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_AGN_9127_AT.PDF) Page 66





**2023 Consultation Feedback | Themes related to building a community hub**<sup>196</sup>  
Feedback related to developing a community hub indicated the primary reason was a place to meet and socialise, followed secondly by a space to participate in workshops and classes.

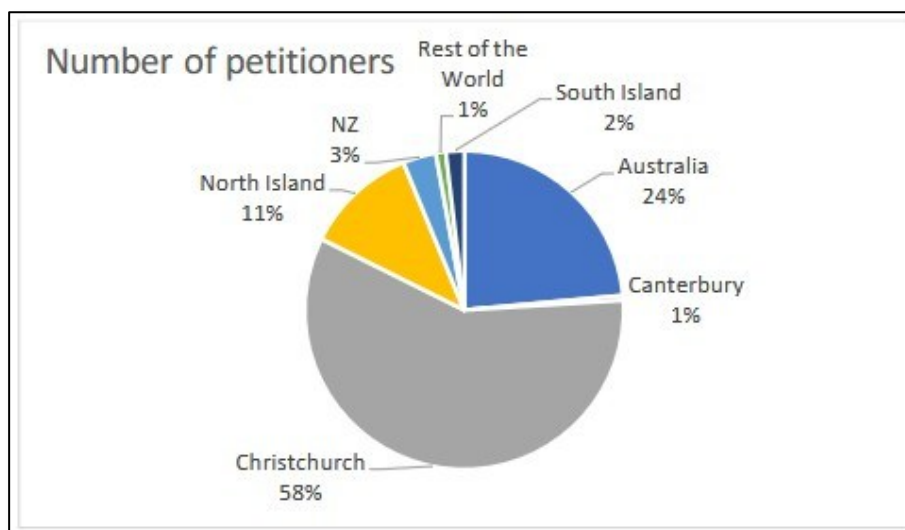


**2023 Consultation Feedback | Themes related to updating the recreation and play space**<sup>197</sup>  
Feedback relating to a recreation and play space also identified with a need for a place to meet and socialise, followed secondly by access to outdoor public amenities.

<sup>196</sup> [https://christchurch.infocouncil.biz/Open/2024/06/PCBCC\\_20240613\\_AGN\\_9127\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_AGN_9127_AT.PDF) Page 67

<sup>197</sup> [https://christchurch.infocouncil.biz/Open/2024/06/PCBCC\\_20240613\\_AGN\\_9127\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_AGN_9127_AT.PDF) Page 67



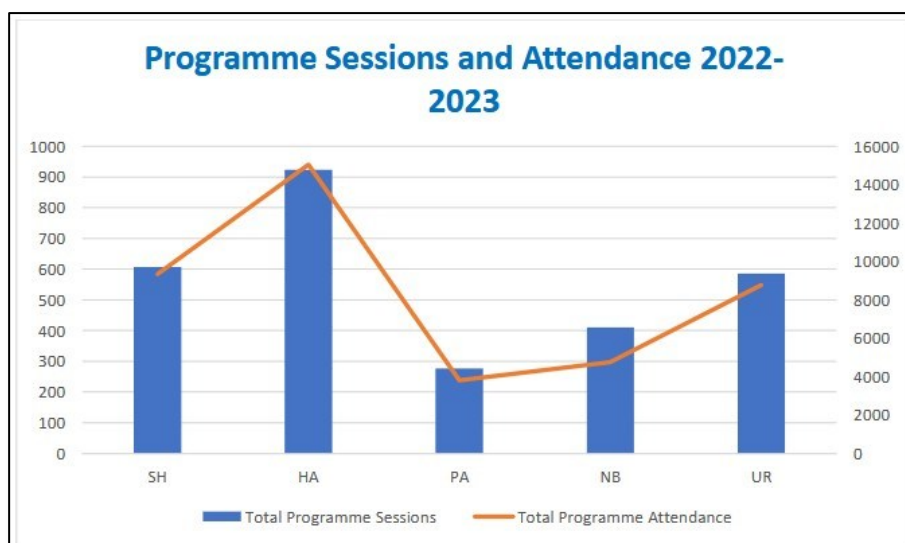


#### **‘Where Is Our Community Centre’ Petition: Location of (Online Petition) Signatories<sup>198</sup>**

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

- From August 2019 to May 2021 the [online] petition received 595 [634] signatories.
- Analysis of the location of the signatories found that 58% stated they were from Christchurch and a further 3% said they were from New Zealand without being more specific so could also be from Christchurch.
- Almost 25% of the signatories are from Australia.

#### **5.4. 2023 FEASIBILITY STUDY: CCC REPORT | SHIRLEY LIBRARY: PROGRAMME SESSIONS, PAGE 72**



#### **Shirley Library: Programme Sessions and Attendance 2022-2023<sup>199</sup>**

- SH = Shirley, HA = Halswell, PA = Papanui, NB = New Brighton, UR = Upper Riccarton
- 1st Halswell & 2nd Upper Riccarton have dedicated Learning Spaces.
- 3rd Shirley, does not have any dedicated Learning Spaces.
- Activities at the Shirley Library are held in areas between the book shelves.
- Shirley Library provides programmes and events for people of all ages and diverse needs and interests.
- There are 19 recurring programmes which run on a regular schedule, usually once a week or once a month.
- In the last 6 months the library has also delivered 14 “one-off” programmes or events.
- In 2022-2023, Shirley Library ran 609 programme sessions, attended by over 9,000 people.
- The graph above shows programming statistics across similar-sized libraries in the network.

<sup>198</sup> [https://christchurch.infocouncil.biz/Open/2024/06/PCBCC\\_20240613\\_AGN\\_9127\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_AGN_9127_AT.PDF) Page 70

<sup>199</sup> [https://christchurch.infocouncil.biz/Open/2024/06/PCBCC\\_20240613\\_AGN\\_9127\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_AGN_9127_AT.PDF) Page 72

- The figures for Te Hāpua: Halswell Centre are higher because they have a programming lab which runs eSports, Minecraft and other popular programmes and where customers can use advanced technology.

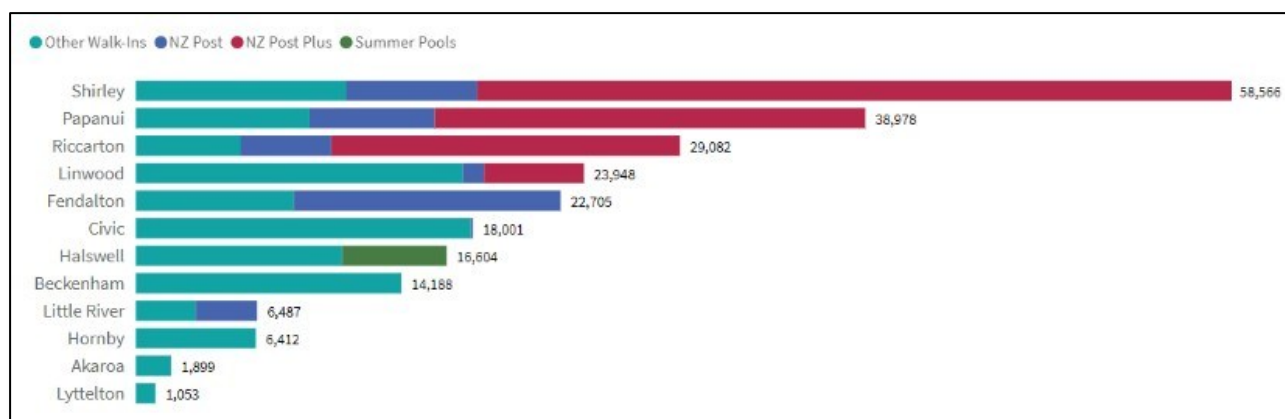
#### 5.4. 2023 FEASIBILITY STUDY: CCC REPORT | SHIRLEY LIBRARY: WĀ PĒPI BABYTIMES SESSIONS, PAGE 73



#### Shirley Library: Wā Pēpi Babytimes Sessions, April-September 2023<sup>200</sup>

This programme of stories, songs and rhymes for children under 2 years old is available at most libraries in the network however, it is particularly popular at Shirley Library. The graph above outlines attendance figures at Shirley Library over the past 6 months compared to similar-sized libraries.

#### 5.4. 2023 FEASIBILITY STUDY: CCC REPORT | CCC SERVICE CENTRES, PAGE 75



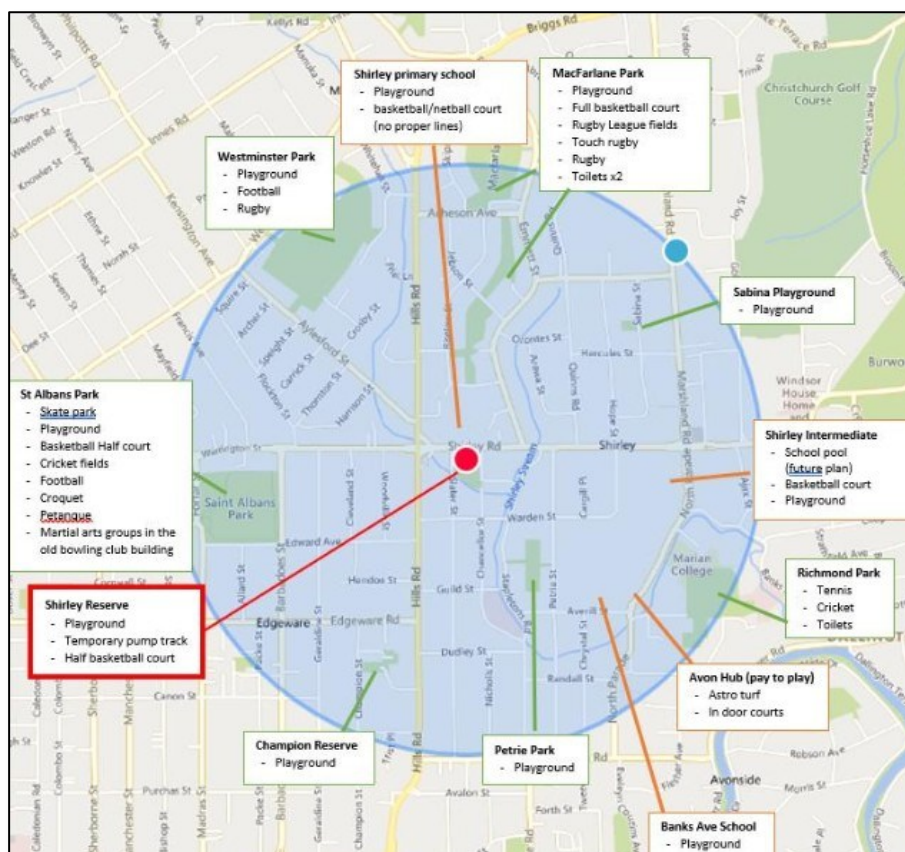
#### Christchurch City Council's Service Centres<sup>201</sup>

The chart above indicates the volume of customer enquiries at the Council's Service Centres from 1 July 2022 to 30 June 2023. Shirley Service Centre far exceeds the volume of enquiries than any other location with the majority of the enquiries relating to NZ Post Plus.

#### 5.4. 2023 FEASIBILITY STUDY: CCC REPORT | RECREATION AND SPORTS 1KM RADIUS, PAGE 79

<sup>200</sup> [https://christchurch.infocouncil.biz/Open/2024/06/PCBCC\\_20240613\\_AGN\\_9127\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_AGN_9127_AT.PDF) Page 73

<sup>201</sup> [https://christchurch.infocouncil.biz/Open/2024/06/PCBCC\\_20240613\\_AGN\\_9127\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_AGN_9127_AT.PDF) Page 75



**Recreation and Sports Resources 1km Radius of 10 Shirley Road<sup>202</sup>**

- This map has been developed to identify recreation and sport resources in the area surrounding Shirley Community Reserve.
- Full-sized basketball courts are available at MacFarlane Park, Shirley Intermediate and one at Shirley Primary, though it has no line markings.
- There are currently half basketball courts at St Albans Park and Shirley Community Reserve.
- There are also a range of facilities across the local area that offer many sport and recreation opportunities for the wider community.

#### 5.4. 4. FEASIBILITY STUDY (2023) SUPPLEMENTARY INFO | 5. EXISTING COUNCIL FACILITY

<sup>202</sup> [https://christchurch.infocouncil.biz/Open/2024/06/PCBCC\\_20240613\\_AGN\\_9127\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_AGN_9127_AT.PDF) Page 79

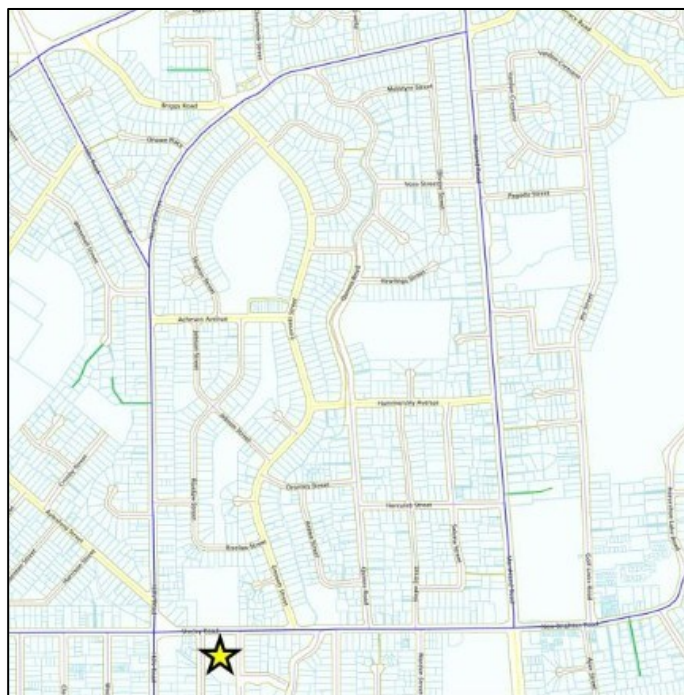


**Figure 1.**

36 Marshland Road facility superimposed on Shirley Community Reserve<sup>203</sup>

- The combined Shirley Library/Service/Governance facility has a footprint of approximately 1100m<sup>2</sup>.
- Superimposing the existing Council facility [36 Marshland Road] on Shirley Community Reserve can be represented by the image in figure 1.

#### 5.4. 4. FEASIBILITY STUDY (2023) SUPPLEMENTARY INFO | 6. LARGE COUNCIL FACILITY AT SCR



<sup>203</sup> [https://christchurch.infocouncil.biz/Open/2024/06/PCBCC\\_20240613\\_AGN\\_9127\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_AGN_9127_AT.PDF) Page 138

**Figure 2.**

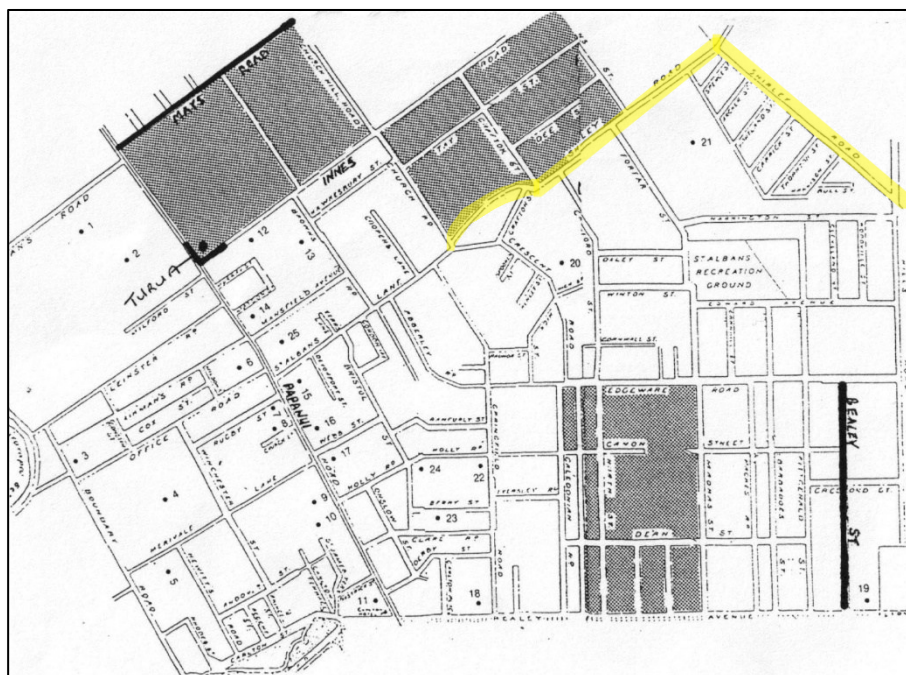
Road hierarchy surrounding Shirley Community Reserve

- Traffic management considerations should include the impact on the existing road hierarchy.
- Figure 2 shows in blue the minor arterial roads close to Shirley Community Reserve, most notably Shirley Road and Hills Road.
- A large Council facility would likely impact traffic flow on Slater Street and the opening and closing times of Shirley Primary School but is unlikely to have much impact on Shirley and Hills roads.

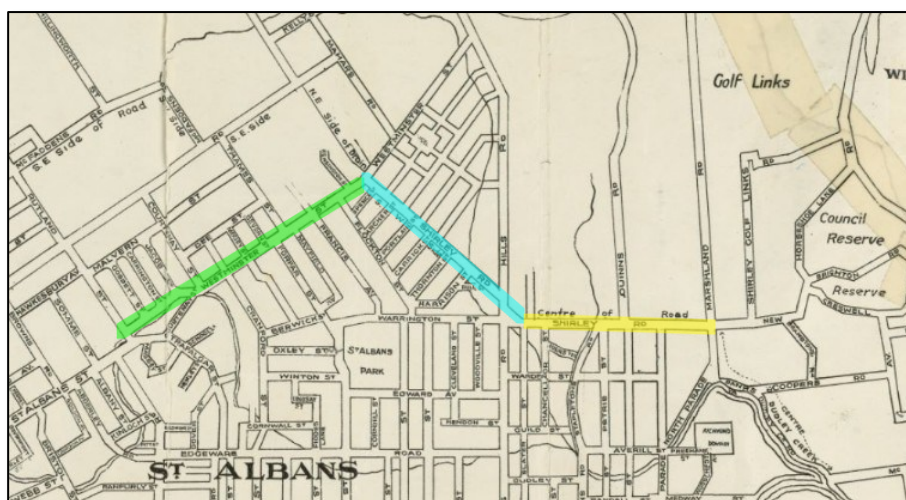


## 5.5. MAPS | PRE EARTHQUAKES

## 5.5. SHIRLEY ROAD | HISTORY



Through my research, I had discovered Aylesford Street was formerly Shirley Road. Recently I found this map in our “Charles Duggan Family History” book. It was through my Mum’s research for this book, that I found part of Westminister Street (from Rutland Street to Aylesford Street) was also Shirley Road.



Christchurch City Libraries Map (1930?): Shirley Road<sup>204</sup>

In this map, Shirley Road started at Westminister Street (now Aylesford Street), before crossing over Hills Road to Marshland Road.

The highlighted line shows the complete original Shirley Road.

1<sup>st</sup> Section of original Shirley Road: Westminister Street (Green Highlight)

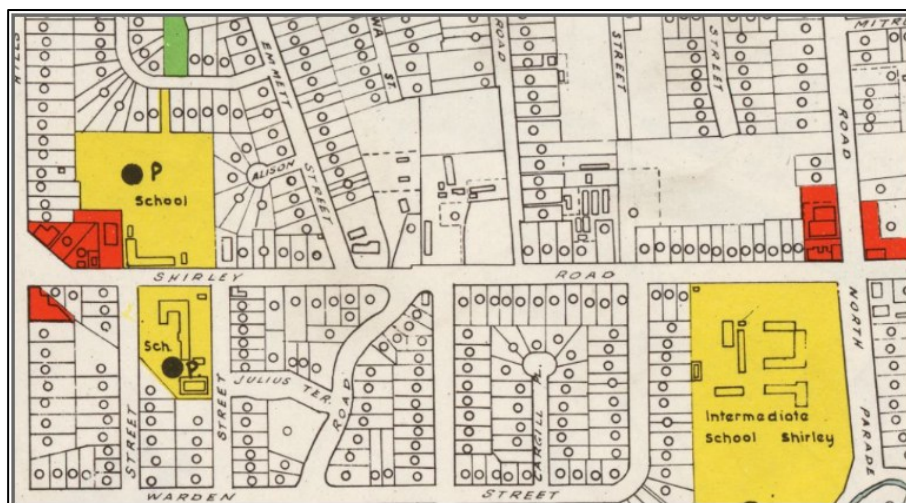
2<sup>nd</sup> Section of original Shirley Road: Aylesford Street (Blue Highlight)

3<sup>rd</sup> Section of original Shirley Road: Current Shirley Road (Yellow Highlight)

<sup>204</sup> <https://christchurchcitylibraries.com/Heritage/Maps/174743.asp>



## 5.5. CHRISTCHURCH CITY COUNCIL DISTRICT PLANNING SCHEME (1962)

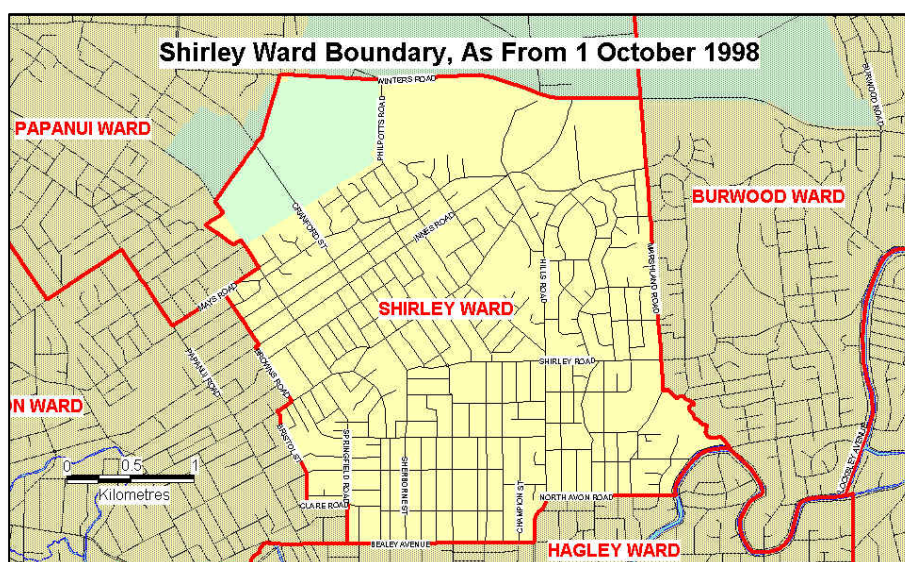


Christchurch City Council District Planning Scheme (1962)<sup>205</sup>

Original Shirley Primary School at 10 Shirley Road.

Swimming Pool (rectangle) located opposite Julius Terrace.

## 5.5. SHIRLEY WARD BOUNDARY (1998)



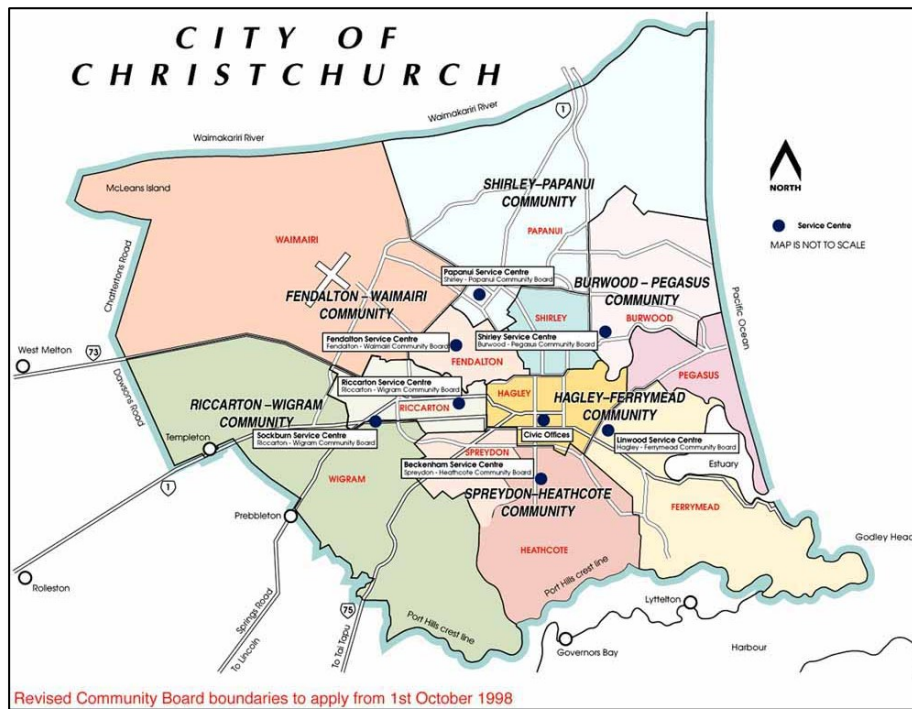
Shirley Ward Boundary (1998)

Includes part of St Albans, Edgware, Mairehau & North Richmond.<sup>206</sup>

## 5.5. CHRISTCHURCH COMMUNITY BOARD BOUNDARIES (1998)

<sup>205</sup> <https://christchurchcitylibraries.com/Heritage/Maps/228452-08.asp>

<sup>206</sup> <http://archived.ccc.govt.nz/archived/1998/elections/WardMaps/ShirleyWB.asp>



Christchurch Community Board Boundaries (1998)<sup>207</sup>

## 5.5. 10 SHIRLEY ROAD | LOCATION HISTORY<sup>208</sup>



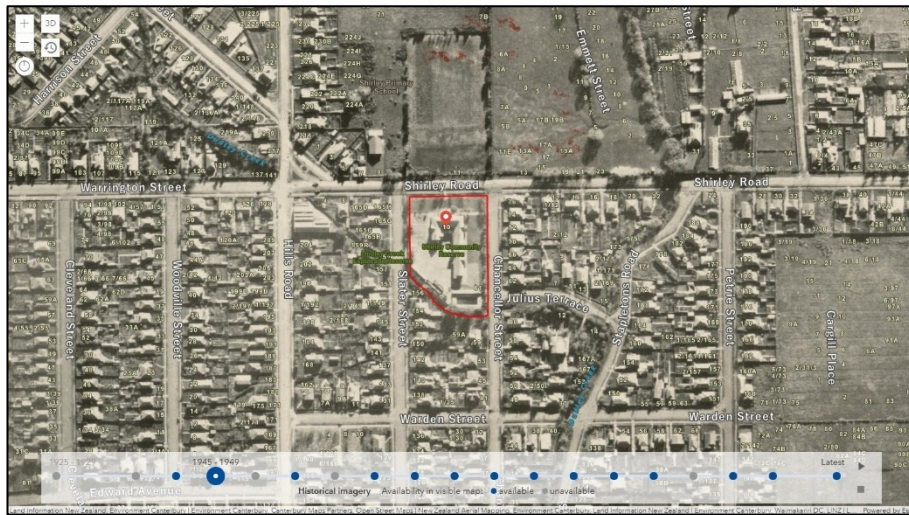
10 Shirley Road | 1940

Centrally located building on this site, with swimming pool in the southeast corner.

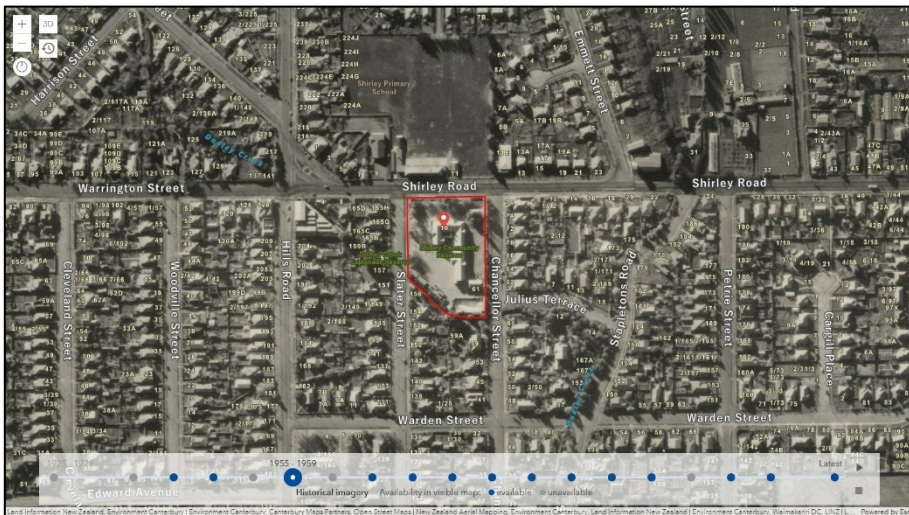
<sup>207</sup> <http://archived.ccc.govt.nz/archived/1998/elections/CHCHcitymap.asp>

<sup>208</sup> <https://propertysearch.canterburymaps.govt.nz/property?propertyAddress=10%20Shirley%20Road,%20Richmond,%20Christchurch>

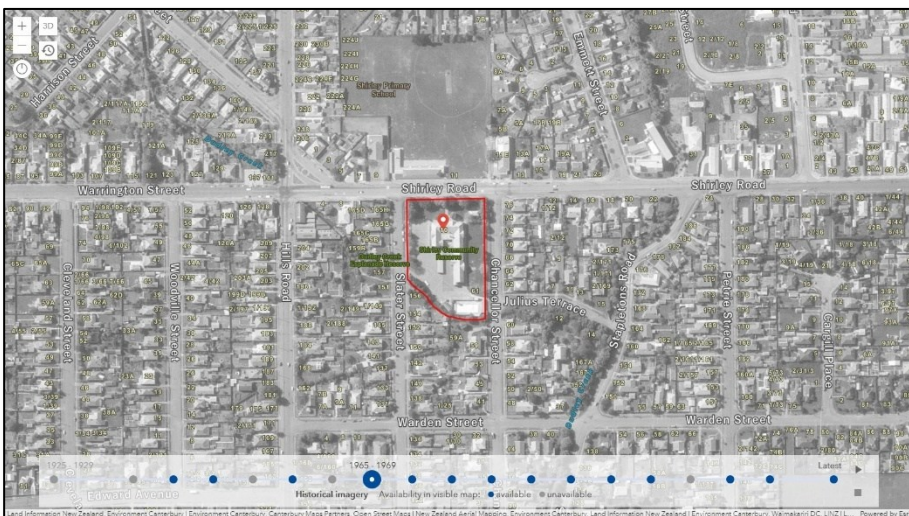




10 Shirley Road | 1945

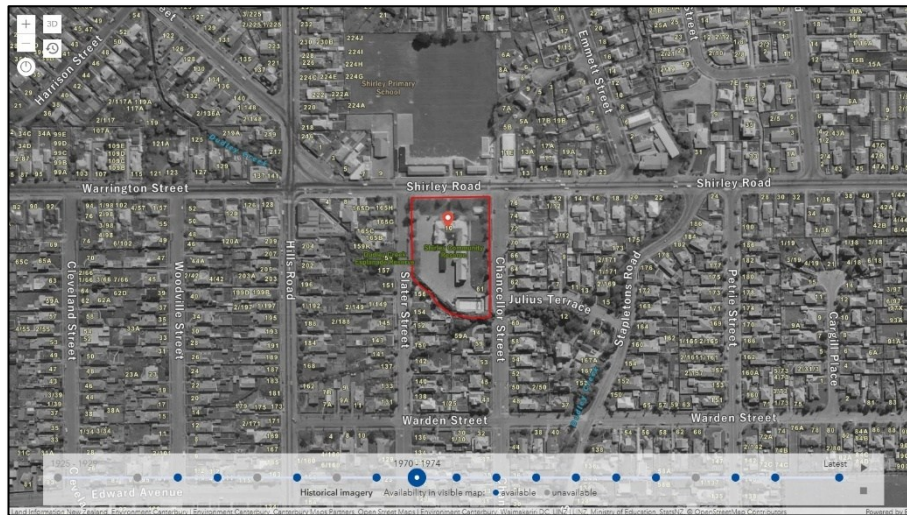


10 Shirley Road | 1955



10 Shirley Road | 1965





10 Shirley Road | 1970

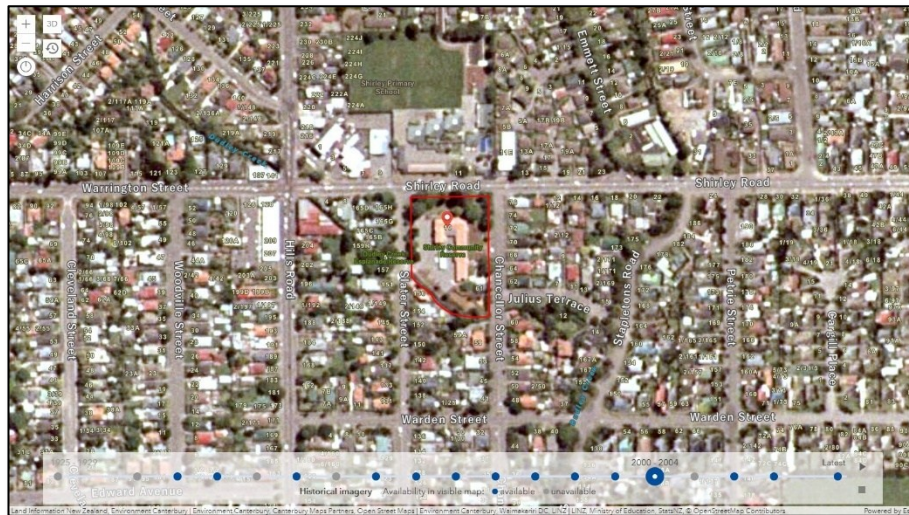


10 Shirley Road | 1980



10 Shirley Road | 1990





10 Shirley Road | 2000

## 5.5. 18 MARSHLAND ROAD | LOCATION HISTORY<sup>209</sup>



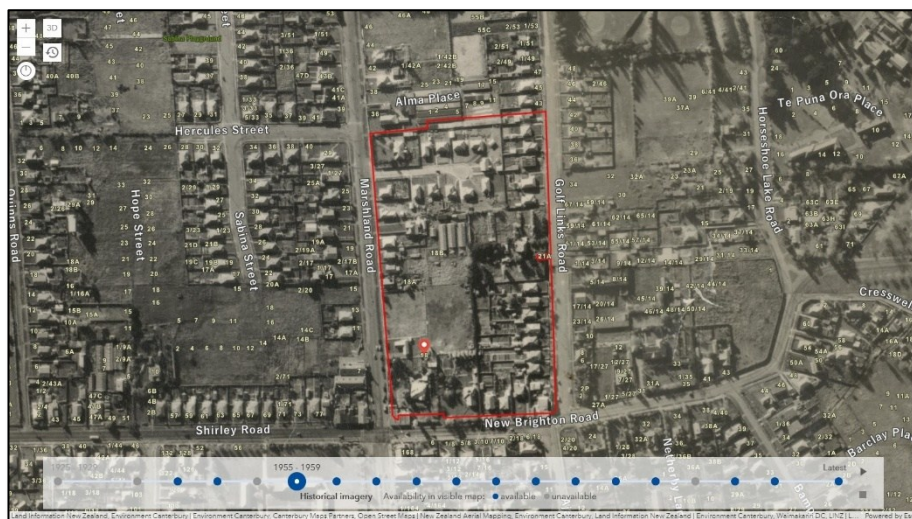
18 Marshland Road | 1940

The following photos from this location show the land development from farms & large sections, to residential areas & the retail development over the years, at the corner of Marshland Road & New Brighton Road.

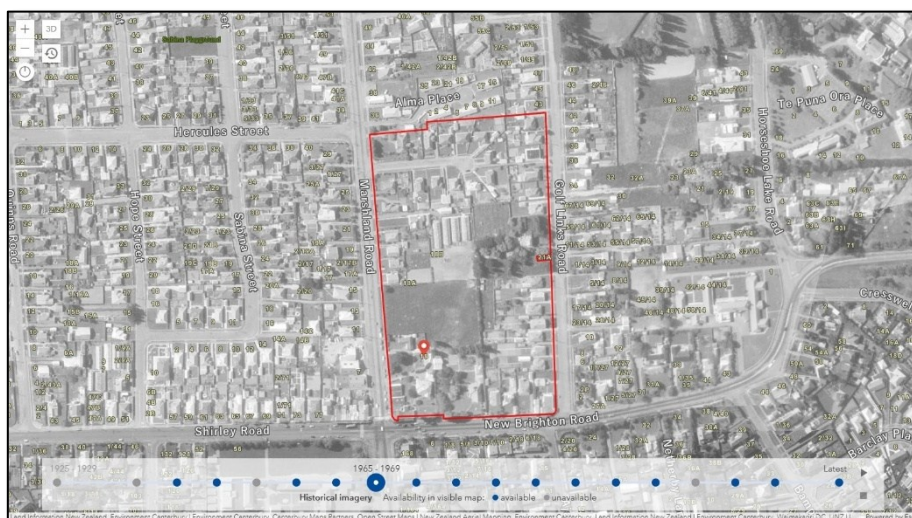
<sup>209</sup>

<https://propertysearch.canterburymaps.govt.nz/property?propertyAddress=18%20Marshland%20Road,%20Shirley,%20Christchurch>





18 Marshland Road | 1955



18 Marshland Road | 1965

Alma Place social housing development is now located north of the red rectangle.  
At this stage, there is a residential cul-de-sac at the top of the red rectangle.  
With a farm? & large undeveloped area in the middle of the red rectangle.



18 Marshland Road | 1970



The farm? is still there, but the large undeveloped area is now gone.  
Shops are now located on Marshland Road, with car parking and a road from  
Marshland Road to Golf Links Road.



#### 18 Marshland Road | 1980

The farm? is now gone. The 1<sup>st</sup> Shirley Library is now located in this area.  
More shops have been added on both Marshland & New Brighton Roads.



#### 18 Marshland Road | 1990

Houses are removed from the residential cul-de-sac at the top of the red rectangle.





### 18 Marshland Road | 1995

Residential cul-de-sac only has a few houses left, facing Marshland Road & Golf Links Road.



### 18 Marshland | 2000

Residential cul-de-sac is gone, replaced by car parking up to Alma Place.

The 2<sup>nd</sup> (current) Shirley Library is now located on Marshland Road.

New retail development (The Palms) is now located from the southeast corner.





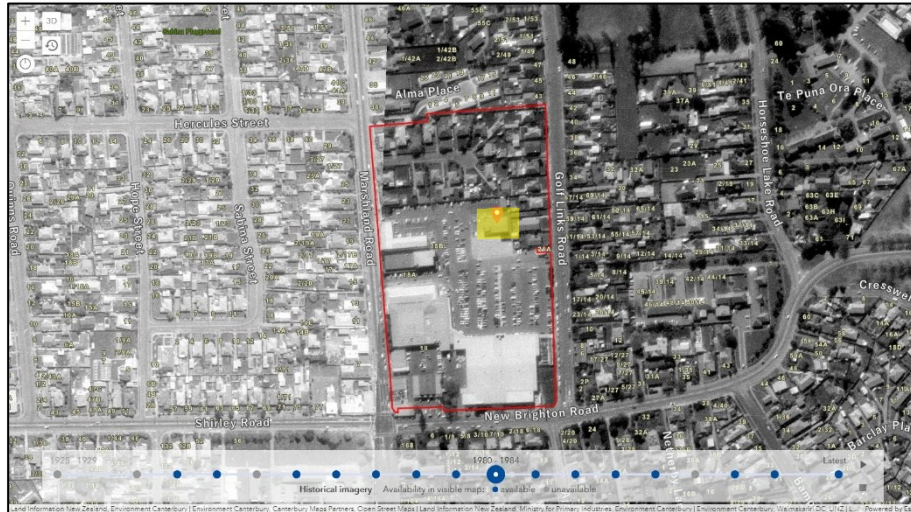
### 18 Marshland Road | 2010

New extension to the retail area (The Palms), now covers the 2/3rds of this site, from New Brighton Road to Alma Place.

New two storey car parking building built along Marshland Road.

Uncovered car parking area on the corner of Marshland & New Brighton Roads.

## 5.5. SHIRLEY LIBRARY | 1<sup>ST</sup> LOCATION (1981 – 1996)<sup>210</sup>



### 1<sup>st</sup> Shirley Library (Golf Links Road) | 1980

Clearly visible, as it was away from the shops in the car park area.



### 1<sup>st</sup> Shirley Library (Golf Links Road) | 1995

## 5.5. SHIRLEY LIBRARY | 2<sup>ND</sup> LOCATION (1996 – 2025)<sup>211</sup>

<sup>210</sup> <https://propertysearch.canterburymaps.govt.nz/property?propertyPoint=1572869.74424273,5182916.361024872>

<sup>211</sup> <https://propertysearch.canterburymaps.govt.nz/property?propertyAddress=36%20Marshland%20Road,%20Shirley,%20Christchurch>



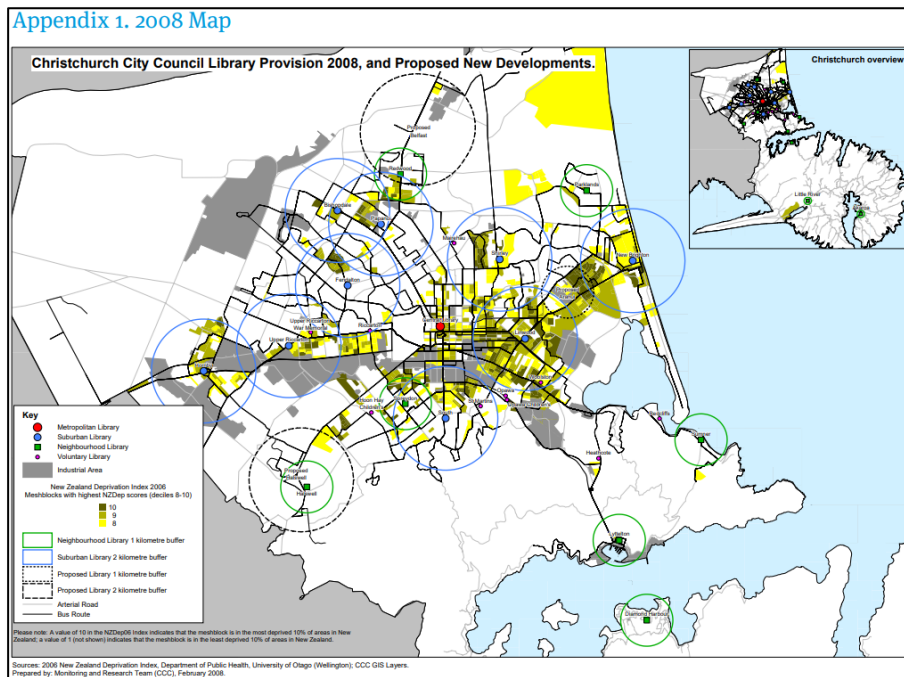
2<sup>nd</sup> Shirley Library (36 Marshland Road) | 2000  
Clearly visible, away from the shops, on the north boundary of the car park area.



2<sup>nd</sup> Shirley Library (36 Marshland Road) | 2010  
Not as visible, hidden behind the new two storey car parking building,  
built along Marshland Road.

## 5.5. CHRISTCHURCH CITY LIBRARIES NETWORK MAP (2008)

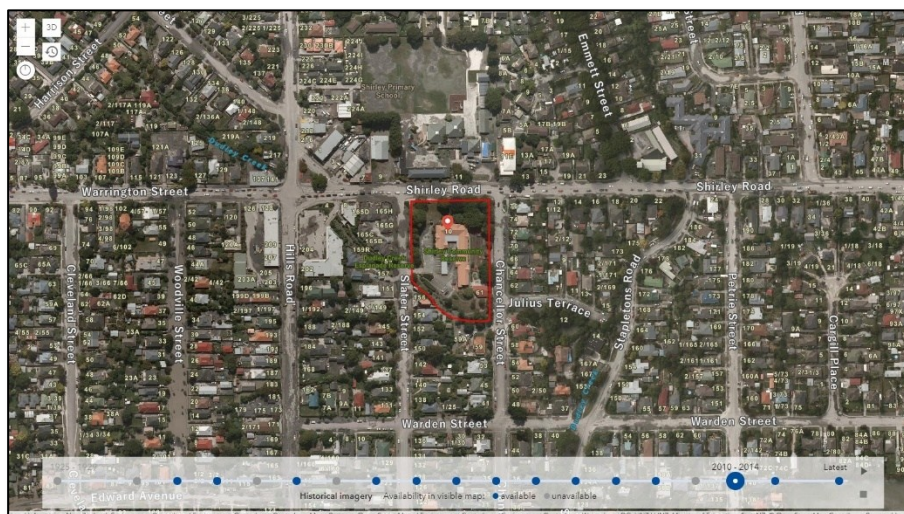




Libraries 2025 Network Plan | Appendix 1. 2008 Map<sup>212</sup>

## 5.5. MAPS | POST EARTHQUAKES

### 5.5. 10 SHIRLEY ROAD | LOCATION HISTORY<sup>213</sup>



10 Shirley Road | 2010

<sup>212</sup> <https://christchurchcitylibraries.com/2025/Libraries2025FacilitiesPlan.pdf> Page 45

<sup>213</sup> <https://propertysearch.canterburymaps.govt.nz/property?propertyAddress=10%20Shirley%20Road,%20Richmond,%20Christchurch>



10 Shirley Road | 2015



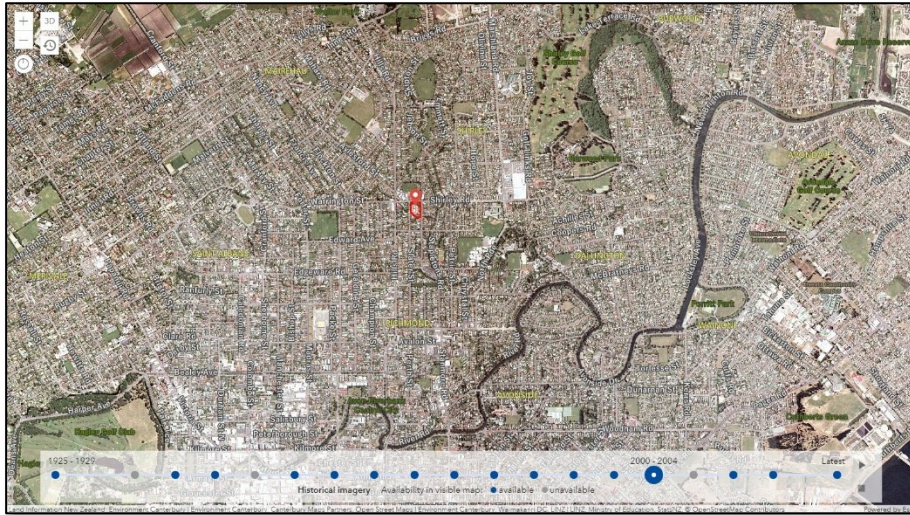
10 Shirley Road | Latest

## 5.5. RESIDENTIAL RED ZONE | LOCATION HISTORY<sup>214</sup>

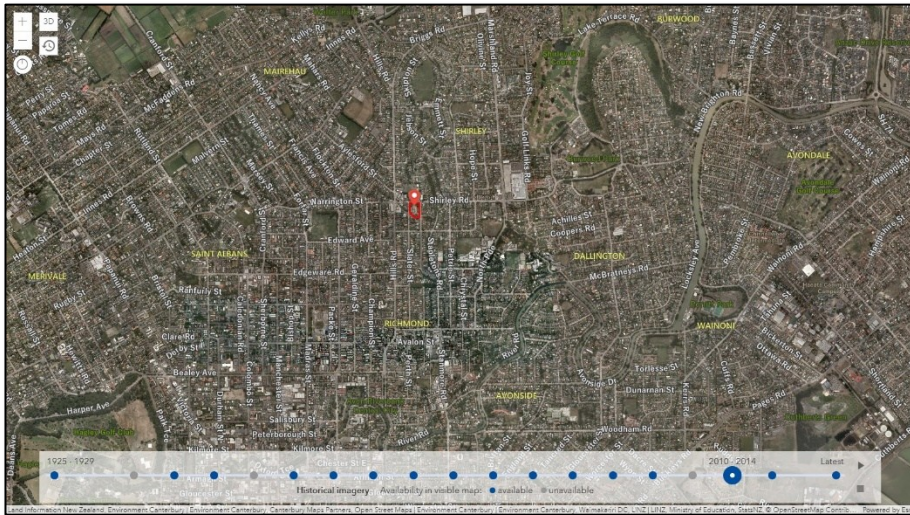
214

<https://propertysearch.canterburymaps.govt.nz/property?propertyAddress=10%20Shirley%20Road,%20Richmond,%20Christchurch>

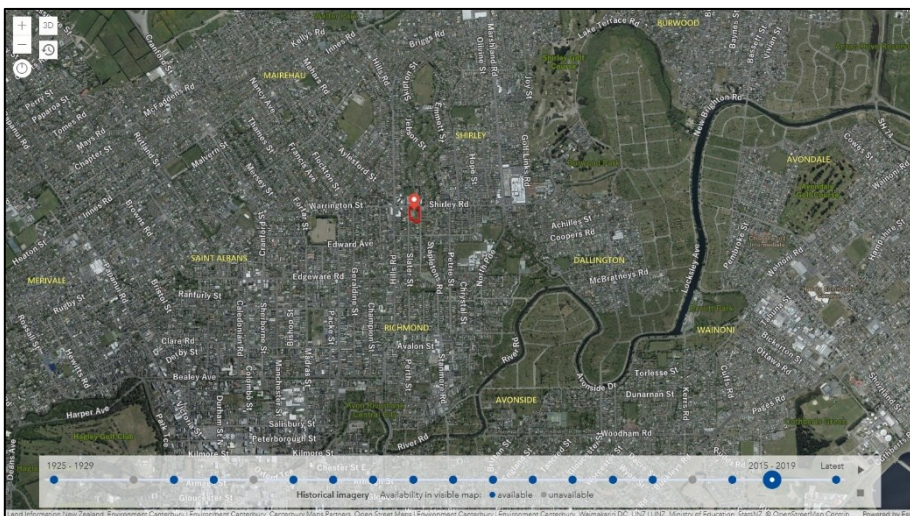




Population | 2000



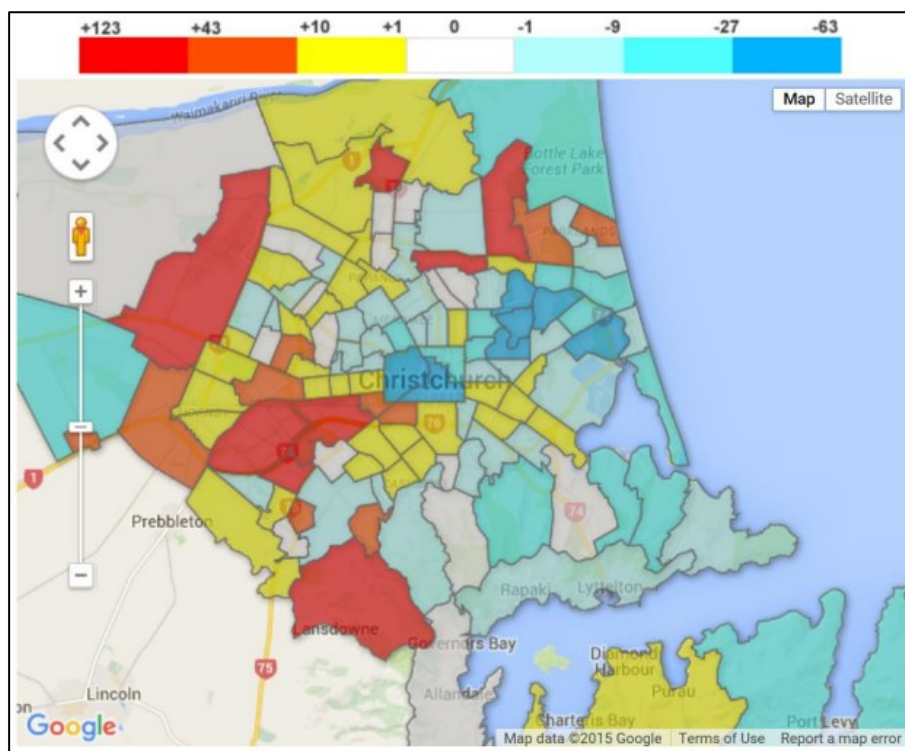
Population | 2010



Population Shift | 2015  
Residential Red Zone area (from east of Marshland Road)

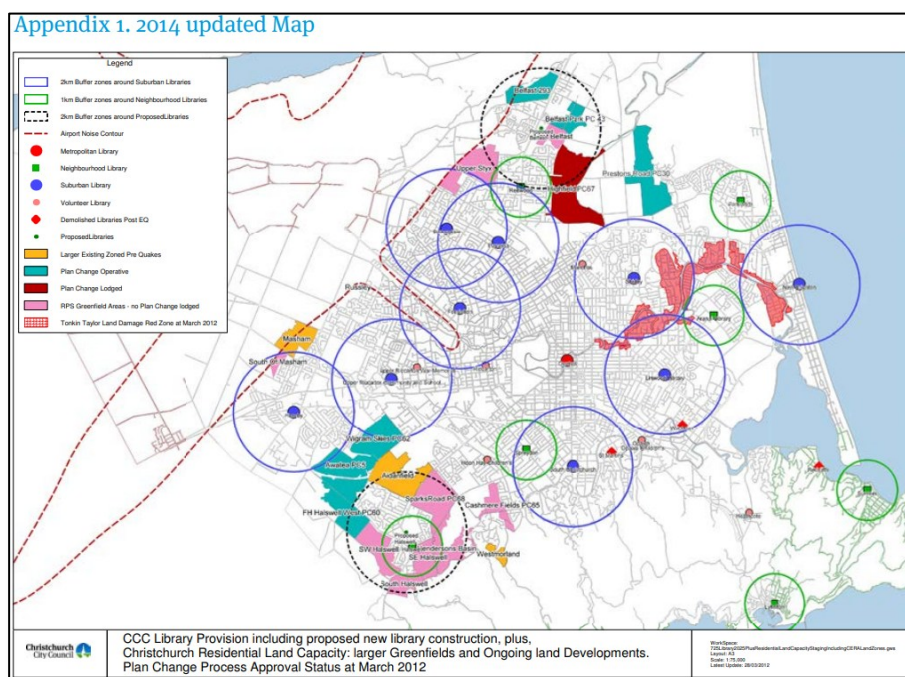
## 5.5. CCC CITIZEN HUB STRATEGY | POPULATION SHIFT IN THE CITY (2015)





CCC Citizen Hub Strategy | Appendix 5 – Population Shift in the City (2015)<sup>215</sup>

## 5.5. CHRISTCHURCH CITY LIBRARIES NETWORK MAP (2014)



Libraries 2025 Network Plan | Appendix 1. 2014 updated Map<sup>216</sup>

## 5.5. SHIRLEY/PAPANUI WARD BOUNDARIES (2015)

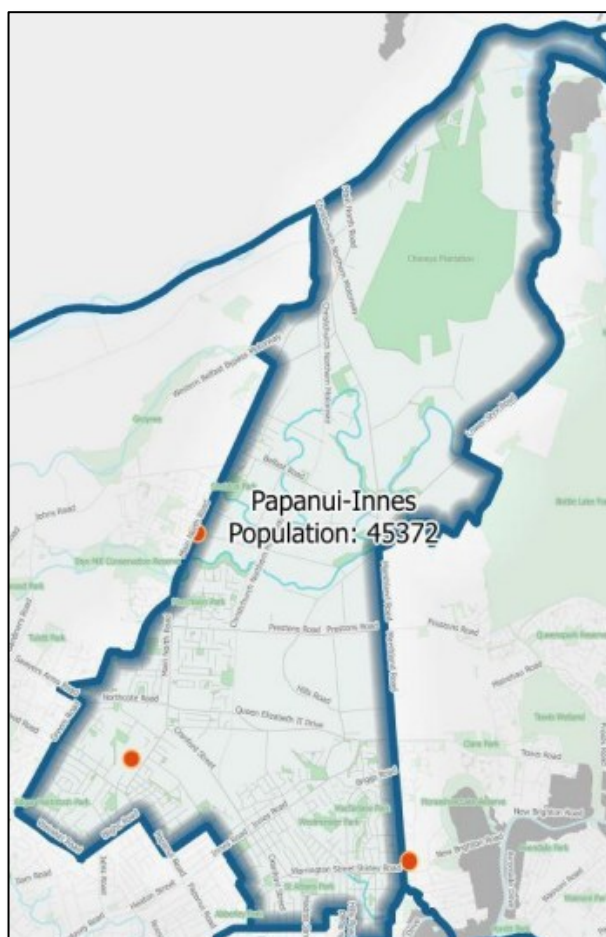
<sup>215</sup> <https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Strategies/Citizen-Hub-Strategy.pdf> Page 36

<sup>216</sup> <https://christchurchcitylibraries.com/2025/Libraries2025FacilitiesPlan.pdf> Page 45



The Shirley/Papanui ward comprises the suburbs of: Belfast, Redwood, Marshland, Sawyers Arms, Shirley, St Albans, Papanui and Styx.<sup>217</sup>

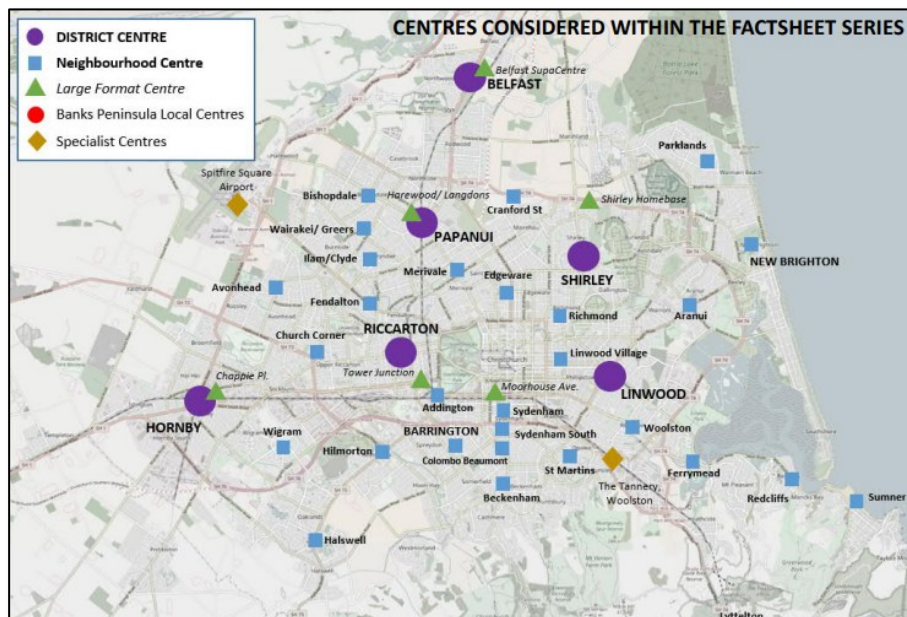
#### 5.5. PAPANUI-INNES WARD BOUNDARIES (2017)



<sup>217</sup> <https://www.ccc.govt.nz/assets/Documents/The-Council/Community-Boards/Shirley-Papanui-Community-Board-Area-Plan-2015-16.pdf> Page 9

The Papanui-Innes area includes the suburbs of Papanui, Redwood, St Albans, Mairehau, Kainga and parts of Casebrook, Shirley, Marshland and Spencerville.<sup>218</sup>

## 5.5. CCC COMMERCIAL FACTSHEETS (2017)



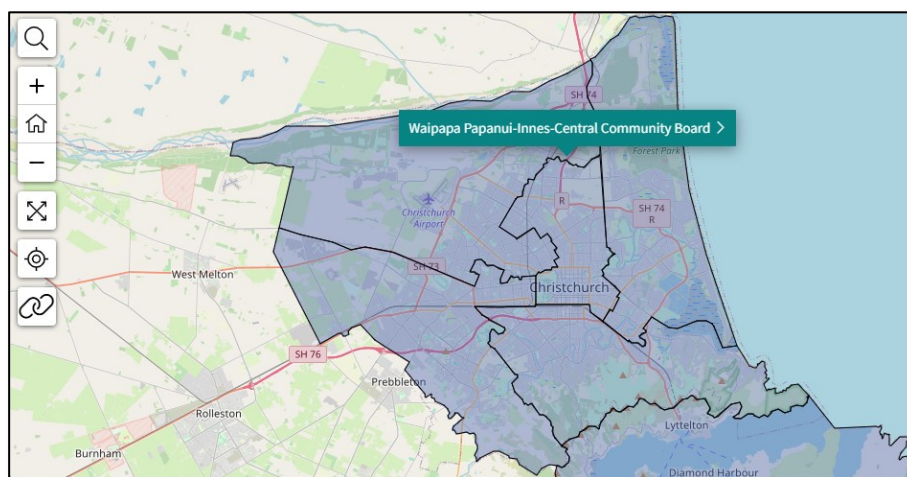
CCC Commercial Factsheets (2017)<sup>219</sup>

<https://ccc.govt.nz/assets/Documents/Culture-Community/Stats-and-facts-on-Christchurch/Community-Ward-Profiles/Commercial-Centre-Factsheets/Information-Guide.pdf>

District Centre: Shirley  
Neighbourhood Centre: Richmond & Edgware  
Large Format Centre: Shirley Homebase

## 5.5. MAPS | FUTURE PLANS

### 5.5. CCC COMMUNITY BOARD AREAS



Christchurch has 16 wards and six community boards.  
These were in place for the 2022 election and will be used for the 2025 election.

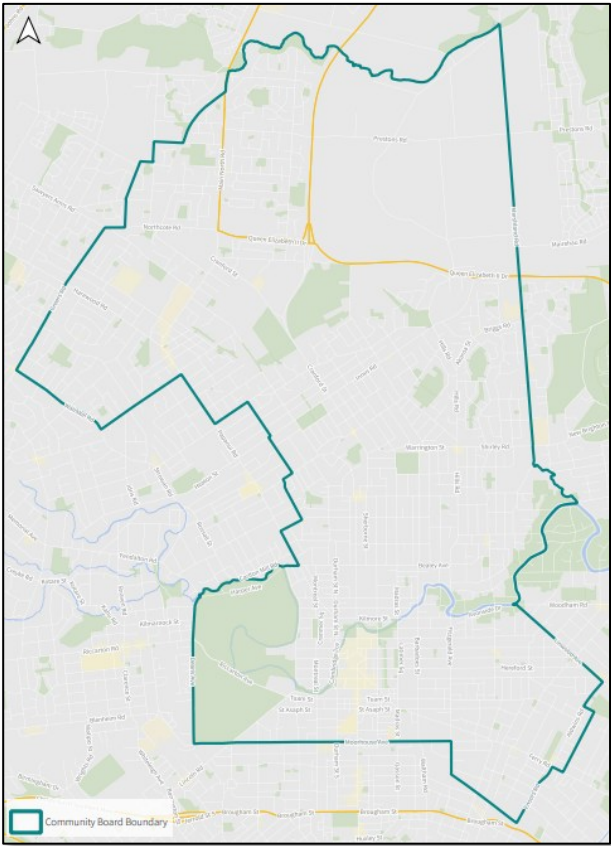
<sup>218</sup> <https://www.ccc.govt.nz/assets/Documents/The-Council/Community-Boards/Plans/Papanui-Innes-Community-Board-Plan.pdf> Page 6

<sup>219</sup> <https://ccc.govt.nz/culture-and-community/statistics-and-facts/facts-stats-and-figures/commercialcentrefactsheets>



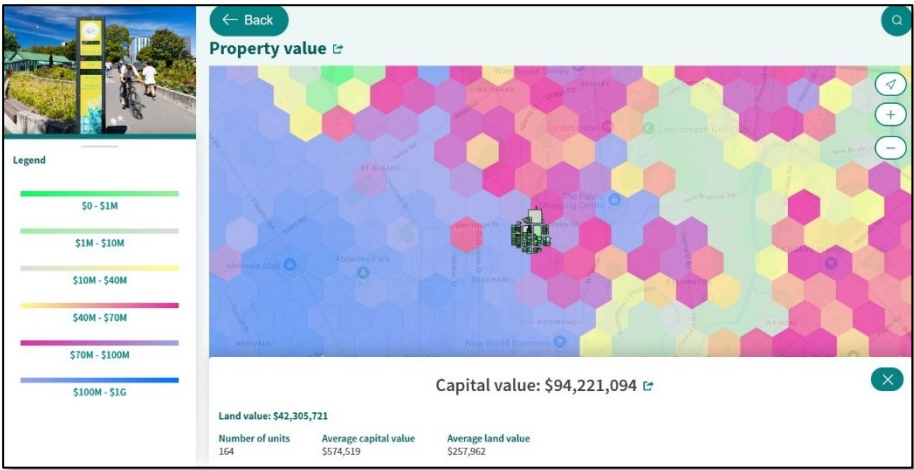
The Waipapa Papanui-Innes-Central Community Board area covers the smallest area of land, due to the population density in these Wards.<sup>220</sup>

5.5. WAIAPAPA PAPANUI-INNES-CENTRAL WARD BOUNDARIES (2023)



Waipapa Papanui-Innes-Central Ward Boundaries (2023)<sup>221</sup>

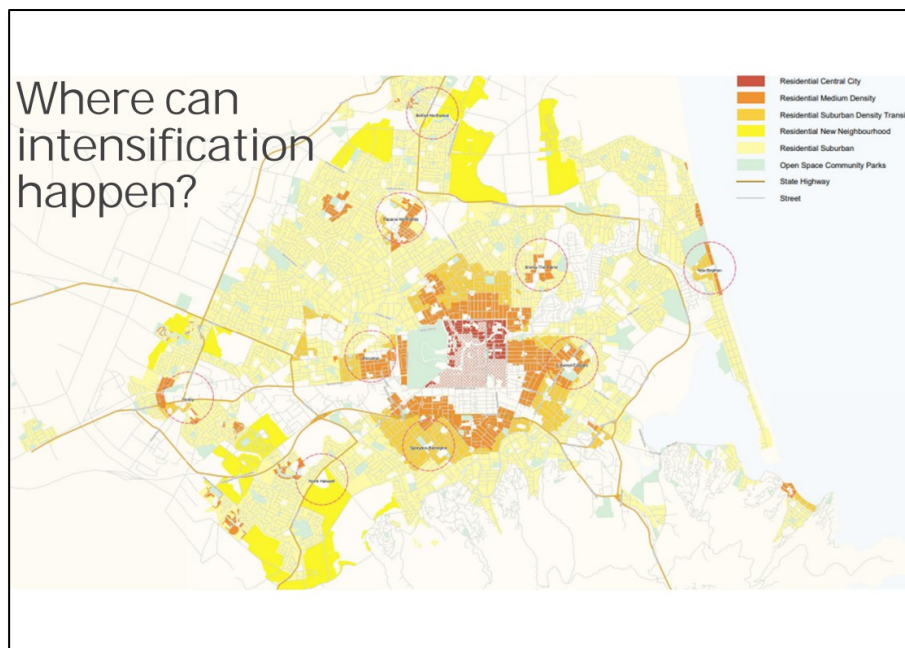
5.5. SMARTVIEW PROPERTY VALUE



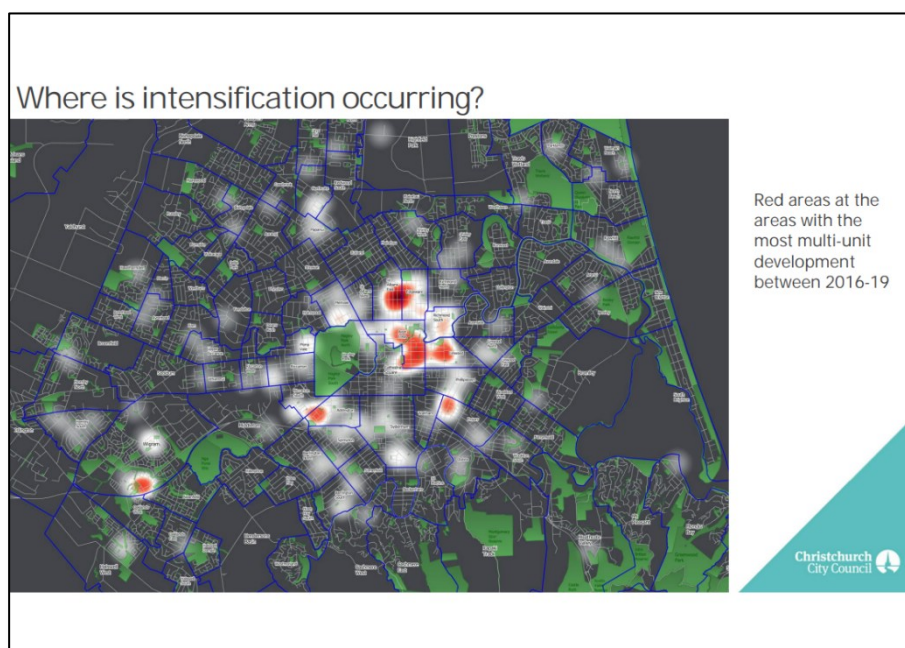
<https://smartview.ccc.govt.nz/data/property-value/filter/@5321>  
Highlighted Hexagon: Corner of Hills Road & Shirley Road,  
includes the 10 Shirley Road site/Shirley Community Reserve.

<sup>220</sup> <https://ccc.govt.nz/the-council/how-the-council-works/elected-members/community-boards>

<sup>221</sup> <https://ccc.govt.nz/assets/Documents/The-Council/Community-Boards/Plans/2023-2025/Papanui-Innes-Central-2023-25-Community-Board-Plan.pdf> Page 5



Shirley/The Palms = Residential Medium Density<sup>223</sup>



Communities around Shirley Road affected by housing intensification:

Red Areas: St Albans East & Edgware

Pink Area: Richmond South

White Areas: Shirley West, Shirley East & Richmond North<sup>224</sup>

<sup>222</sup> <https://simonbritten.com/2021/08/21/board-briefed-on-housing-intensification/>

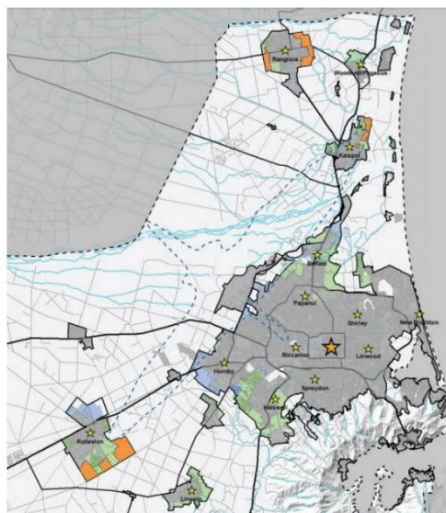
<sup>223</sup> <https://simonbritten.com/wp-content/uploads/2021/08/briefing-papanui-innes-community-board-6-august-2021-intensification-roadshow-presentation.pdf> Page 5

<sup>224</sup> <https://simonbritten.com/wp-content/uploads/2021/08/briefing-papanui-innes-community-board-6-august-2021-intensification-roadshow-presentation.pdf> Page 6



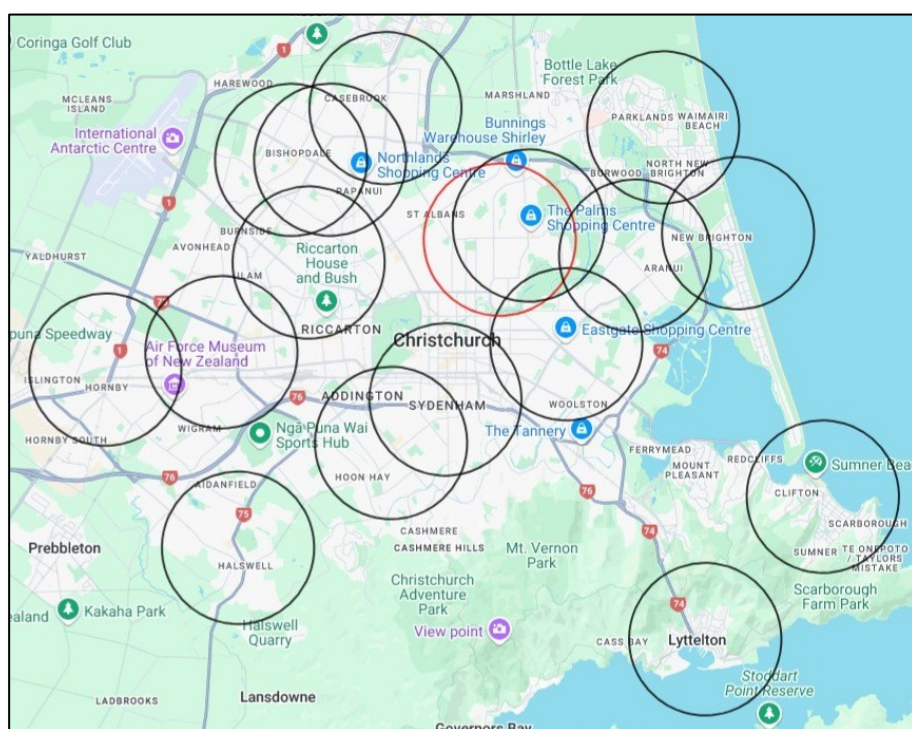
## More intensification

- = more housing supply
- = less sprawl
- = less emissions
- = more productive land (food basket)
- = urban regeneration



Shirley/The Palms is a 'Key Activity Centre'<sup>225</sup>

## 5.5. CHRISTCHURCH CITY LIBRARIES | 'SUBURBAN' WITH 2KM RADIUS



### Christchurch City Libraries | 'Suburban' with 2km Radius

#### Christchurch City Libraries Locations<sup>226</sup>

'Suburban' library: Catchment ranges from 1.5km to 3km radius;  
services population range from 15,000 – 40,000.

Services could include a variety of activities and flexible spaces.<sup>227</sup>

Red Circle: 10 Shirley Road 2km Radius Catchment

<sup>225</sup> <https://simonbritten.com/wp-content/uploads/2021/08/briefing-papanui-innes-community-board-6-august-2021-intensification-roadshow-presentation.pdf> Page 11

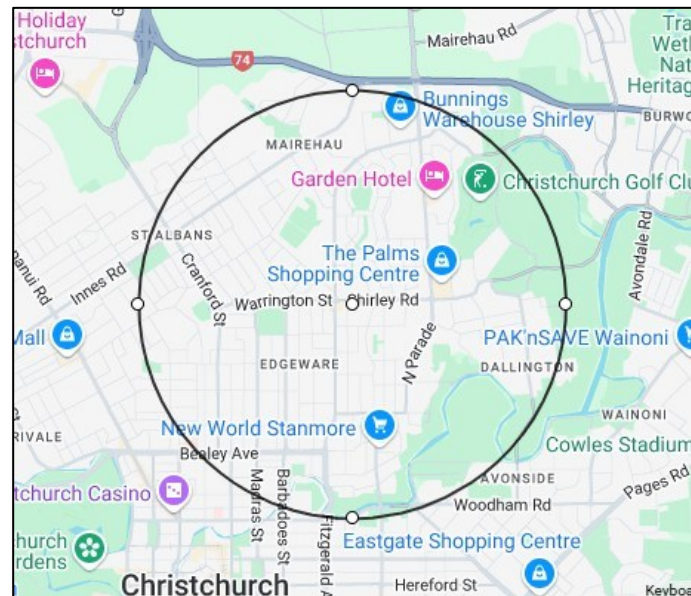
<sup>226</sup> <https://christchurch.bibliocommons.com/v2/locations>

<sup>227</sup> <https://christchurchcitylibraries.com/2025/libraries2025facilitiesplan.pdf> Page 44

There is no 'suburban' sized library in the Innes/Central Ward.  
10 Shirley Road is on the boundary for the Innes & Central Ward.

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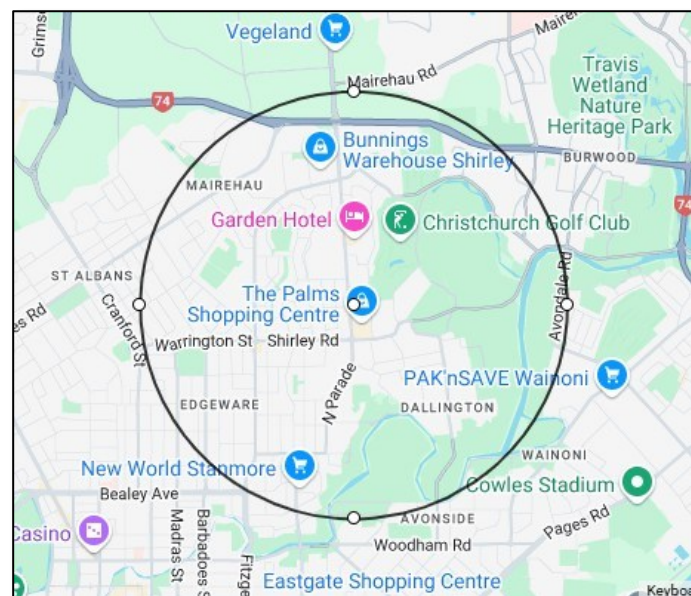
#### 5.5. 10 SHIRLEY ROAD | 2KM RADIUS CATCHMENT MAP



This map shows a 2km radius from 10 Shirley Road/Shirley Community Reserve.  
The following suburbs are included: Shirley, Dallington, Richmond, Edgeware,  
St Albans & Mairehau.<sup>228</sup>

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#### 5.5. 36 MARSHLAND ROAD | 2KM RADIUS CATCHMENT MAP



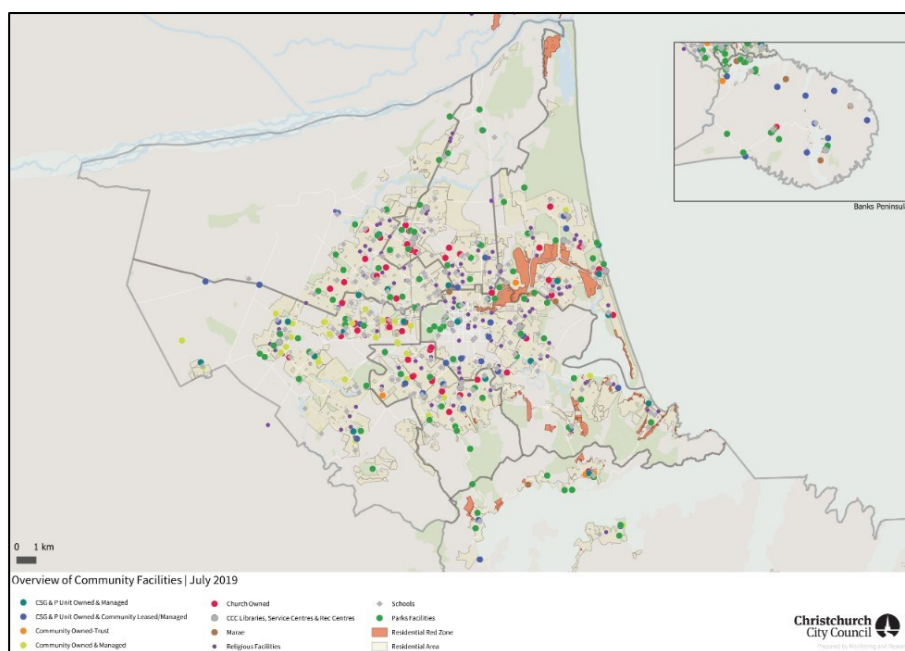
This map shows a 2km radius from the 36 Marshland Road site, the current location for the Shirley Library.  
The following suburbs are included: Shirley, Dallington, Richmond & Mairehau, with only parts of Richmond,  
Edgeware & St Albans included. Most of the land is 'green' (with no residential properties) on the east side of  
Marshland Road, with the Christchurch Golf Club, Burwood Park, Horseshoe Lake Reserve,  
Residential Red Zone areas & Ōtākaro Avon River Corridor.<sup>229</sup>

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<sup>228</sup> <https://www.mapdevelopers.com/draw-circle-tool.php?circles=%5B%5B2000%2C-43.5084735%2C172.653699%2C%22%23AAAAAA%22%2C%22%23000000%22%2C0%5D%5D>

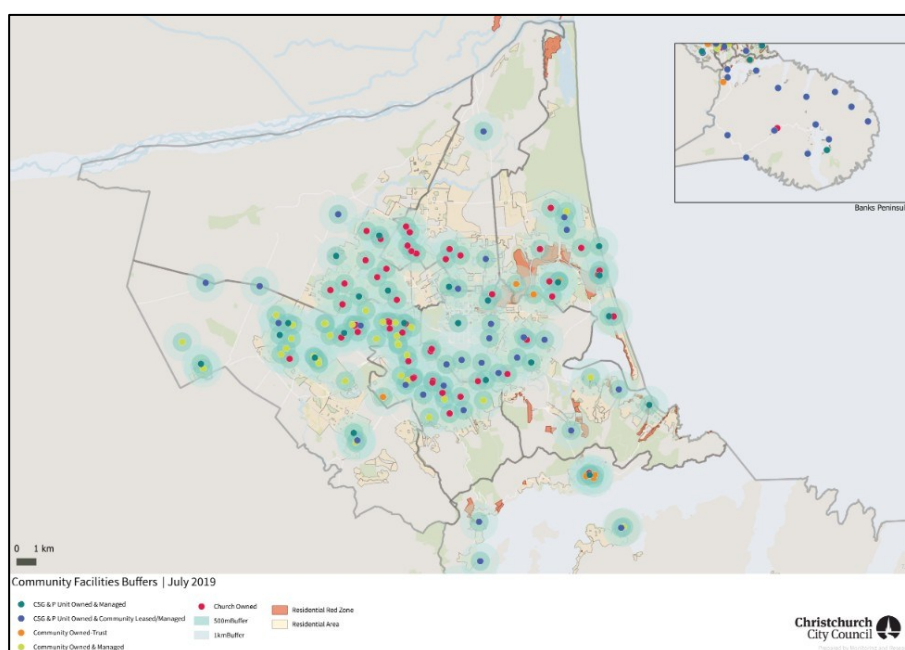
<sup>229</sup> <https://www.mapdevelopers.com/draw-circle-tool.php?circles=%5B%5B2000%2C-43.5051288%2C172.6631301%2C%22%23AAAAAA%22%2C%22%23000000%22%2C0%5D%5D>

## 5.5. CCC COMMUNITY FACILITIES NETWORK PLAN (2019) | OVERVIEW



CCC Community Facilities Network Plan (2019)  
Overview of Community Facilities<sup>230</sup>

## 5.5. CCC COMMUNITY FACILITIES NETWORK PLAN (2019) | BUFFERS



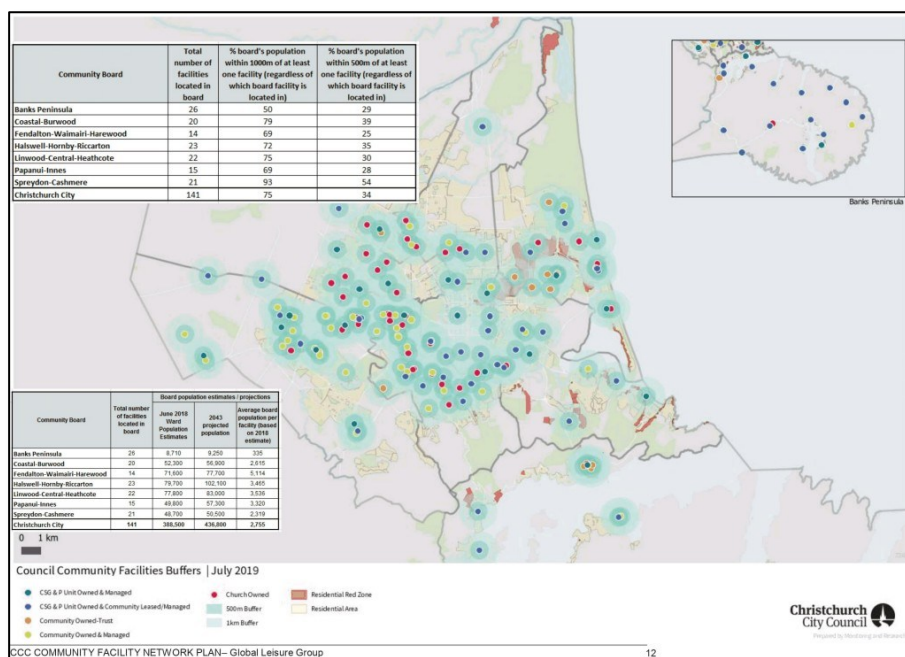
CCC Community Facilities Network Plan (2019)  
Community Facilities Buffers<sup>231</sup>

## 5.5. CF NETWORK PLAN (2019) GLG LTD REPORT | FIGURE 1, PAGE 12

<sup>230</sup> [https://christchurch.infocouncil.biz/Open/2019/07/SOC\\_20190731\\_AGN\\_3438\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2019/07/SOC_20190731_AGN_3438_AT.PDF) Page 38

<sup>231</sup> [https://christchurch.infocouncil.biz/Open/2019/07/SOC\\_20190731\\_AGN\\_3438\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2019/07/SOC_20190731_AGN_3438_AT.PDF) Page 39





‘Insights from demographics’ Map, Figure 1, Page 12<sup>232</sup>  
Spatial distribution of identified community facilities (including community owned).

## 5.5. CF NETWORK PLAN (2019) GLG LTD REPORT | FIGURE 13, PAGE 69

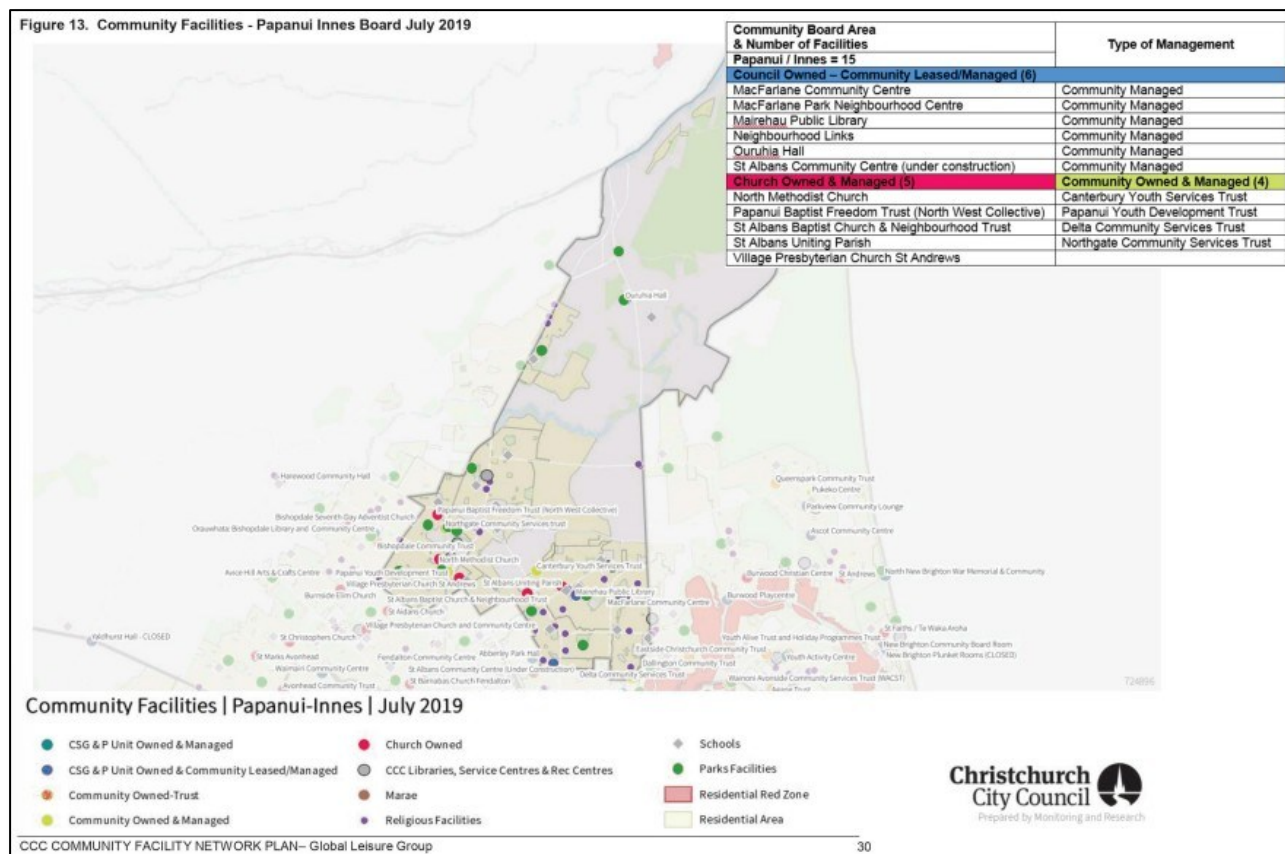


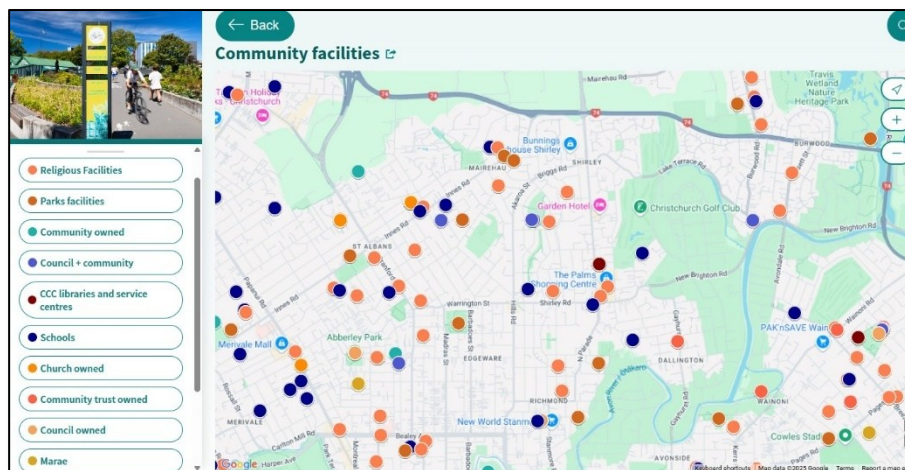
Figure 13. Community Facilities – Papanui Innes Board July 2019<sup>233</sup>

<sup>232</sup> [https://christchurch.infocouncil.biz/Open/2019/07/SOC\\_20190731\\_AGN\\_3438\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2019/07/SOC_20190731_AGN_3438_AT.PDF) Page 51

<sup>233</sup> [https://christchurch.infocouncil.biz/Open/2019/07/SOC\\_20190731\\_AGN\\_3438\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2019/07/SOC_20190731_AGN_3438_AT.PDF) Page 69

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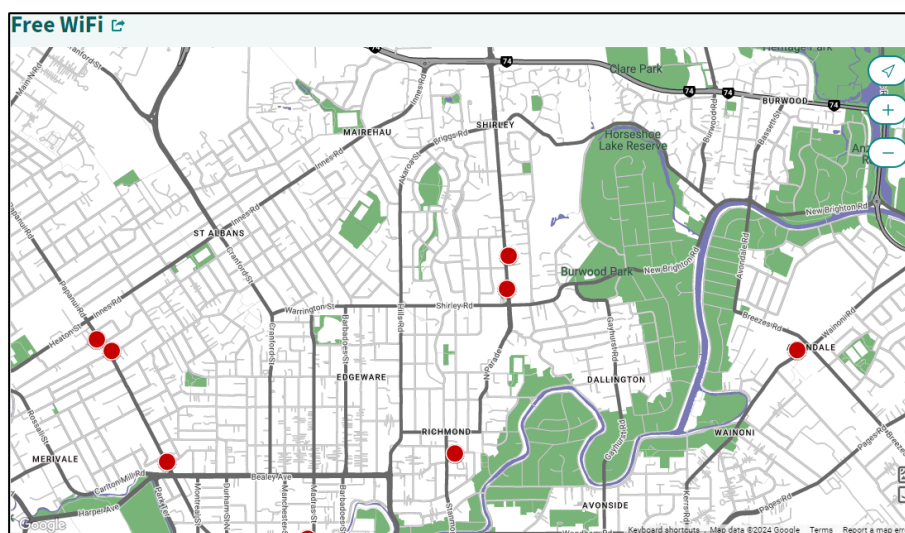
## 5.5. SMARTVIEW COMMUNITY FACILITIES



<https://smartview.ccc.govt.nz/data/community-facilities>

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## 5.5. SMARTVIEW FREE WIFI



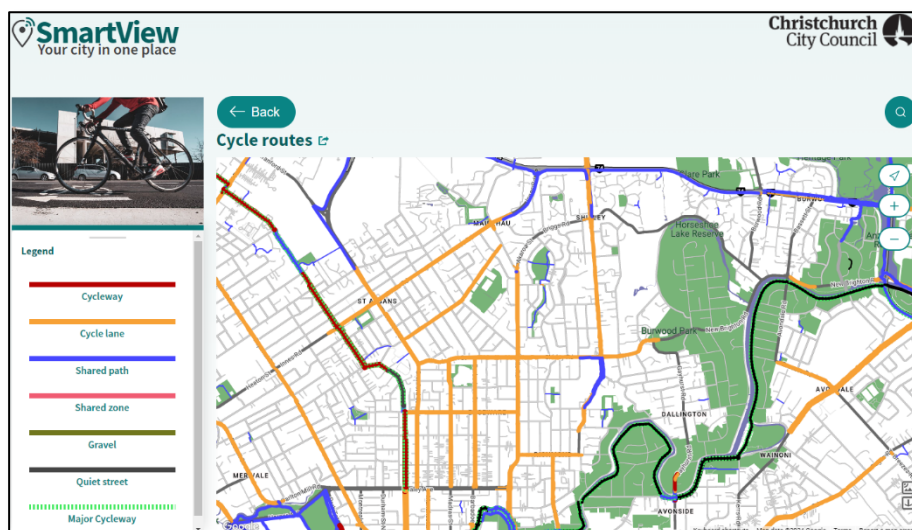
<https://smartview.ccc.govt.nz/data/free-wifi>

New World Stanmore, Stanmore Road  
Burger King Shirley, West side of Marshland Road &  
Shirley Library, East side of Marshland Road

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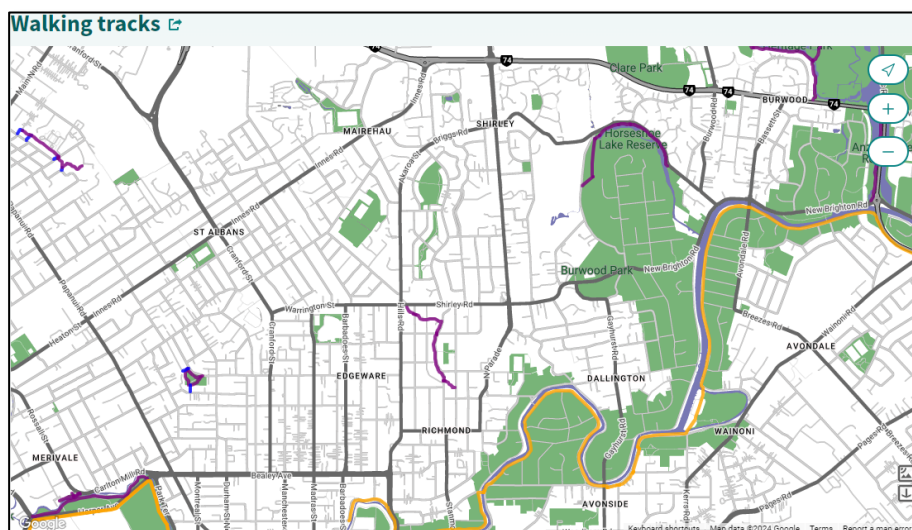
## 5.5. SMARTVIEW CYCLE ROUTES





<https://smartview.ccc.govt.nz/data/cycle-routes>

## 5.5. SMARTVIEW WALKING TRACKS

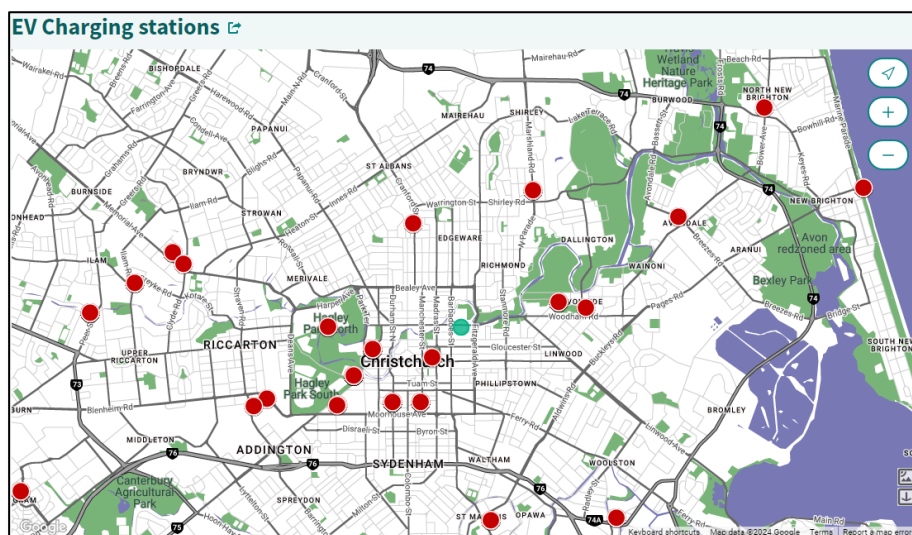


<https://smartview.ccc.govt.nz/data/walking-tracks>

This track starts in the Shirley Shopping Centre, Cnr Hills/Shirley Road  
& ends at the 'Dudley Creek Flood Remediation' intake structure,  
located at 65 Petrie Street, Richmond.  
See '5.1 Dudley Creek Walking Track'

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

## 5.5. SMARTVIEW EV CHARGING



<https://smartview.ccc.govt.nz/data/ev-charging-stations>

Available at Z Shirley only. No EV charging available at Shirley Library.

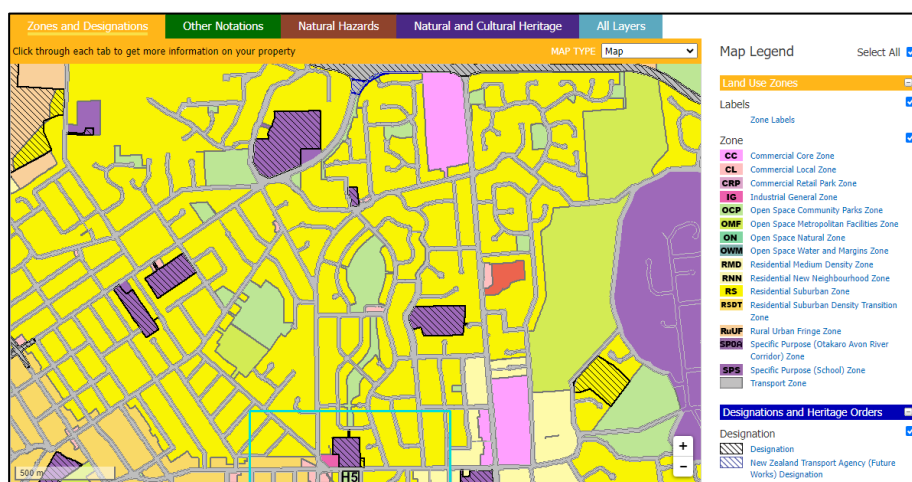
## 5.5. CHRISTCHURCH DISTRICT PLAN | LOCAL AREA

Coming Soon

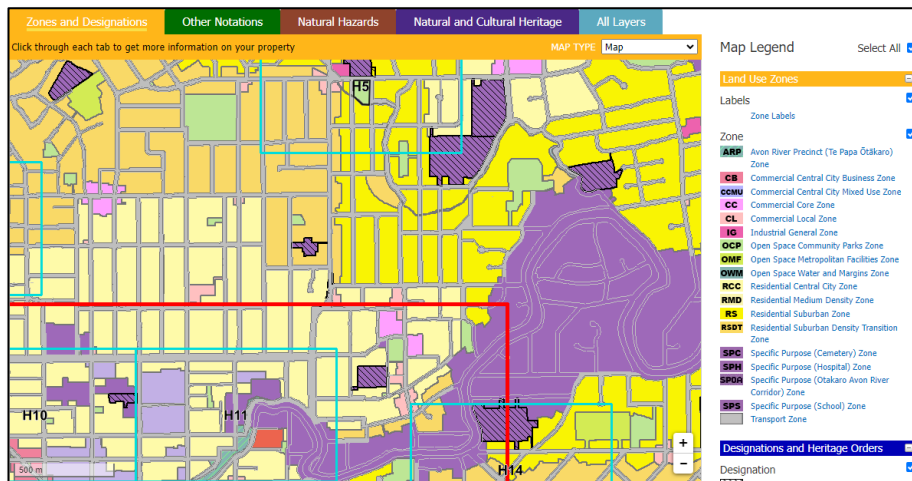
## 5.5. GREATER CHRISTCHURCH SPATIAL PLAN

Coming Soon

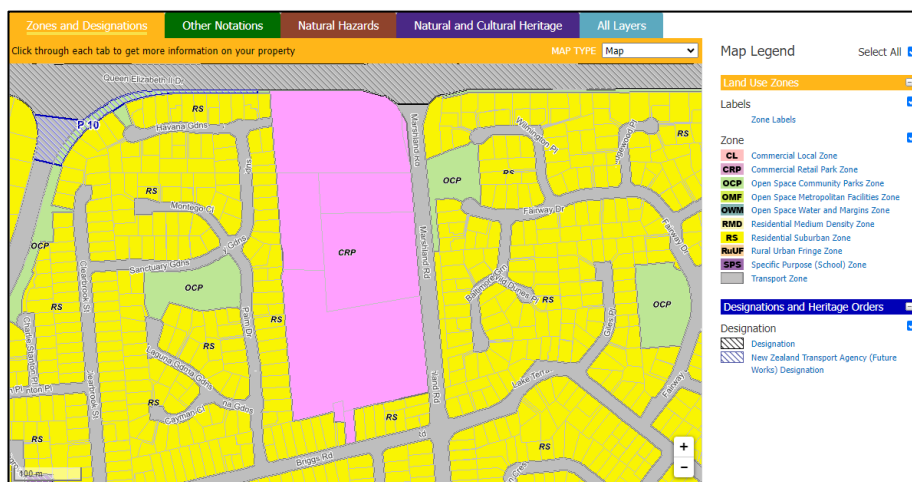
## 5.5. CHRISTCHURCH DISTRICT PLAN | COMMERCIAL AREAS



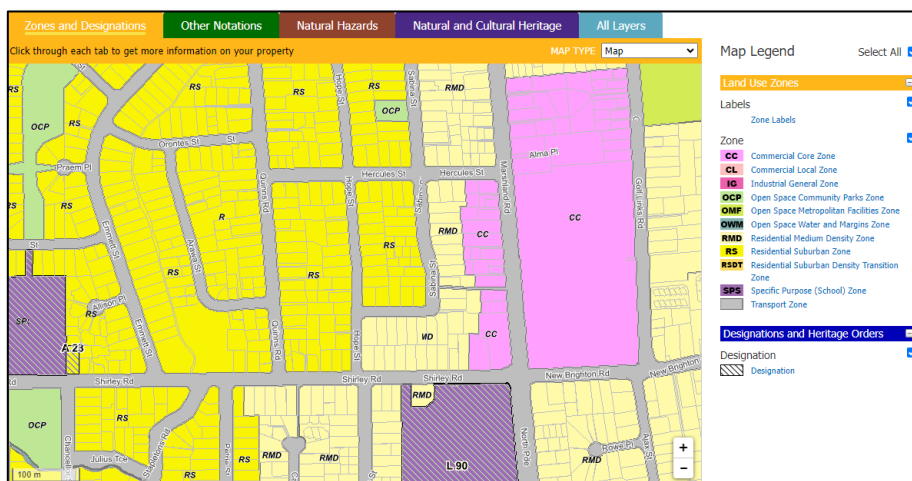
Commercial Areas (Pink) | North of 10 Shirley Road/Shirley Community Reserve (H5)



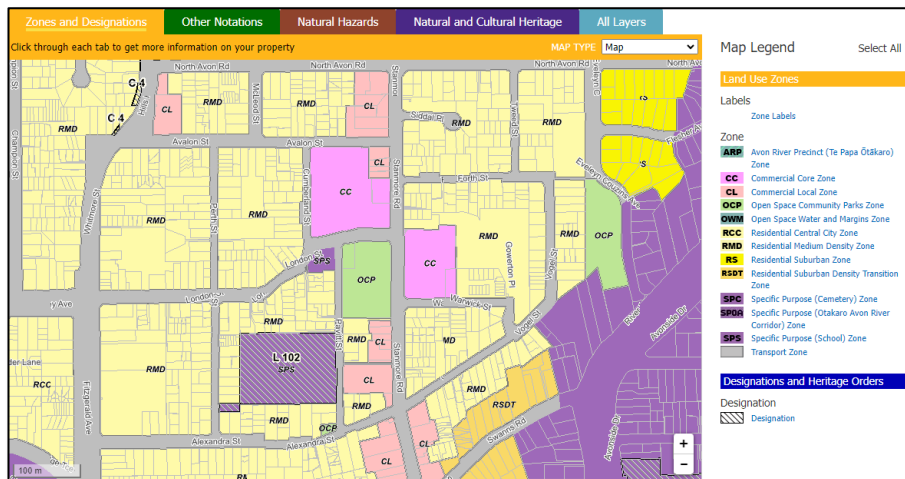
Commercial Areas (Pink) | South of 10 Shirley Road/Shirley Community Reserve (H5)



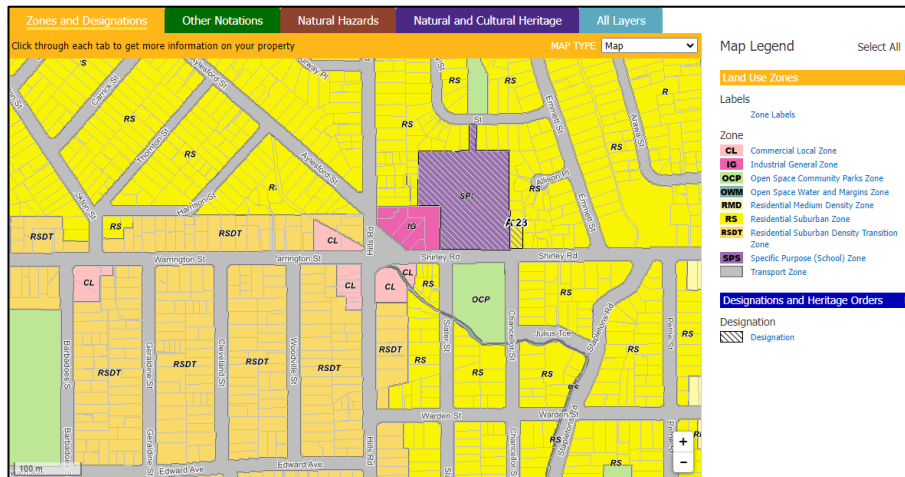
Commercial Areas (Pink) | Homebase, Marshland Road/QE II Drive  
North of 10 Shirley Road/Shirley Community Reserve



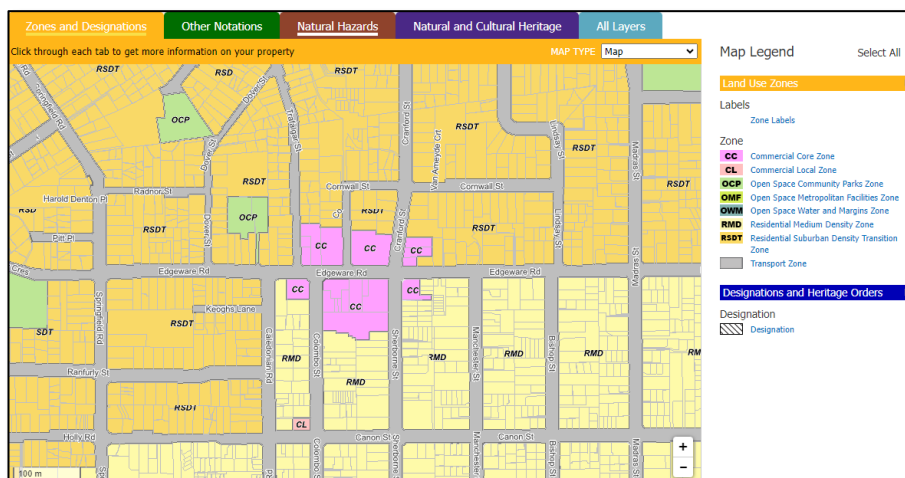
Commercial Areas (Pink) | The Palms, Marshland Road/New Brighton Road  
East of 10 Shirley Road/Shirley Community Reserve



Commercial Areas (Pink & Peach) | Richmond Village, Richmond Club & New World, Stanmore Road  
South of 10 Shirley Road/Shirley Community Reserve



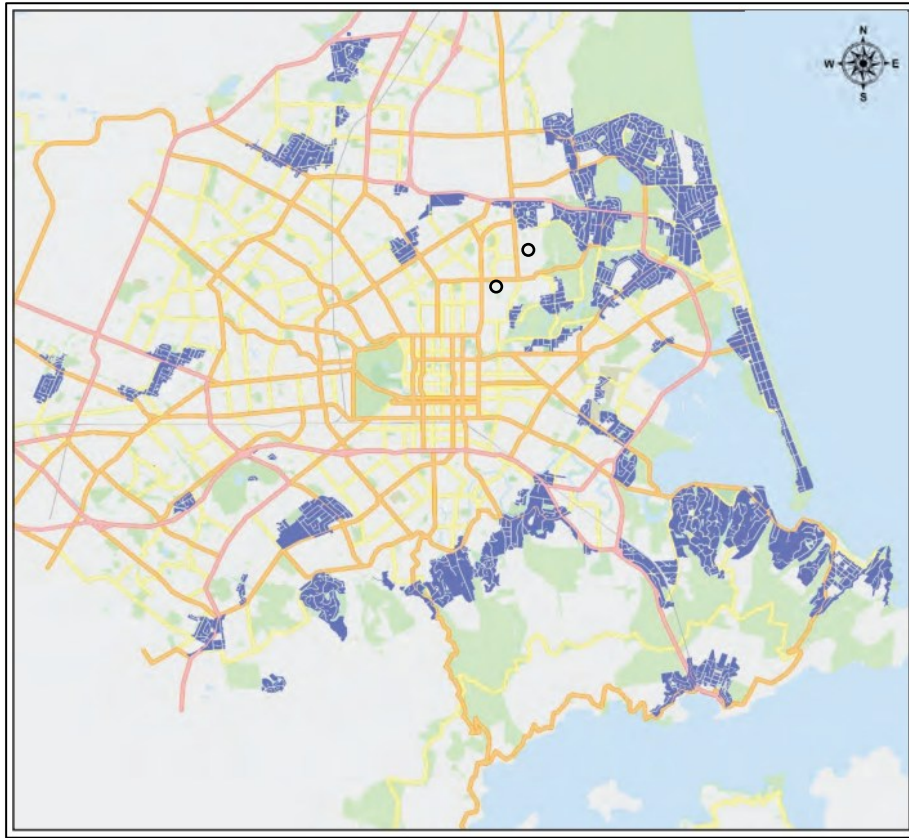
Commercial Areas (Peach) | Shirley Plaza (West Block) & Shirley Shopping Centre (East Block), Shirley/Hills Road  
West of 10 Shirley Road/Shirley Community Reserve



Commercial Areas (Pink) | Edgeware Village, Edgeware Road  
Southwest of 10 Shirley Road/Shirley Community Reserve

## 5.5. CCC DISTRICT PLAN | PUBLIC TRANSPORT ACCESSIBILITY RESTRICTION





Map of areas where the MDRS would be restricted due to the Public Transport Accessibility Qualifying Matter.<sup>234</sup>

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#### 5.5. METRO ACCESSIBLE CHRISTCHURCH SUBURBAN LIBRARIES

Coming Soon

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#### 5.5. LOCAL COMMUNITY CENTRES MAP

Coming Soon

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#### 5.5. LOCAL GREEN SPACES MAP

Coming Soon

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#### 5.5. 'SHIRLEY CENTRE' MAP

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

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<sup>234</sup> <https://ccc.govt.nz/assets/Documents/Consultation/2023/03-March/WEB-STR5432-Housing-and-Business-Choice-and-Heritage-Consultation-document-1.pdf> Page 17