

Att: Mayor Phil Mauger, Deputy Mayor Pauline Cotter, Councillors & Council Staff

## 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

### Topic 1: Shirley Community Reserve | Feasibility Study

In response to the '2023 Feasibility Study' included in the Agenda for the Waipapa Papanui-Innes-Central Community Board's meeting on the 13th June 2024, I have researched & written my own Feasibility Study, available here:

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

### Topic 2: Shirley Centre | Business Case

I do not agree with the Waipapa Papanui-Innes-Central Community Board's decision on the 13th June 2024, for 'Item 9. Shirley Community Reserve: Proposed Community Facility':

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

I have researched & written my own 'Shirley Centre' Business Case for the Shirley Community Reserve, available here:

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

### Topic 3: Emmett Street | Trees Removal

#### 3.1. 'Shirley Centre 10 Shirley Road' Facebook Post: <https://www.facebook.com/share/p/1AP2bFNwGY/>

"I speak for the trees, for the trees have no tongues." The Lorax by Dr. Seuss

To tell the 'Emmett Street Trees' story, I did some research to find out when they were planted, by whom & why their story is an important part of our local history, landscape architecture in NZ, Christchurch the 'Garden City' & Shirley's identity. Below are four parts to the 'Emmett Street Trees' story:

1. 'Emmett Street Trees' (How did we get here?)

<https://www.10shirleyroad.org.nz/emmett-street-trees/>

2. 'George Brington Malcolm' (Who was G.B. Malcolm?)

<https://www.10shirleyroad.org.nz/george-brington-malcolm/>

3. 'Significant Trees' (They were, but now they're not?)

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

4. 'Emmett Character Area' (Plenty of character, but not an Area?)

<https://www.10shirleyroad.org.nz/emmett-character-area/>

"Unless someone like you cares a whole awful lot, nothing is going to get better it's not." The Lorax by Dr. Seuss

UNLESS someone...cares:

George Brington Malcolm cared & we have benefited from his vision in the Emmett Street Oak Trees & MacFarlane Park. Christchurch City Council please care...'Save our Trees'...'Save our Character Area'...'Save our History'...

#### 3.2 'CCC Works Notice: Emmett Street and Riselaw Street – tree removals and road closures'

<https://ccc.govt.nz/transport/works-3/show/1677>

What: We're removing 22 trees in the area, due to non-compliance with the NZ Electricity (Hazards from trees) Regulations and other safety concerns. Some road closures on Emmett Street will be necessary.

Why: These trees are within the prescribed clearance distances of overhead powerlines. While various solutions allow many non-compliant trees to be retained, there are no viable solutions for these trees.

Where: Emmett Street and Riselaw Street, Shirley.

When: 7 April 2025 to 24 April 2025. Monday to Friday, 7am to 5.30pm. (weather/site condition dependent).

#### 3.3. Emmett Street Flooding Remediation

Has the CCC considered the ramifications of removing "19 trees on Emmett Street"?

<https://www.stuff.co.nz/national/129394267/residents-on-floodstricken-christchurch-street-feel-forgotten-it-looked-like-lake-emmett>

#### 3.4. Emmett Street Replacement Trees

Does the CCC consider the '2 for 1' replacement tree deal enough compensation for these established significant trees?

<https://ccc.govt.nz/environment/trees-and-vegetation/urbanforest>

## 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?

While researching I found this article from 'The Press' on the 5th May 1980, nearly 45 years later it is still relevant today: "Funds for libraries: The Christchurch City Council has yet to adopt the recommendation of its cultural committee to go ahead with the new Shirley library...Part of this expense is for the new central library. It should not be forgotten that Christchurch people have been getting a central library service on the cheap because they have not had to pay for an adequate central library building for a long time past.

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

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

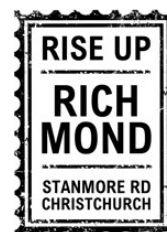
It is not the way of the Christchurch City Council to fail to consider a worth-while project just because the funds for it are hard to find. The Shirley library comes into this class.

If the council were concerned only to shelter its ratepayers, some notable facilities would be wanting in the city today.

Vital as the new central library may be, the local suburban services must be given a high rating.

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

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



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## 2020 Consultation | Have Your Say

'Your ideas wanted for 10 Shirley Road' Consultation: <https://www.ccc.govt.nz/the-council/haveyoursay/show/334>

Open for feedback: 18 September 2020 to 12 October 2020

"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.

## 2020 Consultation | Feedback Received

<https://ccc.govt.nz/assets/Documents/Consultation/2021/06-June/Feedback-table-10-Shirley-Road-website.pdf>

## 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.

## 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.



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

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

- Page 1, #35099, Aimee Whall
- Page 9, #34915, Anita Thorne
- Page 14, #34894, Chris Ruane
- Page 20, #34812, Teena Crocker
- Page 21, #34801, Michael Calder
- Page 21, #34773, Andrew Robins
- Page 21, #34770, Shona Galbraith
- Page 22, #34749, Samantha Jacobson
- Page 24, #34679, Deborah Alexander
- Page 24, #34677, Yvonne Gwyther
- Page 24, #34669, Milly Shilton
- Page 24, #34642, Martin Maunsell
- Page 25, #34498, Emma O'Connell
- Page 26, #34472, Maria James

Two submissions with 'see attachment' or 'no comment':

- Page 1, #34939, Frida Inta
- Page 27, #34464, Ian Burn, Delta Community Support Trust

#### 2020 Consultation | Adjusted Feedback Recalculations:

Total Submissions: 58

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

Total Submissions: 58 -14 (invalid) = 44

- For Centre: 36 submissions = 81.81%
- Against Centre: 6 submissions = 13.64%
- No Comment: 2 submissions = 4.54%

#### 2023 Consultation | Let's Talk

'How Should We Develop Shirley Community Reserve?' Consultation: <https://letstalk.ccc.govt.nz/SCR>

Open for feedback: 17 July 2023 to 14 August 2023

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

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

#### 2023 Consultation | Feedback

People were able to provide feedback from 17 July 2023 to 14 August 2023.

During this time, we heard from 279 individuals and groups.

2023 Consultation Feedback Report: [https://letstalk.ccc.govt.nz/download\\_file/view/3925/475](https://letstalk.ccc.govt.nz/download_file/view/3925/475)

#### 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%



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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 votes/ comments. Reading the comments, you can see why some residents who voted for a 'recreational space', did so as they were against a 'community hub' as they see it to be a threat to their 'traditional' community centres.

Many residents are protective of 'their' community centre, in 'their' suburb.

### 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..."
- Waipapa Papanui-Innes-Central Community Board Meeting | 12th July 2023  
[https://christchurch.infocouncil.biz/Open/2023/07/PCBCC\\_20230712\\_AGN\\_9557\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2023/07/PCBCC_20230712_AGN_9557_AT.PDF) Page 119  
3.4 Participation in and Contribution to Decision Making  
3.4.1 Report back on other Activities contributing to Community Board Plan  
"FRESH Event, Shirley Community Reserve. The FRESH 3-on-3 Basketball Tournament held at Shirley Community Reserve on Thursday 6 July 2023 attracted a good number of attendees into the brisk weather, complemented by the attraction of free fades and braids, and a sausage sizzle, in addition to the tournament, and accompanied by Council engagement on the future of the Reserve."

### 2023 Consultation | Feedback Recalculations (FRESH Event Submissions)

2023 Consultation Feedback Report: [https://letstalk.ccc.govt.nz/download\\_file/view/3925/475](https://letstalk.ccc.govt.nz/download_file/view/3925/475)\*

- \* This .pdf shows submissions coded "received from Youth Fresh Event by YCD".\*\*
- Top Ranked Option: Community Hub = 11 [Page 2]
- Top Ranked Option: Recreation and play space = 41 [Page 12]
- \*\* A total of 52 submissions were collected at the Youth & Cultural Development FRESH event held at the Shirley Community Reserve, on the 6th July 2023. This was before the Consultation was open for feedback.
- The 'Shirley Community Reserve' consultation was Open for Feedback: 17 July 2023 to 14 August 2023.

### 2023 Consultation | Adjusted Feedback Recalculations:

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

Adjusted Total Submissions = 205 - 52 (Invalid FRESH Submissions) = 153

- FRESH Event HUB only Option: 11
- FRESH Event PLAY only Option: 41
- Adjusted HUB only Option: 118 - 11 = 107 votes = 69.93%
- Adjusted PLAY only Option: 87 - 41 = 46 votes = 30.06%

### 2023 Consultation | Feedback from Organisations:

[https://letstalk.ccc.govt.nz/download\\_file/view/3925/475](https://letstalk.ccc.govt.nz/download_file/view/3925/475)

- Page 1, #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 to the degree people are comfortable with, in a way they are more comfortable with."
- Page 1, #4355, Dallington OSCAR, Lisa Manning  
"Maybe have an area where you could have story times etc like the botanical gardens this would be amazing for the children in our community."
- Page 1, #6812, St Albans Residents Association, Jason Harvey  
"A purpose built building for the Shirley Community that is fully accessible and will accommodate the activities that contribute to the wellbeing of the residents now and in the future is needed at this site. Shirley is a deprived area of the city and this is an opportunity for the CCC to address this inequality and provide a space which will be around for the next 100 years for the community to use and develop. With the educational and commercial facilities around the site the centre will add to and benefit the community hub which together with the public transport route enable the community a more sustainable future."



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- Page 1, #6836, Spokes Canterbury, Anne Scott  
"Spokes would like to see the shared paths for cyclist retained and upgraded, and the provision of good quality, secure cycle parking what ever option is chosen...We are keen on active transport options to facilitate cycling as a way of accessing community facilities."
- There were no submissions received from these local organisations:  
Shirley Village Project, Eastern Community Sport and Recreation Inc, Delta Community Support Trust, Avebury House & We are Richmond.
- A few people involved in the above local organisations did however make an 'individual' submission with their 'top ranked option' being 'Recreation and Play Space' or 'Keep the Space as it is'.

### 2023 Consultation | Feedback from Individuals: Community Hub

Below are some of the comments included in the 'Individuals – top ranked option: Community Hub' section.

Full Feedback Report: [https://letstalk.ccc.govt.nz/download\\_file/view/3925/475](https://letstalk.ccc.govt.nz/download_file/view/3925/475)

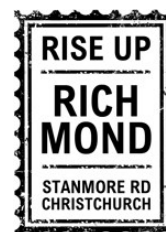
- #1240: A community space where classes and groups can be held is the thing we currently don't have - there are plenty of playgrounds and green spaces around. The McFarlane park centre has made a big difference to the feeling of engagement in the community slightly north, and provides the engagement to make things like a community garden possible later on. Going straight to a community garden is unlikely to work without there being engagement already. The current space as it is isn't used much, and definitely needs improving.
- #1241: A community hub is the most important for all groups having access and for the community to have a central connection point. Since the earthquakes the community has been disjointed and has no identity without a central hub.
- #1322: Build a community hub in order to build up our community! Pre-quakes, the centre had been home to numerous organisations and programmes that enriched the area and helped the community to connect. It is vital to the area that this be reinstated. The community need bookable spaces such as those in most libraries around the city. Shirley is missing out. The facilities of the Halswell Library + community spaces (not including the pool) are great... The area has a relatively high number of Kaianga Ora houses, and work is underway to infill those properties with higher-density accommodation, meaning that the proportion of the local population experiencing high deprivation and associated additional needs will increase. Greater provision of support services are vital for building and maintaining community cohesion, and upskilling residents who have been let down in the past in one way or another (eg. inadequate literacy and numeracy approaches at school for a few decades; trauma in its various forms leading to addictions, etc). Organisations, service-providers and programmes need to have a home in the area, and replacing the community hub at this site is vital for this, so that it provides easy access for wraparound support. Without this, the costs to local and central govt will increase through reduced community cohesion, reduced mental health and wellbeing, reduced education and vocation skills, increased crime, disengagement of youth, etc. Some of the space can be kept as green space - Christchurch South Library has a lovely green outlook on the north and east sides. If the Shirley community hub was similar to the Halswell library and community centre, it could wrap beautifully around green space...

At 10 Shirley Road a 2 storey building could provide a highly-functioning library, large-medium-and-small meeting spaces, plus a home for various organisations and programmes AND maximise the retention of green space for those who value keeping the site as it is plus those who wish to see additional recreation and play spaces.

- #1326: a community hub with subsidized ability to hire the space for local groups (e.g. evening activities, music groups, board game groups, other hobby groups, plunket courses)...Together with the existing play enter would create a cool community hub for Richmond/Shirley.
- #1396: A thriving community centre was there before the earthquakes & funding for it to be rebuilt was put on the LTP. So many other suburbs have had major council investments with having community centre upgrades or rebuilds why is shirley having to fight for theirs to be reinstate.
- #1661: This side of Shirley Rd is desperate for a community hub. We have been waiting years for our community centre to be rebuilt. I have been involved with the Playcentre in the reserve for almost 10 years now and we have been consulted so many times, and every time our families have expressed their need for a community centre to help bring our wider community together...The table tennis table and benches were a huge waste of money and we never see them used...the playground is used mostly in the 15mins before and after school pickup, but the rest of the reserve is rarely used.
- #1725: Community hub + library in a design that incorporates keeping ALL the mature trees. I used to live near the new Halswell Library, and Shirley deserves that sort of facility too.
- #1804: The former Community Building at 10 Shirley Road served as a vital space that brought people together and facilitated various community needs. Its mixed-use nature allowed individuals of all ages, backgrounds, and interests to participate in diverse activities, fostering pride in the local area. I submit the reasons below why reestablishing a community hub is crucial for the neighbourhood's growth and development.
  1. Strengthening Social Bonds
  2. Promoting Personal and Communal Development
  3. Boosting Local Economy
  4. Catalysing Positive Change
  5. Inclusivity and Diversity

[Each of the above points has more info provided in the Feedback Report .pdf]

The revival of the community hub is not just about rebuilding a physical structure; it's about revitalizing the heart of our neighbourhood. A community hub serves as a focal point for unity, growth, and progress.



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By bringing people together, promoting personal and communal development, boosting the local economy, and catalysing positive change, the community hub will create a flourishing and vibrant neighbourhood we can all take pride in. Let us come together and work towards the reestablishment of our community hub, ensuring a brighter future for generations to come.

- #1832: Community support is the most important, especially given that Shirley's facilities have been missing for such a long time. It would be awesome to move the library there and have community facilities as part of it. The library would be more accessible (parking at The Palms is awful, and the orbiter doesn't go next to the library currently, making it more difficult for those who use public transport - especially people with illness/disabilities), and having connected community facilities would make it all easier to use, service, and be a focal point for the community to come together. Having the resources in the one place just makes sense.
- #2324: A true community hub should aim to meet the needs of all members of the community and recognise the value of maintaining an environment which meets a balance of physical, social and ecological needs in a sustainable form.
- #2684: We need the community centre back in Shirley. The Acheson ave 1 is far to small and not central to Shirley...The space is wasted at the moment as grass and a carpark.
- #3202: At the last LTP 1200 people signed a petition that was presented and received \$3mill plus the promise of a feasibility study to investigate the concept of a combined library and community centre on the site... This community is not confined to Shirley...There is incredible inequity across the city. Many communities have had tens of millions invested in them...Despite population growth, and a huge amount of infill housing we still await our replacement centre.

We wanted the idea of a library co-sited to be investigated. I have not had any information on this actually happening despite the LTP resolution for this. Our library at Shirley, one of the busiest in Christchurch, despite a makeover is still unable to provide the breadth of activities provided at other libraries. We are unable to access meeting rooms like at other libraries. Again our community is disadvantaged...

We want an accessible future proof community centre and library - we want a secular facility that welcomes all. The site on Shirley Road is in the heart of the community...This is the perfect site to invest in for the future of our community. It is a beautiful site with Dudley Creek and its plantings.

- #3590: The area has no community centre, and few meeting rooms. Church halls and other rooms are far and few, post-quake damage. Some people prefer to avoid church premises. The old community centre was excellent for a variety of rooms sizes, a good bus service, a playing area and some off-street parking.
- #4029: The community hub to bring ppl of all ages together. The recreational and play space may put off elderly ppl to utilise the area.
- #4275: With so much "recreational" space available (under the label of red zone), why not build a recreation and play space using an area in the red zone and use the current space as a community hub.
- #4404: As a resident of Shirley, we need the return of a community centre that is large and visible, similar to the facility that used to exist at 10 Shirley Road...

What is truly needed is a place where the community can gather and take pride in. A location that can be used by multiple groups, accommodating multiple users simultaneously.

This place should be an integral part of Shirley's future, just as it was in Shirley's past. The other options being considered are an affront to the Shirley community. 10 Shirley Road is visible to the community as most people travel along Shirley road.

- #4566: The Shirley Road Reserve had a community centre on it prior to it being badly damaged by the Christchurch earthquakes. My understanding is that it was quite a busy and well utilized facility within the community, so it was clearly popular and a much needed asset to the area. This is backed up by the fact that a petition of 1,200 local residents have signed a petition that was presented to Council in support for it to be rebuilt...

Previously there was a sizeable off-street carpark in the reserve, however with surrounding Slater and Chancellor Streets both being as wide as they are, surely there is ample space for on street angle parking in order to free up more of the reserve for community facilities and the planting of additional trees.

- #4596: More accessible community hubs are critical for our city as we continue to intensify our housing choices.
- #4983: A community hub would help residents of this area connect and get to know each other creating a place to go to do this. We are a young working class family that would appreciate having a facility in our area to do so. The current playground is not that safe for my children to enjoy. They would love to connect with other families in our area through events and activities that a community hub would accommodate.
- #5452: I would like to see a Community Centre reinstated on this site as promised. It could sit well alongside a recreation and play space as as there was plenty of room for both building and play areas when I attended school there in the 1960's. 10 Shirley Road is on an excellent bus route served by several buses including The Orbiter. It was used by many groups and organisations both day and night. New houses are being built in the area with a growing population with many people not having cars...
- #5677: The community center should be rebuilt. This is not a fair process for a whole bunch of communities and community groups who are now in the 13th year since the earthquakes, and are pleading for council to replace the functional and relied upon Center...

The Center could become a catalyst to make the area around the primary school, and business space, a much safer space for people who are not in a car. That is very clearly the direction our city needs to head towards, so why not build this into the plan...

The real consultation should be 'How do We maximise the community use of the rebuilt Center at 10 Shirley Rd'.



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- #6837: All the other community centres in other parts of the city have been rebuilt or restored after earthquake damage and I find it frustrating that the well-used Shirley Community Centre has been overlooked for so long - it feels like the council is deliberately neglecting this area.  
The excuse that the previous survey was "split" is not accurate, in that survey it was made clear that no building was being considered at that time, so submitters were encouraged to only propose options that did not involve a building. Despite this many submitters asked for the community centre back. There has also been a petition that has been signed by 1200 people asking for our community centre to be rebuilt.  
We need a community centre that is run by a secular group, not a church as we are a diverse community, and a community centre should be welcoming to people from all backgrounds.  
There is also a large amount of new housing in the area and existing community spaces do not have much capacity, they are often full or not big enough for larger gatherings.  
10 Shirley Road is a great site for a community centre as it has Richmond, Shirley, Edgware and Mairehau suburbs bordering it and can bring people together from these surrounding suburbs as well as other areas slightly further afield. It is very visible and busy spot with popular eateries and shops just through the alleyway on Hills Road, and also many parents and children pass through twice a day to go to and from Shirley Primary across the road. It is easy walking and biking access from the north through Macfarlane Park/Shirley Primary and also from the south with an easy link onto the proposed new Richmond biking trail via Stapletons Rd and Julius Tce. There is also a bus stop right outside on Shirley Road.  
There is already an excellent recreation hub just down the road at the Avon Hub so another recreation hub is not required here...  
It would also be good to move the Shirley Library to 10 Shirley Road and build a library that is more fit for purpose. The current Shirley Library is very busy yet far too small and we miss out on many events and activities that other libraries have. E.g. KidsFest events, Minecraft clubs, workshops, CCC board meetings. When there are events on, the shelves in the library often need to be moved around to accommodate and it feels very cramped. The young adults' area particularly is very small and it would be nice to have some welcoming areas for young people to hang out and work on the computers, play board games etc.  
10 Shirley Road is easier to access for all modes of transport (driving, walking, biking and bus) than the current location in the mall and a much nicer environment in the park.

### 2023 Consultation | Feedback from Individuals: Recreation and Play Space

Below are some of the comments included in the 'Individuals – top ranked option: Recreation and play space' section.

Full Feedback Report: [https://letstalk.ccc.govt.nz/download\\_file/view/3925/475](https://letstalk.ccc.govt.nz/download_file/view/3925/475)

- 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.
- #948, Rebecca Roper-Gee: The existing playground, half court, table tennis table, pump track all get use. The green space is used but the uneven surface limits uses - e.g. not the safest for running around on. A toilet would be fantastic and increase usability, and potentially picnic area and BBQs.  
I don't believe we need another building. Delta, Avebury House, Masons Lodge, schools, Shirley Library, the Palms, Shirley Community Trust all have spaces that can be used for meetings etc. I think it is better to support these hubs where there is already energy rather than pour energy into a new building - it's the volunteers and collaborations that bring value for community, not the structures.
  - #960, Hayley Guglietta: There has been so much tension over the Shirley Reserve because of the strong feeling that something that was there before should be replaced. A lot of money has been spent on feasibility studies that all come to the same conclusion in that what was there before is not needed and not sustainable. CCC do not have capacity nor budget to manage another community facility and the loud voices who are demanding it are not prepared to do and maintain activation as has occurred in the area with other community groups.  
Both the Shirley Village Project and We are Richmond have plans that focus on restoring mahinga kai and the Shirley Reserve collides with each respective plan.  
I would like to see a focus on this restoration and connection, as well as active play spaces for local families and the school community to utilise.  
Perhaps if the small but strong voices want a community centre back they should start by finding funding to put a prefab in and testing the idea, show CCC it could be community managed and that there is a need still. They are stopping other great ideas from happening in the space.
  - #1347: An accessible playground for all kids- so many kids aren't able to join in play because of bark and playgrounds that are unacceptable. It's a disgrace that community spaces aren't not considering all kids/ all people as much as they could do.  
I know my son misses out on being able to easily join in without assistance from a parent because of the terrible play spaces throughout our city (minus a few good ones such as Margaret Mahy and Scarborough).
  - #1366: A community hub is cool and all but often I find the community that actually benefits is so limited and so averse to centralised resources or whatever that they don't really make enough use of it to justify the budget spend. There's definitely super good potential for super awesome initiatives to come out of a community hub but in my experience they usually fall short in this city and end up looking and feeling hollow and unloved.



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- #1704: I've put "a recreation and play space" first because, while I also love the idea of a community hub, I would still want there to be space for recreation and play there even with a community hub concept. Can there be both aspects incorporated? I'd want any community hub to be buzzing and love the idea of social enterprise cafe that I can wander down to on the weekend, perhaps a local market. I wouldn't want to see an empty building that competes with Avebury House and runs the same sort of classes. I'd want it to be vibrant and fun.
- #1963: I spend a lot of time in my garage when it is sunny, like watching the children and their families enjoy and using the park, this gives me some enjoyment.
- #1964: My concern with building a community hub there is that it would not service the Shirley Community north of Shirley Road. The demographic changes significantly as you head north of Shirley Road, where people are less likely to travel outside their community. If a centre was built, I believe it would mostly serve the affluent areas of Richmond and other interest groups from across Christchurch... and Shirley (The area north of Shirley Road) would miss out on investment.
- #3861: The space is already being used for recreation & play, could be kept as is or given a few improvements/ upgrades/ additions to make it even better! There are other meeting spaces in the community - Macfarlane Park, Avebury House, Delta, ESCC etc.
- #4009: There is already a shirley community centre at mcfarlane park and there is already a shirley community garden, seems silly to double up. Perhaps do a playground revamp including play equipment for disabled kids and things like mother and baby swings
- #4375, Murray James: Richmond is well serviced by community spaces and resources, Avebury House, Richmond Community Garden, Avon Hub, Delta, Richmond Club. It does not need another capital asset that then requires funding to be spread away from these established organisations / places to support and maintain it. The Shirley community has made great strides developing their own community activity around McFarlane Park. The activators in this space should be consulted directly as to their view again - I find it unlikely that they would want greater competition for the very hard fought community funding options that exist. In terms of a capital spend - and if CCC were able to collaborate with MOE and the community - there is a big opportunity to enhance the Shirley Intermediate swimming pool - taking it from an asset that the school cannot afford to maintain and making it a community assets that is supported and maintained by all for all. Developing a building on site largely driven by a noisy few who are stuck on nostalgia does not make commercial sense and would be a poor use of ratepayer capital.
- #4684: Open space for recreation in the part of Shirley is the greatest need. It could also be an asset for Shirley Primary to utilise. We do not need another community Hub. Avebury House, Delta, St Albans Community Centre and MacFarlane Park Community Centre provide wonderful meeting places for Shirley and Richmond residents.
- #4908: There is a divide in Shirley of the haves and have nots so much. Having lives both sides of Shirley most of my life I have found some of the haves to be very unwelcoming. If there was a community hub on that site they would take over.
- #4915: I believe there are adequate built community spaces. I previously went to the old Shirley Community Centre for several courses, it was filled with citywide people. I feel a space for whanau to play and picnic is what is needed in this space, not another building - already spaces in St Albans and Mac Farlane Park.
- #4923: We are certainly blessed in this community with spaces for meeting: Avebury House, McFarlane Park Centre, Delta, Richmond Club, St Albans Community Centre.
- #5401: There is already a good place community hun at Mac farlane park another one is not needed but a recreational space with a bbq area and toddlers pool would be amazing for the community.
- #6822: We already have enough community centres and leaving it how it is, is a waste of a space that can be turned into something amazing.
- #6841, 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).

### Shirley Community Centre Site Selection

Christchurch City Council Memo, 1 December 2016:

[https://christchurch.infocouncil.biz/Open/2016/12/PICB\\_20161209\\_AGN\\_1197\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2016/12/PICB_20161209_AGN_1197_AT.PDF) Pages 72-73

The recommendation of 10 Shirley Road has taken into account a number of factors including the area of land needed, access, parking and zoning designations. All Council-owned properties within a 1.5km radius of 10 Shirley Road were identified and taken into consideration against a number of factors.

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

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

Staff Recommendation: That the Papanui-Innes Community Board under delegated authority from the Christchurch City Council granted at the Council meeting of 8 September 2016.

- Approve the recommendation that the site of the new permanent Shirley Community Centre be the existing site (10 Shirley Road).



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## CCC Facilities Rebuild Work Left to Complete v Contingency

[https://christchurch.infocouncil.biz/Open/2017/09/COU\\_20170906\\_AGN\\_4993\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2017/09/COU_20170906_AGN_4993_AT.PDF) Page 14

Contingency Calculations as at August 2017

- Shirley Community Centre, Phase: Concept, Current Budget: \$2,621,400
- May be Required from Contingency Fund: \$2,378,600
- Probable Year Needed: FY21/FY22
- Comments: Current budget is \$2,621,400 which is available in FY21 & FY22.
- Contingency needs to be made for community expectations.
- The current budget would only build back a facility of 447m<sup>2</sup>.
- The size of the demolished building was 1,500m<sup>2</sup>.
- If we were to build back to the same meterage we would need \$8,250,000.
- Have therefore put in a contingency to allow for a total facility cost of \$5M.

### Board Discussions: 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?

### Board Discussions: 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 carpark of The Palms mall on 'Commercial Zone' land.
- The ReVision Youth Friendly Spaces Audit for Shirley Library was presented to both the Waipapa & Waitai Community Boards by Shirley Village Project:  
<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 Feasibility Study, as per the Mayor's Recommendations in 2021.

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

### Board Discussions: 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."

### Board Discussions: 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 facility & amenities our communities lost after the Christchurch Earthquakes, when the original building was demolished in 2012.



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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>

#### **Board Discussions: Item 9. SCR Proposed Community Facility | 'On Budget Community Building'**

'Replacement' Community Centre

Community Board Resolved:

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

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

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

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

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

#### **Board Discussions: 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."

- 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?

#### **Board Discussions: 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]

- 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. 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.



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- The building is only 'open' when activities are on, participants must pay to attend these activities or pay to hire this space.
- Many residents in our communities are socially isolated due to financial restrictions, which is one of the reasons why the Shirley Library has the highest number of visitors for a suburban library in Christchurch.
- Hence why I see the 'Shirley Centre' as the only option that will benefit the greatest number of our residents, help to improve their social connections & wellbeing.
- Shirley Library is open 7 days, Mon to Fri: 9am-6pm, Sat & Sun: 10am-4pm, with no barriers to access this space.  
<https://my.christchurchcitylibraries.com/locations/shirley/>

#### Board Discussions: 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 [4000m<sup>2</sup>] complex at Kyle Park, on Waterloo Rd. The cost has also increased from the original \$34m budget, to about \$46.9m.

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

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

- The new purpose-built Matatiki Hornby Centre is located 1km from the old Hornby Library at 8 Goulding Avenue.
- 'Old' to 'New' Location (1km) Google Maps Distance: <https://maps.app.goo.gl/EetbMHFVhVYbK1819>
- <https://www.newline.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?

#### Local Activities | Timetable Coded

In September 2024, I created a 'Local Activities | Timetable Coded' based on the information (at the time).

This timetable highlights the 'Activity' options currently available at our local existing community centres/facilities & Shirley Library. The timetable is based on 'Activity' by 'Day', showing the 'Location'.

<https://www.10shirleyroad.org.nz/wp-content/uploads/2025/04/CommunityCentreTimetableCodedSEPT24.pdf>

#### Local Activities | Activities Coded

In September 2024, I created a 'Local Activities | Activities Coded' based on the information (at the time).

This coded timetable highlights the 'Activity' options by 'Age' currently available at our local existing community centres/facilities & Shirley Library. This timetable is based on 'Day' & 'Frequency', showing the 'Location'.

<https://www.10shirleyroad.org.nz/wp-content/uploads/2025/04/CommunityCentreActivitiesCodedSEPT24.pdf>

#### 'Shirley Community Reserve' Feasibility Study & 'Shirley Centre' Business Case

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

"3. Request that staff initiate the process to design an 'on budget community building' on Shirley Community Reserve that will enable a mixed use of the Reserve and support recreation, play and social connections."

Afterwards I decided to compile all my research & ideas (since 2018) into 'one document' the 'Shirley Centre Report'.

Due to the amount of information involved, I decided to split the 'one document' into three documents:

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

These documents are a 'Work in Progress'. They will be updated daily with more information.

At the moment I am working on both the 'Part A: Why? = Feasibility Study' & 'Part B: What? = Business Case'.

Once these documents are both finished, I will start working on the final document: 'Part C: How? = Design Concepts'.

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

#### Document Notes:

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



Joanna Gould  
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