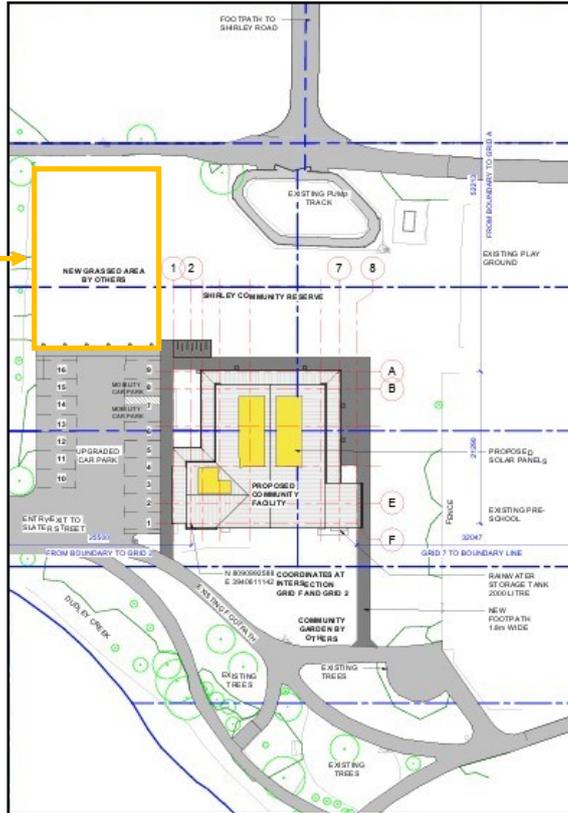
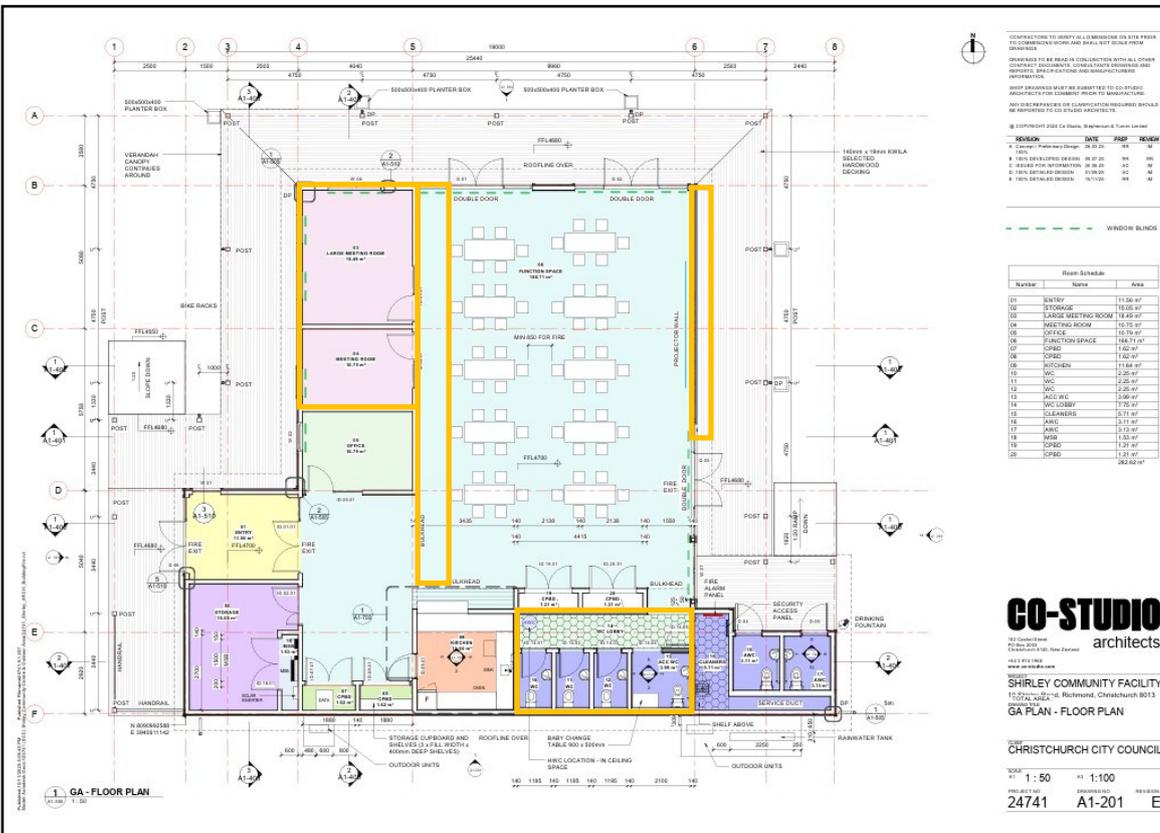




'Current' Shirley Community Reserve



Proposed Community Facility | December 2025



CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE FROM TO CORNER POINTS AND SHALL NOT SCALE FROM DIMENSIONS TO BE MADE. CONSULTATIVE VISUALS ARE NOT TO BE USED FOR CONSTRUCTION. ALL OTHER DIMENSIONS TO BE MADE TO MATCH DIMENSIONS AND INFORMATION.

WORK SHOWN MUST BE COMMENTED ON TO-GOING ARCHITECTS FOR COMMENT PRIOR TO MANUFACTURE. ANY DIMENSIONS OR CLARIFICATIONS REQUIRED SHOULD BE REPORTED TO CO-STUDIO ARCHITECTS.

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Room	Area	Count	Area
01 BENTLEY	11.56 m ²	01	11.56 m ²
02 BENTLEY	11.56 m ²	01	11.56 m ²
03 LARGE MEETING ROOM	18.49 m ²	01	18.49 m ²
04 MEETING ROOM	19.79 m ²	01	19.79 m ²
05 OFFICE	10.79 m ²	01	10.79 m ²
06 FUNCTION SPACE	148.11 m ²	01	148.11 m ²
07 OFFICE	14.02 m ²	01	14.02 m ²
08 OFFICE	13.02 m ²	01	13.02 m ²
09 KITCHEN	11.64 m ²	01	11.64 m ²
10 WC	2.25 m ²	01	2.25 m ²
11 WC	2.25 m ²	01	2.25 m ²
12 WC	2.25 m ²	01	2.25 m ²
13 ACC W/C	2.99 m ²	01	2.99 m ²
14 WC LOBBY	1.70 m ²	01	1.70 m ²
15 CLEANERS	10.71 m ²	01	10.71 m ²
16 AMB	13.11 m ²	01	13.11 m ²
17 AMB	13.13 m ²	01	13.13 m ²
18 AMB	13.09 m ²	01	13.09 m ²
19 OFFICE	13.21 m ²	01	13.21 m ²
20 OFFICE	13.21 m ²	01	13.21 m ²
21 OFFICE	13.21 m ²	01	13.21 m ²
22 OFFICE	13.21 m ²	01	13.21 m ²
23 OFFICE	13.21 m ²	01	13.21 m ²
24 OFFICE	13.21 m ²	01	13.21 m ²
25 OFFICE	13.21 m ²	01	13.21 m ²
26 OFFICE	13.21 m ²	01	13.21 m ²

CO-STUDIO architects

SHIRLEY COMMUNITY FACILITY
1125-1225 Shirley Road, Christchurch 8013
GA PLAN - FLOOR PLAN

CHRISTCHURCH CITY COUNCIL

SCALE: 1:50 AND 1:100
PROJECT: 24741
DATE: A1-201

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- Meeting Rooms are 'fixed' spaces, not 'adjustable' with sliding doors to create spaces based on user requirements.
- Access to Meeting Rooms is through the Function Space?
- Additional toilet adds to building costs. Residents asked for more floor space, not more toilet space.
- Projector Wall removes windows from the East wall, no visibility to the playground or Shirley Playcentre.

The 'primary' use for this land is a 'Community' Facility, in the Shirley 'Community' Reserve. This Community Facility has been designed without residents input & is not 'fit for purpose' for our residents needs. Residents do not need another 'venue for hire' or 'clubroom' operated by a Community Group. Both are not inclusive.

The information below was included in my .pdf

https://christchurch.infocouncil.biz/Open/2025/09/PCBCC_20250911_MAT_9141_WEB.htm 5.5 Joanna Gould for the Waipapa Papanui-Innes-Central Community Board, 11th September 2025 Meeting Item 8. Shirley Community Facility.

https://christchurch.infocouncil.biz/Open/2025/09/PCBCC_20250911_AGN_9141_AT_WEB.htm

The issues & concerns I outlined below, have not been addressed in the updated design plan for December 2025.

Section B: Developed Design

1. Developed Design: Building Placement

- Building located at the back of Reserve, not up front & connected to Shirley Road, hidden down the back.
- Not centred on the Reserve, like the previous Community Centre, doesn't line up with the path from Shirley Road.
- Line of sight from Shirley Road to Dudley Creek, blocked by the south wall of the building.
- CPTED (Crime Prevention Through Environmental Design) issues with the south wall of the building.

<https://ccc.govt.nz/assets/Documents/Culture-Community/Community-Safety/CPTEDFull-docs.pdf>

2. Developed Design: Dudley Creek

- Dudley Creek is the Reserve's best asset. The building should be connected to the south of the Reserve.
- There are no windows or doors on the south side of the building. This is the best view of the Dudley Creek area.

3. Developed Design: Dudley Design

- Gable or hip roofs that are consistent with adjacent residential buildings, like the former building.
- There is no Entry Porch/Front Door orientated to face Shirley Road.
- Too many doors on the building facing Shirley Road/Chancellor Street, adds to the confusion of where is the Entry?
- The side Entry door connected to the car park is convenient for those using that car park, but what about bus users & those who have parked on the other streets?
- Floor to ceiling glass doors are not in keeping with the style of Front Doors on the surrounding residential buildings.
- The new building does not have symmetrical large front windows facing the street, like the former building.
- I've included images as examples of the Dudley Design in 'Section C: Additional Information':

Page 6: Dudley Design Guide

Page 7: Chancellor Street Heritage Houses

4. Developed Design: Interior

- A one room building (one activity at one time) does not 'replace' the former building (multiple rooms & activities).
- Will any of the items retrieved from the former Heritage Listed building be incorporated into this new building?

5. Developed Design: Car Park

- The car park spaces have been reduced, which will affect Shirley Primary School & Shirley Playcentre.
- Shirley Playcentre Lease | Car Parks

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

"There is a requirement that four car parks be provided, one for staff and three for parents attending the playcentre. There are car parks on the Shirley Community Centre Reserve to cater for on site car parking requirements, however the Council will not designate any of the car parks specifically for this purpose, the car parks being for Shirley Community Centre/Playcentre use as a whole. The main entrance to the playcentre is to be from the Community Centre car park which is accessed off Slater Street, thereby ensuring the safety of children by not requiring them to access the site from Chancellor Street which is adjacent to the playcentre."

- The new car park is no longer connected to the path that goes from Slater Street to Chancellor Street.

6. Developed Design: Paths

- The former building was connected to all the current paths, plus it also had a path down the east side of the building, past the playground, Shirley Playcentre to South car park.
- The new building is not connected to Shirley Road, the playground or Shirley Playcentre.

7. Developed Design: Toilets & Kitchen

- There are no windows for the toilets or kitchen. No natural light, so it will cost more for electricity & lights will need to be put on a sensor, so that they aren't left on.
- The kitchen & toilets will each need to be fitted with a ventilation system, as there are no windows to allow in fresh air. These will also need to be on a sensor, so that they aren't left on.
- Reserve Toilets: "4.7 Neighbourhood parks, such as the Shirley Community Reserve, cater for local communities. They do not usually have toilets as they are generally only a short distance from users' homes and people do not visit for long periods of time." Memo from the Manager, Parks Planning and Asset Management

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

- 10 Shirley Road / Public Toilets, Public Forum, Jennifer Dalziel

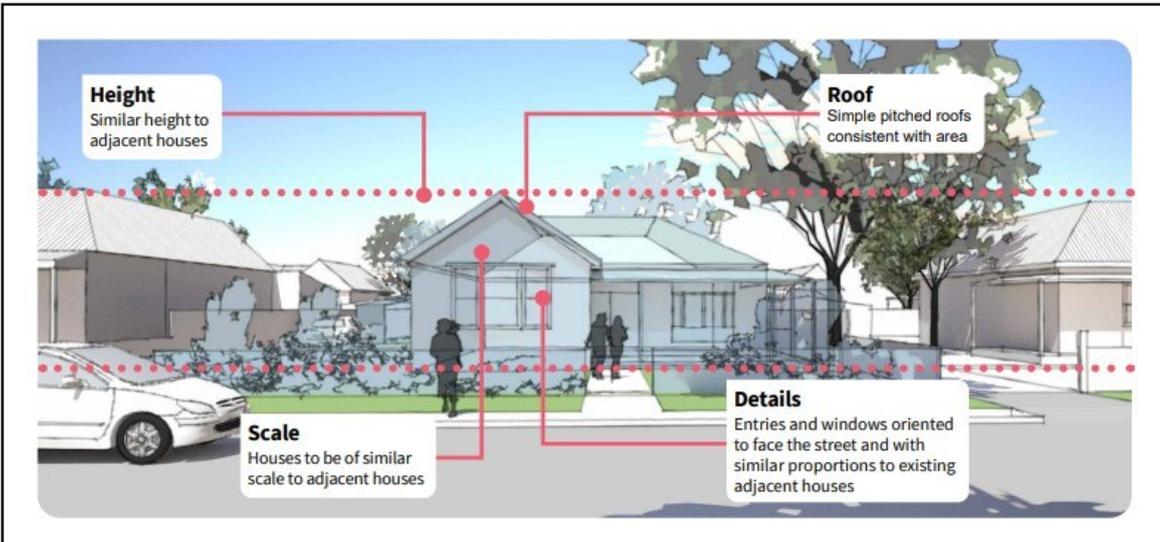
https://christchurch.infocouncil.biz/Open/2022/04/PICB_20220429_MIN_7646_AT.PDF

"Ms Dalziel had audited the public toilets in the area to demonstrate the issue for proposing toilets for 10 Shirley Road... Running through the attached photos, she highlighted issues of graffiti, litter, vandalism, and maintenance...Ms Dalziel concluded her point that though it may seem a good idea to put a toilet on 10 Shirley Road, it invites the issues observed in her visit to the other toilets discussed, suggesting it may not be a good idea in the long run."



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<https://ccc.govt.nz/assets/Documents/Consents-and-Licences/resource-consents/Forms/Character-Areas/Dudley-Design-Guide-2019.pdf>

1. Area Overview: The size, form and scale of houses, the roof profile and location of houses on sections are generally consistent along streets. Architectural detailing that contributes to a richness in house design and consistency is established through the location, scale and proportion of windows and entrances.
2. Landscape and natural features: Dudley Creek is a defining feature and important open space for this Character Area. Extensive recent work along the banks of the waterways in Dudley have opened up spaces that contribute to the amenity and value of the area for the community and residents.
3. Building design, Scale and form: Ensure houses in the Character Area have low-pitched gable or hip roofs that are consistent with adjacent houses.
4. Building design, Architectural detailing: Houses in Dudley have a range of architectural detailing including weather-board cladding and corrugated iron roofing, bay and box windows, and occasional shingle detailing on gable ends. A variety of detailed entry features, verandas and porches which are consistent with the 20th century villas and bungalows are also features of the character area.
5. New houses to reflect existing houses in terms of the proportions and overall style of the window, entrance space and doorway, façade and roof edge details and materials.

The plans for the proposed Community Facility for December 2025, still don't align with the Dudley Design Guide:

- Building's Location: at the front of the land.
- Roof Pitch: Plans have a 'low' pitch, while the Guide is for 'medium' pitch, which is typical for the bungalow design.
- Entrance Location: at the front of the building.
- Windows: Plans have 'modern' style, while the Guide is for 'character' style.
- Building's Layout: ability to 'see through' from the front door to the back door.

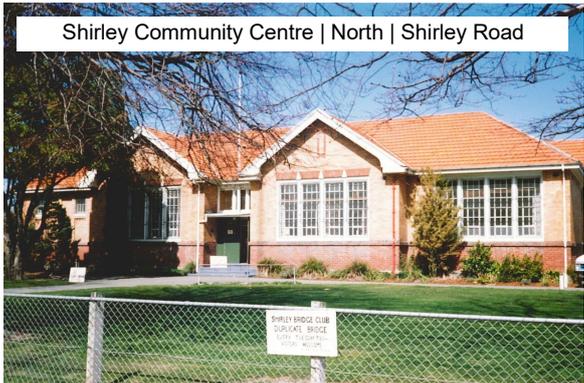


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10 Shirley Road & Original Building | Connections

Shirley Community Centre | North | Shirley Road



Shirley Community Centre | South | Dudley Creek



Connections:

to the land, to Dudley Creek, to Shirley School, to the Heritage Listed building, to Shirley Community Centre

- Residents in the areas surrounding Shirley Road lost homes, businesses, schools, their communities & connections after the earthquakes.
- A 'new' building could honour our past histories, while also providing a new space for our current & future residents, an inclusive 'place to be', with opportunities for all residents to create new connections at the Shirley 'Community' Reserve.

Shirley Community Centre - 10 Shirley Road Retrievals - November 2012

- Floor Plan shows the number of rooms available to the community & the range of sizes available for different activities.
- Items in storage could be repurpose in the new building, to make sure our local history doesn't even up in the dump.

FORMER SHIRLEY PRIMARY SCHOOL – SHIRLEY COMMUNITY CENTRE– 10 SHIRLEY ROAD
RETRIEVALS



Shirley Community Centre | West | Slater Street



Shirley Community Centre | East | Chancellor Street



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'Public input wanted on plans for new St Albans community centre' | 25 May 2016

<https://www.newsline.ccc.govt.nz/news/story/public-input-wanted-on-plans-for-new-st-albans-community-centre>

- Over the next few weeks they will be invited to discuss how they think the new community centre could enhance St Albans and how they see themselves using the facility ahead of the Shirley-Papanui Community Board approving the final design in July.
- The working party is made up of representatives from the St Albans Residents Association, St Albans School, Edgware Business Association, St Albans Pavilion and Pool Group, a youth representative and representatives of the Shirley-Papanui Community Board.
- The public can comment via Have Your Say or by filling out a submission form at the transitional St Albans Community Centre.
- There will be two drop-in sessions at the transitional St Albans Community Centre, 1049 Colombo St for the public to come and meet the working party and discuss the project.

<https://ccc.govt.nz/assets/Documents/The-Council/HYS/2016/may/Consultation-PIL-St-Albans-Community-Centre.pdf>

Background (continued from front page)

A new working party was established by the Shirley-Papanui Community Board in November 2015. The working party is made up of representatives from the, St Albans Residents Association, St Albans School, Edgware Business Association, St Albans Pool Group, Youth Group and the Shirley-Papanui Community Board. Since then, this group and Council staff have been working together and now have a concept design for feedback from the wider community.

The new facility will replace the existing transitional community centre at 122-126 Caledonian Road and 1049 Colombo Street.



View into central courtyard

Timeline



have your say

www.ccc.govt.nz/haveyoursay

Ann Campbell
Senior Engagement Adviser
Christchurch City Council
PO Box 73013
Christchurch 8154
Phone (03) 941 8717
Email ann.campbell@ccc.govt.nz

If you wish to comment on the plan, please complete the enclosed freepost form and return by 5pm on Monday 20 June 2016.



haveyoursay
www.ccc.govt.nz/haveyoursay



have your say May 2016

Proposed New St Albans Community Centre

Designed by your community for your community

Christchurch City Council



View from Colombo Street

Background

An expansion to the St Albans Community Centre was originally planned for 2010 and was extensively consulted on. Following the 2011 earthquake the centre was severely damaged and required rebuilding. A transitional centre has been used since 2012, and intended to be operational for 2-5 years until a permanent solution was found.

Following feedback from the community the Shirley-Papanui Community Board worked alongside staff and a community workshop was held on 9 September 2014. At this workshop, St Albans residents and community groups discussed a long term vision for community facilities in St Albans. Out of that conversation came a commitment from the Community Board and community representatives to form a joint working group to ensure the project was submitted to the Long Term Plan. Through this submission, the funding was approved for the new St Albans Community Centre. (continued on back page)

haveyoursay

www.ccc.govt.nz/haveyoursay

Come and meet the working party and discuss the project.

Wednesday 8th of June - 11am to 1pm
Thursday 18th of June - 4pm to 8pm
St Albans Community Centre,
1049 Colombo Street

Please ensure that your comment's reach us by 5pm on Monday 20 June 2016.

You can comment by:

- Returning the enclosed freepost form
- Visiting the Christchurch City Council's 'Have Your Say' website: www.ccc.govt.nz/haveyoursay

If you wish to discuss any aspect of this plan or process please contact:

Ann Campbell, Senior Engagement Adviser
Phone (03) 941 8717
Email ann.campbell@ccc.govt.nz

St Albans Community Centre - concept plan



ST ALBANS COMMUNITY CENTRE - CONCEPT PLAN

Building Features

- Considerations given to other buildings in the area.
- The facility is designed to be light, open and inviting, with the central core of the building able to open up and connect the internal environment with the external space.
- The rooms within the building contain a variety of meeting, activity, gathering and performance spaces that will cater from small to large activities in a flexible manner.
- The building is designed to be accessible for all persons, with broad spaces, wide doors and specialist facilities such as a parenting and adult change room.
- At the core of the building is a sheltered, landscaped courtyard, featuring at its centre the existing mature cabbage trees, linking the past to the future.
- The proposed St Albans Community Centre is intended to provide a happy and uplifting focus for their recreation and gathering of St Albans residents.



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Lancaster Park Community Centre and Changing Rooms

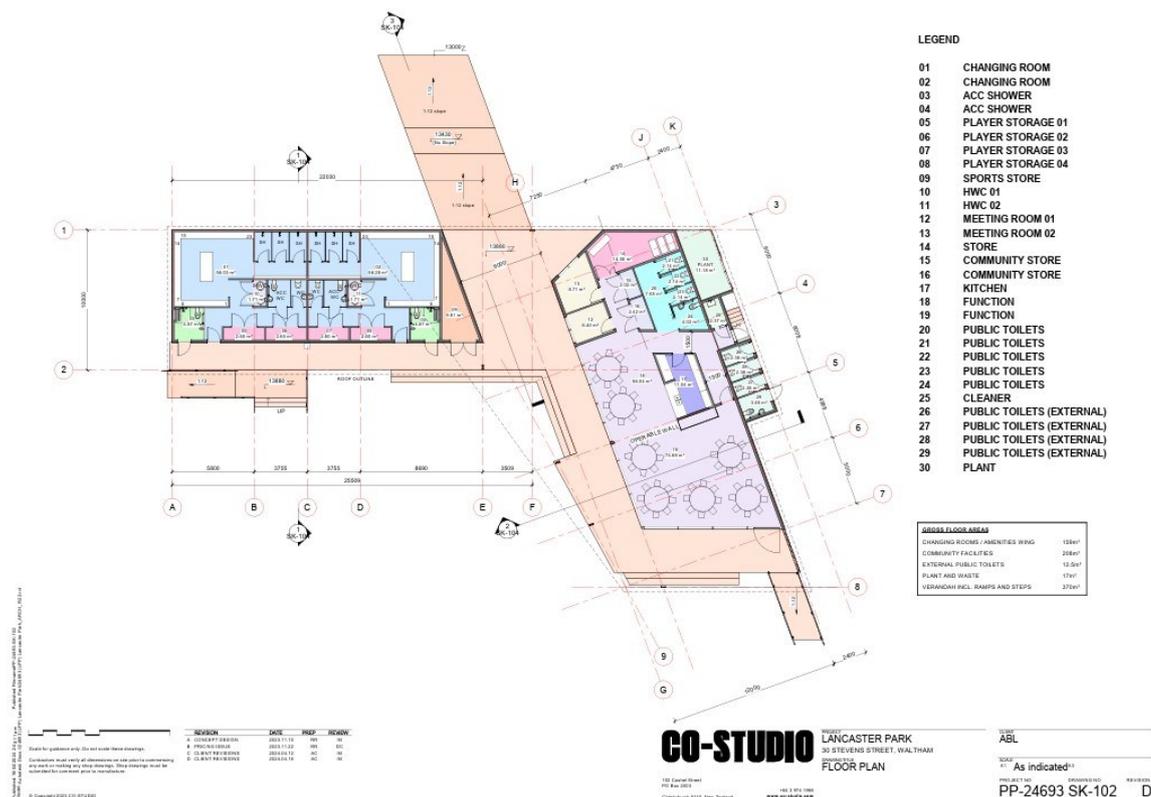
<https://letstalk.ccc.govt.nz/waipapa-papanui-innes-central-community-board/lancaster-park-community-centre-and-changing-rooms>

- The Lancaster Park Community Centre will include the following features: Multi-use function space, Kitchen, Small meeting room & Three externally accessed public toilets. The changing rooms will be used by sports clubs, including cricket, rugby, touch rugby and football. Two referee changing rooms are also included.

	Lancaster Park	Shirley Community Reserve
Cost to Implement	\$3,193,000	\$3,120,000
Land Size	Approx. 70,000m ²	Approx. 9,042m ²
Building Size	Community Facilities = 208m ² Changing Rooms/Amenities Wing = 159m ² External Public Toilets = 12.5m ² Plant and Waste = 17m ² Verandah Incl. Ramps and Steps = 370m ² Total Gross Floor Areas = 766.5m ²	Function Space = 166.71m ² Large Meeting Room = 18.49m ² Meeting Room = 10.75m ² Internal Toilets = 10.74m ² External Toilets = 6.24m ² Approx. Total Area = 282.62m ²
Occupancy (Standing)	100 (Community Centre)	?
Occupancy (Seated)	70 (Community Centre)	60?
Toilets (Internal)	4 (Community Centre) 4 (Changing Rooms)	4
Toilets (External)	4 (Community Centre) 2 (Changing Rooms)	2
Showers	6 (Changing Rooms)	N/A

https://christchurch.infocouncil.biz/Open/2024/05/PCBCC_20240509_AGN_9126_AT.PDF

Lancaster Park Changing Room and Community Facility Final Concept Design | Page 102



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Department of Conservation | Te Papa Atawhai, Statutory Land Management Team | 17th September 2025

Re: Shirley Community Reserve, 10 Shirley Road, Richmond, Christchurch
 "Lots 119-124 and 135-138, D.P. 2912, situated in Block XI, Christchurch Survey District.
 Area: 9042 square metres, more or less. All certificate of title, No. 283/100, of the Canterbury Registry."

I have been researching & advocating for a new Community Centre to be built at the Shirley Community Reserve since 2018.

Reserve Info:

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

The New Zealand Gazette, Thursday, 1st March 1979

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

- B. "Classification of Reserve"

The New Zealand Gazette: Thursday, 18th September 1980

https://www.nzlii.org/nz/other/nz_gazette/1980/110.pdf Page 14 (left column)

- C. "Reservation of Land"

The New Zealand Gazette: Thursday, 18th September 1980

https://www.nzlii.org/nz/other/nz_gazette/1980/110.pdf Page 14 (right column)

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

The former Shirley Primary School/Shirley Community Centre (1,500m², see attached image) was demolished in 2012, due to earthquake damage.

The building was to be 'replaced' as part of the Christchurch City Council Community Facilities Rebuild Programme.

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

I have a few questions regarding the Reserve's classification & was wondering if you could answer them for me.

Question 1.

I understand from my research the Reserve is a 'Local Purpose' Reserve?

DOC Response: Yes

Does this differ from a 'Recreational' Reserve?

DOC Response: Yes. Local purpose reserves are subject to s23 of the Reserves Act 1977 while recreation reserves are subject to s17: Reserves Act 1977 No 66 (as at 05 April 2025), Public Act Contents – New Zealand Legislation

Question 2.

According to the Reserves Act 1977, can the Christchurch City Council 'delegate authority' to a Community Board, to make decisions regarding the Reserve?

- 2.a. 12. Proposed Shirley Community Centre Rebuild
 Request for Delegated Authority

The Board wishes to proceed with this project and suggests that a process similar to that put in place by the Council for the rebuild of the St Albans Community Centre [not on a Reserve] be followed.

Accordingly the Board requests that delegated authority for decision-making around the Shirley Community Centre [on a Reserve] project be given by the Council, including the delegation of authority to make decisions from the recommendations of the Working Party and from staff for the siting, design and rebuild process and future management of the facility.

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

- 2.b. 12. Proposed Shirley Community Centre Rebuild
 Request for Delegated Authority

Council Resolved CNCL/2016/00368

That the Council:

1. Delegates the necessary authority (as per the St Albans Community facility) to the Shirley/Papanui Community Board (to be the Papanui/Innes Community Board in the next term) for decisions regarding the rebuild and future management of the Shirley Community Centre at either 10 Shirley Road or any other selected site.

2. Request that the Community Board talk with staff around potential options for a regeneration plan in this area under the Greater Christchurch Regeneration Act 2016.

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

DOC Response: I am not sure what you mean by 'delegate authority'.

The Minister of Conservation has delegated certain powers under the Reserves Act to local authorities and Councils can make many decisions themselves over vested reserves. If the community board you refer to is part of the Council, then they can undertake any of these delegated actions.



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Question 3.

What are the 'Legal Implications' for this Reserve? Is this information below, still correct in 2025?

- 3.a. Item 9. Shirley Community Facility Rebuild

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

“Legal Implications:

9.9. The land at 10 Shirley Rd is classified as reserve, vested in the Council by the Crown to be held “in trust for local purpose (site for a community centre)”.

That means the land could not be used for any other purpose than a community centre unless and until the reserve classification is changed.

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

DOC Response: Yes correct

Question 4.

At the Waipapa Papanui-Innes-Central Community Board meeting on the 13th June 2024, the Board made the decision below:

- 4.a. 9. Shirley Community Reserve: Proposed Community Facility

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

"That the Waipapa Papanui-Innes-Central Community Board:

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

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

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

Is a "mixed use of the Reserve", an appropriate use of the Reserve considering its classification?

DOC Response: you will see in s16 of the Reserves Act that the classification reflects the primary purpose of the reserve, but that does not prevent other compatible activities occurring there.

It is also possible to classify part of a reserve for one purpose and the other part or parts of the same reserve for any other purpose, but that would require a survey to define the separate parts.

Question 5.

Today I received the attached Landscape Plans for the Reserve, in response to my LGOIMA request to the Christchurch City Council.

The proposed new 'Community Centre' building (red square in the .pdf) is currently being designed to be less than 300m2, a 1/5th of the former Community Centre building.

At the Board meeting, it was mentioned that "this is just a building in a park".
Do these plans align with the Reserve's purpose for a Community Centre?

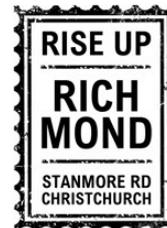
I assumed the focus of this Reserve was for a 'Community Centre', otherwise wouldn't this site have been called Shirley Reserve?

DOC Response: Yes the primary purpose as stated in the classification Gazette is a site for a community centre. It is up to the Council as the administering body to determine how much of the reserve is required for the building.

The 'primary' purpose is generally the main use of the reserve rather than determined by the size of the area an activity takes place on.

The reference to a survey plan was that if a decision was made to classify part of the reserve as 'recreation' and the remainder 'local purpose (community centre)' then a survey would be needed to define the areas so that the appropriate Gazette notice of the new classifications could be published.

It is unlikely that this will be considered worth the expense.

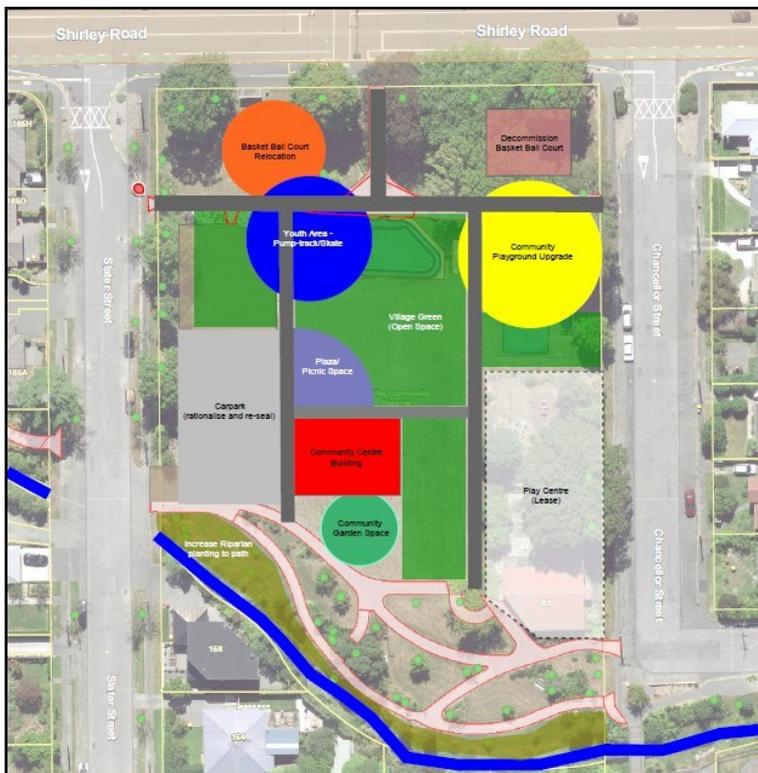
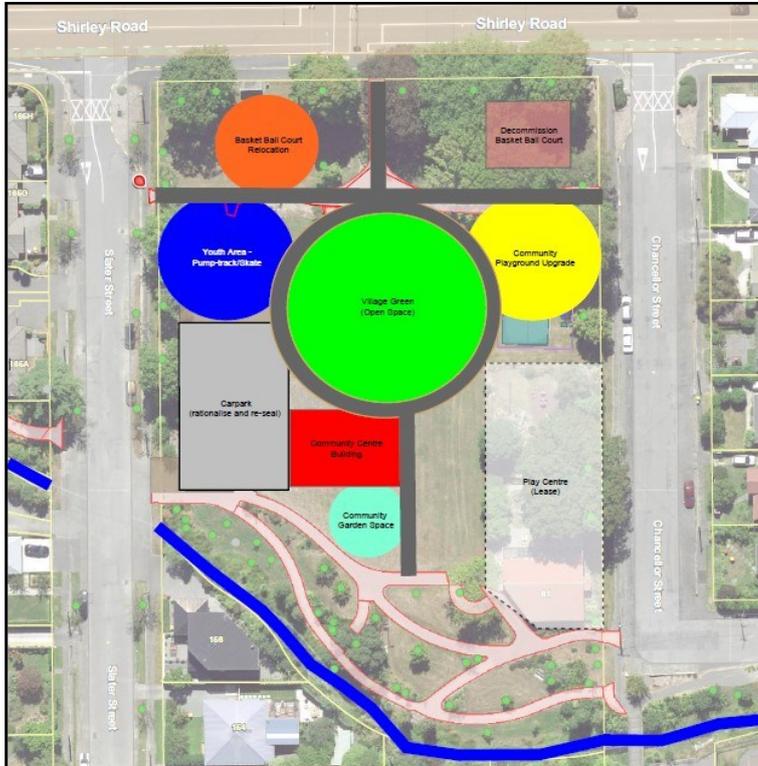


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LGOIMA Request [Ticket 1467939] | 15th September 2025

On 11 September 2025, you requested the following information, under the Local Government Official Information and Meetings Act 1987 (LGOIMA):
 "During discussions for Item 8. Shirley Community Facility, new landscape plans were shown on screen, but not included as an attachment. Could you please send me these landscape plans?"



Since the original building was demolished in 2012, the Shirley 'Community' Reserve has become Shirley 'Park', with the former building site now a grass area & the addition of the 'temporary' pump track & multi use table. Shirley Community Centre was inclusive & attracted residents from the surrounding suburbs, plus other parts of the city. The Shirley 'Community' Reserve was full of life, but as Shirley 'Park' it has been 'underutilised' since 2012.



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Design: Sustainable, Flexible, Responsive, Shared

- 19. The development of a new space or place will be in response to an identified need that cannot be met by existing provision.
- 20. The urge to jump to a 'built solution' before all the issues and objectives are understood and the community is involved, will be resisted.
- 21. The focus will be on community-led and sustainable, shared, multi-functional solutions, ensuring flexibility of use for spaces and places.
- 22. Focus on taking time to ensure community-led design is stepped process involving community in all phases and throughout the design process.

Figure 3. CFNP Principles

Christchurch City Council – Community Facilities Network Plan

PRINCIPLES

<p>PARTNERSHIP: COLLABORATION, COMMITMENT, GOOD FAITH, COMMON UNDERSTANDING STEWARDSHIP</p>	<ol style="list-style-type: none"> 1. A commitment to working together Council/Community to achieve common goals, recognising and maximising each partner's respective strengths 2. Actions in good faith will deliver the best outcomes for the collective group and wider community 3. Collaboration and teamwork to achieve the objectives of the project 4. Re-purposing assets toward Community Control where this can be supported 5. Iwi engagement will be conducted at all times in a manner which is respectful and meets Maori cultural protocols
<p>COMMUNITY: COMMUNITY LED, COMMUNICATION, WORKING TOGETHER, NEEDS BASED</p>	<ol style="list-style-type: none"> 6. Community-led development means working together to create and achieve locally owned and community led visions and goals, increased Community Board decision making. 7. Communication will be open and honest with communication channels kept open to ensure informed decision making 8. Community up means listening to and considering design, management and use aspiration of the community and acting on these
<p>GOVERNANCE: COLLECTIVE, FEXIBLE, SKILLS BASED, EFFECTIVE</p>	<ol style="list-style-type: none"> 9. Enabling community governance and supporting community facility ownership with capital and operational funding where appropriate and/or possible 10. Enabling a flexible and adaptive approach to governance that can respond to a changing environment 11. A balance between the need for a skills-based board without compromising representation of the collective of user groups
<p>ACTIVATION: COMMUNITY FOCUSED, INNOVATIVE PROGRAMMING, PRO-ACTIVE MANAGEMENT</p>	<ol style="list-style-type: none"> 12. Activities and programmes are developed, considering the needs and aspirations of the local community to activate not just hire spaces 13. Incentivising community led community facility provision. 14. A commitment as stewards of supporting 'community-up' innovation regarding programming and management to create vibrant spaces
<p>SUSTAINABILITY: VIABILITY, OPTIMISATION, BEST PRACTICE</p>	<ol style="list-style-type: none"> 15. Supporting financial security of devolved Community Facilities by offering Community Board and Council contestable funds beside the diversity of other revenue streams 16. Council continue to focus its own Community Facility delivery into Hubs 17. Council to quantify, audit and track its financial management of its own Community Facilities 18. The collective group will actively co-operate in seeking solutions to maximise and sustain revenue, minimise duplication, waste, environmental impact, under-utilisation and inefficiency. Where these attempts fail facilities are able to be deemed surplus, with appropriate action then possible
<p>DESIGN: SUSTAINABLE, FLEXIBLE, RESPONSIVE, SHARED</p>	<ol style="list-style-type: none"> 19. The development of a new space or place will be in response to an identified need that cannot be met by existing provision 20. The urge to jump to a 'built solution' before all the issues and objectives are understood and the community is involved, will be resisted 21. The focus will be on community-led and sustainable, shared, multi-functional solutions, ensuring flexibility of use for spaces and places 22. Focus on taking time to ensure community-led design is stepped process involving community in all phases and throughout the design process



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- Utilise local knowledge and understanding to define focal points, to cluster Council Hub Facilities and to determine areas where there are gaps spatially.
- New provision to be based on a feasibility/gap analysis, which considers under-utilisation of existing facilities.
- Delegate the design decision making authority to Community Boards for non-hub projects.
- Design process informed by the community and approved by the Community Board.
- Reflective of their local community and the cultures within it both visually and operationally.
- ...inclusive and removes barriers based on socio-economic status...
- It is important people have the option to be in groups and be social, as well as being on their own.
- Use best practice principles of design to encourage provision and enhance spaces for both social and private use...
- 'Safe, Welcoming & Inclusive' Places: Both in terms of physical design feature and customer service...
- Accessible to get to, see, use, move around and within - for all.
- You can see the place from a distance.
- In all cases integrate the Community Facility with its surroundings.
- Designed for flexibility and adaptability, being fit for purpose for a broad range of community users.

Table 3. Recommended Best Practice

Network Configuration	Plan Recommends
<p>An enhancement to the existing community space/facility network that they are a part of</p> <ul style="list-style-type: none"> • Important to map delivery across the whole network, regardless of ownership (even if it is localised in an area) to avoid over supply and duplication. 	<p>Utilise the Spatial Maps Appendix 1, Figures 4-10 to understand the overlap of facilities and where the facilities concentrations are. Utilise local knowledge and understanding to define focal points, to cluster Council Hub Facilities and to determine areas where there are gaps spatially. Utilise the Figure 1 Population Buffer Zone Maps to work out if a facility build/enhancement will increase the Average Population per facility without there being overlapping provision and/or % Population within 500m-1000m of a community facility</p>
<p>Striving for diversity in programming mix across communities to ensure equity in delivery (communities of interest, local community programmes, sectors, activity types - sport, arts, hobbies, cultural etc).</p>	<p>Continue the process of supporting Community Facilities being actively managed by empowering Community Groups/Trusts/Incorporations to drive activity from the site. New provision to be based on a feasibility/gap analysis, which considers under-utilisation of existing facilities</p>
<p>Design process informed by the community and approved by the Community Board</p> <ul style="list-style-type: none"> • Those with a history of involvement in their community know what works, there is no standardised solution, only designs that are practical and community driven 	<p>Institute a system where community-informed designs are shared across Christchurch and Banks Peninsula. Help facilitate learning across community via seminars, tours and workshops. Delegate the design decision making authority to Community Boards for non-hub projects</p>
<p>Reflective of their local community and the cultures within it both visually and operationally</p> <ul style="list-style-type: none"> • The people using the space/facility should be a representative 'melting pot' of the surrounding community at large. Taking into account the socio-demographics • The community should have pride in their space, and experience a good feeling from being there 	<p>Support a dialogue of inclusiveness across communities with any public funding of Community Facilities requiring inclusiveness demonstrated by the applicant.</p> <p>Work with community collectives to support leadership and governance that is inclusive and removes barriers based on socio-economic status, religious beliefs, ethnicity, age, gender, sexual orientation and celebrates the unique mix of these for that particular community.</p>
<p>Social & Private spaces</p> <ul style="list-style-type: none"> • Ideally with comfortable seating, good heating and kitchen/catering facilities. • It is important people have the option to be in groups and be social, as well as being on their own 	<p>Use best practice principles of design to encourage provision and enhance spaces for both social and private use in and around public spaces. Encourage spaces to operate both ways at times, or for there to be options for people in spaces most of the time, rather than one mode spaces dominating provision.</p>
<p>'Safe, Welcoming & Inclusive' Places</p> <ul style="list-style-type: none"> • Both in terms of physical design features and customer service – not work, not home, the 'home away from home' place in between. • They need to have a good image, be perceived as safe, clean and give choices of where to sit/be in the space. 	<p>Make sure entry is welcoming...spaces to hang and bump are obvious from the entry point, reception is not set to police a space but rather to aid in facilitating access. Ensure there are casual spaces in the building either via a café or chairs and reading racks viewing areas.</p>
<p>Community 'Hub and Focal Points' that are well connected to surrounding spaces and amenities</p> <p>They should be a one stop place for a range of daily community functions and interactions</p>	<p>In all cases look for synergies where a Community Facility can co-locate with meaningful partners in sport, recreation, welfare, housing, health, youth, sites of history, social, spiritual, commercial, entertainment and education spaces</p>
<p>Located 'where the people already are'</p> <p>It's important to be located in natural congregating areas, and to not expect people to go out of their way to use a facility/space</p>	<p>In all cases look to locate or enhance Community Facilities where there is foot traffic</p>
<p>Accessible to get to, see, use, move around and within - for all</p> <ul style="list-style-type: none"> • You can see the place from a distance • Its interior is visible from the outside • Adjacent buildings face/connect to it (people in them have a reason to use it) • It is easy to get to (car, bus, bike, walk,) nexus points 	<p>In all cases integrate the Community Facility with its surroundings. Demystify what happens in the interior with visual links and cues. Ensure barrier free access.</p> <p>Through feasibility determine a neighbourhood of users and differentiating factors that make the space relevant across Christchurch and/or Banks Peninsula</p>
<p>Designed for flexibility and adaptability, being fit for purpose for a broad range of community users</p>	<p>Meet the dual challenges of having some parts of the space for clearly defined purposes and some parts of the space able to be re-configured easily to meet new demands. (Indoors and Outdoors)</p>



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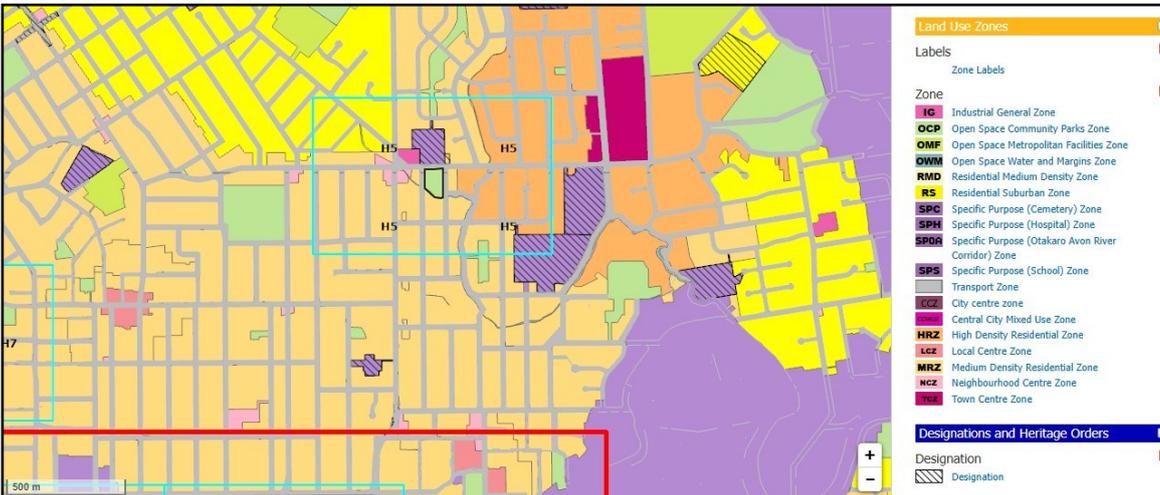
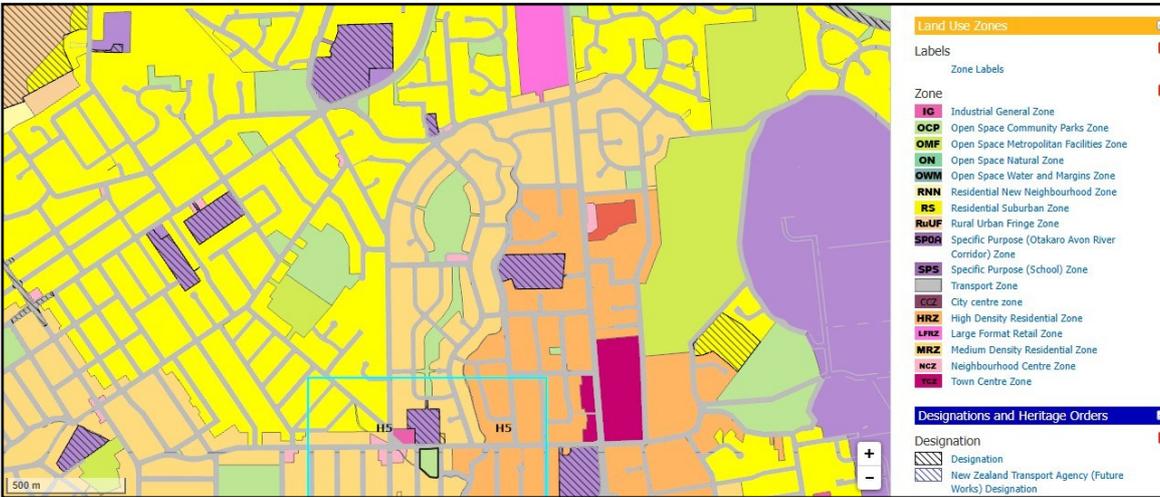


Christchurch District Plan

"...19 September 2025 and now incorporate all of the decisions made to date on Plan Change 14"

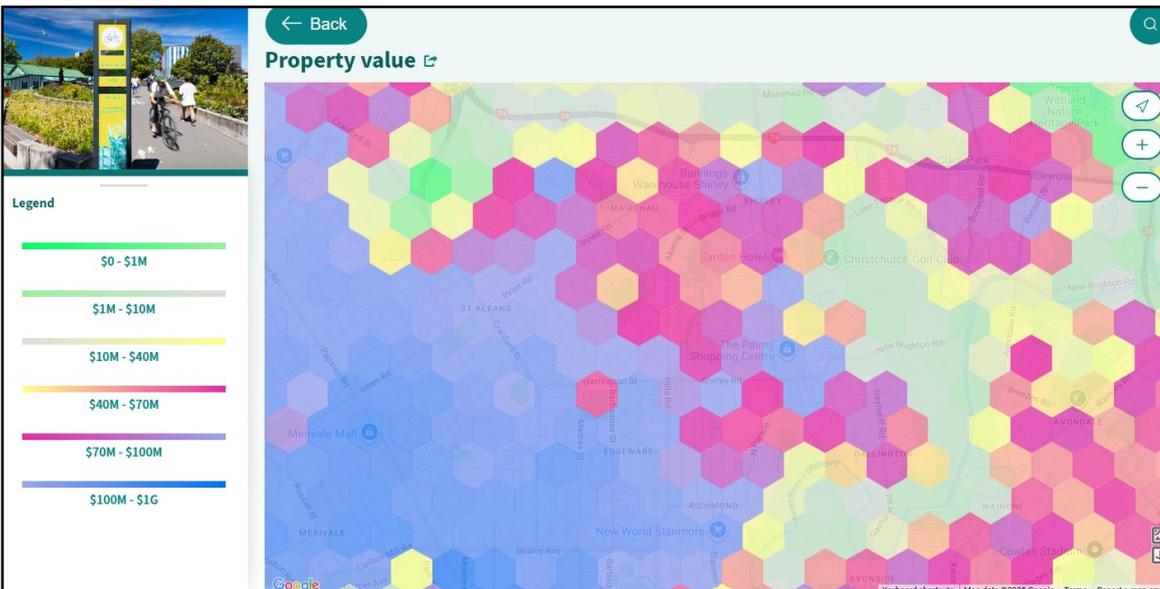
<https://districtplan.ccc.govt.nz/?t=map>

North of Shirley Road (Top Image) & South of Shirley Road (Middle Image)



CCC SmartView | Property Value

<https://smartview.ccc.govt.nz/data/property-value>



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Christchurch Developments | December 2025 | <https://engage.kaingaora.govt.nz/canterbury-christchurch>

- Four Developments: 4-14 Skipton St (next to the MacFarlane Park Playground & Shirley Community Trust buildings), 54-58 Riselaw St, 130-134 Emmett St & 3 Orcades St & 127-129 Emmett St.

- 35 new Social Housing homes with a total of 98 bedrooms across these four developments.

- If each bedroom has at least two occupants, approximately 198 extra residents will be living in this area by May 2026.

	2 Bedroom S-storey	2 Bedroom D-storey	3 Bedroom S-storey	3 Bedroom D-storey	4 Bedroom D-storey	5 Bedroom D-storey	Totals
4-14 Skipton St		2		5	2	1	10
54-58 Riselaw St	3	2		1	2		8
130-134 Emmett St & 3 Orcades St		6	1	3	1	1	12
127-129 Emmett St	1	2		2			5
Number of Type	4	12	1	11	5	2	35
Number of Bedrooms	8	24	3	33	20	10	98



4-14 Skipton St

Resource Consent for Kāinga Ora to progress our plans for this site have been approved by Christchurch City Council.

- Land area: 2842m²
- Number of homes: 10
- Build Type:
 - 2 x 2-bedroom double-storey duplex homes
 - 3 x 3-bedroom double-storey standalone homes
 - 2 x 3-bed double-storey duplex homes
 - 2 x 4-bedroom double-storey standalone homes
 - 1 x 5-bedroom double-storey standalone home

Consent Approved



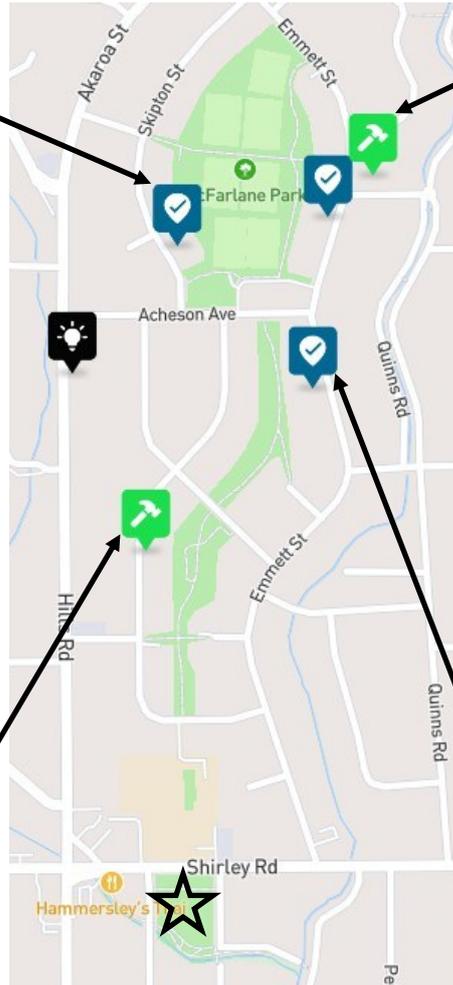
54-58 Riselaw St

This development is under construction.

- Land area: 1917m²
- Number of homes: 8
- Build Type:
 - 2 x 2 bedroom double-storey homes
 - 3 x 2 bedroom single-storey homes
 - 1 x 3 bedroom double-storey standalone home
 - 2 x 4 bedroom double-storey standalone homes
- Parking spaces: 10

Planned completion: May 2026

Construction



130-134 Emmett St & 3 Orcades St

This development is under construction.

- Land area: 2853m²
- Number of homes: 12
- Build Type:
 - 6 x 2-bedroom double-storey duplex homes
 - 2 x 3-bedroom double-storey duplex homes
 - 1 x 3-bedroom single-storey standalone home
 - 1 x 3-bedroom double-storey standalone home
 - 1 x 4-bedroom double-storey standalone home
 - 1 x 5-bedroom double-storey standalone home

Construction



127-129 Emmett St

Resource Consent for Kāinga Ora to progress our plans for this site have been approved by Christchurch City Council.

Construction is expected to commence early 2026

Land area: 1224m²

- Build Type:
 - 1 x 2-bedroom, single-storey home
 - 2 x 2-bedroom, double-storey homes
 - 2 x 3-bedroom, double-storey homes

Parking spaces: 7

Planned completion: May 2026

Consent Approved



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Bookable Spaces & Local Activities Provided

- CCC Ō Tātou Wāhi Our Spaces

<https://ccc.govt.nz/culture-and-community/our-spaces#/facility>

Indoor Spaces: Suitable for a variety of indoor social and educational activities.

Outdoor Spaces: Suitable for outdoor group and social events, weddings or picnics.

<https://bookings.ccc.govt.nz/bookingportal/Booking/Casual#/facility>

- Christchurch City Libraries Bookable Spaces

<https://my.christchurchcitylibraries.com/bookable-spaces/>

... including Libraries' meeting rooms, AV studios and creative spaces. From seminars to music recording, community gatherings to book clubs, we can host them all...

Bookable Spaces available at these libraries (not available at Shirley Library):

Tūranga, Aranui Library, Fendalton Library, Te Hāpua: Halswell Centre, Lyttelton Library, Matatiki Hornby Centre, Matuku Takotako: Sumner Centre, Ōrauwhata: Bishopdale Library and Community Centre, Upper Riccarton Library.

- St Albans Community Centre | Booking Schedule (scroll down to the bottom for timetable)

<https://www.sacc.org.nz/venue-hire>

- MacFarlane Park Community Centres | Park Centre Availability Calendar (scroll down to the bottom for timetable)

<https://shirleycommunitytrust.org.nz/venue-hire/>

- Avebury House

<https://www.aveburyhouse.co.nz/booking.html>

Below is the 'Local Activities Provided' Timetable by Age Group, based on the research I did in 2024.

ACTIVITIES TOTAL				PRESCHOOL AGE	JUNIOR SCHOOL AGE	SENIOR SCHOOL AGE	ADULT	OLDER ADULT
85				11	14	20	76	79
DAY	ACTIVITY	FREQUENCY	LOCATION					
Monday 18	Sparkling Stars	Weekly	MacFarlane Park Centres	1			1	1
	Men's Shed	Weekly	Avebury House				1	1
	Book Discussion Group	Monthly	Shirley Library				1	1
	Community Hub	Weekly	MacFarlane Park Centres	1			1	1
	Barista Training	Weekly	MacFarlane Park Centres				1	1
	Foodbank	Weekly	Delta Community Trust				1	1
	Monday Cafe	Weekly	Delta Community Trust	1			1	1
	Old Crest Club	Weekly	Avebury House				1	1
	Gentle Exercise	Weekly	Avebury House				1	1
	Garden Days	Weekly	Richmond Community Garden				1	1
	TechMale	Fortnightly	MacFarlane Park Centres				1	1
	Saigo - Rowena	Weekly	St Albans Community Centre				1	1
	Multicultural Mums & Bubs	Weekly	St Albans Community Centre	1			1	1
	SeniorNet	Weekly	St Albans Community Centre				1	1
	Happy Feet	Weekly	St Albans Community Centre				1	1
	Listening Post	Weekly	MacFarlane Park Community Garden	1	1		1	1
	Shake It Out	Weekly	Avebury House				1	1
	Universal Martial Arts	Weekly	St Albans Community Centre		1	1	1	1
Tuesday 21	Foot Care Clinic	Monthly	MacFarlane Park Centres	1			1	1
	Pickleball	Weekly	Avon Hub				1	1
	Yoga with Alison	Weekly	Avebury House				1	1
	Zumba with JB	Weekly	St Albans Community Centre				1	1
	JP Clinic	Weekly	Shirley Library				1	1
	Wā Kōrero: Storytimes	Weekly	Shirley Library	1			1	1
	Tai Chi with Roger	Weekly	Avebury House				1	1
	Garden Days	Weekly	Richmond Community Garden				1	1
	Neighbournet	Weekly	St Albans Community Centre				1	1
	Yoga with Tracy	Weekly	St Albans Community Centre				1	1
	Small White Teapot Hāhu Group	Monthly	St Albans Community Centre				1	1
	Kohinga Māra Garden Working Bee	Weekly	St Albans Community Centre				1	1
	Dungeon Delivers - Junior	Weekly	Shirley Library		1		1	1
	Children's Gardening Club	Weekly	MacFarlane Park Community Garden		1		1	1
	Football Drop In	Weekly	Avon Hub			1	1	1
	Repair Revolution	Monthly	Richmond Community Garden			1	1	1
	Pipers	Weekly	St Albans Community Centre		1		1	1
	Pilates with Dee	Weekly	Avebury House				1	1
	Dance Fitness	Weekly	Avon Hub			1	1	1
	Avon Toastmasters	Weekly	St Albans Community Centre				1	1
	Ungu Capoeira	Weekly	St Albans Community Centre			1	1	1
Wednesday 20	Wednesday Wheelies	Weekly	St Albans Community Centre				1	1
	Zumba with JB	Weekly	St Albans Community Centre				1	1
	Craft Collective	Monthly	Shirley Library				1	1
	Community Hub	Weekly	MacFarlane Park Centres	1			1	1
	Barista Training	Weekly	MacFarlane Park Centres				1	1
	Korā & Natter Group	Fortnightly	MacFarlane Park Centres				1	1
	Wise Up Wednesday	Monthly	MacFarlane Park Centres				1	1
	Employment Drop In	Weekly	MacFarlane Park Centres			1	1	1
	Foodbank	Weekly	Delta Community Trust				1	1
	White Tour Own History	Fortnightly	Avebury House				1	1
	Garden Days	Weekly	Richmond Community Garden				1	1
	SeniorNet	Weekly	St Albans Community Centre				1	1
	The Corner Coffee & Chat	Monthly	St Albans Community Centre				1	1
	Scrabble Club	Weekly	Shirley Library				1	1
	Hugs All Round Quilting Group	Weekly	Avebury House				1	1
	Dungeon Delivers - Senior	Weekly	Shirley Library			1	1	1
	Te Reo Māori Class	Weekly	MacFarlane Park Centres		1		1	1
	Kapa Haka	Weekly	MacFarlane Park Centres		1		1	1
Pilates with Dee	Weekly	Avebury House				1	1	
Capoeira Angola	Weekly	St Albans Community Centre			1	1	1	
Thursday 13	Yoga with Timea	Weekly	Avebury House				1	1
	Saigo - Daph	Weekly	St Albans Community Centre				1	1
	Wā Pēpi: Babytimes	Weekly	Shirley Library	1			1	1
	Pilates with Dee	Weekly	Avebury House				1	1
	Neighbournet	Weekly	St Albans Community Centre				1	1
	Yoga with Tracy	Weekly	St Albans Community Centre				1	1
	Me Kōrero Tātou: Te Reo Group	Weekly	Shirley Library				1	1
	Mending, Sewing & Alterations	Monthly	MacFarlane Park Centres				1	1
	Code Club	Weekly	Shirley Library		1		1	1
	Gardening	Weekly	MacFarlane Park Community Garden				1	1
	Universal Martial Arts	Weekly	St Albans Community Centre			1	1	1
	Yoga with Dakota	Weekly	Avebury House			1	1	1
	Women in Harmony	Weekly	St Albans Community Centre				1	1
Friday 10	Pickleball	Weekly	Avon Hub				1	1
	MacFarlanes on the Park Cafe	Weekly	MacFarlane Park Centres	1			1	1
	Walking Group	Weekly	MacFarlane Park Centres				1	1
	Foodbank	Weekly	Delta Community Trust				1	1
	Friday Drop In Cafe	Weekly	Delta Community Trust	1			1	1
	SeniorNet	Weekly	St Albans Community Centre				1	1
	Social Square Dancing	Weekly	St Albans Community Centre				1	1
	Card Club	Weekly	Shirley Library				1	1
	Friday Night Fun	Monthly	MacFarlane Park Centres		1	1	1	1
	Impact Youth	Weekly	St Albans Community Centre			1	1	1
Saturday 4	Family History Help	Fortnightly	Shirley Library			1	1	1
	Garden Days	Weekly	Richmond Community Garden		1		1	1
	Mahjong Club	Weekly	Shirley Library				1	1
Sunday 3	The Corner Coffee & Chat	Monthly	St Albans Community Centre				1	1
	Pickleball	Weekly	Avon Hub	1		1	1	1
Sunday 3	Kohinga Māra Garden Working Bee	Monthly	St Albans Community Centre	1		1	1	1
	Create Shirley	Weekly	MacFarlane Park Centres	1		1	1	1



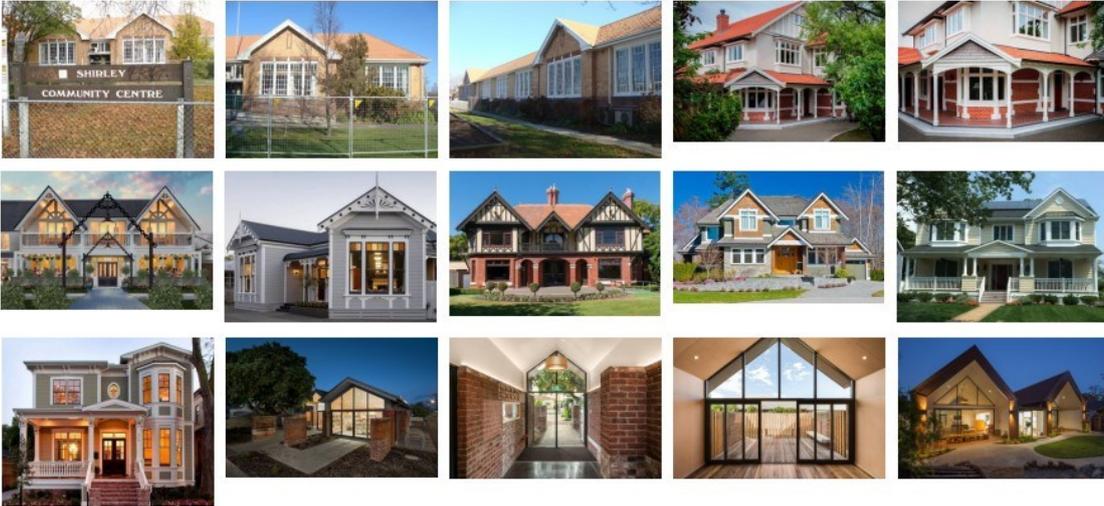
Joanna Gould
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 '10 Shirley Centre': www.facebook.com/ShirleyCentre10ShirleyRoad | www.facebook.com/groups/shirleycentre10shirleyroad
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11.1 Shirley Centre | Building Ideas
Building

Two Storey, Dudley Character Area Design Guidelines, include George Penlington (original building) & Benjamin Oakes Moore (12 Julius Terrace) design features, Māori inspired entrance (Waharoa), combined stairs/ramp to the building, glass automatic doors with 'welcome' in different languages, door at northern & southern end of building, wrap staircase around the outside of a lift on the western side of the building, universal standalone toilets either side of lift/stairs, southern end of the building built mainly of glass/windows & designed to capture the view of the significant trees/Dudley Creek/Port Hills, Solar Power, Rainwater Collection.

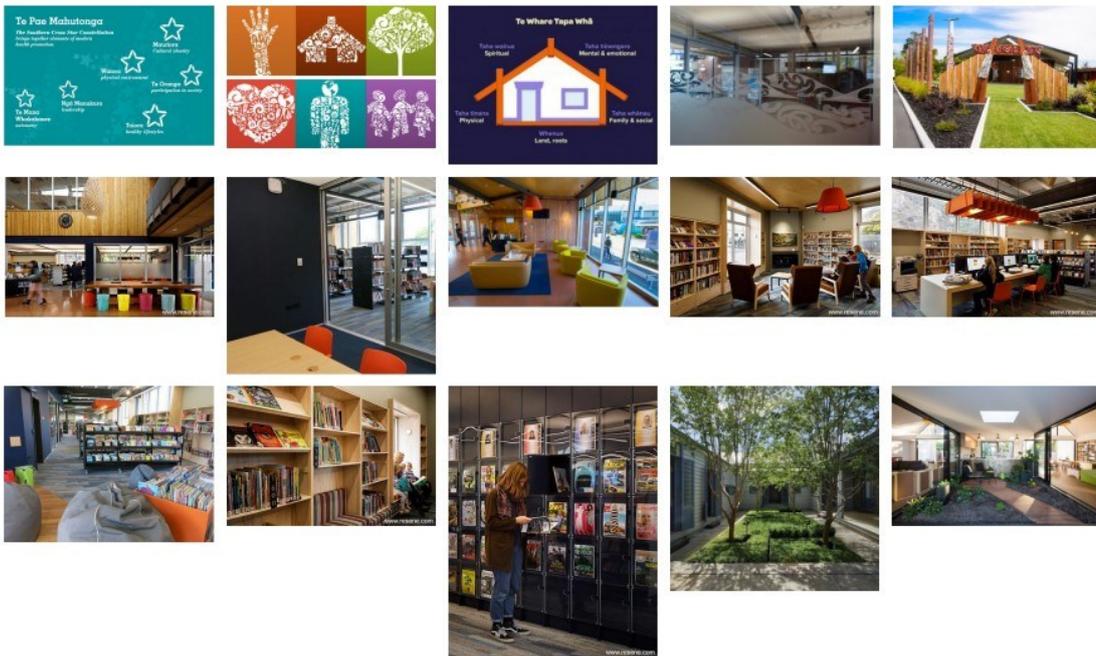


11.2 Shirley Centre | Building Ideas
Interior

Ground Floor: 'Welcome' desk at northern & southern end of building, Young Adults (front left corner) & Children's (front right corner), NZ/Genealogy (back left corner) & Newspapers/Magazines/DVDs (back right corner), Fiction Collection, Staff Desk (eastern side of the building), Self Return/Issue Desks, Computer Desks, variety of seating options/opportunities.

Learning/Meeting spaces: centre of the building, glass with sliding doors to create smaller spaces, incorporate 9. Shirley Centre | Design Considerations, 10.3 Shirley Centre | Design Inspiration: Māori Culture: Te Pae Māhutonga, 10.4 Shirley Centre | Design Inspiration: Māori Culture: Te Whare Tapa Whā & 10.5 Shirley Centre | Design Inspiration: Māori Culture: Whakairo (Carving).

First Floor: Non-Fiction Collection, Internal Garden: sliding door sides with open roof (George Penlington 'Open Air' natural light and ventilation), Learning/Meeting spaces: see 6.4 Shirley Centre | CCC Community Facilities: Redcliffs Village Library (Project Gallery, Plans: when closed sliding doors create the meeting room), Staff Room (eastern side of the building), Self Return/Issue Desks, Computer Desks, variety of seating options/opportunities..



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