

1. Background Information & Engagement

In 2018, as part of the CCC Draft LTP 2018-2028, I presented my '10 Shirley Road'/'Shirley Centre' idea. This included relocating the current Shirley Library (The Palms Mall car park) to 10 Shirley Road/Shirley Community Reserve.

During my verbal submission on the 12th May 2018, former Mayor Lianne Dalziel said:

"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."

This discussion led to the following recommendations:

8. Funding new and existing community facilities

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

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

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

The recommendations also included directing staff to engage with external independent consultants for:

- Community Needs Analysis for Richmond by Sarah Wylie (December 2018) & <https://www.10shirleyroad.org.nz/wp-content/uploads/2021/04/Richmond-Community-Needs-Analysis-Report.pdf>
 - Shirley Community Centre Feasibility and Business Case by Peter Burley (8 August 2019)* https://www.10shirleyroad.org.nz/wp-content/uploads/2024/05/Shirley_Community_Centre_Feasibility_Report_and_Business_Case_August_2019.pdf
- * This report was suppose "to look at what the different options are", but there was no research conducted or audit of the current Shirley Library included in this report.

I was interviewed by both external independent consultants for these reports.

In 2021, after my CCC Draft LTP verbal submission & 'Shirley Road Central' group presentation of the 'Where is our Community Centre' petition, former Mayor Lianne Dalziel's recommendations included:

M8: 10 Shirley Rd

M8A: That the Council reinstates \$3.0 million funding formerly set aside for the rebuild of the Shirley Community Centre in FY 2029/30 – FY 2031/32 to enable a subsequent annual plan to bring the funding forward if plans are progressed.

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

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

The 'Shirley Community Centre Feasibility Study 2023' was included as an attachment, in the agenda for the Waipapa Papanui-Innes-Central Board meeting (13th June 2024), 9. Shirley Community Reserve: Proposed Community Facility.

https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_AGN_9127_AT.PDF Pages 29-140

I was not interviewed by Council staff for the 2023 Feasibility Study. The information included in the Study [Page 69 of the Agenda] combined '10 Shirley Road' & 'Shirley Road Central' as one entity:

- "Previously known as the 10 Shirley Road Group, Shirley Road Central Incorporated advocates for a Council-operated community facility."
- "Shirley Road Central have an active online presence through social media (Facebook page Where Is Our Community Centre? and webpages (10shirleyroad.org.nz and shirleyroadcentral.nz)."

I purposely created two separate entities, to differentiate between my personal research/ideas as '10 Shirley Road' & the 'Shirley Road Central' Incorporated group's constitution/combined residents voice.

At the Waipapa Papanui-Innes-Central Board's meeting on the 13th June 2024 (held at the new Multicultural Centre, instead of the Board's usual Papanui Library boardroom location), the Board made the following decision:

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.

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



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Following the Board's decision, I lodged a LGOIMA request to find out if the requested 'Relocating the Shirley Library' Feasibility Study has been completed.

LGOIMA Request: [Ticket 1120382] - 'Relocating Shirley Library'
"Can you please provide me the Feasibility Study for 'Relocating the Shirley Library'."

LGOIMA Answer: "Staff have confirmed that the feasibility study you refer to is the Shirley Community Centre Feasibility Study 2023 and the Shirley Community Centre Supplementary Information.

"There has been no feasibility study on moving the Shirley Library."

"You have the right to request the Ombudsman to review this decision."

In 2021, the Mayor's Recommendation specifically requested "an updated feasibility study to look at other options, including incorporating the current Shirley library."

This is the only information included in the 2023 Feasibility Study, '12. Shirley Library and Service Centre' [Pages 71-75 of the Agenda]:

- Opened in 1995, the Shirley Library and Service Centre is 1,060m2 with capacity for 200 people.
- The Libraries Asset Management Plan 2021 identified the population density for Shirley library as 2,300/km2 (estimated), that is the same as Papanui Library and less than Spreydon Library (2,900/km2) and Upper Riccarton Library (2,800/km2).
- 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.
- 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.
- 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.
- List of Programmes and Activities available.

On the 25th February 2025, I sent the following email/Letter to the Ombudsman:

Subject: Shirley Community Reserve, Replacement Community Facility, Richmond, Christchurch

On the 13th June 2024, the Waipapa Papanui-Innes-Central Community Board Resolved PCBCC/2024/00040:

"Part C, 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."

https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_MIN_9127_AT.PDF Page 3

In my opinion, this was a predetermined decision, based on an unsolicited proposal.

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

I would like the Ombudsman to review the attached documents & give feedback on the decision making process for the 'Shirley Community Reserve, Replacement Community Facility', as I do not believe this aligns with the Shirley Community Reserve's purpose & isn't in the best interests of the communities around Shirley Road.

- ShirleyCommunityReserveOmbudsmanInfoFeb2025JoannaGould.pdf

<https://www.10shirleyroad.org.nz/wp-content/uploads/2025/02/ShirleyCommunityReserveOmbudsmanInfoFeb2025JoannaGould.pdf>

- ShirleyCommunityReserveConsultation2023JoannaGould.pdf (This .pdf was uploaded as 'Supporting Information' as part of my online submission to the Board's 2023 Consultation. Elected members didn't receive this document until the 10th June 2024, after I read the Board meeting agenda & realised it was missing from the Report.)"

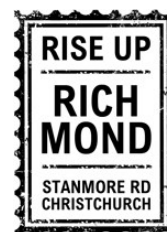
<https://www.10shirleyroad.org.nz/wp-content/uploads/2023/08/ShirleyCommunityReserveConsultation2023JoannaGould.pdf>

On the 30th April 2025, I received the following email/Letter from the Ombudsman [Ref: 0026065],

<https://www.10shirleyroad.org.nz/wp-content/uploads/2025/05/OmbudsmanLettertoJGould29Apr2025.pdf>

"If you believe that the Board has made its decision based on incorrect advice, for example the supporting documents missing from your online submission, then it is open to you to raise these concerns with the Christchurch City Council for consideration.

This includes formally complaining to the Chief Executive of the agency, who is often in a position to resolve the matter or at least provide an explanation. You can do this on its website: Make a formal complaint : Christchurch City Council."



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2. Advice Provided to the Waipapa Papanui-Innes-Central Community Board

The advice given to the Board via the Staff Report & 2023 Feasibility Study, had incorrect & missing information that should have been included, to enable elected members to make an informed decision based on merit.

2.1. Item 9. Shirley Community Reserve: Proposed Community Facility | CCC Staff Report

- “3.2 The Waipapa Community Board, in its Community Board Plan 2023-25, has recognised Shirley Community Reserve as a priority project.” [Page 29 of the Agenda]
 - The former Shirley Community Centre building was demolished in 2012.
 - “4.22 The following [15] related memos/information [from 19 August 2025] were circulated to the members of the meeting.” [Pages 32-33 of the Agenda]
 - “4.23 The following [8] related information session/workshops [from 22 March 2019] have taken place for the members of the meeting.” [Pages 33-34 of the Agenda]
 - “6.3.1 The Community Board has delegation to make decisions regarding the rebuild and future management of the Shirley Community Centre...”
 - Since 2016, the Board has delegated authority for this project, with little progress made from our communities perspective. Even though it has been listed as a priority in each Board Plan since the building was demolished.
- “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.”
 - Where is the evidence that shows only “a small community building” is needed/wanted by residents?
- “4.4 In 2020, the Waipapa Papanui-Innes Community Board led a community consultation on the future use of the Shirley Community Reserve. Thematic analysis of the 58 submissions identified an equal split between replacing the community centre and developing outdoor community opportunities.” [Page 30 of the Agenda]
 - Incorrect. Based on my Feedback calculations: For Centre: 36 submissions = 62.07%. Based on my adjusted (Invalid option: Leave space as is = no building) Feedback calculations: For Centre: 36 submissions = 81.81%.
- “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.”
 - Where is the research/audit of the current Shirley Library & how it could be “incorporated into a future facility”?
- “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.”
 - The Report did not include enough background information on Council’s Plans/Policies & relevant maps.
- “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.”
 - The current Shirley Library is located in The Palms Mall car park. The 36 Marshland Road building does not align with the CCC Libraries 2025 Facilities Plan: ‘Location Preferences & Building Requirements’.
 - 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. Yet it has limited floor space, amenities & resources available for residents.
 - The 36 Marshland Road building is only 1100m2 (internally only 1/3 approx. for Library), with capacity for only 200.
 - The ‘ReVision Youth Friendly Spaces: Shirley Library (2021)’ Report highlights the issues with the current library.
 - <https://www.10shirleyroad.org.nz/location-location-location/>
 - <https://www.10shirleyroad.org.nz/shirley-centre-positives/>
- “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.”
 - Based on my Feedback calculations: For Centre: 118 = 53.64%. Based on my adjusted (Invalid option: Leave space as is = no building) Feedback calculations: For Centre: 118 = 57.56%.
 - Fresh Event: 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.
 - Adjusted Feedback calculations: For Centre: 107 votes = 69.93%
- “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.” [Page 31 of the Agenda]

“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 of the Agenda]

 - This doesn’t align with the Reserve’s designation & doesn’t provide for the needs/wants of the wider community.
 - The former Shirley Community Centre provided many learning opportunities to the wider community.
 - The Consultation Feedback comments highlight: many residents would like a place to be, drop in centre, classes to learn new skills and opportunities to connect with others in our communities.
 - Another theme was a new library with more amenities & resources available in the Shirley Community Reserve setting, with some highlighting the issues with the current Shirley Library in The Palms car park. Examples given of other Christchurch suburban libraries set in a park setting, located in other areas they had lived in or visited.



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- Community Facilities Network Plan** [Page 31 of the Agenda]
 Community Facilities Network Plan (2019) | Global Leisure Group Ltd Report
https://christchurch.infocouncil.biz/Open/2019/07/SOC_20190731_AGN_3438_AT.PDF Pages 40-73
 - "No provider is particularly strong in providing for drop-ins, bumping and social services – Council Libraries are strongest in this area." [Page 45 of GLG Ltd Report]
 - "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." [Page 46 of GLG Ltd Report]
 - "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. A trend is to hub significant facilities as part of community focal points." [Page 48 of GLG Ltd Report]
 - 3.1 Best Practice Community Facility Design, Table 3. 'Recommended Best Practice' [Page 54 of GLG Ltd Report]
 - "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.
 - 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." [Page 57 of GLG Ltd Report]
- Options Considered**
 "4.25 The following options were considered but ruled out:"
 - Investigate the relocation of Shirley Library** [Page 34 of the Agenda]
 - Location preferences has missing text: "malls and aquatic facilities not seen as highly desirable areas for co-location or as adjacent locations".
 - Bus Stops/Routes available at 36 Marshland Road: 60 Hillmorton/Southshore & 135 New Brighton/The Palms vs. Bus Stops/Routes available at 10 Shirley Road: Or The Oribter, 7 Halswell/Queenspark, 100 Wigram/The Palms via Riccarton & 44 Shirley/Westmorland.
 - No dedicated car parking for Library users at The Palms mall vs. onsite car parking & street parking available at 10 Shirley Road, with cul-de-sacs on Chancellor Street/Julius Terrace, between Shirley Road & Warden Street.
 - "Attractive street visibility". The current Shirley Library is hidden behind The Palms car parking building vs. highly visible prime location in the Shirley Community Reserve with established significant trees & Dudley Creek.
 - Investigate a large Council facility at Shirley Community Reserve** [Page 35 of the Agenda]
 - "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 former Shirley Community Centre building (1915-2012) was 1,500m². Vehicles coming to Shirley Primary School have a dedicated car park off Riselaw Street. There would also be onsite car parking at 10 Shirley Road & street parking available on Slater Street, Warden Street, Stapletons Road, Chancellor Street & Julius Terrace.
 - "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."
 - <https://www.10shirleyroad.org.nz/shirley-centre-transport/>
 - Shirley Community Reserve is not a Recreation Reserve, it is a Local Purpose Reserve (Community Facility).
 - 2016 Shirley Community Centre Site Selection**
https://christchurch.infocouncil.biz/Open/2016/12/PCIB_20161209_AGN_1197_AT.PDF Pages 72-73
 "The site at 10 Shirley Road met the following criteria including:
 1. Sufficient space (9042m²) for both the community centre and necessary off-street parking plus other community activities.
 2. Good access with road frontages to Chancellor Street, Slater Street and Shirley Road.
 3. Appropriate zoning designation for the purpose of community facilities already in place."
- Legal Considerations** [Page 37 of the Agenda]
 - "6.4.1. There is no legal context, issue, or implication relevant to this decision."
 - Incorrect. 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 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 stats 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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- **3. Future plans for the Council facility at 36 Marshland Road** [Page 137 of the Agenda]
 "Currently there are no plans or intention to relocate any of the three services from this location."
 - "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."
https://www.10shirleyroad.org.nz/wp-content/uploads/2024/05/Shirley_Community_Centre_Feasibility_Report_and_Business_Case_August_2019.pdf Page 36
 - In the Christchurch Libraries 2025 Facilities Plan:
<https://christchurchcitylibraries.com/2025/Libraries2025FacilitiesPlan.pdf>
 - Proposed under the 2008 Plan: Optimise partnership and/or co-location opportunities with retail development at The Palms to relocate and upgrade the Shirley Library. [Page 4]
 - Halswell, Belfast, New Brighton and Shirley suburbs are identified a key activity centres for business and community which aligns with the planning for new and retention of libraries in these areas. [Page 16]
 - Participate in on-going Council/ECan planning with mall owners in Shirley, with a view to possible relocation and upgrade of this library as a suburban library. [Page 30]
 - Priority driver for Shirley Library (2008):
 Growth/need. Retail development impacted by growth. Opportunity for service improvement.
 - Priority driver for Shirley Library (2014):
 Growth/need. Supporting the projected increases in residential growth in the north east. [Page 40]
- **5. Understanding the existing Council facility** [Page 137 of the Agenda]
 "The combined Shirley Library/Service/Governance facility has a footprint of approximately 1100m2. Superimposing the existing Council facility on Shirley Community Reserve can be represented by the image in figure 1. This size of facility and associated amenities would significantly impact on the available space for recreation and play space on the reserve."
 - <https://www.10shirleyroad.org.nz/local-green-spaces/>
 - The former Shirley Community Centre building (1915-2012) was 1,500m2. This building was larger than the 36 Marshland Road building, by 400m2. Interestingly, the same size as the project 'on budget' small building.
 - The east side of the Reserve already has the half basketball court, playground & the Shirley Playcentre on this site.
 - Shirley Community Reserve is not a 'Recreation' Reserve, it is a 'Local Purpose' Reserve (Community Facility).
 - See: **2016 Shirley Community Centre Site Selection**

2.2. CCC Staff Report: 2023 Feasibility Study | Split in Consultation Feedback Incorrect

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

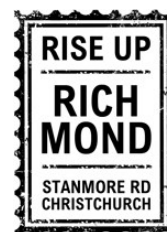
- "In 2020 and 2023, Council staff undertook public consultation to identify current and future use of the reserve. In both instances there was a split in public opinion between indoor and outdoor facilities." [Page 44]
 - "The 2023 public consultation provided the Community Board with a greater level 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: **2020 & 2023 Consultation | Feedback Recalculations.**

2.3. 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 car park, limited 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 (both in the same block as the Reserve) & Mairehau High School.



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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 13th June 2024 Board meeting:
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/ltpldraftactivityplans2024/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/ltpldraftAMP2024/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 2025, location preferences would include:" [Page 34 of the Agenda]
- The current Shirley Library is located in the car park of The Palms mall, which does not align with the current Christchurch Libraries 2025 Facilities 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
- 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>



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i. Shirley Library Facility Audit

No audit was done & included in the 2023 Feasibility Study regarding:

- 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 other locations.

j. Existing Community Centres Audit

No audit was done & included in the 2023 Feasibility Study regarding:

- 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.

k. Relevant Maps

- 36 Marshland Road Building Map (Internal Layout showing Library Area, Office/Staff Area: Librarians/Service Centre/NZ Post & Waitai Coastal-Burwood-Linwood Community Board Governance Team)
- Christchurch District Plan Map (showing areas around 36 Marshland Road & 10 Shirley Road)
- Christchurch Libraries Network Plan Map (showing Suburban & Neighbourhood Libraries)
- Population Shift/Density Map (after the earthquakes & present day)
- StatsNZ Socioeconomic Deprivation Map
- Housing Intensification Heat Map
- Commercial Areas Map (showing Key Activity Centres)
- Metro Bus Network Map (showing Bus Routes & Stops for 36 Marshland Road & 10 Shirley Road)

2.4. Richmond Community Needs Analysis

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

- Many people living in Richmond are struggling financially, and financial barriers are in play in a number of cases which limit the extent that these residents can live life well.
- Affordability of recreational and social opportunities is an issue for many, whether older people living alone or parents and children in lower income households who struggle to access fun activities that connect them with others, keep them active or help them learn new skills. [Page 7]
- Richmond had significant wellbeing needs, especially with regard to mental health.
- Many longer term residents were negatively impacted by the earthquakes, and remain so, as EQC and insurer responses continue to drag, or failed to restore the residents to their pre-quake state. Many more people have moved into the area for social housing, or to access lower rental housing from private landlords.
- Mental health needs are not limited to adults, with local primary schools identifying significant needs, which is currently a struggle to address, with inadequate supports available. [Page 8]
- While some attendees [workshop held in November 2016] wanted to see space catering for permanent tenants, others wanted a facility that was not dominated by a small number of users, and instead was accessible equitably and fairly by a wide range of community users. [Page 17]
- Challenges: Development of medium density housing [Page 30], Psychological toll of the earthquakes [Page 31] & Roadworks [Page 31]
- Keep Learning: Avebury House's activities, although these were noted as hard to get up and running, especially where costs are involved. Risingholme's Continuing Education classes held at Shirley Boys High School [no longer provided since the school has been rebuilt at another location]; while these are scheduled to continue in 2019, concern was raised that they could move from the local area in the future, leaving a significant gap, especially for working residents. [Page 38]
- Need for a local library that has good learning spaces and empowers local residents to form their own groups and make their own connections [Page 39]
- 10 Shirley Rd: Specific building needs identified by individual informants in relation to the 10 Shirley Rd site were a community centre and library to act as a social service hub and community classes venue, somewhere to care for people living in social housing, a welcoming, bookable space that celebrated Māori cultural heritage, and a venue to provide low cost after school activities. [Page 45]

2.5. 2020 Consultation | Wording

"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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2.6. 2020 Consultation | Feedback Analysis

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

"At the close of engagement we received 58 submissions.

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."

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

"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." **

* This doesn't align with the Shirley Community Reserve's designation:

- 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.

** 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.

2.7. 2020 Consultation | Feedback Recalculations

<https://www.10shirleyroad.org.nz/wp-content/uploads/2024/06/Your-Ideas-Wanted-for-10-Shirley-Road-Consultation-Feedback-2020.xlsx>

I've gone through the Feedback Received Table & recalculated based on comments:

- 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 [Richmond Residents and Business Association]
- Page 19, #34828, Murray James [Richmond Residents and Business Association]
- Page 25, #34496, Hayley Guglietta [Richmond Residents and Business Association]
- Page 27, #34470, Rebecca Roper-Gee [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.

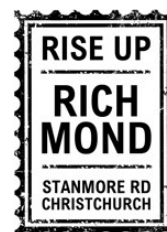
2.8. 2020 Consultation | Adjusted Feedback Recalculations

- Total Submissions: 58
- For Centre: 36 submissions
- Against Centre: 6 submissions
- Leave Space: 14 submissions (invalid)
- No Comment: 2 submissions

Fourteen submissions want to 'leave space as is/green space':*

* These submissions don't align with Shirley Community Reserve's designation.

- 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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2.9. 2023 Consultation | Wording & Options

- I attended the Stakeholders meeting with Council & Community Board staff, prior to the 'Shirley Community Reserve Consultation' going live in 2023.
 - At the meeting I asked staff if the 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/PCB_20220617_AGN_7648_AT.PDF Page 97, 4.3
- Originally the wording was 'Creating a community centre', we asked for it to be changed to 'community hub'.
 - We questioned why two options had 'no building' & only the 'Creating a community hub' had a 'building'.
 - We were concerned that this would skew the feedback data analysis in favour of a 'no building' option.
 - The 'Creating a community hub' option, was the only valid option with a building, that would align with the purpose of the Shirley Community Reserve.

2.10. 2023 Consultation | Feedback Recalculations (Invalid Submissions)

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 in Excel file]: 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 in Excel file]: 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 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.

2.11. 2023 Consultation | FRESH Event Engagement

Youth & Cultural Development Facebook Post | 6th July 2023

<https://www.facebook.com/share/p/PvCp78k7n4QDKhhB/?mibextid=oFDknk>

3X3 Basketball Tournament, 12pm – 3pm, Thursday 6th 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 Prezzy Cards
Teams can register on the day from 12pm, comp starts at 12:30pm..."

2.12. Waipapa Papanui-Innes-Central Community Board Meeting | 12th July 2023

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."

2.13. 2023 Consultation | Feedback Recalculations (FRESH Event Submissions)

2023 Consultation Feedback Report: 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]



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** 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 event was on before the Consultation was 'Open for Feedback'.

- The 'Shirley Community Reserve' consultation was Open for Feedback: 17 July 2023 to 14 August 2023.

2.14. 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%

2.15. 2023 Consultation | Feedback from Individuals: Recreation and Play Space

Full Feedback Report: https://letstalk.ccc.govt.nz/download_file/view/3925/475

- There were 46 valid submissions for this Option: Recreation and Play Space.
- "Want a Building included with Recreation and Play Space": 5 submissions (#1473, #1704, #4553, #4918, #6845)
- "Against New Building, Already Existing Centres": 17 submissions (#948, #960, #1408, #1704, #1871, #3455, #3861, #4009, #4375, #4684, #4689, #4908, #4915, #4923, #5401, #6822, #6841)

- As in the 2020 Consultation, many individuals involved with the existing Community Centres, voted for this option as they are against a new building that would compete (for funding, activity providers, participants) with the existing Centres.

3. Information Provided to the Waipapa Papanui-Innes-Central Community Board

3.1. My 2023 Consultation Feedback 'Supporting Information' .pdf

On the 10th June 2024, I sent the following email to Mark Saunders:

Subject: RE: 9. Shirley Community Reserve: Proposed Community Facility

I will be presenting as myself, not on behalf of a group or organisation.

I've been reading through the report over the weekend, while my comments on the 'Shirley Community Reserve Consultation' were included from the online form, my uploaded 'Supporting Information' .pdf was not.

<https://www.10shirleyroad.org.nz/wp-content/uploads/2023/08/ShirleyCommunityReserveConsultation2023JoannaGould.pdf>

Can you please confirm that the Board/elected members saw my .pdf?

I received the following reply from Mark Saunders:

"I've made sure the Board have access to your attachment, thanks."*

- * My 2023 Consultation Feedback 'Supporting Information' .pdf was including in the Board's 'Minutes Attachment'.

Not as an 'Agenda Attachment' for the 13th June 2024 meeting.

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

5.3. Deputations by Appointment - Joanna Gould, B. Joanna Gould - Submission, Page 50-61

- This .pdf should have been included & discussed as part of the 'Information Session/Workshop' with CCC staff & the Board elected members on the 18th December 2023 [see 4.23, '9. 18 December 2023', Page 34 of the Agenda].

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

"Purpose: To update the Board on the results of the consultation and key messages from the feasibility study for Shirley Community Reserve."

3.2. 'Shirley Community Reserve Proposed Facility' Blog Post

On the 11th June 2024, I sent the following email to Mark Saunders:

Subject: RE: 9. Shirley Community Reserve: Proposed Community Facility

I've just finished writing a blog post in reply to this report.

<https://www.10shirleyroad.org.nz/shirley-community-reserve-proposed-facility/>

Can you please forward this to the Board, so they have a chance to read this before the meeting.

- I have no idea if the Board elected members received or read the information that I provided, based on the discussions I heard during the meeting.

- Did they "consider all points of view or interests when participating in debate and making decisions"?

4. Waipapa Papanui-Innes-Central Community Board Meeting (13th June 2024) | Issues

4.1. 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)



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Emma Twaddell (Innes Ward Community Board Member)

- St Albans Community Centre Capacity Activator & St Albans Residents Association (SARA) member.
- Declares signing the 'Where is our Community Centre' petition only.
- Online member for '10 Shirley Road' messenger group, where 'Shirley Road Central' (SRC) discussions were held (includes members of 'prospective Community Partner'/'Townhouse Developer' proposal).
- Attended 'Shirley Road Central' SRC group meetings to discuss advocating for a new building & site activation ideas/planning.
- Waipapa P-I-C Community Board funding & expenses/profits from SRC activation events, went through the SARA (St Albans Residents Association) bank account.

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.

- I 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/ccd-draft-ltp-2024-34-workshops/>

4.2. Item 9. SCR Proposed Community Facility | 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?

4.3. Item 9. SCR Proposed Community Facility | 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 car park 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:
<https://www.10shirleyroad.org.nz/wp-content/uploads/2023/03/ReVision-Youth-Audit-Shirley-Library.pdf>
- 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 2023 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, Edgware, St Albans & Mairehau.

4.4. Item 9. SCR Proposed Community 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: 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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4.5. Item 9. SCR Proposed Community Facility | 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 previous 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>

4.6. Item 9. SCR Proposed Community Facility | 'On Budget Community Building'

Community Board Resolved:

3. Request that staff initiate the process to design an 'on budget community building'.

"5. Financial Implications [Page 37 of the Agenda] Recommended Option: 400m2 community centre".

- A 400m2 building is not a 'replacement' for a 1,500m2 building.

Community Facilities Rebuild Programme, Facilities Rebuild Work Left to Complete v Contingency (2017)

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

- The current budget would only build back a facility of 447m2.
- The size of the demolished building was 1,500m2.
- Contingency needs to be made for community expectations.
- The current budget would only build back a facility of 447m2.
- Have therefore put in a contingency to allow for a total facility cost of \$5M.
- If we were to build back to the same meterage, we would need \$8,250,000.

- In 2017, \$5M for a 447m2 facility. Building costs have increased since then, why hasn't the budget increased?

4.7. Item 9. SCR Proposed Community Facility | Budget Restrictions = Size of Proposed Facility

Budget Restrictions = Size of the Building

- Aranui Library (Coastal-Burwood CB, Opened: 8th September 2012)
<https://my.christchurchcitylibraries.com/aranui-library/building/>
- Aranui Community Centre (Coastal-Burwood CB, Opened: 19th May 2016)
<https://www.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>

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

- Investigate the relocation of Shirley Library [Page 35 of the Agenda]

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

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

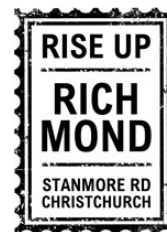
- <https://www.10shirleyroad.org.nz/shirley-centre-funding/>

- 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?

4.8. Item 9. SCR Proposed Community Facility | 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]



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- Community Operated? Who will run it? Former Shirley Road Central 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 & social/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. See: **Richmond Community Needs Analysis**
<https://www.10shirleyroad.org.nz/wp-content/uploads/2021/04/Richmond-Community-Needs-Analysis-Report.pdf>
- 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. 'Traditional' community centres are not a drop in centre/a place to be, like our local suburban libraries.
- 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/>

4.9 Item 9. SCR Proposed Community Facility | 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 [4000m²] complex at Kyle Park, on Waterloo Rd. The cost has also increased from the original \$34m budget, to about \$46.9m.

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

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

- The new purpose-built Matatiki Hornby Centre is located 1km from the old Hornby Library at 8 Goulting Avenue.
- 'Old' to 'New' Location (1km) 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.
- 'Old' to 'New' Location (1km) 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?

4.10. Board's Decision making Process

3.1.1. Public interest: members will serve the best interests of the people within their community, or district and discharge their duties conscientiously, to the best of their ability.

3.1.2. Public trust: members, in order to foster community confidence and trust in their Council, will work together constructively and uphold the values of honesty, integrity, accountability and transparency.

3.1.4. Objectivity: members will make decisions on merit; including appointments, awarding contracts, and recommending individuals for rewards or benefits.

<https://ccc.govt.nz/the-council/how-the-council-works/governance/codes-of-conduct>

- Did the Board elected members act in the best interest of our communities?
- Were the Board elected members transparent in their decision making process?
- Did the Board elected members make this decision on merit?

4.11. Council Long Term Plan 2024-34 Workshop (22nd May 2024)

Video: <https://www.youtube.com/live/5l6g72InErc?si=JE90l4Jiyp5S2MeB&t=6921>

LTP Staff Advice, 20 May 2024, Shirley Community Centre, Page 117

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

Q. from Burwood Ward Councillor Kelly Barber

"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."



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Mayor Phil Mauger: "So in the long run it'll end up like St Albans Community Centre where it's totally run & 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."

- This discussion shows a 'predetermined decision' had already been made by the Board, before the 2023 Feasibility Study had been included in the Board's agenda & presented at the Waipapa Board meeting on the 13th June 2024.

4.12. LGOIMA Request: [Ticket 1100409] 'Shirley Community Centre' (22nd May 2024)

Can you please let me know the answers to John Filsell 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 P-I-C 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?

LGOIMA Answer: Phone call from John Filsell (5th June 2024)

I was told the 'prospective Community Partner', "it's you, 'Shirley Road Central'". I let John know that was incorrect.

- After watching the Council workshop on the 22nd May 2024, I messaged the 'Shirley Road Central' (SRC) members, via our '10Shirley Road' Messenger group chat.

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/development contributions they are contributing to the suburbs around Shirley Road.

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

- * This 'traditional' community centre proposal, had not been discussed with 'Shirley Road Central Incorporated' Committee members & was never endorsed by the group.
- The 'Shirley Road Central Incorporated' group was created to bring together residents from the suburbs around Shirley Road: Shirley, Dallington, Richmond, Edgware, St Albans & Mairehau.
- The 'Shirley Road Central Incorporated' group's 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."

- At the Waipapa Board meeting on the 13th June 2024, during Mark Wilson's deputation, Chair of St Albans Residents Association (SARA): https://www.youtube.com/live/45Norm_k6o?t=4838s
Chair Emma Norrish to Mark: "I've just got one quick question, Shirley Road Central group, I know you were involved, it's no longer an incorporated group, is that correct?"
Mark said "That's a great question, I'm not actually 100% certain on that, so can I get back to you on it."

- The 'Shirley Road Central' Incorporated group was:
Registered: 11 May 2021 to 28 Oct 2022. Dissolved: 28 Nov 2022.
- This blog post was written on the 25th May 2024, after finding out about the 'Prospective Community Partner' & 'Sympathetic Building Company' proposal: <https://www.10shirleyroad.org.nz/shirley-road-central-group/>

- The above information highlights that the Board's 'predetermined decision' for Item 9. Shirley Community Reserve: Proposed Community Facility, was based on an 'unsolicited proposal' involving a 'prospective Community Partner'.

- CCC & the Board were led to believe the 'prospective Community Partner' they were dealing with, was the 'Shirley Road Central Incorporated' group & were unaware this group had already been dissolved in 2022.

5. CCC Draft Annual Plan 2025-2026

5.1. Written Submission by Waipapa Papanui-Innes-Central Community Board

3.1. Draft Annual Plan 2025/26, A - Waipapa Papanui-Innes-Central Community Board presentation

https://christchurch.infocouncil.biz/Open/2025/04/CAPL_20250403_MAT_10570_WEB.htm

"Making community friendly spaces. Retain the current funding for: Shirley Community Reserve.

Libraries are also vital as in high density environments."



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5.2. Verbal Submission by Waipapa Papanui-Innes-Central Community Board

03.04.25 - Item 3 - Draft Annual Plan 2025/26 - Waipapa Papanui-Innes-Central Community Board:

<https://www.youtube.com/watch?v=CILQG3LE9JA&t=395s>

- "It also is 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, as well as to access the services that libraries offer.
- These facilities are increasingly important as high density housing continues to develop around key activity centres."

- If this is the case, why has the Board not advocated for a new local suburban library for residents in the Innes/Central Ward, who do not have access to one?

- Why didn't the Board support & advocate for the 1,200+ residents who signed the 'Where is our Community Centre?' petition?

- When residents from the suburbs around Shirley Road created the 'Shirley Road Central Inc' group, advocating for a new fit for purpose library at the Shirley Community Reserve, why did the Board not engage with & support this group?

- When the opportunity to 'incorporate the Shirley Library' into the proposed facility for the Shirley Community Reserve, why did the Board not advocate for this?

5.3. Written Submission by Joanna Gould

2025-2026 Draft Annual Plan | Topics

- T.1. Shirley Community Reserve | Feasibility Study
- T.2. Shirley Centre | Business Case
- T.3. Emmett Street | Trees Removal

2025-2026 Draft Annual Plan | Questions

- Q.1. When will our Rates & Development Contributions be invested back into the communities around Shirley Road?
- Q.2. When will the CCC Equity & Inclusion Policy be applied to the communities around Shirley Road?
- Q.3. When will Elected Members vote in favor of Capital Projects to benefit the communities around Shirley Road

<https://www.10shirleyroad.org.nz/wp-content/uploads/2025/05/CCCDraftAnnualPlan2025SubmissionJoannaGould.pdf>

5.4. Verbal Submission by Joanna Gould

11.04.25 - Item 3 - Draft Annual Plan 2025/26 - Joanna Gould: <https://youtu.be/1hFy9hVBkUI>

<https://www.10shirleyroad.org.nz/wp-content/uploads/2025/05/CCCDraftAnnualPlan2025JoannaGouldPresentation.pdf>

The Shirley Community Centre was demolished in 2012 after the earthquakes.

Last year the Waipapa Community Board, after receiving the long awaited Feasibility Study, made the decision to create a 'mixed use' reserve & are currently designing a small building.

Since this decision, I've been researching & writing my own Feasibility Study & Business Case, for a new fit for purpose building that includes relocating the Shirley Library to Shirley Road.

Our communities have lost a lot since the earthquakes: our schools, our Shirley Community Centre & now our Emmett Street Trees.

My submission is simple: "Unless someone like you cares a whole awful lot, nothing is going to get better. It's not."

"What you do makes a difference, and you have to decide what kind of difference you want to make."

Your support can make a difference in the lives of those living in the communities around Shirley Road.

Question from Cashmere Ward Councillor Tim Scandrett

Q. Sorry I thought the [Shirley] library based at the [Palms] mall was doing very well, was very successful?

A. It is doing very well, but it's very small. It's only about a third of the space [36 Marshland Road building].

The rest of the space is used for office spaces for the library staff, the governance team for the other community board and it's not adequate. It doesn't have a boardroom, doesn't have meeting rooms, doesn't have learning spaces.

We're limited in what we can actually provide for our residents there, and my feasibility study shows that it's not what we actually need for our communities.

Question from Mayor Phil Mauer

Q. The area [Shirley Community Reserve, 10 Shirley Road] that you're looking to take it [Shirley Library] to, is large enough to put all that in?

A. Yes, the Community Board have already done the site [selection] process and they've said that it's got plenty of meterage to be able to provide all that. The community centre was 1,500m², and the building that they're currently looking at replacing it with is 400m², so it's a significant decrease in size of what we had previously.

2016 Shirley Community Centre Site Selection

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

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

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



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- In 2016, Emma Norrish (current Chair), Pauline Cotter & Ali Jones were all Board elected members at this time.
- Staff said at the time there was "sufficient space for both the community centre and necessary off-street parking plus other community activities". The original Shirley Community Centre building was 1,500m2.
- Why didn't they advocate for a 'replacement' 'like for like' sized building, as this Heritage Listed building was insured & prioritised in the Community Facilities Rebuild Tranche 1 programme, instead of approving a 400m2 building?

Question from Deputy Mayor/Innes Ward Councillor Pauline Cotter

Q. The reason for that is, I'm just wonder if you know that when the Board went out for consultation about what to do with that site, it was 50% of people wanted to retain it as just green space and 50% of people wanted a new centre, so what they've done is both...

A. I've come back and done my own feasibility study and recalculated the feedback, and that data is incorrect. If you look at the information that I provided in Excel spreadsheets, the numbers are not right. The second consultation includes information and votes from an event that was on the 6th of July, and the [consultation] submissions didn't open until I think the 12th [17th] of July, so they shouldn't have been included in my opinion.

Q. You probably need to, because the community board has now embarked on the process, set up a working group and everything, to follow that decision they made to do 50% green space 50% centre, which means the centre will be smaller than the old one, you probably need to take that back through to the community board if you're disputing the data."

A. Yes, I can do that.

5.5. Email/Letter to the Waipapa Papanui-Innes-Central Community Board (12th April 2025)

(Emma Pavey, Mark Saunders & Elected Board Members):

Subject: Waipapa Papanui-Innes-Central Community Board Update 2025 | Joanna Gould

Yesterday during my verbal submission for the CCC Draft Annual Plan, Councillor Pauline Cotter requested I provide an update to the Board, regarding my comments that the feedback data analysis for the Shirley Community Reserve consultations was incorrect. <https://youtu.be/1hFy9hVBkUI>

Attached is a .pdf for the Board to review. The first page is my written submission for the CCC Draft Annual Plan.

<https://www.10shirleyroad.org.nz/wp-content/uploads/2025/05/WaipapaPICcbUpdateApril2025JoannaGould.pdf>

I'm currently researching & writing my 'Shirley Community Reserve Feasibility Study' & 'Shirley Centre Business Case', available here: <https://www.10shirleyroad.org.nz/shirley-centre-report/>

- I have not received any acknowledgement or response from the Board re my email/letter.

- My email/letter was not included in the Board's meeting agenda for the 15th May 2025 under Item 7. Correspondence, as an attachment.

https://christchurch.infocouncil.biz/Open/2025/05/PCBCC_20250515_AGN_9137_AT_WEB.htm

5.6. CCC Information Session/Workshop (18th June 2024) | Annual Plan: Feedback on Services

- We asked submitters for feedback on: "the services that they value the most and would not want reduced" (233 submitters)

- Highest 'Value the most' = Libraries (85 submitters)

https://christchurch.infocouncil.biz/Open/2025/05/ISCC_20250519_AGN_10538_AT.pdf Page 20

5.7. CCC Information Session/Workshop (18th June 2024) | Development Contributions Policy

- Development contributions charges

7.36 Development contributions is a cost recovery tool for the growth component of projects that are in the Council's capital programme. Development contribution charges are calculated by dividing cost to the growth component of an asset by projected growth.

https://christchurch.infocouncil.biz/Open/2025/05/ISCC_20250519_AGN_10538_AT.pdf Page 89

- ...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>

- With the amount of infill housing & new social/community housing, that has been built since the earthquakes in the areas around Shirley Road, where is the Council's investment in new infrastructure to support the housing intensification/ population growth?

6. Community-Led Development

- Community-Led Development is a development approach in which local community members work together to identify goals that are important to them, develop and implement plans to achieve those goals, and create collaborative relationships internally and with external actors—all while building on community strengths and local leadership. Community-Led Development (CLD) is characterized by 11 attributes: participation and inclusion, voice, community assets, capacity development, sustainability, transformative capacity, collective planning and action, accountability, community leadership, adaptability, and collaboration. <https://mclcd.org/definition/>
- Community Boards enable individuals and communities to have a voice in local decisions affecting them. Community Boards play a role in representing and advocating for the interests of their local area and make decisions on behalf of the communities they represent.

<https://ccc.govt.nz/the-council/how-the-council-works/elected-members/community-boards>



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- Currently in my opinion, Community Groups (Trusts/Residents Associations) have more influence over the Community Board's decision making process than residents.
- Community Groups have opportunities to engage with the Board through: Public Forum, Deputations, Closed Meetings after Board Meetings, Network Meetings, Board Bus Trip meeting with each Group at their location etc.
- Community Groups have become another level under the Community Board.

- Residents do not get the same opportunities to engage with the Board.
- Residents don't have weekly/monthly public drop in sessions with our Ward Councillor at our local suburban library, as we don't have one, while residents in other Wards do have these opportunities.
- The current Shirley Library is located in the Burwood Ward, which gives residents in this Ward the opportunity to engage with their Councillor.

- Since 2018, I have been advocating for 10 Shirley Road and I have never had an opportunity to discuss my 'Shirley Centre' idea with the Board (apart from Public Forum & Deputations).
- I have previously asked for a meeting with the Board and/or my elected members, through contacting the Governance Team and by emails direct to the appropriate elected member.
- In my experience, 'Community-Led Development' in our area involves a Community Group coming up with 'their' idea/plan, then they invite residents to participate (if they want to be involved) in creating 'their' plan.

- Many residents didn't have any input into and are unaware of the proposed redevelopment plans of 10 Shirley Road by the St Albans Residents Association: 'Prospective Community Partner' & 'Sympathetic Building Company' proposal.
- We are Richmond/Shirley Village Project also have plans that have not been made public for residents to see: "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." #960, Hayley Guglietta, 2023 Consultation Feedback

7. Shirley Community Reserve Community Facility | Working Party

7.1. St Albans News Article (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... 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."

<https://drive.google.com/file/d/1yFY1xiHqWLRJAXIWzyhAOEU-ThiFahu7/view> Page 5

7.2. 'Dear St Albans News Editor' Blog Post (7th March 2025)

- After reading the above article, I wrote the following: <https://www.10shirleyroad.org.nz/dear-st-albans-news-editor/>
I wonder St Albans residents, how you would feel if:

- a 'Residents Association' from another area,
- engaged with a 'building company',
- had meetings to create a 'new proposal',
- endorsed by a Councillor from another area,
- for land in your community classified as reserve, vested in the Council by the Crown to be held "in trust for local purpose (site for a community centre)"?

Is this what 'community led development' looks like in the communities around Shirley Road?

Is this how we 'support' another communities 'idea' by creating an opposing 'new proposal'?

So my question to St Albans residents after reading this...How would you feel?

- if your 'Edgeware Pool' project was our 'Shirley Centre' idea?
Residents & Councillor from another suburb/Ward telling you what you should put on the land in your area?
- if you were told that your replacement "on budget" facility would be 400m2, instead of 1500m2, only 26.67% of the original facility?
- if you were told the Board supported a new proposal (that is the opposite of your group's constitution), presented by their preferred 'prospective Community Partner' (members of your group that was set up to bring residents in the different suburbs together)?

7.3. LGOIMA [Ticket 1323259] Request (7th March 2025)

Re: Shirley Community Centre, Shirley Community Reserve, 10 Shirley Road, Shirley Community Centre Working Party
Could you please let me know:

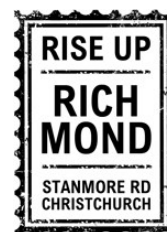
- Who are the other people/organisations/businesses involved in the Working Party?
- What are their roles in the Working Party, design & build process of the new building?

7.4. 'We are Richmond' Residents Association Meeting Minutes (25th March 2025)

10 Shirley Road Community Centre:

Murray has been invited to attend a working party for 10 Shirley Road on the 31st of March. There's 7 or 8 million set aside to build a new community centre, but Murray is going to suggest relocating the old Carter Family House (not Heritage listed anymore), currently on the corner of Gloucester and Montreal Street. And repurpose that. With the money left over, lots of good things can happen in Richmond and Shirley. We unanimously agreed this is a brilliant idea!

<https://wearerichmond.co.nz/meeting-minutes/minutes-for-25-march-2025/>



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- The Board's decision at 13th June 2024 meeting for an 'on budget community building', "of \$3,706,796, for the proposed development of a community facility at Shirley Community Reserve, is available in the current LTP 2021-2031."
- Where did the "\$7 or 8 million" come from?
- Where is the logic behind the decision, to include Community Group representatives who have openly opposed a 'traditional' community centre, being involved in the decision-making for this project?
- Why would you give these Community Group representatives the opportunity/ability to 'short change' the 'Shirley Community Reserve Community Facility' project, and redirect 'remaining funding' to 'their' Community Group projects?

7.5. LGOIMA [Ticket 1323259] Answer (4th April 2025)

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.

- Why are Community Group representatives (who have opposed a new building) been included in the Working Party?
- Why are there no 'Resident' representatives in this Working Party?

- In 2018, when I presented my '10 Shirley Road'/'Shirley Centre' idea, for the first time to the Council regarding 10 Shirley Road, the funding for this project had already been 'removed from the rebuild programme'.
- Since 2018, it has been 'residents' (not community groups) who have been advocating for the rebuild of the former Shirley Community Centre on the Shirley Community Reserve.
- It was 'residents' from the suburbs around Shirley Road, who came together to form the 'Shirley Road Central' group, a combined voice for residents & managed to get funding for a new community centre, put back on 2021 CCC LTP budget.
- The 'Where is our Community Centre' petition received over 1,200 signatures (online & paper) from 'residents'.

- In both the 2020 & 2023 Consultations, it has been mainly feedback from the Community Group organizations & their members that have opposed a new 'traditional' community centre being built on 10 Shirley Road.

- **2023 Consultation Feedback from #3701, Shirley Community Trust, Ann Powley:**
We don't need another community hub - we already have a few of those in Shirley...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...
- **2023 Consultation Feedback from #948, Rebecca Roper-Gee (Shirley Village Project):**
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.
- **2023 Consultation Feedback from #960, Hayley Guglietta (We are Richmond):**
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...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.
- **2023 Consultation Feedback from #4375, Murray James (We are Richmond):** Richmond is well serviced by community spaces and resources...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...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.
- **2023 Consultation Feedback from #6841, Craig Given:** 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).

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.



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- The Working Party haven't passed on information. See: **We are Richmond Meeting Minutes (25th March 2025)**.
- At present the Working Party haven't "provided a channel of communication so that the wider community feels confident, informed, and engaged about the project and the progress being made."
- Keeping information to themselves, is not what the Working Party have been asked to do "as a conduit between Council and the Community to inform the development of the facility and park space."
- This behaviour reinforces to residents that decisions are made by others for them, not with them...this is not community-led development.

8. CCC, Community Board & Residents Associations | Access to Information

8.1. CCC Equity & Inclusion Policy (2024)

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.

<https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/policies/strengthening-communities-policies/equity-and-inclusion-policy>

- In my submission, I wrote "There are two key areas for this Christchurch City Council Draft Equity and Inclusion Policy are: Environments & Information.

1. Environments (Christchurch City Council Building, Libraries, Community Boards, Community Facilities & Community Events)

2. Information (Christchurch City Council Building, Libraries, Website, Social Media, Consultations, Community Boards, Community Facilities & Community Events)"

- See: 3. Christchurch City Council | Website, 5. Christchurch City Council | Consultations (Page 4) &

- Christchurch City Council Website: Home Page, Community Boards Page, Waipapa Papanui-Innes-Central Community Board Page (Page 6)

<https://www.10shirleyroad.org.nz/wp-content/uploads/2024/04/CCCHaveYourSayDraftEquityandInclusion2023JoannaGould.pdf>

8.2. Council | Access to Information

CCC Information Session/Workshop (18th June 2024)

Update on establishing a searchable decision-making transparency tool

https://christchurch.infocouncil.biz/Open/2025/05/ISCC_20250519_AGN_10538_AT.pdf Pages 51-75

CCC Current State - Online Information (Page 61)

Not available with the current system: Searchability, Decision Register, Voting Record, Decision Lifecycle.

- From a residents point of view, I see access to information as part of 'Civic Education'.
- There is so much misinformation online through social media, being shared through posts/comments, then reshared.
- The online comments I've seen, reflect residents frustration with not knowing how the Council works, how decisions are made, how 'things' are funded and by whom, what decisions have been made and who voted for 'what'.
- Many residents wouldn't know how to lodge a LGOIMA request or even know that there is a process to do that.
- This LGOIMA information system is already overwhelmed with requests from elected members and residents, who are unaware of what questions have been asked (repeating the same questions) & what answers have been given.

- Why isn't the Council investing in an online Content Management System with Forum (log in for different access levels and information for elected members and residents, with the ability to 'Turn off comments' for 'Information Only' posts)?

- 'General Topics' (All relevant documents in one place):

LGOIMA Requests/Answers, Council Meetings, LTP/Annual Plan Meetings, Information Session/Workshop Meetings, Capital Projects Information.

- 'General Topics' and 'Frequently Asked Questions' sections could be setup to:

organise information better, make it more accessible to more people, searchable, ability to share links

- Online Forum: allow elected members to advocate better for their Wards & give residents insights into how their elected members are advocating for their communities.

Prior to & after the Council/Community Board elections, the ability to access relevant information is more important:

- Incumbent elected members have a knowledge advantage during campaigning. They have 'insider information' regarding decisions & community issues during their term.

- Newly elected members have to quickly get up to speed on previous decisions & community issues, in order to make informed decisions & advocate for residents.

- Since 2018, I have been a frequent user of the CCC Website & Infocouncil, especially while doing research for my 'Shirley Centre' Feasibility Study & Business Case reports.

- It is easier for me to use Google to search for information, than it is to use the search engine on Council websites.

8.3. Community Board | Access to Information

Community Boards enable individuals and communities to have a voice in local decisions affecting them.

Community Boards play a role in representing and advocating for the interests of their local area and make decisions on behalf of the communities they represent.

<https://ccc.govt.nz/the-council/how-the-council-works/elected-members/community-boards>



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CCC 'Let's Talk' Waipapa Papanui-Innes-Central Community Board Website Page

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

'What's happening in the community' Tabs: News, Tell us what you think, Events, Videos

- 'Tell us what you think' Tab needs to be changed to 'Consultations', use the same language/terms, easier to search for.
- Why aren't there Tabs for: Board Meetings (Links to Agenda/Minutes), Capital Projects?

- Link to each Community Board's 'Let's Talk' page should be on the Council's website home page, to make it easier for residents to find information about their Ward.

- I had to use Google search to find this page (as I could only find the Community Board profile page).

- Finding the Board's 'Let's Talk' page from the Council's website home page, involves too many clicks:

1. 'Menu', 2. 'Council', 3. 'Get involved', go down to 'Get involved in the community', 4. 'Discover your community board'.

8.4. Residents Association | Access to Information

"Update from the Chair: Murray attended the working group meeting for 10 Shirley Road on the 31st of March and emailed us on the 2nd of April with an overview of things that need to be discussed.

There is no mention, however, of relocating the Carter Family cottage."

<https://wearerichmond.co.nz/wp-content/uploads/2025/05/Minutes-29-April-25.pdf> Page 2

- The above email was not included in the Correspondence section in the Association's Minutes.

- The Board assumes that Community Group representatives who attend meetings and are directly given information, then pass this information on to residents.

- If you are not involved in that specific Community Group, residents can be left out of the information loop and don't find out about events/projects, until after they have happened/been completed.

- Not all of our Residents Associations publish their meeting minutes online, for residents unable to attend meetings to keep up to date.

- 'We are Richmond' Residents Association Website/Meeting Minutes: <https://wearerichmond.co.nz/rrba/>

- 'St Albans Residents Association' (SARA) Website/Meeting Minutes: <https://stalbens.gen.nz/>

Although SARA have a website, I haven't been able to find their Meeting Minutes online.

- Who provides governance of Residents Associations in Christchurch?

- What information do Residents Associations have to provide to residents?

- Where do residents go for help if they have an issue with their Residents Association?

9. Capital Projects Website Page | Access to Information

Q. How can the Council/Community Boards make sure information is reaching their residents?

A. Each Capital Project that is part of a communities identity or project to fix an issue in the area, is given a website page.

E.g. Projects that have a 'high level of local community interest': Shirley Community Centre, Emmett Street Trees.

- Info on CCC Website Page: <https://ccc.govt.nz/the-council/future-projects>
- Hyperlink to Info on SmartView Capital Projects: <https://smartview.ccc.govt.nz/data/capital-projects>
- Info on 'Let's Talk' Community Board Website Page: New 'What's happening in the community' Tab: Capital Projects <https://letstalk.ccc.govt.nz/waipapa-papanui-innes-central-community-board>

Q. Why is this an important service to provide to the residents in our local communities?

A. Too often information is not passed on from Council Staff to Councillor, Councillor to Community Board, Community Board to Board Members, Residents Associations to Residents...

- "Gatekeep information" refers to the act of controlling access to information, often by arbitrarily restricting who can share or access it. It's a form of gatekeeping, where individuals or groups decide who is 'worthy' of specific knowledge, resources, or opportunities, often based on subjective criteria or established norms." AI Overview
- Residents often feel like they are last to know, with decisions made for them and not with them. Then the narrative is reinforced to residents, that Council/Community Boards/Elected Members are not 'open & transparent' and don't listen to the residents in their Wards.

Q. How can a simple website page help?

A. "Act as a conduit between Council and the Community to inform the development of 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."

[From: LGOIMA [Ticket 1323259] Shirley Community Centre Working Party]

- Residents Associations are not available in every suburb.

- Access to information shouldn't be reliant on attending residents assoc. meetings, as there are barriers to participation.

Q. What information could be included on this 'Capital Projects' website page?

A. Having all this information in one place is not just helpful for residents, but also for new Council Staff/Elected Members needing to get up to speed with the Project, to enable them to understand any issues and help them with decisions.

- Overview of the Capital Project
- Timeline
- Historic Information/Photos/Maps/Plans
- Meeting Agenda/Minutes/Decisions
- Consultations/Feedback (raw data)



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- Consultant/Council Staff Reports
- CCC LTP/Annual Plan
- Asset Management Plan
- Funding/Budgets
- Contact Details
- Hyperlinks to other relevant External Information

Q. I wonder if Council/Orion would have made different decisions regarding the fate of the Emmett Street Trees, if all the relevant historical information was located on one website page, with attachments & hyperlinks to other information?

- <https://www.10shirleyroad.org.nz/emmett-street-trees/>
- <https://www.10shirleyroad.org.nz/george-brington-malcolm/>
- <https://www.10shirleyroad.org.nz/significant-trees/>
- <https://www.10shirleyroad.org.nz/emmett-character-area/>

10. Shirley Community Reserve Community Facility | Access to Information

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

6.5.4 Staff acknowledge the high level of local community interest. [Page 38 of the Agenda]

- Nearly a year has gone by since the Board's decision, with only very limited updates (elected members in the 'Working Party') provided on the 'Shirley Community Reserve Community Facility' project, in the Board's meeting agenda.

Memo to Waipapa Papanui-Innes-Central Community Board (23 February 2024) [Pages 40-41 of the Agenda]

1.1 The purpose of this memo is to provide supplementary information in relation to the Board briefing on Monday 18 December 2023 regarding the feasibility study for Shirley Community Reserve.

1.2 The information in this memo is not confidential and can be made public.

2.3 Both the feasibility study and supplementary information report will be presented to the Board on the 14 March 2024.

Attachments:

- Shirley Community Centre Supplementary Information (19 February 2024)
- Shirley Community Centre Feasibility Study 2023

- The Memo & Attachments were not made public to residents, or included in the Board's agenda/minutes, until the Board's agenda was uploaded for the 13th June 2024 meeting.

Waipapa Papanui-Innes-Central Community Board Meeting (13th June 2024) [Pages 5-6 of the Agenda]

9. Shirley Community Reserve: Proposed Community Facility

That the Waipapa Papanui-Innes-Central Community Board:

5. Requests that staff provide an update to the Board on a quarterly basis.

- Residents shouldn't have to lodge LGOIMA requests to get progress updates on the 'Shirley Community Reserve Community Facility' project.

11. 'Shirley Centre' Feasibility Study & Business Case

Since 2018, I've been researching & compiling information to reference, as I advocate for a new community facility to be built on the Shirley Community Reserve.

After the 13th June 2024 Waipapa P-I-C Community Board meeting, I wondered 'would our Elected Members have made the same decision, if they had read all the information I had found through my research'?

So I decided to write my own 'Shirley Centre' Feasibility Study & Business Case.

These 'Shirley Centre' reports are still a 'Work in Progress', as I go through all the research I have done over the years:

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

If you have any questions, please email: joanna@bowenvale.co.nz

I look forward to hearing from you,

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