

Application for Resource Consent

# Shirley Community Centre

Assessment of Environmental Effects

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Christchurch City Council – Professional & Technical Services

## Overview

This application is provided in accordance with the requirements of Section 88 of the Resource Management Act 1991 (RMA) and its Schedule 4.

Application to Christchurch City Council under the **District Plan**

**For:** Replacement Community Centre

**Activity Status:** Restricted Discretionary

Application to Canterbury Regional Council under the **Land and Water Regional Plan**

**For:** Excavations over Aquifer

**Activity Status:** Restricted Discretionary

<b>Site Details:</b>	
<b>Street Address:</b>	10 Shirley Road, Richmond
<b>Legal Description:</b>	Lots 119,120,121,122,123,124,135,136,137,138 DP 2912
<b>Lot Size:</b>	0.91ha
<b>Owner:</b>	(
<b>Administration &amp; Payment Details:</b>	
<b>Application Queries:</b>	Christchurch City Council Kasuni Thewarapperuma, Environmental & Resources Planner
<b>Payment &amp; Compliance Queries:</b>	Christchurch City Council Selena Robertson, Project Manager

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## 1 Background

Prior to the earthquakes the Shirley Community Centre was located on Shirley Community Reserve located at 10 Shirley Road. Previously, this was the site of the Shirley Primary School from 1916 to 1977, then the building and the reserve was used as the Shirley Community Centre from 1979 to 2011 at which point it was damaged due to the Canterbury Earthquake Sequence. The Shirley Community Centre building was a Category 2 historic place (#7117) as shown in Figure 1. Due to extensive damage, the building was demolished in 2012.



Figure 1: The former Shirley Community Centre, shown here post-earthquakes

## 2 Description of the Proposal

It is proposed to construct a long-term facility (indoor or outdoor) to replace the former Shirley Community Centre. The proposed building will be located central to the site, works area (other than the footpath) will be contained within the pink border as shown in Figure 2 below. Further details can be found in **Appendix A**. Works involve:

- A purpose-built single storey timber framed community centre building,
- Existing car park reduced from 29 spaces to 16
- 7 bike racks
- rainwater storage tank
- new footpaths to connect to existing footpaths
- existing trees are to be retained where possible. Tree (ID: 163663) will be removed as it conflicts with the car park.

Construction works will not be within the 10m setback of Dudley Creek and the construction area will be fenced as shown in pink outline in Figure 2 thereby ensuring that there will be no excursion into the setback other than obtaining access off the existing vehicle crossing. No changes are proposed to the vehicle crossing other than replacing the existing hardstand area within the same footprint. Excavation depths range from 0.2m to 0.89m in depth (excluding the foundations), foundation excavation depth is 1.01m and fill matching existing ground levels.

### Estimated Earthworks volumes

- Gravel raft foundation: 560 m<sup>3</sup>
- Car park cut volume: 90 m<sup>3</sup>

- Other impervious areas cut volume: 40m<sup>3</sup>

Once completed, the facility will be available for hire by community groups and the general public. The facility will not be staffed full time on a regular basis. Hours of operation will be 7 days a week, including public holidays, however, the hiring timeframe will be limited to 10pm at the latest to ensure that it will comply with the relevant District Plan standards around noise (chapter 6.1).



Figure 2: proposed works

## 2.1 Site Description

The application site is located on the northern side of the block bounded by Shirley Road (north), Slater Street (west) and Chancellor Street (east). The southern part of the site is bounded by Dudley Creek (Upstream waterway). Following the removal of the former Community Centre Building, there are some remnant hardstand areas from the existing car parks. At the northern part of the site is a pump track, and a playground to the east. Shirley Playcentre is located to the southeast corner, with direct road access off Chancellor Street. The pre-school, playground and the pump track are proposed to be retained. Construction access to the site will be from the existing vehicle access off Slater St which will be fenced off during the course of construction. Public access to the pump track, the play centre and Dudley Creek will be maintained throughout the construction process.

### Ground characteristics

The site is underlain by Holocene aged Springston Formation alluvial sand and silt over bank deposits. In the Christchurch 'Black Maps' (1856) indicate the site is situated on land mapped as 'flax, ferns, and grass', with the Dudley Creek alignment generally similar to its current alignment. No other tributaries

were mapped on site. Ground water levels were recorded at ranges of 1.8m to more than 3m below ground level.

### Wider Environment

The wider environment (Figure 3) is generally residential in character for east, west and south; this area currently visually appears as lower density residential; however, this area has been recently rezoned to Medium Density Residential (MRZ notation below), and High Density Residential (HRZ) to the east. These areas may therefore develop into higher residential activity in the future. The area to the south of the site is also subject to a Character Area overlay (pink hatched area) featuring a mix of character/heritage dwellings and mature trees. Shirley Road is a busy arterial road, which separates the site from the current Shirley Primary School located directly to the north (indicated as SPS). Shirley Shopping area is located to the west formed around the corner of Hills and Shirley Roads, featuring a group of convenience shopping (generally contained in the light pink shaded area) and light industrial activities (automotive and offices) within in the area indicated by darker pink shading.

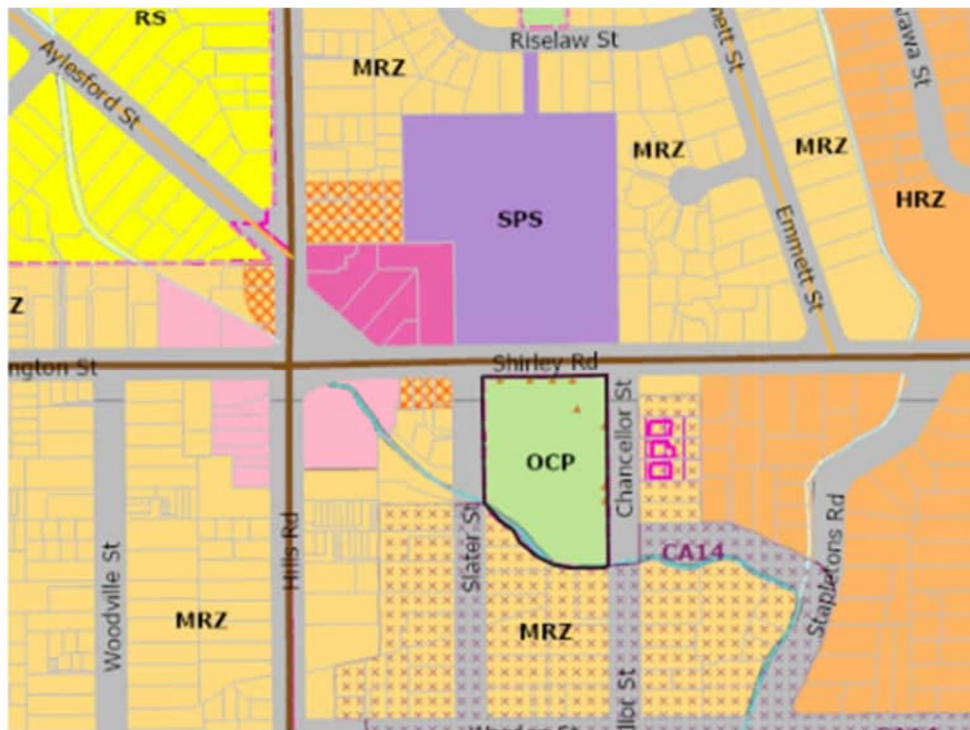


Figure 3: Wider Environment (source: District Plan Maps)

## 3 District Planning Requirements

Under the Christchurch District Plan, consent is required for a Restricted Discretionary Activity. The following assessment has been conducted against the District Plan and the associated chapters and rules relevant to this application.

### 3.1 Zone and Overlays

The site is in an Open Space Community Parks Zone. The margin of Dudley Creek to the south is zoned as Open Space Water and Margins Zone, however no works are proposed in this area. The following relevant overlays have been identified on the site of the proposed works.

- Flood Management Area
- Waterbody Setback (Upstream Waterway)
- Liquefaction Management Area
- Listed Park Trees (Tree Group ID: PTG51, Tree IDs 6038 to 6039, 6041 to 6044, 6046 & 6047) are in the vicinity of the works however, are not proposed to be affected by the works.

### 3.2 Rules Assessment

Activity status	Activity Specific Standards	Reason
<b>Chapter 5 Natural Hazards</b>		
<b>5.4.1.5 RD1</b> 5.4.1.1 P3 New buildings located within the Flood Management Area but outside the Fixed Minimum Floor Level Overlay	Minimum floor levels shall be the level specified in the Minimum Floor Level Certificate	Minimum Floor Level Certificate for the site is not obtained. Floor Levels advice requires 4.46m RL NZVD minimum floor level. 4.7m RL NZVD proposed.
<b>5.4.1.5 RD2</b> 5.4.1.1 P13 - Filling or excavation within the Flood Management Area in zones other than commercial, industrial and rural	Excavation depths 0.6m maximum. Fill height 0.3m maximum. The volume of filling above ground level does not exceed 10m <sup>3</sup> The total volume of filling and excavation do not exceed 25m <sup>3</sup>	Excavation depths will exceed 0.6m – 0.89m max proposed. The volume of filling above ground level may exceed 10m <sup>3</sup> – no bulk earth filling is proposed as part of the works. The finished levels will not exceed 0.2m within the car park, and ramp to the building. The total volume of filling and excavation will exceed 25m <sup>3</sup> . proposed: - 560m <sup>3</sup> for the building platform - 260m <sup>3</sup> for other works (this includes the initial cut and subsequent filling of this excavation to existing levels)
<b>Chapter 7 Transport</b>		
7.4.2.3 RD1 7.4.3.2 Minimum number of cycle parking facilities required	Appendix 7.5.2	At least 5 visitor cycle parking spaces and 1 staff space required. 7 racks proposed. Covered secure parking not provided for staff as the facility will not be staffed.
<b>Chapter 8 Earthworks</b>		
8.9.2.3 RD1 8.9.2.1 P1 a. Volume of earthworks	20m <sup>3</sup> maximum volume in Table 9	The proposed earthworks will exceed the 20m <sup>3</sup> – approx. 268 m <sup>3</sup> proposed (excluding building footprint earthworks).

Activity status	Activity Specific Standards	Reason
b. Depth of earthworks	Excavation/fill 0.6m maximum	The proposed excavation exceeds the 0.6m maximum – up to 0.89m proposed (outside building footprint).

For completeness I note the following:

- **Open Space zone**
  - **Community facility** is permitted under Rule **18.4.1.1** P13. While the site is less than 10,000m<sup>2</sup> in area (9,042m<sup>2</sup>), the Record of Title shows that the Purpose of the allotment is “*in trust for local purpose (site for a community centre)*”.
  - The proposed building will comply with all built form standards. For completeness for **Rule 18.4.2.6**, Single Building 282.5 m<sup>2</sup>, 500m<sup>2</sup> permitted; total site coverage including other existing buildings/structures is 16%, 25% permitted; Impervious area is approx. 11%, 20% permitted.
- **Waterway setback:** the proposal involves the resurfacing the existing access i.e., impervious surfaces. This is permitted under 6.6.4.1 P2 for the maintenance/repair of existing impervious surfaces existing at time of notification of the District Plan; associated earthworks are exempted under Rule 6.6.3(h)(iv). Building Consent BCN/2026/1212 is currently being processed and the applicant undertakes that no works will proceed until the building consent is approved. No other works are proposed within the waterbody setback.
- **Loading spaces:** the closest activity category is “other entertainment/recreation facilities” and no loading spaces are required for the proposal.
- **Earthworks:**
  - Works within the 1.8m of the building footprint are exempt under District Plan Rule 8.9.3 a. iv.; Building Consent BCN/2026/1212 is currently being processed and the applicant undertakes that no works will proceed until the building consent is approved.
  - While earthworks undertaken by Council to maintain or upgrade their own parks and reserves is exempt under District Plan Rule 8.9.3.a.xii, the earthworks rule is triggered out of caution as the works involve a large building albeit it is occurring within a park.
- **Protected Park Trees:** Tree ID: 163663 Ginkgo biloba tree will be removed as part of the works, as it conflicts with the car park. This tree less than 10m tall and the removal is permitted Rule 9.4.4.1.1 P6 and is not located within a Character Area overlay nor within a waterbody setback. Other existing trees parallel to Slater Street will be retained and earthworks within 5m of the base of all park trees will be subject to Global Consent **RMA/2021/2059**.

### 3.3 Summary of Required Consents

Consent is required for this activity as an overall **Restricted Discretionary Activity** under the District Plan Rules.

## 4 Regional Planning Requirements

The Christchurch Regional Council (ECan) manages the environment through ten Plans. Due to the site's location on the Port Hills the Canterbury Regional Air Plan and the Canterbury Land and Water Regional Plan are applicable to this application.

### 4.1 Land and Water Regional Plan

The proposed tracks are located through an area identified on the Land and Water Regional Plan as High Soil Erosion Risk.

#### Section 5 Region-wide Rules

##### **Stormwater (Rules 5.93A-5.97)**

Construction and operational phase stormwater discharge is proposed to be undertaken in accordance with the provisions of the global consent CRC252424.

##### **Dewatering (rules 5.120)**

The works can comply with the permitted standards, which will be incorporated into an EMP to be complied with at time of construction.

##### **Earthworks over Aquifers (rules 5.175)**

The site is within the Coastal Confined Gravel Aquifer System.

<u>Activity specific standards</u>	<u>Assessment</u>
<p>1. <i>Over the Coastal Confined Gravel Aquifer System, as shown on the Planning Maps:</i></p> <p>a. <i>there is more than 1 m of undisturbed material between the deepest part of the excavation and Aquifer 1; and</i></p> <p>b. <i>if more than 100 m<sup>3</sup> of material is excavated, the excavation does not occur within 50 m of any surface waterbody; or</i></p>	<p><b><u>Requires Consent</u></b></p> <p>There are high ground water levels in the wider area (ranging from 0.4m to 2.48m). The works footprint is located between 5m to 37m away from Dudley Creek. The proposed excavation for the building foundations may be up to 0.89m in depth and 268m<sup>3</sup> in volume. This indicates that there may be less than 1m undisturbed material between the Aquifer and will be within 50m of a surface waterbody.</p>

### 4.2 Summary of Regional Plan Required Consents

Due to the high ground water levels within and around the site, any earthworks over the Coastal Confined Aquifer rules under Canterbury Regional Land and Water Plan Rule 5.175 cannot be met.

Therefore, consent is required for this activity as a **Restricted Discretionary Activity under the Canterbury Regional Land and Water Plan**. The exercise of discretion is restricted to the following matters:

1. *The actual and potential adverse environmental effects on the quality of water in aquifers, rivers, lakes, wetlands; and*

2. *Any need for remediation or long-term treatment of the excavation; and*
3. *The protection of the confining layer and maintaining levels and groundwater pressures in any confined aquifer, including any alternative methods or locations for the excavation; and*
4. *The management of any exposed groundwater; and*
5. *Any adverse effects on Ngāi Tahu values or on sites of significance to Ngāi Tahu, including wāhi tapu and wāhi taonga.*

For completeness, I note that

- All stormwater discharges will be undertaken in accordance with the CCC Global Consent CRC231955. Authorisations are currently being sought from the Stormwater Approvals Team at CCC.
- There are no works proposed within 10m of the waterbody banks, other than the potential repair/replacement of the existing vehicle access.
- Where dewatering is required, this can be undertaken in accordance with permitted standards together with appropriate ESCP measures. They will be incorporated into the EMP.

## 5 National Planning Requirements

### 5.1 Resource Management Act 1991

This application is provided in accordance with the requirements of Section 88 and the Fourth Schedule to the RMA. The Assessment of Environmental Effects (AEE) and the assessment of section 104 (see **Section** Error! Reference source not found.) is all included in this application.

Under s.139 of the Resource Management Act (1991) there is a requirement for all activities to comply with any National Environment Standards (NES). All territorial authorities (district and city councils) are required to give effect to and enforce the requirements of the NES.

### 5.2 Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011

The Listed Land Use Register (LLUR) statement summarises information held in Environment Canterbury's records about land where Hazardous Activities and Industries List (HAIL) are known to have occurred or are currently occurring in Canterbury. If a hazardous activity is not known to be associated with a piece of land this will be indicated in the statement.

The property is not identified in the LLUR as having a HAIL and therefore the NES does not apply. However, the removal of existing sealed areas may contain coal tar; unexpected contamination discovery plan will be utilised as part of the Standard EMP process. The Global Consent RMA/2021/2094 for contaminated land will be utilised if required.

### 5.3 National Policy Statement for Natural Hazards (NPS-NH)

NPS-NH came into force on 15<sup>th</sup> January 2026 and takes a conservative approach to managing natural hazards. It applies to all activities managed under the RMA except for infrastructure and primary

production. The NPS-NH does not override existing use rights, or the New Zealand Coastal Policy Statement (where there is an apparent conflict between this NPS).

This proposal is not infrastructure as defined by the Act and other instruments and existing use rights are extinguished for this proposal as the original community centre was removed ~14 years ago. Policy 1 requires that when considering natural hazard risk associated with subdivision use or development, the risk level must be assessed using the Risk Matrix in Appendix 1 and use and development must be managed using an approach that is proportional to the risk (Policy 2). The applicable risks for this site include flooding and liquefaction which are discussed in turn below.

### **Flooding**

The proposal is located in the FMA. The latest floor level assessment provided (Council Record 26/380865) states:

***Predicted 1 in 10 year water level: 3.11 m RL:*** This is the predicted maximum water level in a 1-in-10-year flood. It does not include sea-level rise or an increase in rainfall intensities due to climate change.

***Predicted 1 in 50 year water level: 3.84 m RL:*** This is the predicted maximum water level in a 1 in 50 year flood event. The prediction allows for 0.45m sea level rise and an increase in rainfall intensities as a result of climate change.

***Predicted 1 in 200 year water level: 4.08 m RL:*** This is the predicted maximum water level in a 1 in 200 year flood event. The prediction allows for 1.0 m sea level rise and an increase in rainfall intensities as a result of climate change.

The proposed floor level is 4.7m RL, which is 0.69m above the predicted flood levels, providing appropriate freeboard well above the council's required minimum of 0.4m freeboard. The car park and landscaping may flood with most scenarios; however, the risk levels are negligible. It is considered that this hazard risk is appropriately mitigated.

### **Liquefaction**

The site does not trigger any District Plan rules vis a vis the Liquefaction Management Area overlay, and there are no relevant assessment matters in this regard. For completeness however, I have undertaken a 'desktop triage' based on the [Liquefaction Lab and Vulnerability Map](#). A magnitude 6 earthquake with several ground acceleration scenarios in a 0.1g<sup>1</sup>, 0.2g<sup>2</sup>, 0.3g<sup>3</sup>, 0.4g<sup>4</sup>, and 0.6g<sup>5</sup> with groundwater levels at 2019<sup>6</sup> levels were examined to determine possible liquefaction damage scenarios. In summary<sup>7</sup>, Moderate to severe (major) damage was likely in scenarios above 19% AEP events, which is 'Possible' and puts the works at the High-Risk category. In the more likely scenarios, the extent of liquefaction damage was found to be 'none to minor damage' –. This requires mitigation proportionate to the activity and risk in order to proceed (Policy 2).

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<sup>1</sup> 80% likelihood in 50 years

<sup>2</sup> 30% likelihood in 50 years

<sup>3</sup> 10%

<sup>4</sup> 5%

<sup>5</sup> 1%

<sup>6</sup> This is considered as a median level; over the past 30 years, the ground water levels were higher half the time and lower half the time.

<sup>7</sup> note that these categories may not necessarily align with the NPS terminology, however, it provides a useful approximation for assessment.

The proposed works are assessed for geotechnical matters including liquefaction by PDP Consultants on a report dated “Shirley Community Centre Geotechnical Investigation Report” dated 11 March 2025 (Appendix D). The gravel raft foundations have been designed to meet the liquefaction susceptibility, and no building works are placed in the identified risk zone (see Figure 4). The access and car park is placed in the orange zone; however, existing use rights apply to this portion, and in any case, the level of risk of the access is considered to be negligible. The proposal is currently being reviewed by Council’s Building Consent officers under BCN/2026/1212. It is anticipated that liquefaction risk is mitigated appropriately via the Building Consent process.



**Figure 4:** The zoning map, delineating the ‘orange’ zone where future development is not recommended. Image taken from Appendix D of the GHD 2013 report.

*Figure 4: excerpt from the PDP report*

In summary, taking a proportionate approach and having considered both the individual and cumulative risk, the level of natural hazard risk can be mitigated as outlined above. The proposal will not create or increase significant natural hazard risk on other sites.

## 6 Notification Considerations

A consent authority must follow the steps set out in this sections 95A and 95B of the RMA, in the order given, to determine whether to publicly notify or limited notification of an application for a resource consent is required.

The applicant **does not request** this application to be publicly notified under section 95A of the RMA.

There are no rules which require nor preclude mandatory public or limited notification of the application. The application is not a controlled activity nor is it a boundary activity.

There are no known potentially affected protected customary rights groups or customary marine title groups. The site is not on or adjacent to Statutory Acknowledgement Areas.

There are no special circumstances which warrant the public or limited notification of this application.

Adverse effects are considered to be less than minor, as set out in the assessment in Section 7 below.

## 7 Assessment of Environmental Effects

For notification purposes, when assessing whether adverse effects on the **environment** will be, or are likely to be, more than minor, any effects on the owners and occupiers of the application site and adjacent properties must be disregarded (section 95D(a)). The assessment of **affected persons** under section 95E includes persons on adjacent properties as well as those within the wider environment.

As a restricted discretionary activity, the Council's discretion is limited to the following matters.

Matters of discretion	Notification clause
<b>Floor Levels and Flooding:</b> Setting of minimum floor levels, Mitigation of flooding effects, Criteria in 5.4.1.5 RD1 b.	Must not be limited or publicly notified
<b>Earthworks within the FMA:</b> Timing, location, scale and nature of earthworks, Earthworks method, Mitigation of effects as they impact flooding and surface drainage, Criteria in 5.4.1.5 RD2 b.	No clause
<b>Transport:</b> Rule 7.4.4.3 - Minimum number of cycle parking facilities	No clause
<b>Earthworks:</b> Rule 8.9.4	Must not be publicly notified
<b>Earthworks over Aquifers</b> LWRP Rule <b>5.176</b>	No Clause

### 7.1 Earthworks Activities – Regional Plan

The site is not located in the vicinity of lakes or wetlands. The site is in proximity to Dudley Creek. The proposed works are temporary in nature to enable the construction of a building on a gravel raft.

The deepest excavations will be approx. 0.8m above the highest monitored groundwater level – as shown below (Figure 5) at ID HA01. For this reason, adverse effects associated with the water quality of the aquifer is considered to be at a level that no remediation is considered to be required.

The site will be stabilised/consolidated throughout the construction of buildings and associated car parking. There are no long-term effects are anticipated by the proposed temporary earthworks.

If any groundwater is exposed at time of construction and dewatering is required, this will be undertaken within the scope of the permitted standards. All works will be undertaken in accordance with an EMP which will also set out the permitted standards for dewatering to be complied with.

The site and the immediate surrounds are not listed as of significance to Ngāi Tahu; however, it is acknowledged that all waterbodies are of significance to Ngāi Tahu. In this regard, the applicant proposes to fence off the works area from the waterway setback, all appropriate ESCP measures in place during the construction phase until all exposed surfaces are stabilised, sealed or vegetated to ensure that no sediments or other contaminants will enter the waterway. The ability to access to waterway for any public access including mahinga kai will be maintained at existing levels.

Table 3: 2025 Geotechnical Testing Investigation			
Test ID	Test Depth (m bgl)	Ground Surface Relative Level (m RL) NZVD2016	Groundwater Level Recorded (m bgl)
HA01	3.0	4.2	1.8
HA02	3.0	4.5	2.1
HA03	3.0	4.6	>3.0
CPT01	14.93	4.4	2.0
CPT02	15.07	4.5	2.0

Notes:

1. Relative level sourced from a Christchurch LiDar survey completed in 2020 to 2021.
2. Items in brackets are groundwater levels presented in terms of NZVD2016 relative levels.



Figure 5: Geotech testing locations and ground water levels recorded

## 7.2 Earthworks Activities – District Plan

The activity involves earthworks which include excavation depths of 0.89m, filling around 0.2m in height, and the total volume of filling and excavation around 550m<sup>3</sup>. A cut and fill plan is included in

**Appendix B.** Matters of discretion are outlined in Rule 8.9.4 and 5.4.1.5, which guides the assessment which follows:

#### *Stability*

The proposed works are set away from boundaries and the waterway and are subject to geotechnical input (reviewed under the building consent) which will ensure that stability effects are appropriately managed. The final contours will not exceed the permitted fill levels; therefore, no exacerbation of flooding is anticipated beyond the permitted baseline for buildings and impervious surfaces.

#### *Nuisance*

All works will be subject to an Erosion and Sediment Control Plan (indicative plan as accepted for the Building Consent is found in Appendix B). Measures are also proposed to prevent any silt ingress into the Dudley Creek; which will be incorporated into an Environmental Management Plan (EMP). Given the distance from the works to nearby boundaries, no adverse effects are anticipated on other properties from disturbances to surface drainage patterns.

As discussed above, no adverse effects are anticipated on the groundwater and the water table, on or off site. Dust control, likewise, can comply with the regional standards.

No transference of flood risk is anticipated by the proposed works.

No construction traffic nuisance is anticipated as a result of the works. Slater St will be the entrance to the work site, which is a low traffic local road. No works are anticipated to adversely affect Shirley Road frontage. All loading and unloading can be undertaken within the site. Construction noise can comply with the relevant New Zealand Standards.

#### *Amenity*

The proposed activity is consistent with a permitted activity in the zone, and the final appearance will be consistent with the surrounding environment. The final contours of the land will generally maintain the existing levels and appearance. There will be no adverse effects on visual amenity, landscape context and character, heritage values, views, outlook, overlooking and privacy.

#### *Summary*

Adverse effects are considered to be **less than minor** with regards to general earthworks and flooding.

### 7.3 Flooding Effects

Section 5.3 discusses the potential flooding scenarios as provided by Council's Floor Levels team. Earthworks and drainage effects assessed in section 7.1 above. Consent for flooding effects on the building is required as Minimum Floor Level Certificate for the site is not obtained. Adverse effects of this non-compliance are considered to be less than minor, as the proposal meets and exceeds the recommended minimum floor level of 4.46m RL NZVD minimum floor level; 4.7m RL NZVD proposed. The increased floor level will ensure that potential flooding is minimised to the 1 in 200 probability flood event and beyond.

There will not be any notable transference of risk, as the building is located well away from any boundaries. The building footprint is the same as permitted building in the zone. The raised floor level and resulting additional height does not result in any amenity effects on neighbours or the streetscape as the building remains at a single storey level and is located well away from these boundaries.

## 7.4 Transport Effects

At least 5 visitor cycle parking spaces and 1 staff space required. 7 cycle racks are proposed. The proposal does not provide covered secure parking for staff. The adverse effects arising from this aspect is considered to be negligible as the facility will not be staffed on a regular basis. The staff access may be for general maintenance from time to time, and the under-provision of covered staff cycle parking is not required as they are able to use the general cycle parking or more likely, require a vehicle to bring tools and other equipment. Adverse effects are **negligible**.

## 7.5 Summary of Overall Effects

The above assessment demonstrates that adverse effects are **less than minor** on the environment and persons. The application may be processed on a non-notified basis.

# 8 Substantive Assessment (s.104)

When considering an application for a resource consent, the consent authority must consider any actual any potential effects on the environment of allowing the activity (s.104(1)(a)). The assessment in section 7 above is equally applicable in this regard.

S.104(1)(ab) also allows any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity. The proposal will have positive effects in terms of providing a purpose-built facility for local community activities to replace the former facility, demolished since 2012. While not being located within the Character Area overlay, the building is designed in a sympathetic manner which recognises its roots as a former heritage setting and proximity to the existing heritage values in the Character Area. The design results in a more efficient use of the land, mitigating the hazard risks beyond that strictly necessary under the District Plan. The reduced hardstand/car parking and increased cycle parking, and the proximity to the bus stop all help enable more active and public transport options.

The effects of the proposed activity on the environment will be acceptable under s.104 of the Act.

# 9 Statutory Framework and Objectives and Policies

## 9.1 RMA Part 2 Matters

The Christchurch District Plan and the Canterbury Regional Policy Statement (RPS) are both valid planning documents and have complete coverage over the proposed activities and anticipated effects. Taking guidance from case law<sup>8</sup>, these are considered to be the mechanism by which the purpose and principles of the Act are given effect to in the Christchurch District.

It was competently prepared through independent hearing and decision-making processes in a manner that appropriately reflects the provisions of sections 5-8 of the Act. Accordingly, further assessment against Part 2 is not considered necessary.

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<sup>8</sup> *R J Davidson Family Trust v Marlborough District Council* [2018] NZCA 316

## 9.2 Canterbury Regional Policy Statement

As discussed in the assessment of effects above, the proposal is generally consistent with the Regional Policy Statement (RPS).

## 9.3 Land and Water Regional Plan (LWRP)

The proposal will not compromise the groundwater quality as discussed above given the 0.8m separation distance between the deepest proposed excavations and the highest monitored ground level. The proposal is generally consistent with the objectives and policies of the LWRP including:

- Objective 3.13 ground water resources
- Objective 3.24 good environmental practice
- Objective 3.5 land uses
- Policy 4.19 discharge of contaminants to groundwater from earthworks

## 9.4 Christchurch District Plan

The Christchurch District Plan (the District Plan) is the key statutory document in relation to the proposed works. The following Objectives and Policies are relevant to this proposal.

### **Chapter 18 Open Space**

*Objective 18.2.1.1 - Provision of open spaces and recreation facilities*

*Objective 18.2.1.2 - Natural open space, water bodies and their margins*

*Objective 18.2.1.3 - Character, quality, heritage and amenity*

- *Policy 18.2.2.1 - The role of open space and recreation facilities*
- *Policy 18.2.2.2 - Multifunctional use, accessibility and recovery*
- *Policy 18.2.2.3 - Safety*
- *Policy 18.2.2.5 - Environmental effects*
- *Policy 18.2.2.6 - Flood protection*

### **Chapter 5 Natural Hazards**

*Objective 5.2.1.1/3.3.6 - Natural hazards*

- *Policy 5.2.2.1.1 - Avoid new development where there is unacceptable risk*
- *Policy 5.2.2.1.2 - Manage activities to address natural hazard risks*
- *Policy 5.2.2.1.4 - No transferring of natural hazard risk*
- *Policy 5.2.2.2.1 - Flooding*

### **Chapter 8 Subdivision, Development and Earthworks**

*Objective 8.2.4 Earthworks*

- *Policy 8.2.4.3 Benefits of earthworks*
- *Policy 8.2.4.4 Amenity*

## **Comments**

**Open space zone:** The proposal is consistent with the relevant policy framework, noting that the works are associated with upgrading an existing park with a replacement new community facility which

serves multifunctional uses. The permitted status for the works under the zoning rules reinforces that that both the built form and the proposed use are anticipated in the zone.

The works will maintain the purpose of the reserve, noting that the site is set aside for a community facility. The building is to be made available for the anticipated existing and future community needs, noting the projected future increase in population signalled by the recent urban intensification zonings.

The design reflects the local heritage values, with its heritage features, single storey design and attractive interfaces visible from all boundaries. The building will be designed to CPTED principles, with clear sightlines maintained from all boundaries, territorial reinforcement by design, and maintenance.

The proposal, while not adjacent or affecting the waterway, continues to maintain a positive relationship with its margins, noting that the status quo is not hindered with regard to the public access, mahinga kai values, life supporting capacity and water quality matters.

**Earthworks and FMA:** The policy framework in Chapter 5 seeks to avoid unacceptable natural hazard risk and mitigate risk in all other cases<sup>9</sup> within the FMA. The proposed works are not expected to exacerbate or transfer the flood risk. Chapter 8 general earthworks objectives and supporting policies<sup>10</sup> seek to enable earthworks while protecting people and protected by managing stability, nuisance, vehicle movement, design. The proposed works are considered commensurate with the proposed land use. There are no stability concerns, nuisance including construction traffic is managed by the erosion and sediment control measures, which the applicant is amenable to have imposed as conditions of consent. The works are consistent with the relevant policy framework.

**Transport:** Chapter 7 objectives and policies seek to promote public transport and active transport (walking and cycling). The assessment above demonstrates that the proposal is supportive of the active and public transport outcomes as discussed above.

Overall, the proposal is aligned with the relevant policy framework under the District Plan.

## 10 s.106A Assessment

Under s.106A of the Act, a consent authority may refuse to grant a land use consent, or may grant the consent subject to conditions, if it considers that there is a significant risk from natural hazards. This aspect has been assessed in section 5.3 above for the NPS-NH and is equally applicable in this section.

## 11 Mahaanui Iwi Management Plan (IMP)

The Mahaanui Iwi Management Plan (IMP) sets out Ngai Tahu's objectives, issues and policies for natural resource and environmental management within the area bounded by the Hurunui River in the north and the Ashburton River to the south. The IMP sets out the broad issues as well as specifics for particular areas.

---

<sup>9</sup> Objective 3.3.6/5.2.1 and supporting policies

<sup>10</sup> Objectives 8.2.4 and 8.2.5 and supporting policies

The Ranginui section refers to air discharge matters which are controlled through the Regional Air Plan. Air discharges are only anticipated during the construction phase and will be controlled by the contractor via standard practices to ensure any dust effects are mitigated through a Dust Management Plan.

The Wai section relates to freshwater and is of considerable importance to the Runanga. The main matters of concern relate to water quality and quantity and mixing of waters from different waterbodies. Construction and Operational stormwater will be treated on site before discharging via the CCC global consent it holds from ECan. Approvals have been obtained on 5<sup>th</sup> March 2026 under this global consent. Therefore, only treated water will be discharged. As such, given the treatment proposed it is anticipated there will be no adverse effects on water quality or quantity in this location.

The Papatuanuku section relates to the use of land and identified issues such as rural and urban land uses, subdivision and development of land, stormwater, earthworks and discharges to land. Any effects on water quality and the quality of the natural environment can be managed and minimised. There may be some impact due to the requirement for hard surfacing however it should be noted that this is a reduction of hardstand from the original community centre. In any case adverse effects can be offset by the large area of proposed native plantings and open space throughout the site

The Tane Mahuta section addresses the significance of indigenous biodiversity and mahinga kai to the Runanga. There are no notable indigenous vegetation plantings on the site; Dudley Creek, does not contain notable mahinga kai values. It is noted that naturalisation of the waterway is currently being considered as a future Council project; though it is not part of this consent.

Overall, the proposal is considered to be consistent with the Maahanui Iwi Management Plan.

Appendix A - Design Details

# SHIRLEY COMMUNITY FACILITY

29/01/2026

FOR TENDER ISSUE / BUILDING CONSENT

24741

# CO-STUDIO

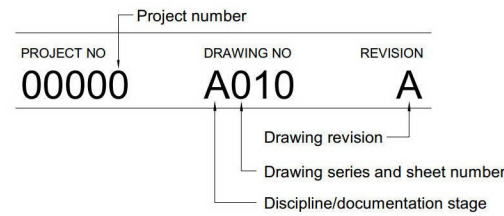
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## DRAWING SHEET NUMBERING

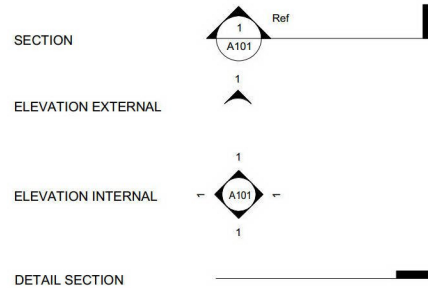
THE FOLLOWING DIAGRAM EXPLAINS HOW THE DRAWING SHEET NUMBERING IS TO BE READ FOR THIS PROJECT. THE DRAWING SHEET NUMBERING CONSISTS OF THE FOLLOWING COMPONENTS:

- PROJECT NUMBER
- DISCIPLINE/DOCUMENTATION STAGE
- DRAWING PACKAGE NUMBER
- DRAWING SERIES/SHEET NUMBER
- DRAWING REVISION/ISSUE REFERENCE

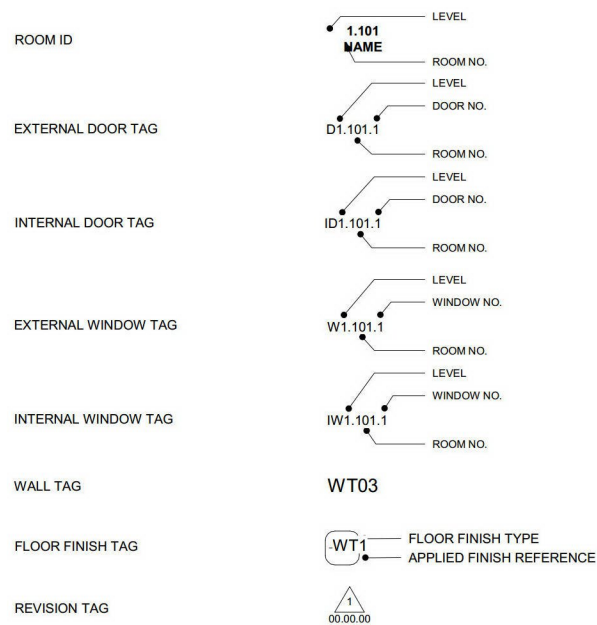


- 000 SERIES = PRELIMINARIES
- 100 SERIES = SITE, EXISTING AND DEMOLITION DRAWINGS
- 200 SERIES = FLOOR PLANS
- 300 SERIES = GA ELEVATIONS
- 400 SERIES = SECTIONS
- 500 SERIES = INTERNAL AND CALLOUTS
- 600 SERIES = CONSTRUCTION DETAILS
- 700 SERIES = JOINERY DETAILS
- 800 SERIES = SCHEMATICS
- 900 SERIES = MISCELLANEOUS DRAWINGS

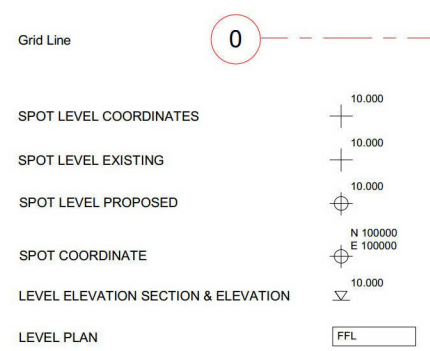
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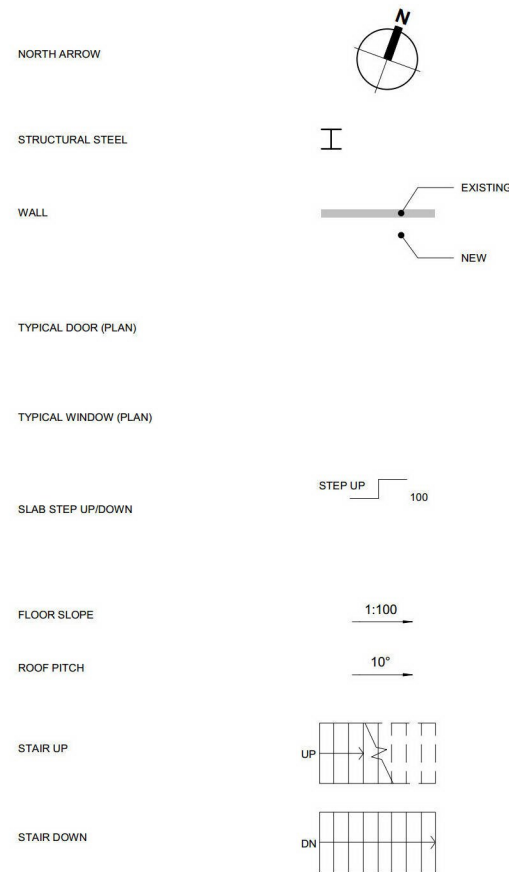
## REFERENCE TAGS



## SETOUT & DIMENSION SYMBOLS



## TYPICAL DRAWING INDICATIONS



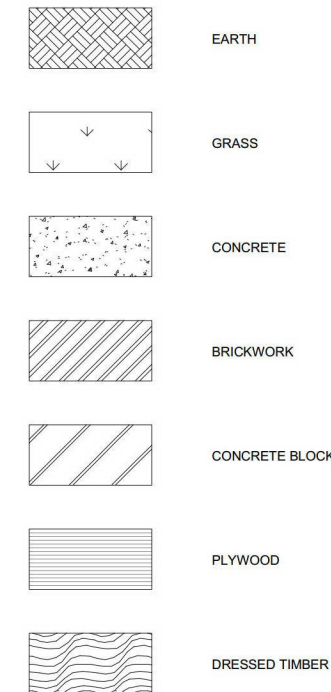
## FLOOR PLAN ABBREVIATIONS

FFL	FINISHED FLOOR LEVEL	NB	REFER SPECIFICATION FOR DETAILS
SL	SLAB LEVEL		
GL	GROUND LEVEL		
AE	ANCHOR EYES	M	MIRROR
AG	ANGLE GUARD	MF	UNDERWATER HEATING MANIFOLD
AP	ACCESS PANEL	MW	MICROWAVE
B	BOLLARD	NB	NOTICE BOARD
BDL	BUILDING DATUM LEVEL	DB	OVERBENCH CUPBOARD
BD	BLACK OUT BLIND	ORG	OVERFLOW RELIEF GULLY
BL	PLASTIC LAMINATE TOP	P	POWERPOINT
BR	BROOM RACK	PB	PIN BOARD
BS	STEEL TOP BENCH	PS	PROJECTION SCREEN
BT	TIMBER TOP BENCH	PTD	PAPER TOWEL DISPENSER
BU	BOILER UNIT	RWH	RAINWATER HEAD
CH	COAT HOOKS	RWP	RAINWATER PIPE
CN	CORNICE	S	SHELVING (ADJ.) dotted
CR	CRASH RAIL	SB	SPLASH BACK
CS	CLEANERS SINK	SC	STAFF CALL
CT	CURTAIN TRACK	SCP	STAFF CALL PANEL
CWS	COLD WATER SUPPLY	SD	SERVICE DUCT
D	DATA OUTLET	SF	SHELF UNIT
DP	DOWN PIPE	SJ	SEISMIC JOINT
DW	DISH WASHER	SK	SKIRTING
E	EQUIPMENT	SM	SHOWER MIXER
ECP	EMERGENCY CALL PANEL	SPK	SPRINKLER SUPPLY
F	FITTING	SPD	SOAP DISPENSER
FC	FUME CUPBOARD	SR	SHOWER ROSE
FHR	FIRE HOSE REEL	ST	STACK
FR	FRIDGE	STV	STOVE
FRZ	FREEZER	T	TELEPHONE OUTLET
FWG	FLOOR WASTE GULLY	TD	TUNDISH
CS	GLAZED SCREEN	TR	TOWEL RAIL
GR	GRAB RAIL	TPH	TOILET PAPER HOLDER
GT	GULLY TRAP	TVB	TV BRACKET
HR	HAND RAIL	UB	UNDERBENCH CUPBOARD
HWR	HOT WATER RETURN	UN	UNITS UNIT
HWS	HOT WATER SUPPLY	V	VENT
J	JOINT	W	WINDOW
LDR	LADDER	WB	WHITE BOARD
L	LIGHT SWITCH	WC	WATER CLOSET
LT	LAUNDRY TUB	WHB	WASH HAND BASIN
LV	LANDING VALVE	WP	WASTE PIPE
		(E)	EXISTING
		(NIC)	NOT IN CONTRACT

## MATERIALS & FINISHES ABBREVIATIONS

- = NO APPLIED FINISH OR PRE FINISHED
- CT = CARPET TILES
- C = CARPET
- EM = INTERNAL ENTRY MAT
- CN = EXPOSED AGGREGATE CONCRETE SLAB
- V = VINYL
- V-NS = VINYL (NON-SLIP)
- PP = PAINTED PLYWOOD

## TYPICAL HATCH PATTERNS



## DRAWING LIST

Drawing List			
Sheet Number	Sheet Name	Revision	Date
A1-000	PROJECT COVER PAGE	F	29/01/26
A1-010	LEGENDS & KEYNOTES PAGE	G	29/01/26
A1-100	EXISTING SITE PLAN	E	29/01/26
A1-103	OVERALL SITE PLAN - PROPOSED	F	29/01/26
A1-104	PROPOSED SITE PLAN	F	29/01/26
A1-105	SITE MANAGEMENT PLAN	F	29/01/26
A1-110	SITE ACCESSIBILITY PLAN	E	29/01/26
A1-201	GA PLAN - FLOOR PLAN	F	29/01/26
A1-220	SLAB PLAN	E	29/01/26
A1-230	WALL FRAMING PLAN	E	29/01/26
A1-231	WALL FRAMING LEGEND	E	29/01/26
A1-240	FINISHES PLAN	E	29/01/26
A1-250	REFLECTED CEILING PLAN	F	29/01/26
A1-260	ROOF PLAN	G	29/01/26
A1-300	NORTH & EAST ELEVATIONS COLONIAL OPTION	F	29/01/26
A1-301	SOUTH & WEST ELEVATIONS COLONIAL OPTION	F	29/01/26
A1-302	3D VIEWS - COLONIAL OPTION	F	29/01/26
A1-303	3D VIEWS - INTERIOR	F	29/01/26
A1-400	SECTIONS	F	29/01/26
A1-401	SECTIONS	F	29/01/26
A1-402	SECTIONS	B	29/01/26
A1-500	FOUNDATION DETAILS	D	29/01/26
A1-501	FOUNDATION DETAILS	D	29/01/26
A1-505	WALL DETAILS	E	29/01/26
A1-510	WINDOW & DOOR DETAILS	E	29/01/26
A1-511	FEATURE DETAILS	D	29/01/26
A1-520	ROOF DETAILS	C	29/01/26
A1-521	ROOF DETAILS	C	29/01/26
A1-522	ROOF DETAILS	C	29/01/26
A1-523	ROOF DETAILS	B	29/01/26
A1-700	ENLARGE PLAN - KITCHEN	E	29/01/26
A1-720	ENLARGED PLANS - TOILETS	E	29/01/26
A1-900	WINDOW AND DOOR SCHEDULE	E	29/01/26

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C	ISSUED FOR INFORMATION	AC	IM
D	100% DETAILED DESIGN	AC	IM
E	FALL ARREST ADDED	AC	IM
F	100% DETAILED DESIGN	RR	IM
G	TENDER / BUILDING CONSENT	RR	IM

## DETAILED DESIGN

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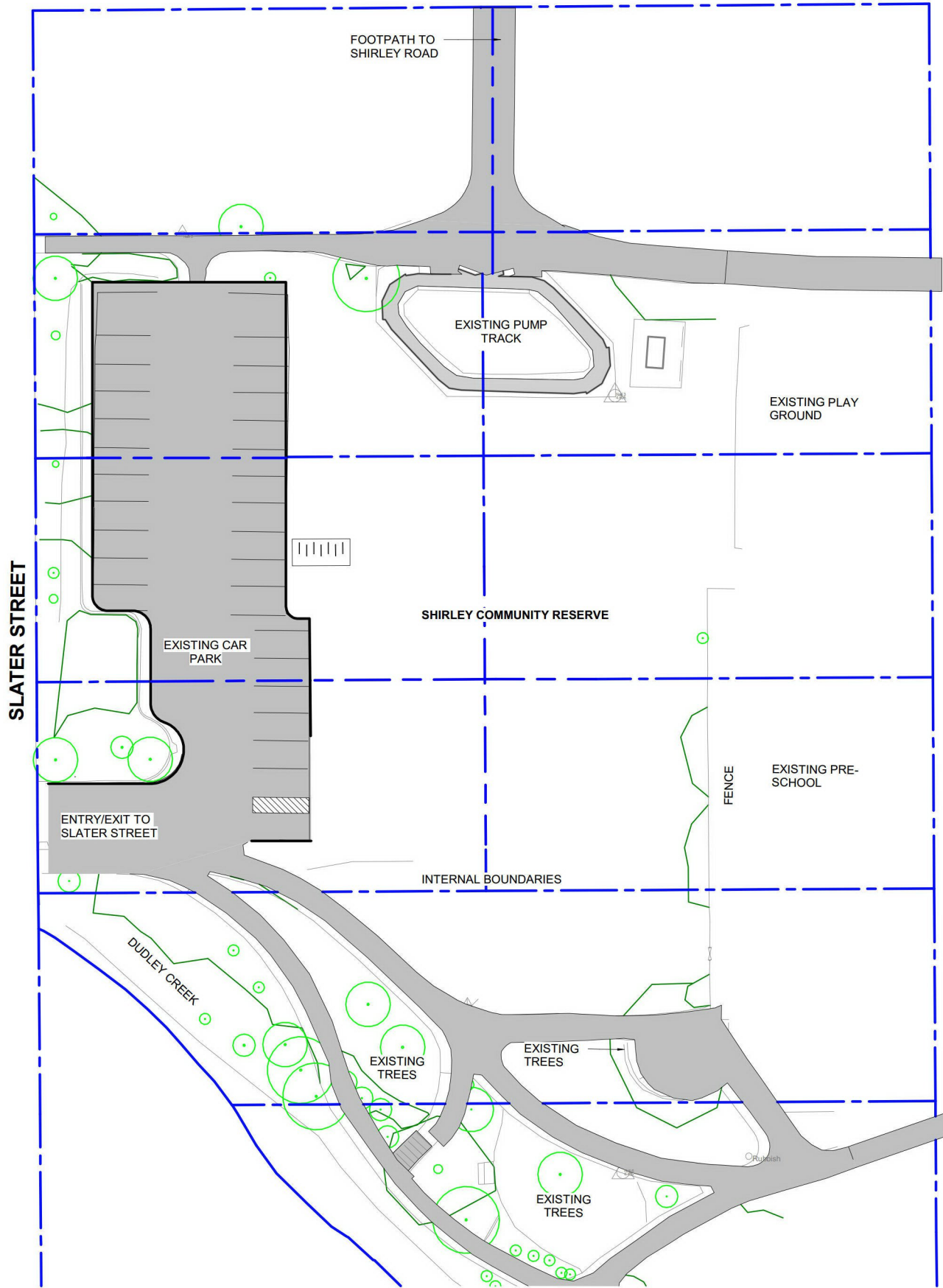
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10 Shirley Road, Richmond, Christchurch 8013  
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LEGENDS & KEYNOTES PAGE

CLIENT  
CHRISTCHURCH CITY COUNCIL

SCALE  
A1 1 : 50 A3

PROJECT NO 24741 DRAWING NO A1-010 REVISION G

SHIRLEY ROAD



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C	100% DETAILED DESIGN	01/09/25	AC IM
D	100% DETAILED DESIGN	10/11/25	RR IM
E	TENDER / BUILDING CONSENT	29/01/26	RR IM

**SITE INFORMATION**

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LEGAL DESCRIPTION:	Lots 119,120,121,122, 123, 124, 135, 136, 137, 138, DP 2912
WIND ZONE:	LOW
WIND REGION:	REGION A
EXPOSURE ZONE:	ZONE C
CLIMATE ZONE:	ZONE 5
EARTHQUAKE ZONE:	ZONE 2

**DETAILED DESIGN**

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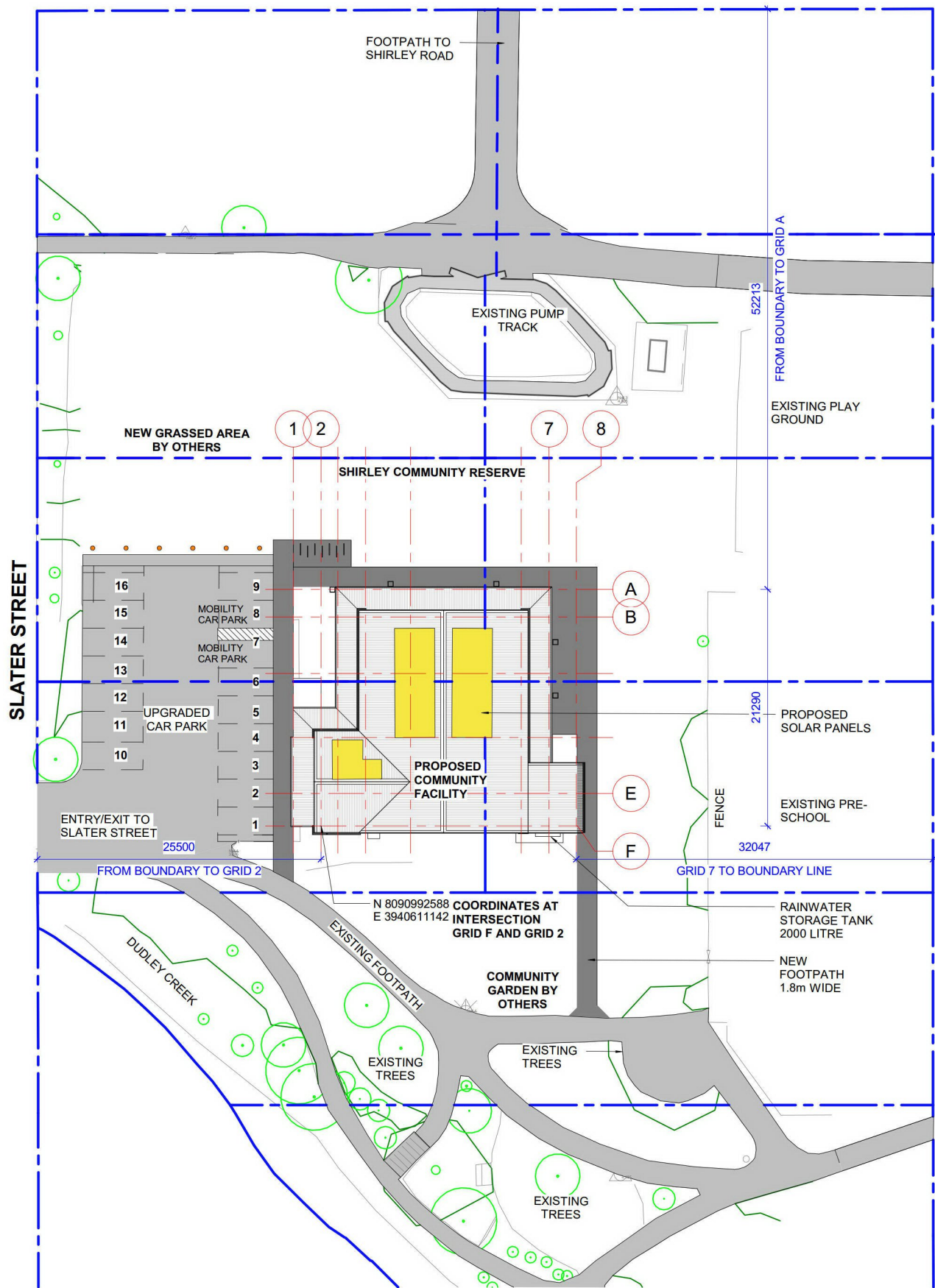
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10 Shirley Road, Richmond, Christchurch 8013  
DRAWING TITLE  
**EXISTING SITE PLAN**

CLIENT  
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SCALE	A1 1 : 250	A3 1 : 500
PROJECT NO	24741	DRAWING NO A1-100
		REVISION E

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 Model: Autodesk.Docs/24741 (SCC) Shirley Community Centre & Outdoor Area/24741\_Shirley\_ARCH\_BuildingFile.rvt

SHIRLEY ROAD



**1 PROPOSED SITE PLAN**  
 1 : 250



CHANCELLOR STREET



**2 SITE LOCATION PLAN**  
 1 : 1000

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E	100% DETAILED DESIGN	10/11/25	RR IM
F	TENDER / BUILDING CONSENT	29/01/26	RR IM

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EXPOSURE ZONE:	ZONE C
CLIMATE ZONE:	ZONE 5
EARTHQUAKE ZONE:	ZONE 2

DETAILED DESIGN

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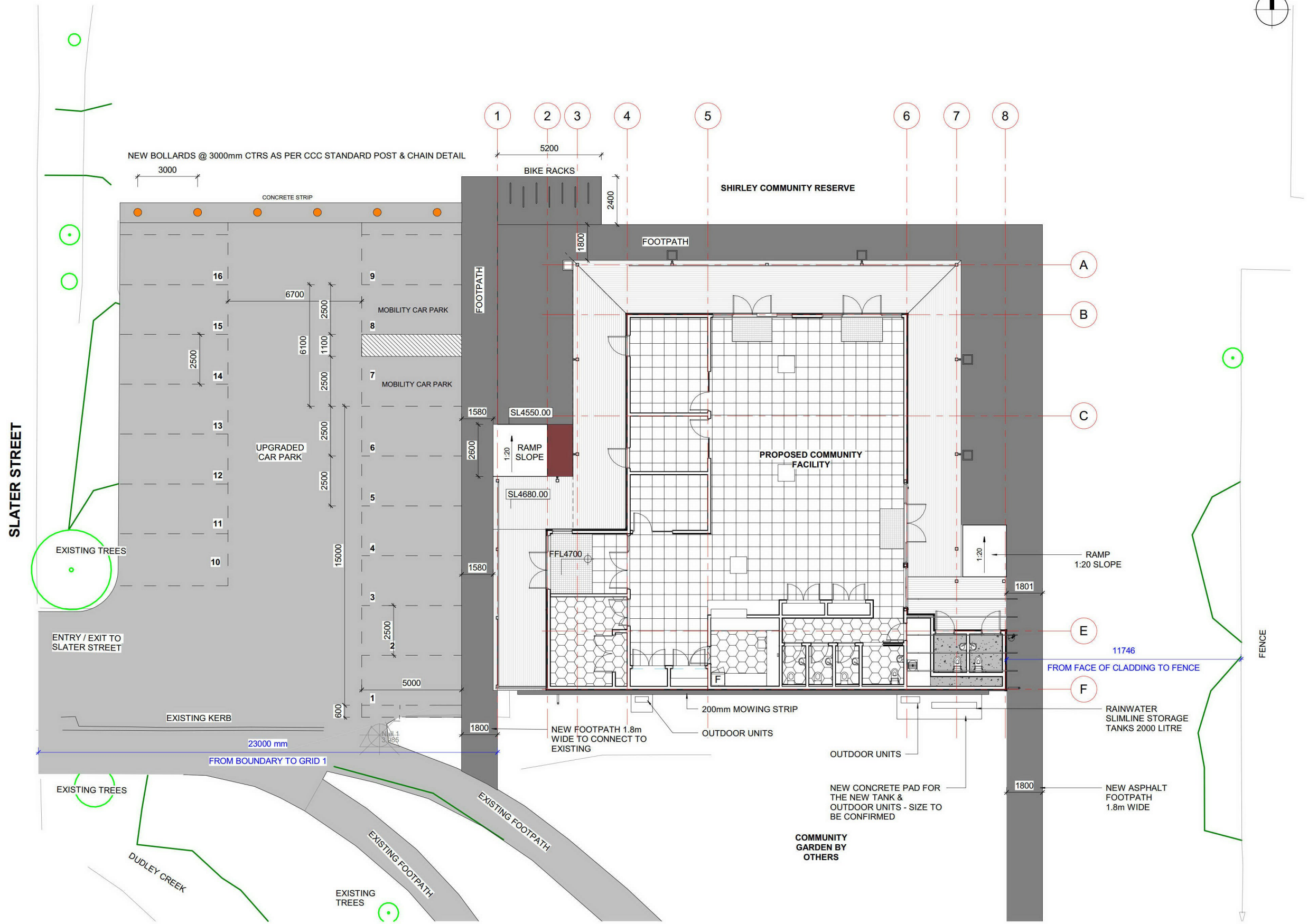
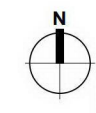
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**OVERALL SITE PLAN - PROPOSED**

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24741	A1-103	F



TO BE READ IN CONJUNCTION WITH CIVIL ENGINEERS DOCUMENTATION

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D	01/09/25	AC	IM
E	10/11/25	RR	IM
F	29/01/26	RR	IM

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PROPOSED SITE PLAN

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SCALE  
A1 1:100      A3 1:200

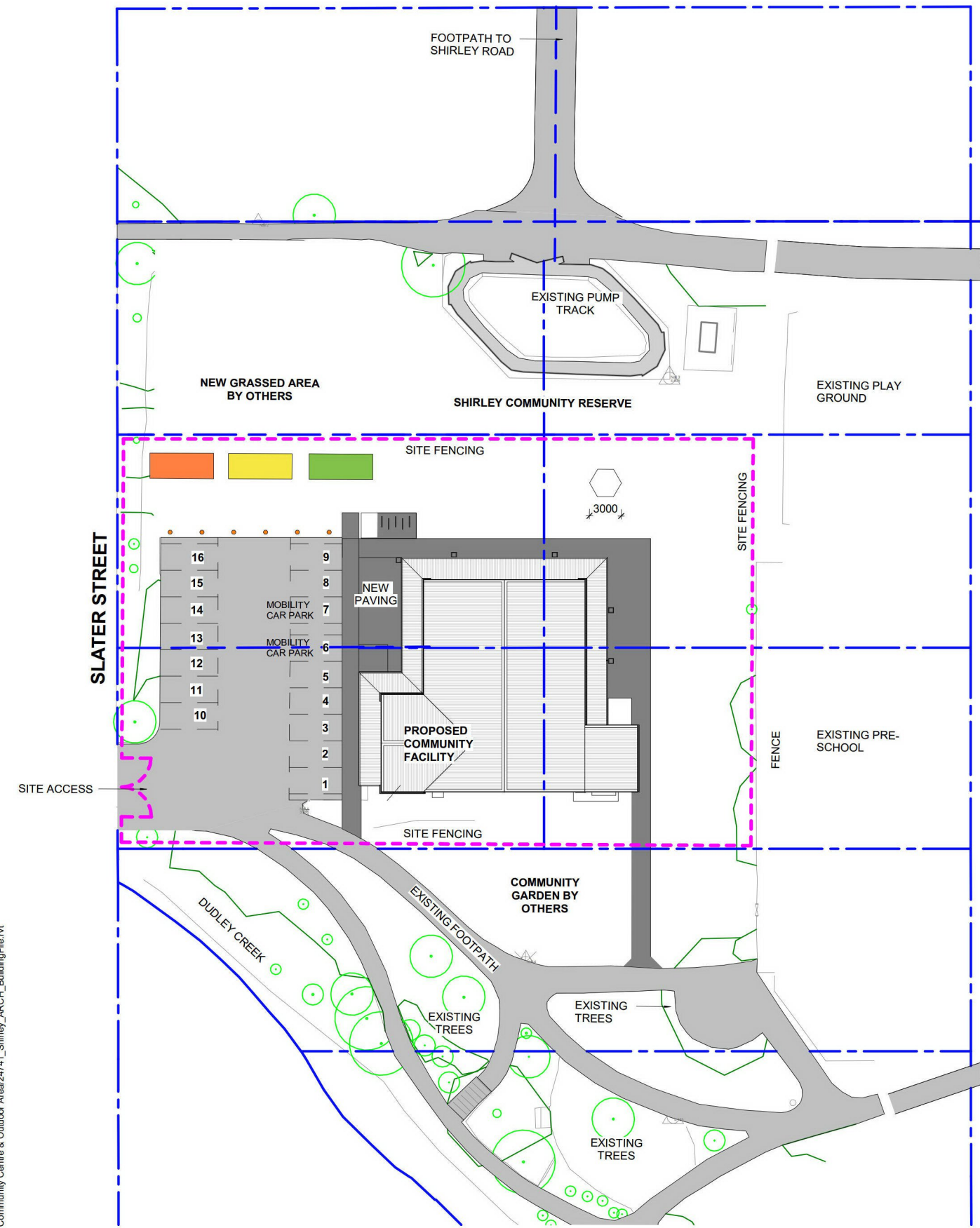
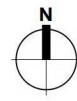
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24741      A1-104      F

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E 100% DETAILED DESIGN	10/11/25	RR	IM
F TENDER / BUILDING CONSENT	29/01/26	RR	IM

**SITE MANAGEMENT**

	SITE FENCING - 1.8M HIGH TEMPORARY FENCING
	LEGAL BOUNDARY
	SITE OFFICE
	SITE TOILETS
	SITE STOARGE

DETAILED DESIGN

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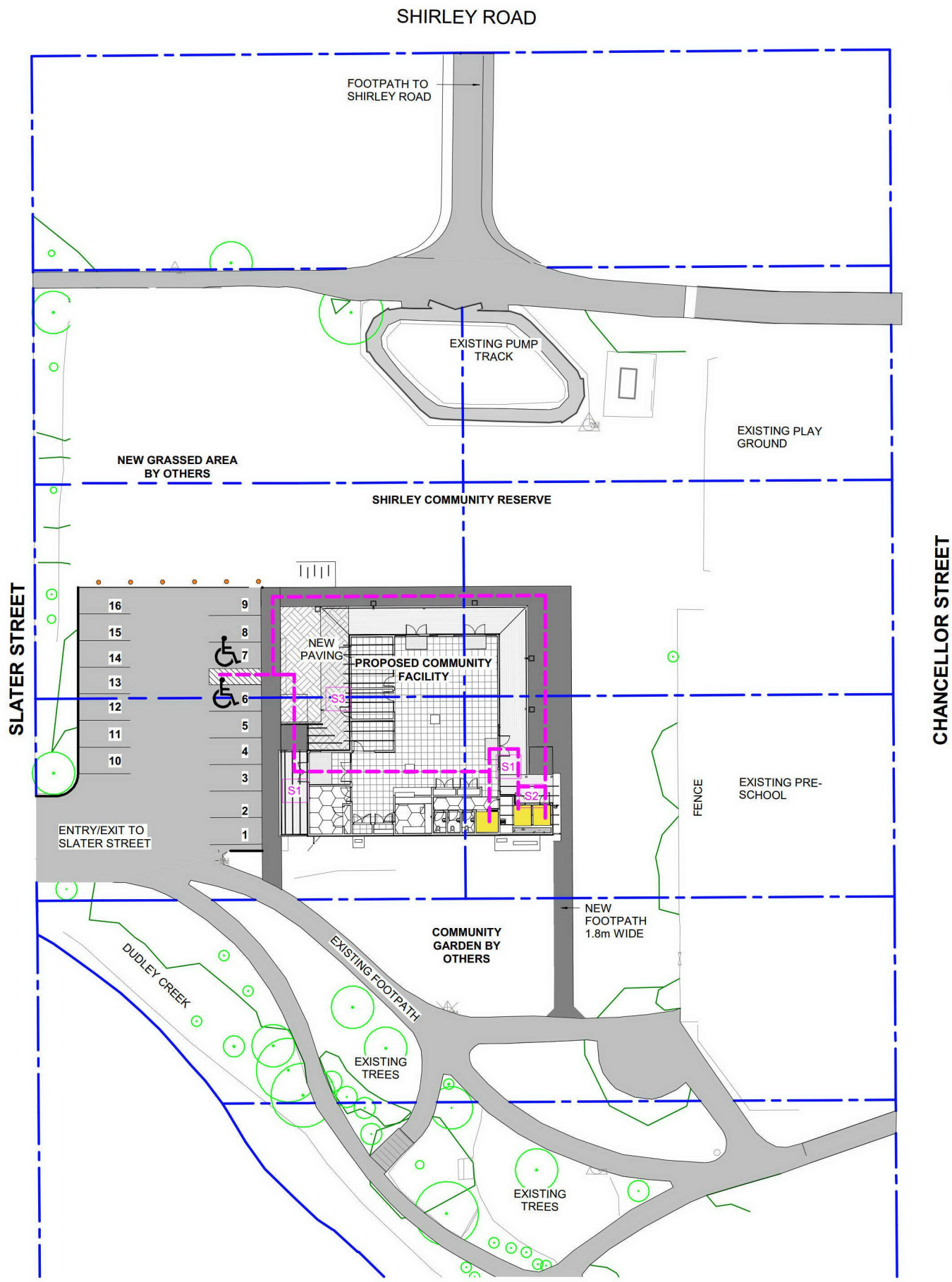
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SCALE  
A1 As indicated<sup>A3</sup> 1 : 200

PROJECT NO **24741** DRAWING NO **A1-105** REVISION **F**

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**ACCESSIBLE SIGNAGE KEY**  
ALL SIGNAGE TO BE AS PER NZS 4121:2001

**S1** ACCESSIBLE ENTRANCE SIGN (TO BE POSITIONED BETWEEN 1400MM AND 1700MM ABOVE FFL)



DENEFFE DNM3 PVC

**S2** ACCESSIBLE WC SIGNAGE (TO BE POSITIONED BETWEEN 1400MM AND 1700MM ABOVE FFL)



DENEFFE DNM29 PVC SIGN SHALL BE INSTALLED TO ACCESSIBLE TOILET DOOR

**S3** ACCESSIBLE WC SIGNAGE - DIRECTIONAL



DENEFFE DNM27 PVC - DIRECTIONAL SIGN INSTALLED TO WALL

**SITE PLAN LEGEND**

- VEHICULAR CIRCULATION
- ACCESSIBLE CIRCULATION
- BOUNDARY LINE

**ACCESSIBILITY LEGEND**

- ACCESSIBLE WC
- ACCESSIBLE CARPARK

**DETAILED DESIGN**

REVISION	DATE	PREP	REVIEW
A	100% DEVELOPED DESIGN	09.07.25	RR RR
B	ISSUED FOR INFORMATION	20.08.25	AC IM
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E	TENDER / BUILDING CONSENT	29/01/26	RR IM

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DRAWING TITLE  
**SITE ACCESSIBILITY PLAN**

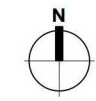
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A1 As indicated<sup>A3</sup> 1 : 500

PROJECT NO  
**24741**

DRAWING NO  
**A1-110**

REVISION  
**E**



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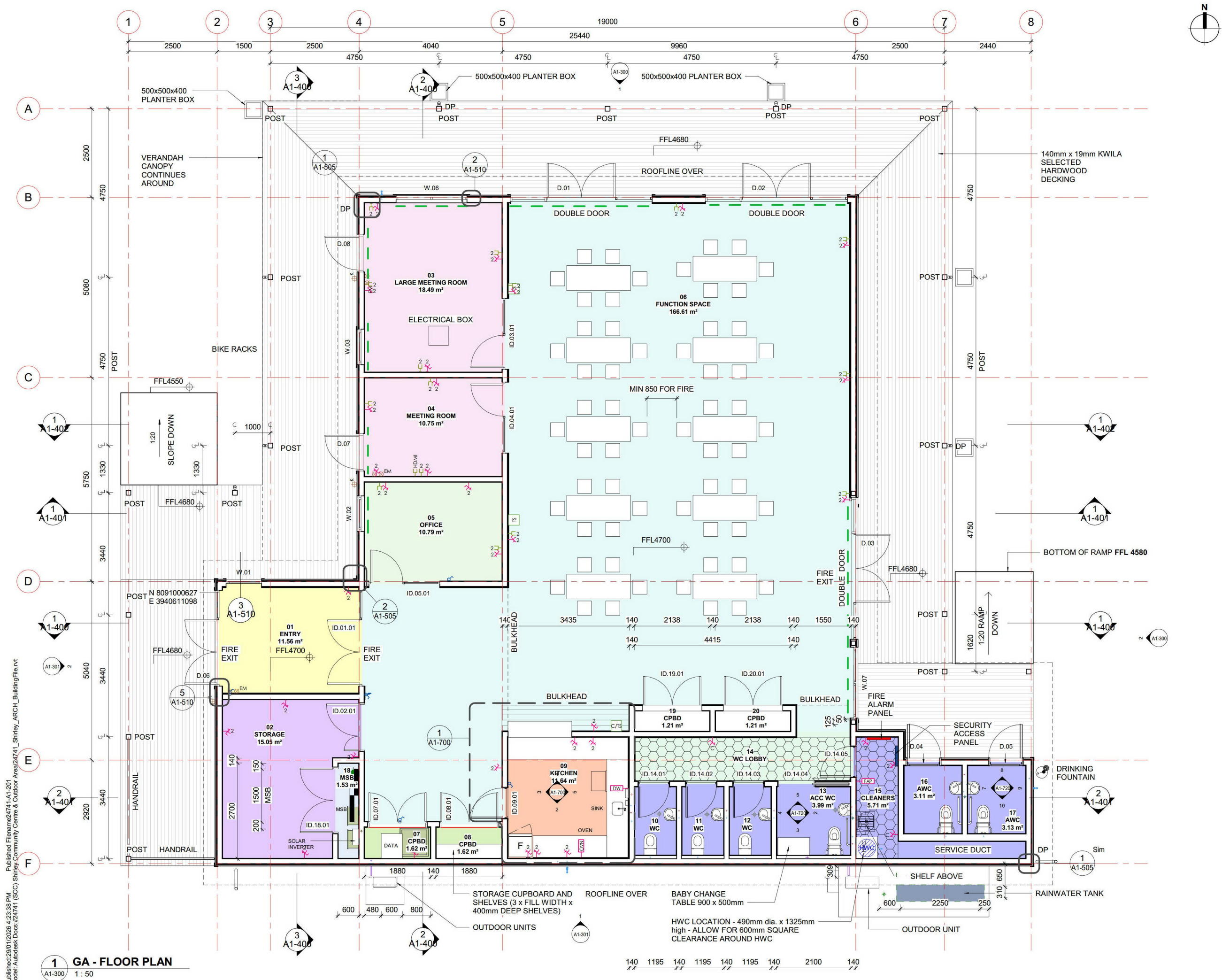
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D	100% DETAILED DESIGN	01/09/25	AC IM
E	100% DETAILED DESIGN	10/11/25	RR IM
F	TENDER / BUILDING CONSENT	29/01/26	RR IM

--- WINDOW BLINDS

Room Schedule		
Number	Name	Area
01	ENTRY	11.56 m <sup>2</sup>
02	STORAGE	15.05 m <sup>2</sup>
03	LARGE MEETING ROOM	18.49 m <sup>2</sup>
04	MEETING ROOM	10.75 m <sup>2</sup>
05	OFFICE	10.79 m <sup>2</sup>
06	FUNCTION SPACE	166.61 m <sup>2</sup>
07	CPBD	1.62 m <sup>2</sup>
08	CPBD	1.62 m <sup>2</sup>
09	KITCHEN	11.64 m <sup>2</sup>
10	WC	2.25 m <sup>2</sup>
11	WC	2.25 m <sup>2</sup>
12	WC	2.25 m <sup>2</sup>
13	ACC WC	3.99 m <sup>2</sup>
14	WC LOBBY	7.75 m <sup>2</sup>
15	CLEANERS	5.71 m <sup>2</sup>
16	AWC	3.11 m <sup>2</sup>
17	AWC	3.13 m <sup>2</sup>
18	MSB	1.53 m <sup>2</sup>
19	CPBD	1.21 m <sup>2</sup>
20	CPBD	1.21 m <sup>2</sup>
		282.52 m <sup>2</sup>



Published: 29/01/2026 4:23:38 PM  
Model: Autodesk.Docs://24741 (SCO) Shirley Community Centre & Outdoor Area/24741\_Arch\_Building/Files.rvt

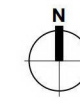
**1 GA - FLOOR PLAN**  
1:50

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PROJECT  
**SHIRLEY COMMUNITY FACILITY**  
10 Shirley Road, Richmond, Christchurch 8013  
TOTAL AREA: 282.52 m<sup>2</sup>  
DRAWING TITLE  
**GA PLAN - FLOOR PLAN**

CLIENT  
**CHRISTCHURCH CITY COUNCIL**

SCALE  
A1 1:50 A3 1:100  
PROJECT NO 24741 DRAWING NO A1-201 REVISION F



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



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D	100% DETAILED DESIGN	10/11/25	RR IM
E	TENDER / BUILDING CONSENT	29/01/26	RR IM

**FLOOR FINISHES** REFER TO SPECIFICATION

-  **CT:** CARPET TILE FLOOR COVERINGS 600x600mm
-  **C:** SEALED CONCRETE
-  **IM:** INTERNAL ENTRY CARPET TILES, SIZE TO SUIT 2 TILES DEEP MIN
-  **V:** VINYL FLOOR COVERINGS
-  **VP:** VINYL PLANK
-  **VS:** SAFESTEP VINYL FLOOR COVERINGS
-  12MM PLYWOOD DAD PANEL TO 1200MM HIGH WITH TIMBER CAPPING AND SKIRTING, DADO PANEL PAINTED
-  40x40 ALUMINIUM CORNER WALL GUARD

- COVED UPSTAND TO TOILETS & KITCHEN ONLY
- FLATLAY & SKIRTING ELSEWHERE

DETAILED DESIGN  
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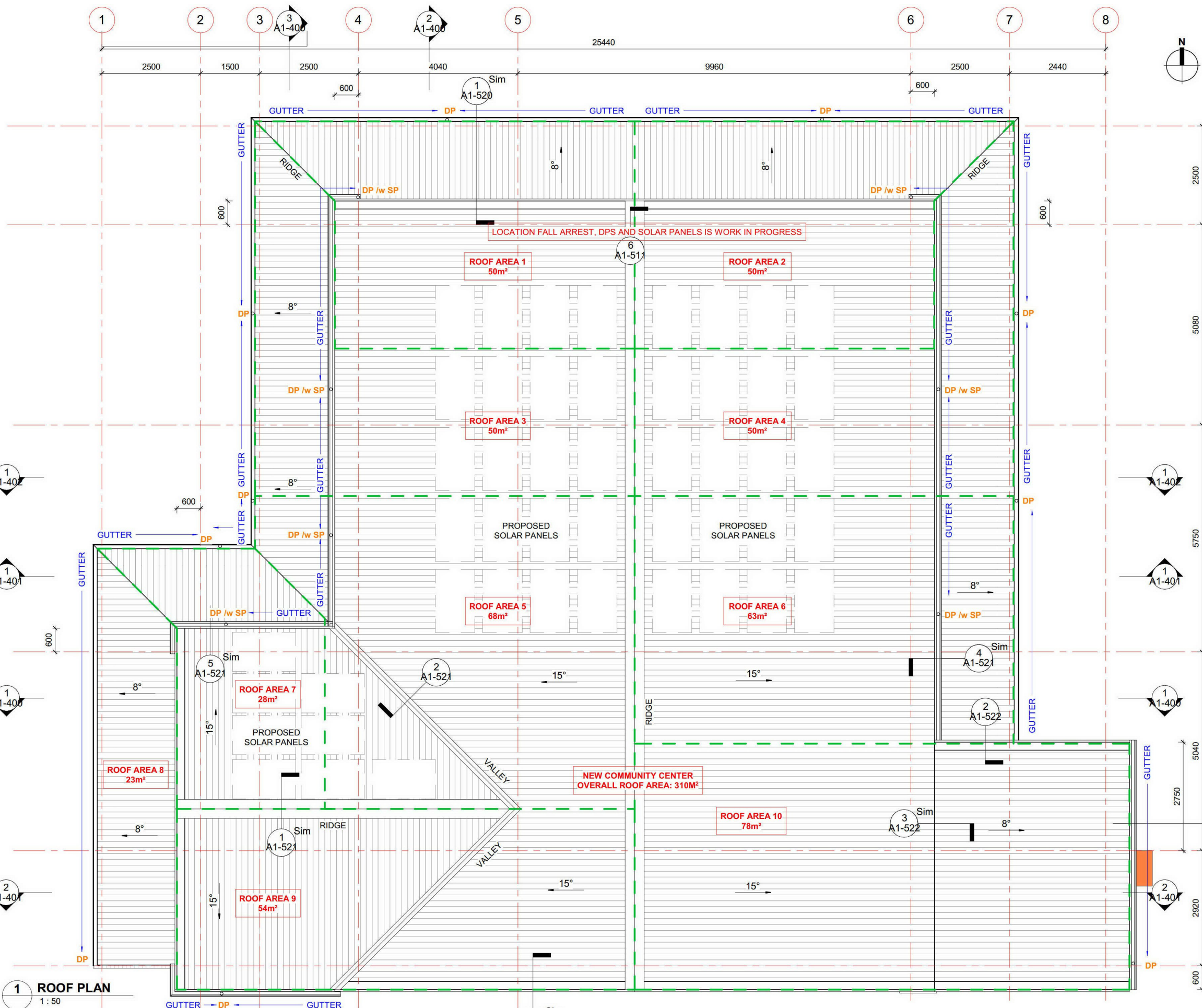
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PROJECT  
**SHIRLEY COMMUNITY FACILITY**  
10 Shirley Road, Richmond, Christchurch 8013  
DRAWING TITLE  
**FINISHES PLAN**

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SCALE  
A1 As indicated<sup>A3</sup> 1 : 100  
PROJECT NO 24741 DRAWING NO A1-240 REVISION E



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**ROOF CATCHMENT GUTTER CAPACITY**

Roof Area	Roof Pitch	Total Roof Area	Gutter Size	Downpipe Size
ROOF AREA 1	15 AND 8 DEG	50M <sup>2</sup>	125MM X 82MM COLONIAL QUAD GUTTER	2X 80DIA DP
ROOF AREA 2	15 AND 8 DEG	50M <sup>2</sup>	125MM X 82MM COLONIAL QUAD GUTTER	2X 80DIA DP
ROOF AREA 3	15 AND 8 DEG	50M <sup>2</sup>	125MM X 82MM COLONIAL QUAD GUTTER	2X 80DIA DP
ROOF AREA 4	15 AND 8 DEG	50M <sup>2</sup>	125MM X 82MM COLONIAL QUAD GUTTER	2X 80DIA DP
ROOF AREA 5	15 AND 8 DEG	68M <sup>2</sup>	125MM X 82MM COLONIAL QUAD GUTTER	2X 80DIA DP
ROOF AREA 6	15 AND 8 DEG	63M <sup>2</sup>	125MM X 82MM COLONIAL QUAD GUTTER	2X 80DIA DP
ROOF AREA 7	15 AND 8 DEG	28M <sup>2</sup>	125MM X 82MM COLONIAL QUAD GUTTER	2X 80DIA DP
ROOF AREA 8	15 AND 8 DEG	23M <sup>2</sup>	125MM X 82MM COLONIAL QUAD GUTTER	1X 80DIA DP
ROOF AREA 9	15 AND 8 DEG	54M <sup>2</sup>	125MM X 82MM COLONIAL QUAD GUTTER	1X 80DIA DP
ROOF AREA 10	15 AND 8 DEG	78M <sup>2</sup>	125MM X 82MM COLONIAL QUAD GUTTER	1X 80DIA DP

- ROOF PLAN NOTES**
- WHERE SHOWN, PROVIDE WATERSHED FLASHINGS FOR ROOF PENETRATIONS BACK TO RIDGE
  - REFER TO MECHANICAL DRAWINGS FOR MECHANICAL ROOF PENETRATIONS

**ROOF INTENSITY**

MRM CODE OF PRACTICE	V3.0 2018
RAINFALL INTENSITY	= 100MM/HR

- ROOF LEGEND**
- DP DOWNPIPE
  - SP SPREADER
  - ALTA SAFETY LADDER BRACKET
  - FALL ARREST ANCHOR
  - GUTTER FALL

**1 ROOF PLAN**  
1 : 50

REVISION	DATE	PREP	REVIEW
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F	100% DETAILED DESIGN	10/11/25	RR IM
G	TENDER / BUILDING CONSENT	29/01/26	RR IM

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DRAWING TITLE  
**ROOF PLAN**

CLIENT  
**CHRISTCHURCH CITY COUNCIL**

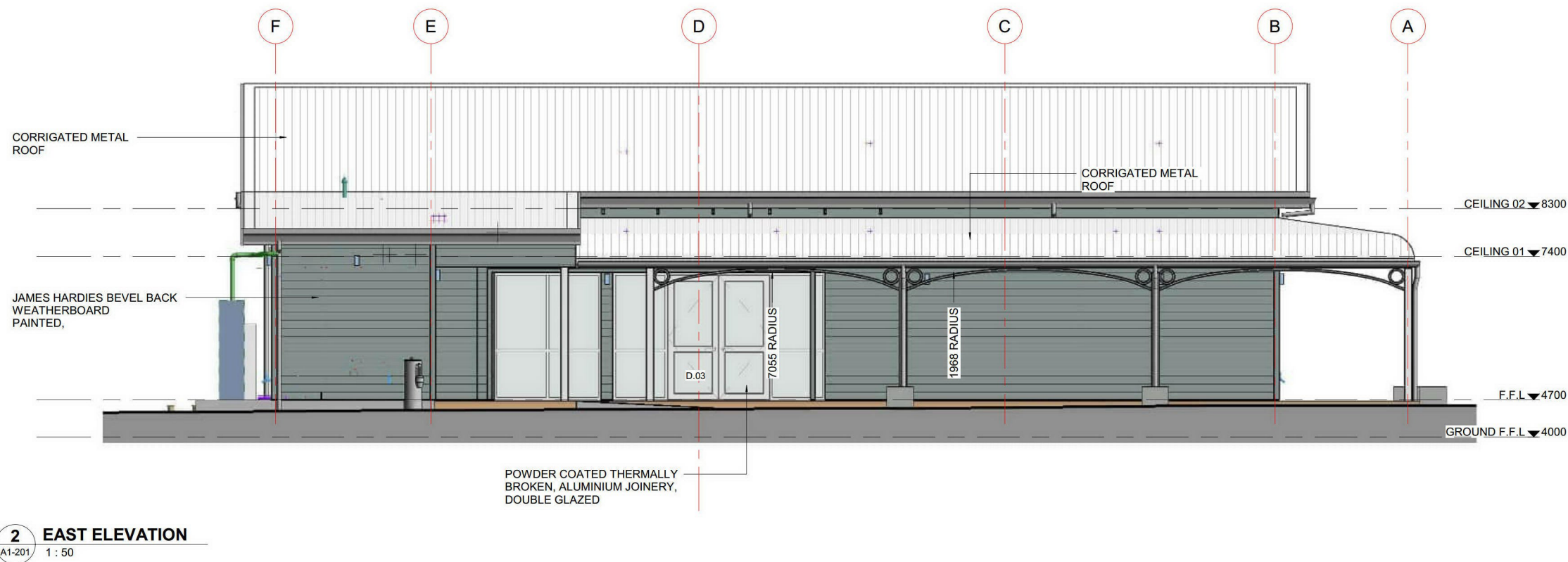
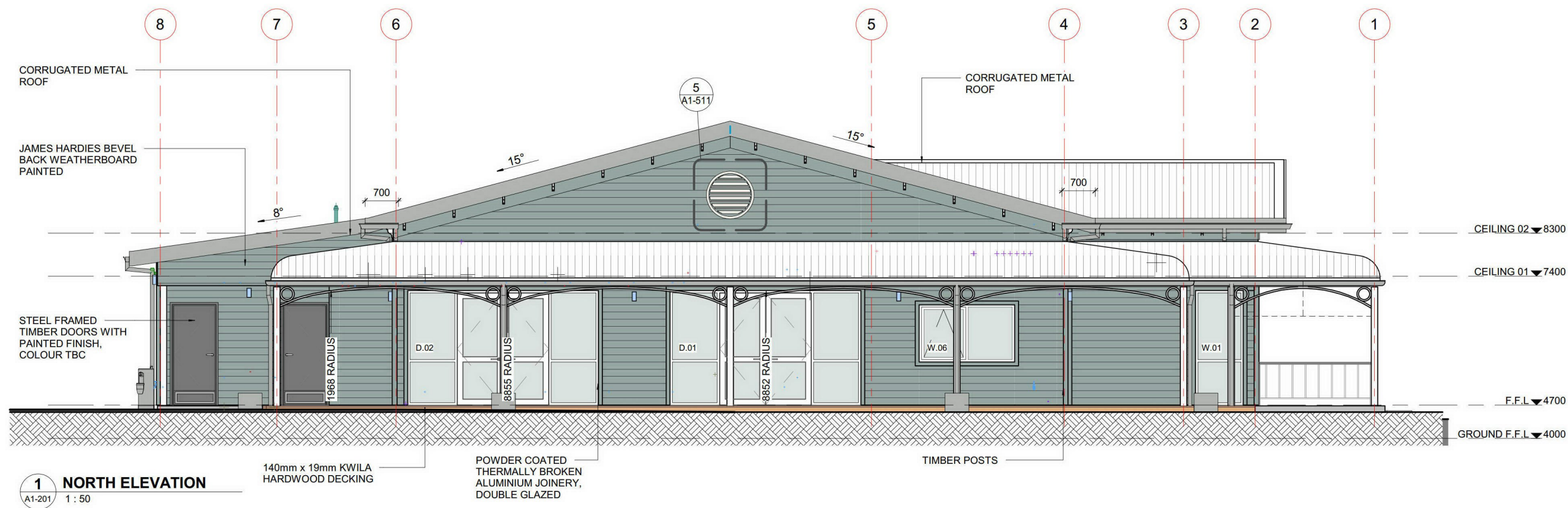
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PROJECT NO  
**24741**

DRAWING NO  
**A1-260**

REVISION  
**G**

Published File: 2025.4.23.53 PM Model: AutoCAD/24741 (SCC) Shirley Community Centre & Outdoor Area/24741\_A1-260\_Roof\_Arch\_Building\_File.rvt



**ELEVATION LEGEND**

	WALL CLADDING - COLOUR TBC
	TIMBER DECK - KWILA
	ROOFING - COLOUR TBC
	WINDOWS & DOORS - COLOUR TBC
	FASCIA & DP - COLOUR TBC

REVISION	DATE	PREP	REVIEW
A	28.03.25	RR	IM
B	09.07.25	RR	RR
C	20.08.25	AC	IM
D	01/09/25	AC	IM
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F	29/01/26	RR	IM

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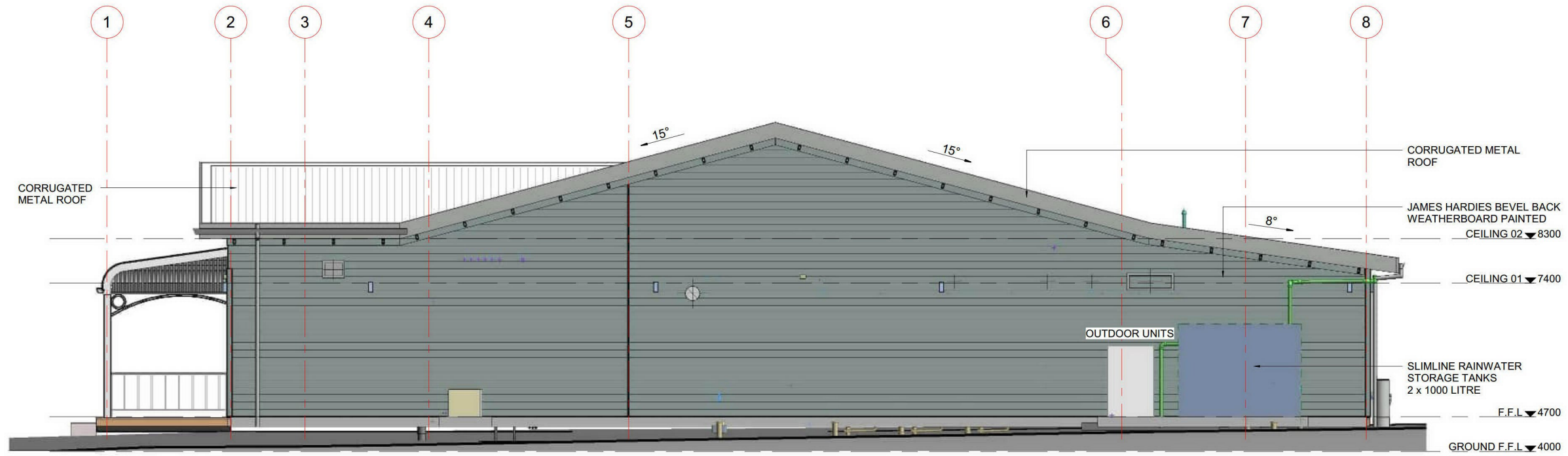
PROJECT  
SHIRLEY COMMUNITY FACILITY  
10 Shirley Road, Richmond, Christchurch 8013

DRAWING TITLE  
NORTH & EAST ELEVATIONS  
COLONIAL OPTION

CLIENT  
CHRISTCHURCH CITY COUNCIL

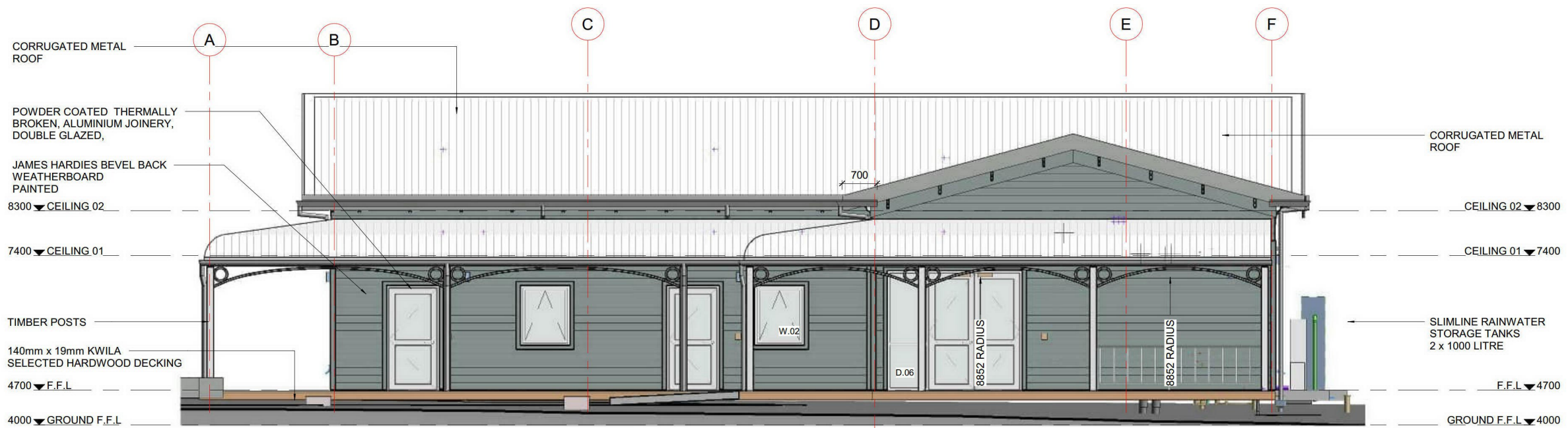
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A1 As indicated<sup>A3</sup> 1:100

PROJECT NO 24741  
DRAWING NO A1-300  
REVISION F



**1 SOUTH ELEVATION**

A1-201 1 : 50



**2 WEST ELEVATION**

A1-201 1 : 50

**ELEVATION LEGEND**

-  WALL CLADDING - COLOUR TBC
-  TIMBER DECK - KWILA
-  ROOFING - COLOUR TBC
-  WINDOWS & DOORS - COLOUR TBC
-  FASCIA & DP - COLOUR TBC

REVISION	DATE	PREP	REVIEW
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B	09.07.25	RR	RR
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DRAWING TITLE  
**SOUTH & WEST ELEVATIONS**  
**COLONIAL OPTION**

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SCALE  
A1 As indicated<sup>A3</sup> 1:100

PROJECT NO  
**24741**

DRAWING NO  
**A1-301**

REVISION  
**F**

WEST ELEVATION - FRONT ENTRANCE



EAST ELEVATION - REAR ENTRY



NORTH ELEVATION



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DRAWING TITLE  
3D VIEWS - COLONIAL OPTION

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SCALE  
A1 A3

PROJECT NO  
24741

DRAWING NO  
A1-302

REVISION  
F

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INTERIOR VIEW 01 - FUNCTION SPACE



INTERIOR VIEW 02 - FUNCTION SPACE



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DRAWING TITLE  
**3D VIEWS - INTERIOR**

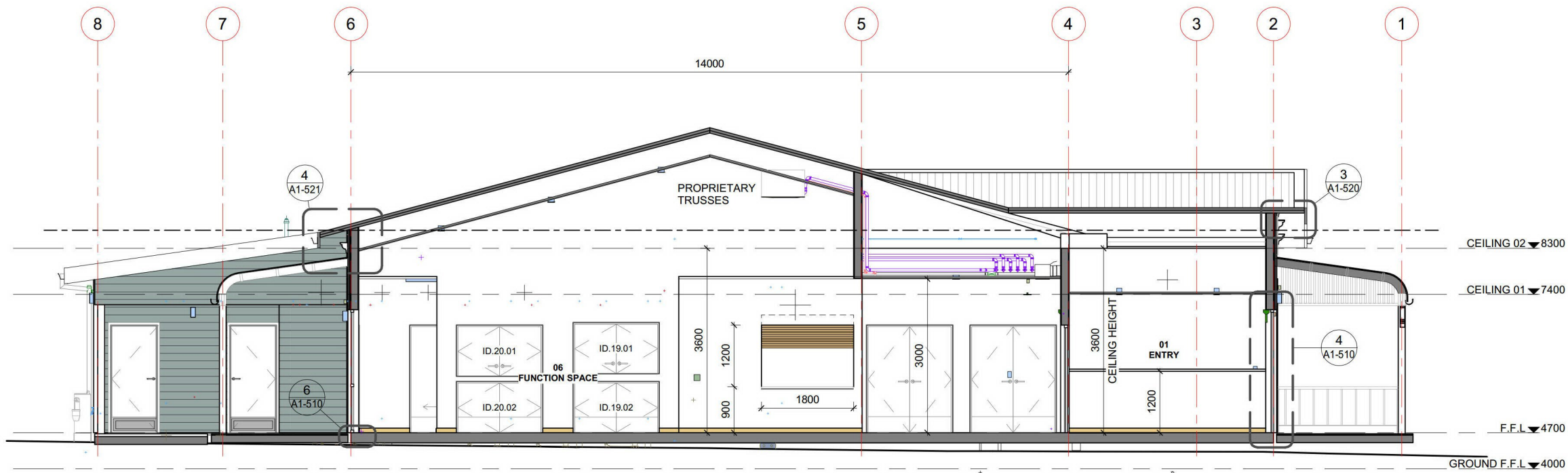
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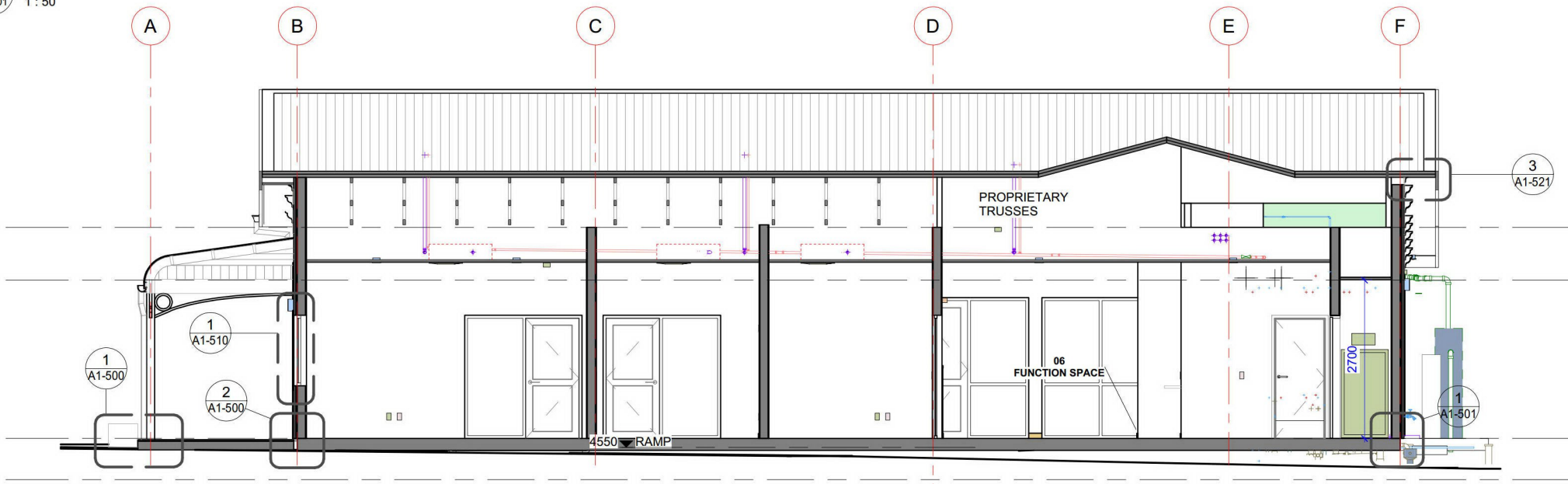
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SCALE  
A1 A3

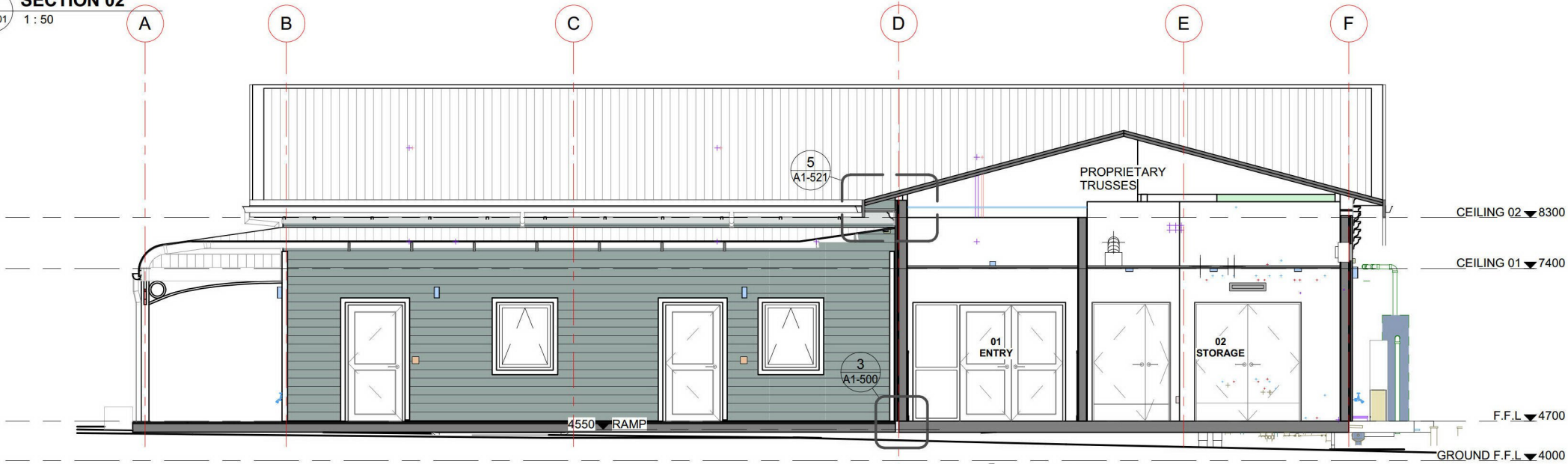
PROJECT NO. DRAWING NO. REVISION  
**24741 A1-303 F**



**1 SECTION 01**  
A1-201 1 : 50



**2 SECTION 02**  
A1-201 1 : 50



**3 SECTION 03**  
A1-201 1 : 50

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E 100% DETAILED DESIGN	10/11/25	RR	IM
F TENDER / BUILDING CONSENT	29/01/26	RR	IM

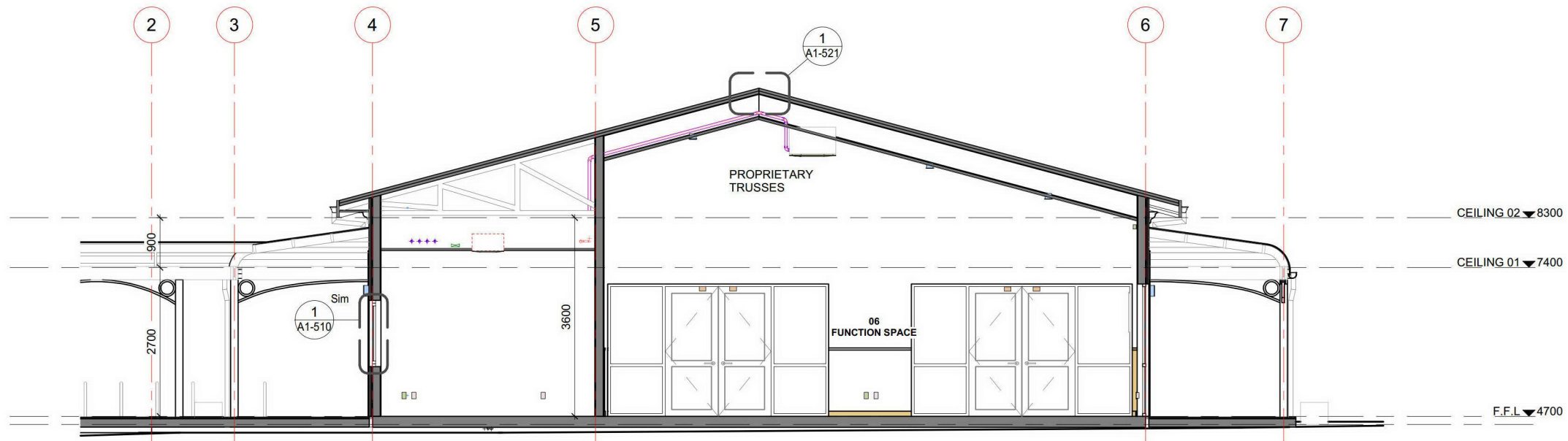
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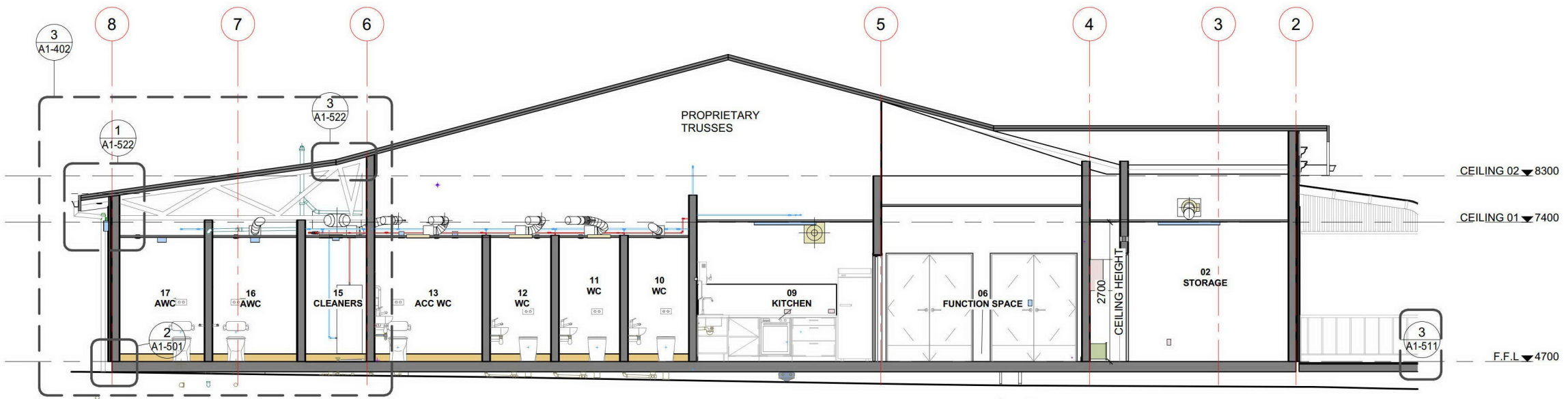
PROJECT  
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10 Shirley Road, Richmond, Christchurch 8013  
DRAWING TITLE  
**SECTIONS**

CLIENT  
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SCALE  
A1 1 : 50 A3 1:100  
PROJECT NO 24741 DRAWING NO A1-400 REVISION F



**1 SECTION 04**  
A1-201 1:50



**2 SECTION 05**  
A1-201 1:50

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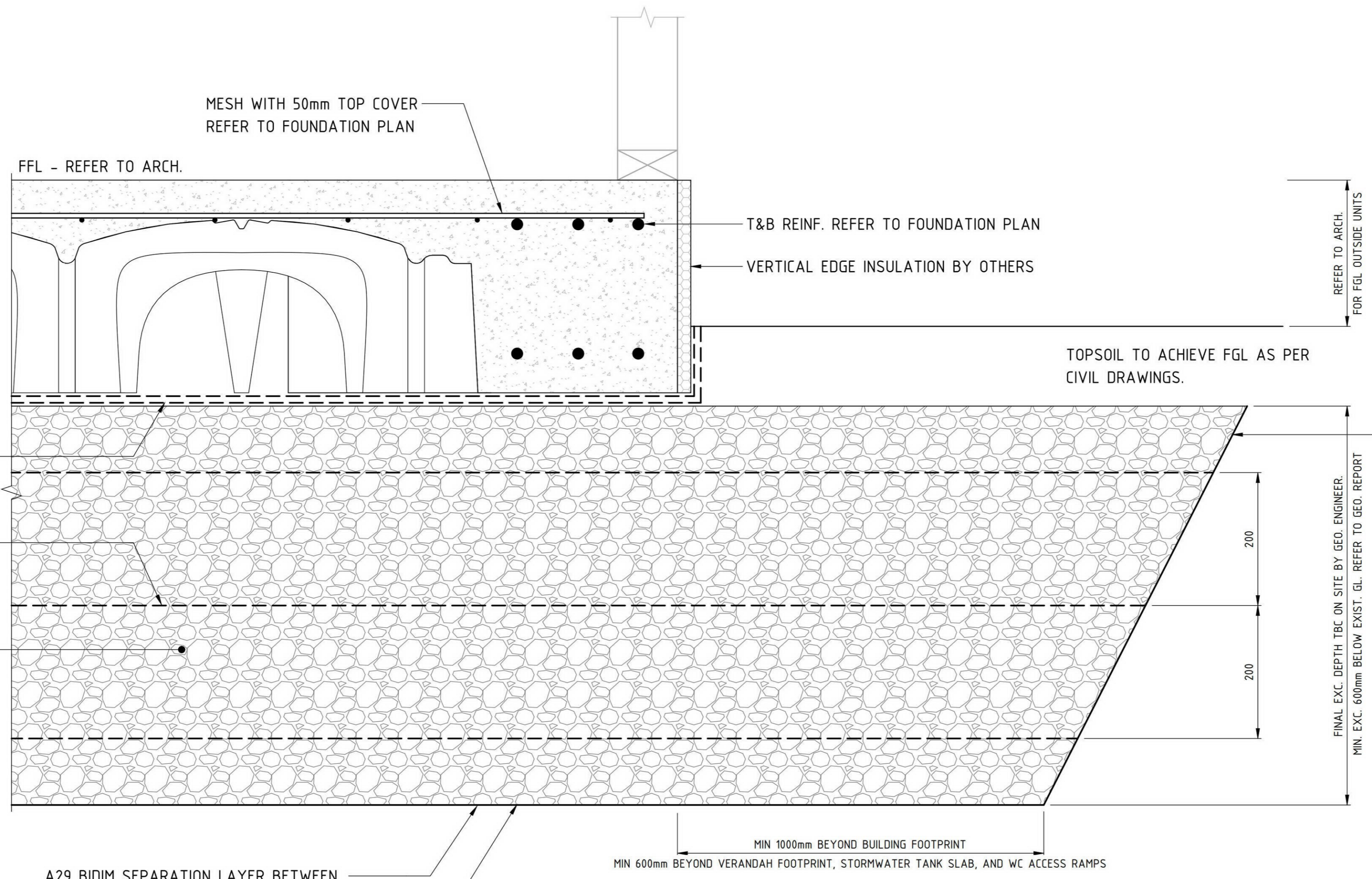
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DRAWING TITLE  
**SECTIONS**

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SCALE A1 1:50	A3 1:100	
PROJECT NO <b>24741</b>	DRAWING NO <b>A1-401</b>	REVISION <b>F</b>



- HIGH IMPACT RESISTANT 0.2mm POLYTHENE VAPOUR BARRIER AND ADDITIONAL CUPOLEX THERMAL WRAP ABOVE
- THREE LAYERS OF DURAGRID 30/30 (OR SIMILAR APPROVED) WITH 200mm VERTICAL SEPARATION PLACED TO THE MANUFACTURER'S SPECIFICATIONS
- RAFT CONSTRUCTION:
  - APPROVED BACKFILL PLACED IN ACCORDANCE WITH NZS4431:2022 IN LESS THAN MAX. 250mm LOOSE LAYERS AND COMPACTED TO 95% MDD.
  - COMPACTION VALIDATION TESTING USING NDM OR CLEGG HAMMER TO BE UNDERTAKEN AT A SUITABLE FREQUENCY AS OUTLINED BY THE GEOTECHNICAL ENGINEER.
  - BACKFILL TO COMPRISE IMPORTED ENGINEERED FILL TO CCC CAP65 OR SIMILAR APPROVED.
  - CONTRACTOR TO LIAISE WITH GEOTECHNICAL ENGINEER FOR RE-USE OF EXISTING UNCONTROLLED FILL MATERIALS ON SITE.

A29 BIDIM SEPARATION LAYER BETWEEN SUBGRADE AND BASE OF GRAVEL RAFT

GEOTECH ENGINEER TO INSPECT NATURAL SUBGRADE AND CONFIRM A MINIMUM OF 200kPa ULTIMATE BEARING CAPACITY

TC2 WAFFLE SLAB GRAVEL RAFT DETAIL

DETAIL 1  
SCALE 1 : 5

REV	DATE	DESCRIPTION	RVD
C	26.01.2026	ISSUED FOR CONSENT/CONSTRUCTION	
B	10.11.2025	DETAILED DESIGN	
A	29.08.2025	ISSUED FOR BUILDING CONSENT	

REVISIONS			
CLIENT			
CHRISTCHURCH CITY COUNCIL			
Christchurch Office — <b>BG &amp; E</b>			
PROJECT			
SHIRLEY COMMUNITY FACILITY			
STATUS			
FOR CONSENT/CONSTRUCTION			
DRAWN	DESIGNED	CHECKED	APPROVED
RK	RD	DS	DS
DATUM	GRID	SCALE	AT A1 SIZE
		1 : 5	
TITLE			
TC2 SLAB FOUNDATION GRAVEL RAFT DETAIL			
PROJECT No.	DRAWING No.	REV	
NZ25004	S-0301	C	

DRAWING TO BE PRINTED IN COLOUR

26/01/2026 10:49 PM BGE NZ25004-000-5-001-005\_SHIRLEY COMMUNITY FACILITY ©BGE Pty Limited

Appendix B – Earthworks plans/ESCP



now



Email: |

DRAWING SHEET LIST			
Sheet Number	Sheet Name	Current Revision	Current Revision Date
000	COVER SHEET	E	28.1.2026
001	EXISTING SITE SURVEY	E	28.1.2026
101	CIVIL WORKS & SITE LEVELS	E	28.1.2026
201	PAVEMENT DETAILS	E	28.1.2026
301	CIVIL STORMWATER PLAN	E	28.1.2026
302	CIVIL STORMWATER LONG SECTION DETAILS	E	28.1.2026
401	CIVIL SEWER PLAN	E	28.1.2026
401	CIVIL SEWER LONG SECTION DETAILS	E	28.1.2026
501	CIVIL WATER SUPPLY PLAN	E	28.1.2026
601	CIVIL THREE WATERS PLAN	E	28.1.2026
701	EARTHWORKS CUT & FILL PLAN	E	28.1.2026
702	EROSION & SEDIMENT CONTROL PLAN	E	28.1.2026
703	EROSION & SEDIMENT CONTROL DETAILS	E	28.1.2026
801	ROADING STANDARD DRAWING DETAILS	E	28.1.2026
802	DRAINAGE STANDARD DRAWING DETAILS	E	28.1.2026
803	STORMWATER360 STORMFILTER DETAILS	E	28.1.2026

**Christchurch City Council**  
**Shirley Community Facility**  
 10 Shirley Road, Richmond  
 Christchurch

**Civil Design**

**Project No. CC24201 / 310700261**

**TENDER / CONSENT ISSUE**

28-01-26

**SAFETY IN DESIGN**

ALL REASONABLY PRACTICABLE STEPS HAVE BEEN TAKEN TO ENSURE SAFETY IN DESIGN HAS BEEN CONSIDERED WITHIN COSGROVES SCOPE OF WORK FOR THIS DESIGN IN ACCORDANCE WITH IPENZ PRACTICE NOTE 07 'DESIGN FOR SAFETY IN BUILDINGS AND OTHER STRUCTURES' (JULY 2006). IT REMAINS THE RESPONSIBILITY OF THE OWNER AND/OR OPERATOR TO ENSURE APPROPRIATE PRACTICES ARE IN PLACE TO PROTECT THE SAFETY OF WORKERS AND THE PUBLIC IN THE OPERATION OF THE FACILITY.

All drawings have been created in electronic format with the intention of printing relevant 'layouts' sheets. It is a condition under which this electronic data is supplied that you are responsible for verifying its correctness and completeness. You are strongly advised to check this electronic data against all relevant documents and by confirming dimensions on site. Our Company cannot be held responsible for the accuracy of the electronic data within your CAD system after translation. You are advised to use the translated drawings only as background data. We accept no responsibility for any loss or damage suffered by your company as a result of use or misuse of this data.

THE CONTRACTOR IS TO BE AWARE OF ALL INSPECTIONS TO BE MADE BY THE ENGINEER, AS A REQUIREMENT OF THE PRODUCER STATEMENT P34 CONSTRUCTION REVIEW DOCUMENTATION, & NOTIFY THE ENGINEER WHEN ALL STRUCTURAL ELEMENTS ARE READY TO BE INSPECTED.

- Note:
1. Survey data provided by Christchurch City Council Technical Services & Design, surveyed on December 2024. Levels are in terms of the New Zealand Vertical Datum NZVD2016. Origin of levels BM307 (EKU) RL = 4.4091m. Coordinates are in terms of Mount Pleasant 2000.
  2. Underground three waters services data sourced from CCC GIS and Ground Penetrating Radar (GPR) survey by Reveal.
  3. The background image was downloaded from the Data Linz website and displayed under the creative commons licence 4.0.



Slater Street

VI | DP 318068  
Order: 6

VI | DP 339881  
Order: 6



**SAFETY IN DESIGN**

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REV	REASON FOR ISSUE	DATE	BY
E	tender / consent issue	28.1.26	JA
D	detailed design	07.11.25	JA
C	detailed design	28.08.25	JA
B	developed design	10.07.25	YC
A	concept design	28.03.25	JN

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**Cosgroves** now **Stantec**

CLIENT: Christchurch City Council

PROJECT: Shirley Community Facility  
10 Shirley Road, Richmond  
Christchurch

TITLE: Existing Site Survey

Designed JA  
Drawn JA  
Checked CW/JB  
Date 28 January 2026  
Project No. 310700261

A1 Scale  
1:100  
A3 Scale  
1:200  
Sheet 001  
Revision E

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Tender / Consent

- Legend**
- Building
  - Carpark surface asphalt
  - Concrete surface
  - Footpath surface
  - Planting/landscape
  - S 3.75 Proposed surface level
  - K 3.75 Proposed top of kerb level
  - 1:4.4 Proposed surface grade
  - EX 3.75 Existing surface level

**Note:**

1. Survey data provided by Christchurch City Council Technical Services & Design, surveyed on December 2024. Levels are in terms of the New Zealand Vertical Datum NZVD2016. Origin of levels BM307 (EKIT) RL = 4.4091m. Coordinates are in terms of Mount Pleasant 2000.
2. All construction within the boundary to comply with the New Zealand building code.



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**Cosgroves** now **Stantec**

CHECK ALL INFORMATION ON SITE PRIOR TO COMMENCING WORK. READ IN CONJUNCTION WITH THE SPECIFICATION AND OTHER RELEVANT DRAWINGS AND DOCUMENTS

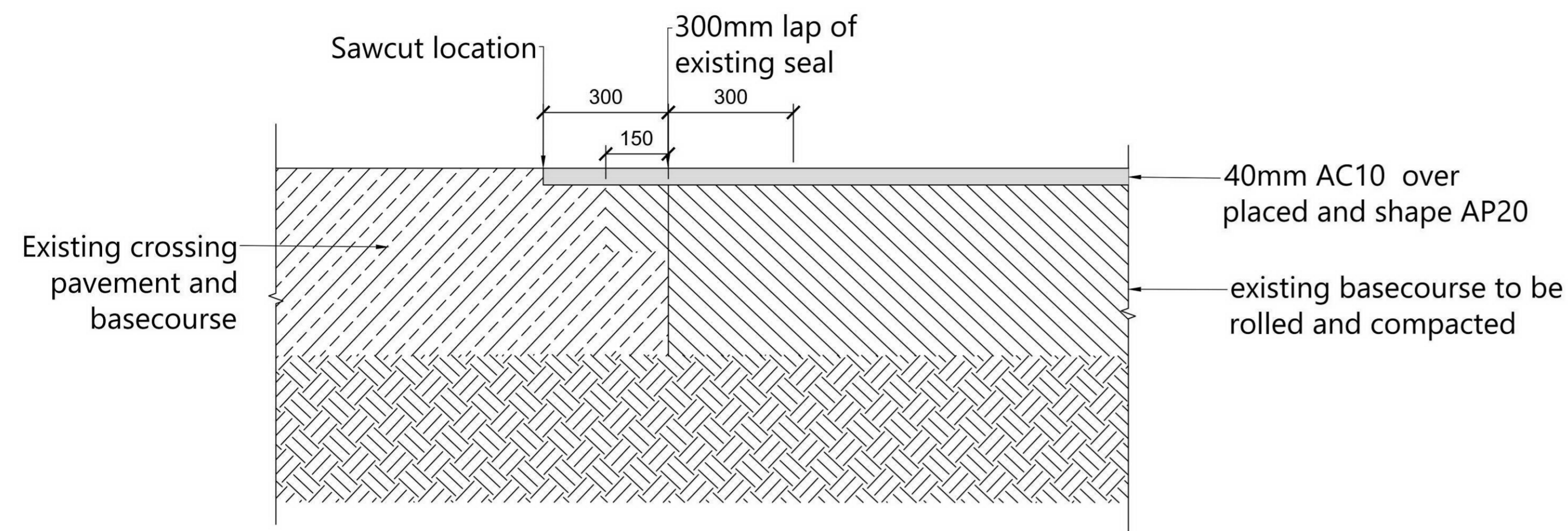
CLIENT: Christchurch City Council

PROJECT: Shirley Community Facility  
10 Shirley Road, Richmond  
Christchurch

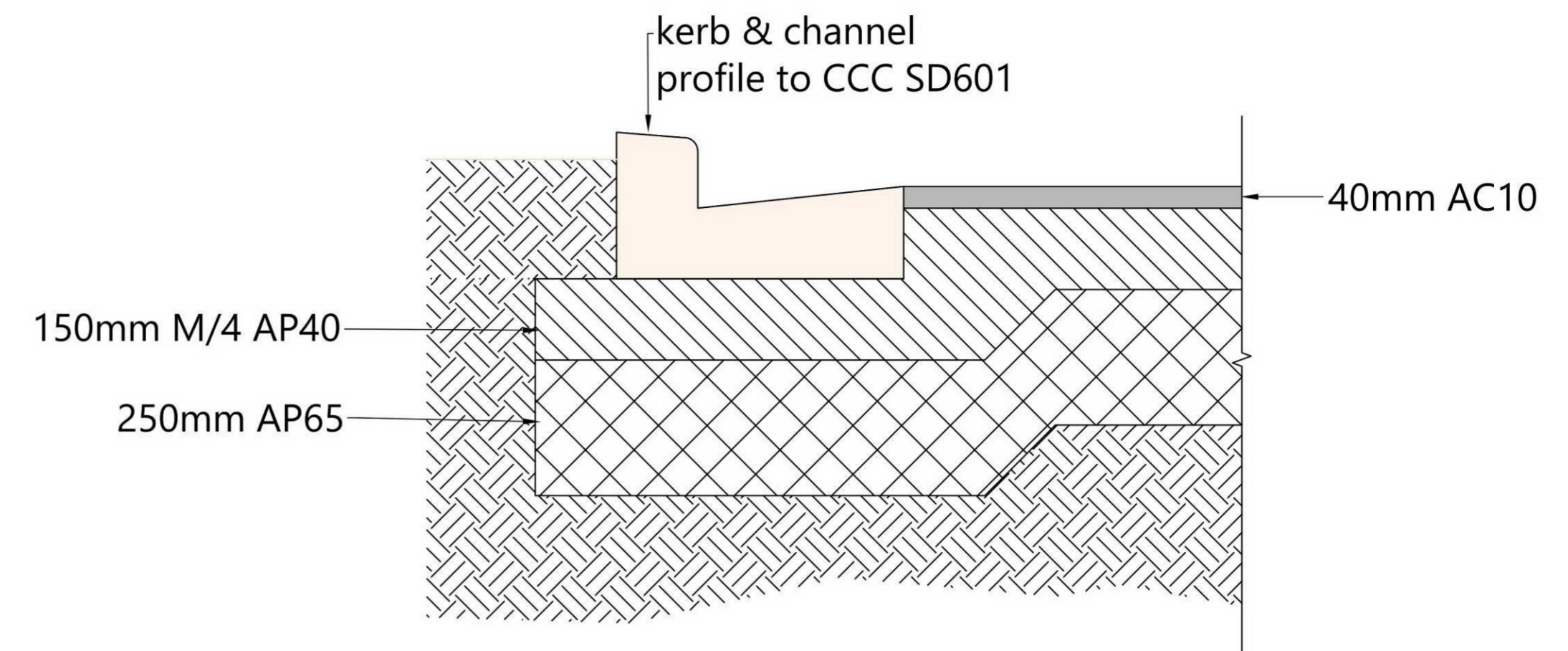
TITLE: Civil Works & Site Levels

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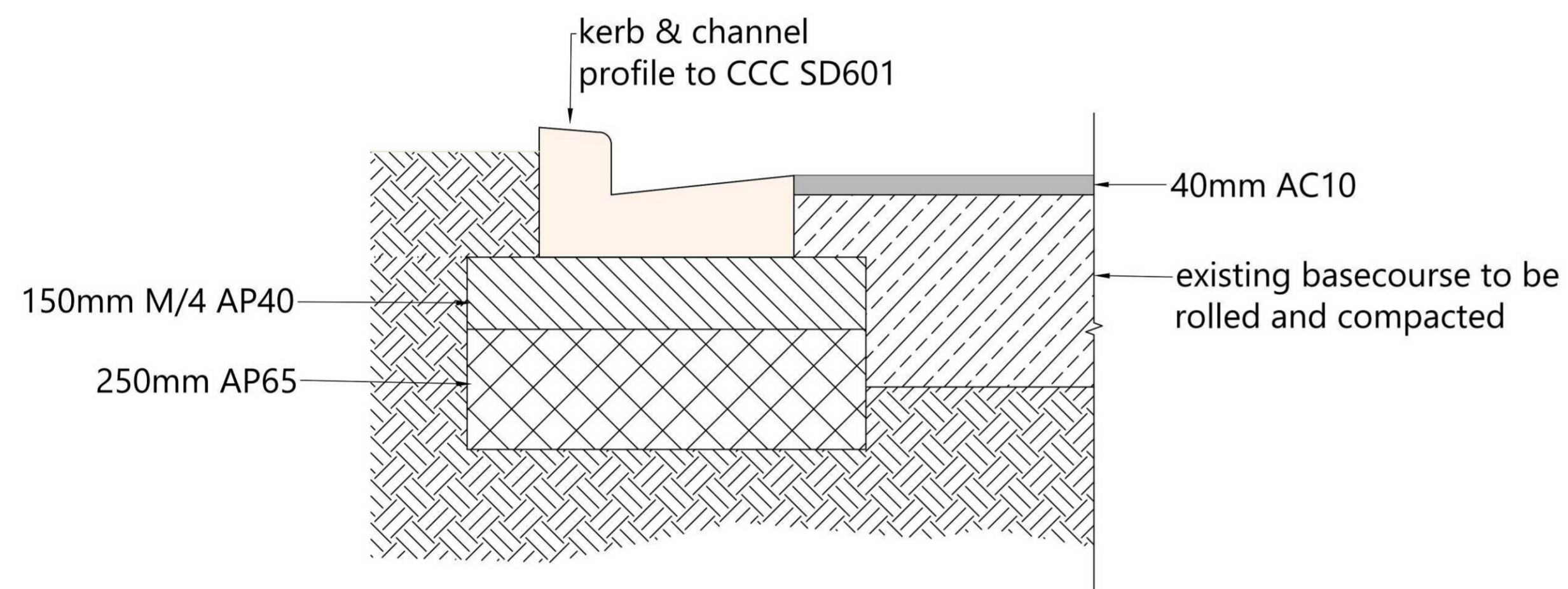
Designed	JA	A1 Scale
Drawn	JA	1:100
Checked	CW/JB	A3 Scale
Date	28 January 2026	1:200
Project No.	310700261	Sheet 101
		Revision <b>E</b>
Tender / Consent		



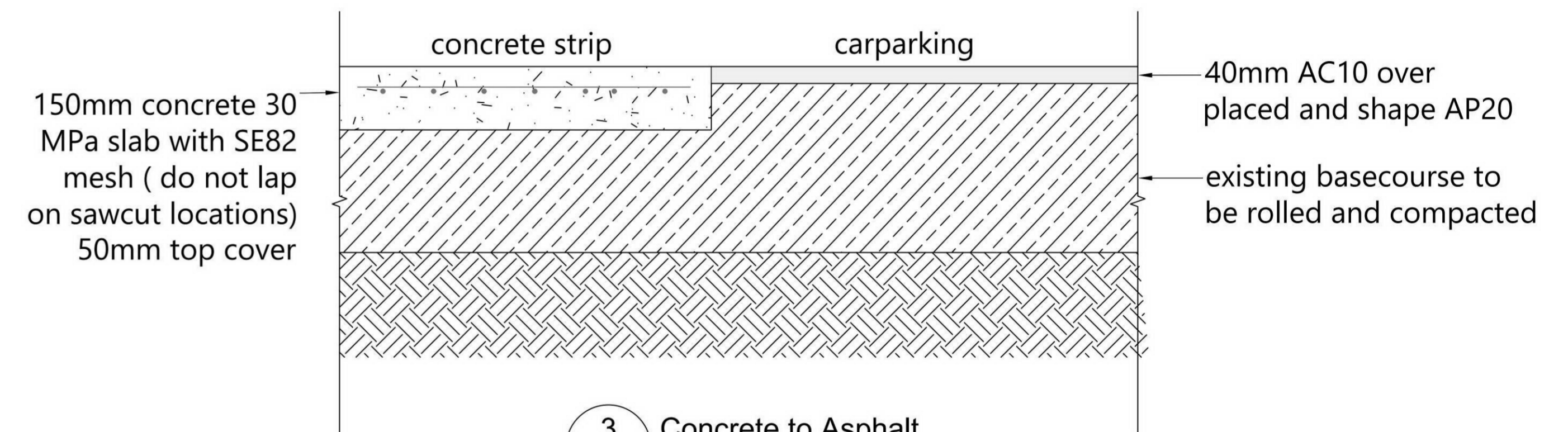
**1** Connection to Existing Asphalt  
101 1:10@a1 1:20@a3



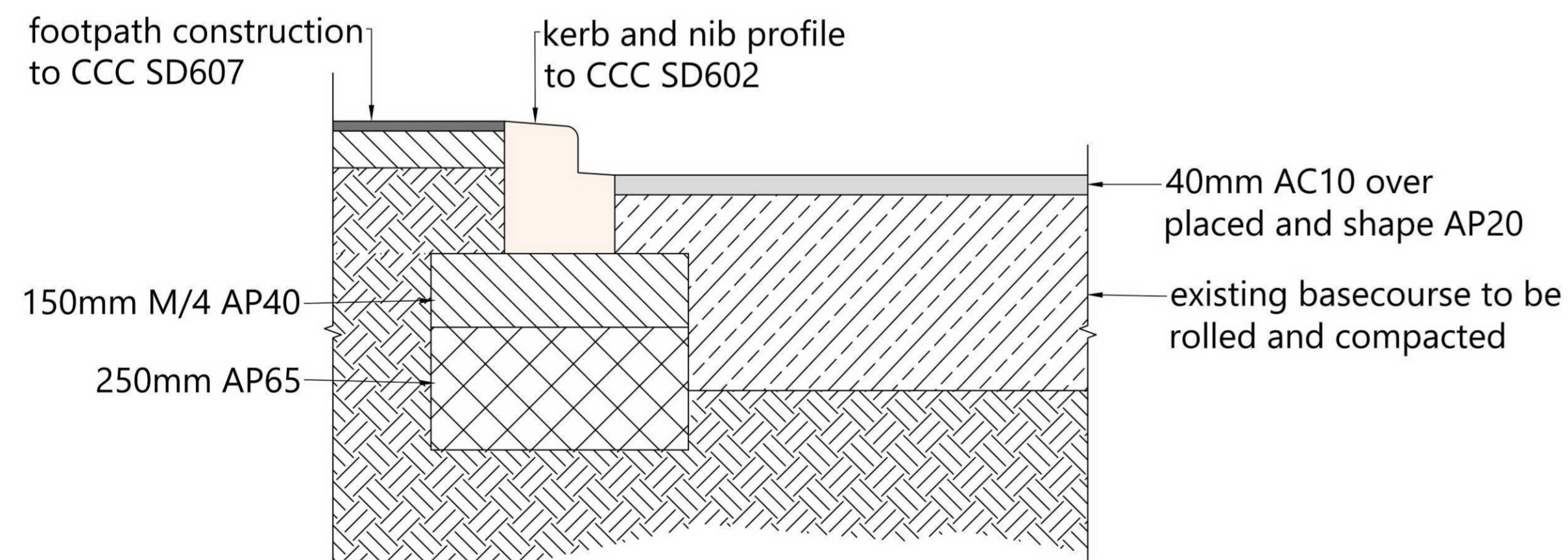
**2** Kerb & Channel to Asphalt  
101 1:10@a1 1:20@a3



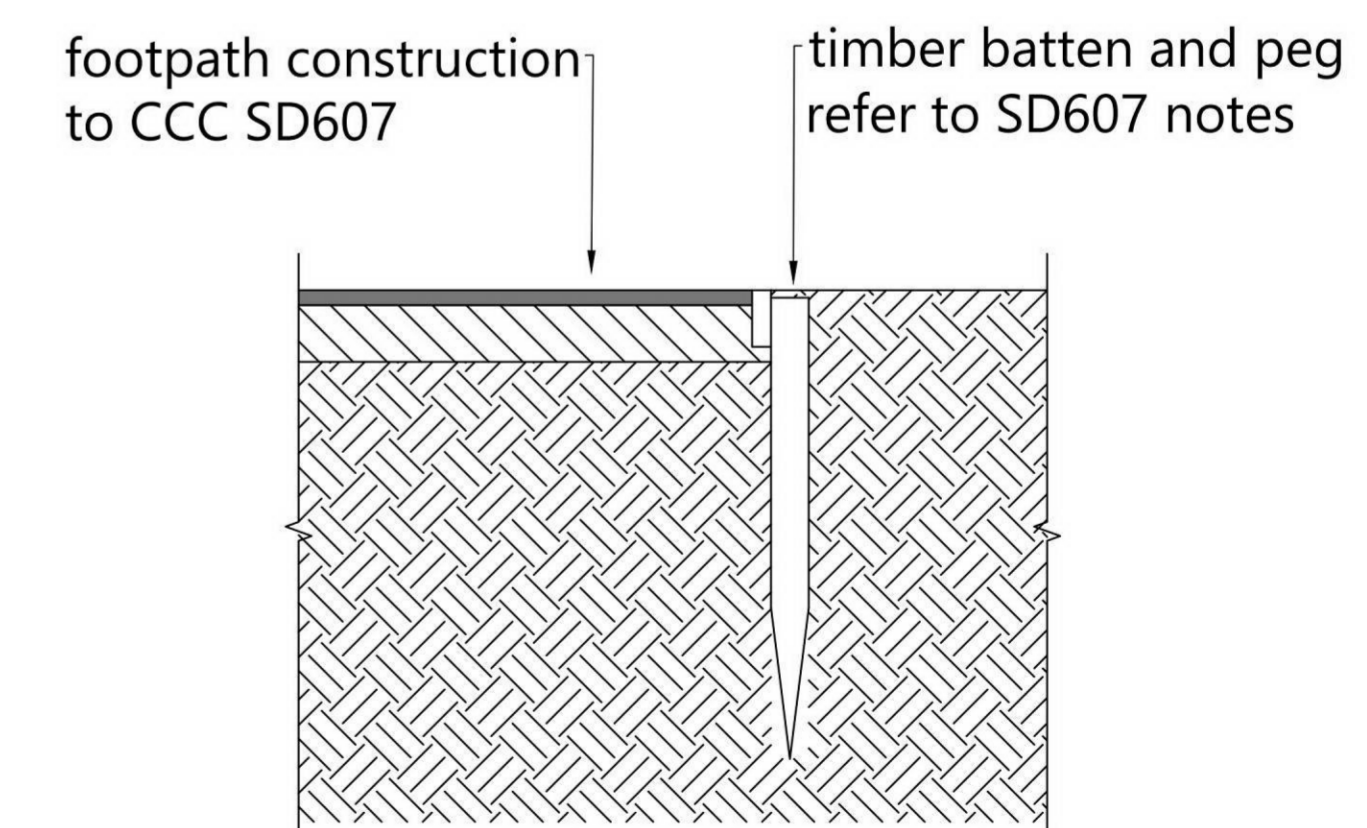
**3** Kerb & Channel to Asphalt  
101 1:10@a1 1:20@a3



**3** Concrete to Asphalt  
101 1:10@a1 1:20@a3



**5** Kerb Nib to Footpath  
101 1:10@a1 1:20@a3



**6** Timber Batten Edge  
101 1:10@a1 1:20@a3

SAFETY IN DESIGN			
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A	concept design	28.03.25	JN
REV	REASON FOR ISSUE	DATE	BY

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**Cosgroves** now **Stantec**

CHECK ALL INFORMATION ON SITE PRIOR TO COMMENCING WORK. READ IN CONJUNCTION WITH THE SPECIFICATION AND OTHER RELEVANT DRAWINGS AND DOCUMENTS

CLIENT:

Christchurch City Council

PROJECT:  
Shirley Community Facility  
10 Shirley Road, Richmond  
Christchurch

TITLE:  
Pavement Details

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Designed	JA	A1 Scale	
Drawn	JA	As shown	
Checked	CW/JB	A3 Scale	
Date	28 January 2026	As shown	
Project No.	310700261	Sheet	201
		Revision	<b>E</b>
Tender / Consent			

**Notes**

1. Earthwork levels and quantities are based on a comparison between the existing ground surface and the anticipated excavation depth to foundation level and underside of pavement.
2. The existing carpark surface is to be stripped and replaced with new asphalt. Only minimal level adjustments are proposed to suit the new layout.
3. No bulk earth fill is proposed as part of this scope.
4. Pavement engineered fill and asphalt surfacing are excluded.
5. Gravel raft and foundation structures are excluded from the earthworks quantities.

Approximate Area: 1,300 m<sup>2</sup>  
 Approximate Cut Volume: 550 m<sup>3</sup>

**Surface Analysis: Elevation Ranges**

Number	Color	Minimum Elevation (m)	Maximum Elevation (m)
1	Red	-0.891	-0.500
2	Orange	-0.500	-0.400
3	Yellow	-0.400	-0.200
4	Green	-0.200	-0.100
5	Cyan	-0.100	0.000
6	Blue	0.000	0.100
7	Purple	0.100	0.200



Existing asphalt carpark to be removed and converted to grassed area — refer to Council Parks for details

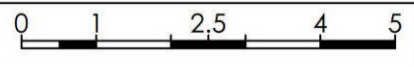
Slater Street

Strip existing asphalt layer as required.

New carpark extension to be excavated to approximately 0.45 m depth to underside of pavement.

Excavation depth for foundation beam and gravel raft is approximately 1.01 m below finished floor level. Gravel raft extends 1.0 m from the building face and 0.6 m from the deck perimeter.

Dudley Creek



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Christchurch City Council

PROJECT:

Shirley Community Facility  
 10 Shirley Road, Richmond  
 Christchurch





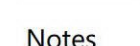
TITLE:

Earthworks Cut & Fill Plan

Designed	JA	A1 Scale
Drawn	JA	1:100
Checked	CW/JB	A3 Scale
Date	28 January 2026	1:200
Project No.	310700261	Sheet 701 Revision E
Tender / Consent		

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**Legend**

-  Stabilised Works Access
-  Site fence
-  Silt sock
-  Silt curtain
-  Nominated stockpile/storage area

**Notes**

1. All erosion and sediment control measures must be operational prior to any other works commencing on site
2. A copy of the Erosion management plan shall be available on the site during work hours and all personnel involved in earthwork activities on the site (inclusive of sub-contractors) shall be familiar with the consent and plan requirements as they relate to erosion and sediment control.
3. Further sediment control works may be required by the Contractor who, as the project advances will be required to monitor its performance and make any specific adjustments to its detail to respond to specific conditions on site and changes to those conditions.
4. The Contractor is solely responsible for ensuring that the site has effective silt detention facilities operating at all times.



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**Cosgroves** now **Stantec**

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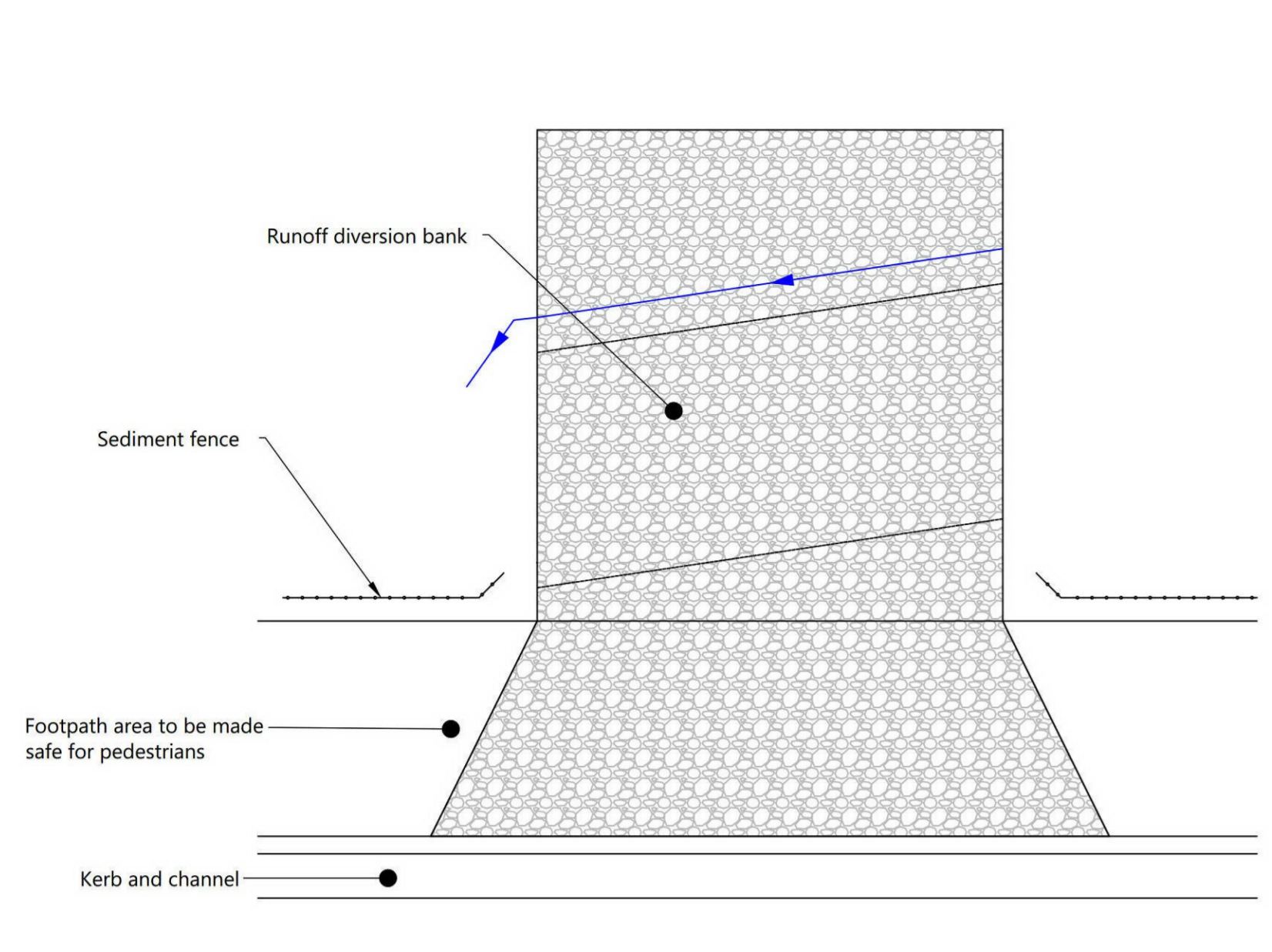
CLIENT:  
**Christchurch City Council**

PROJECT:  
**Shirley Community Facility  
10 Shirley Road, Richmond  
Christchurch**

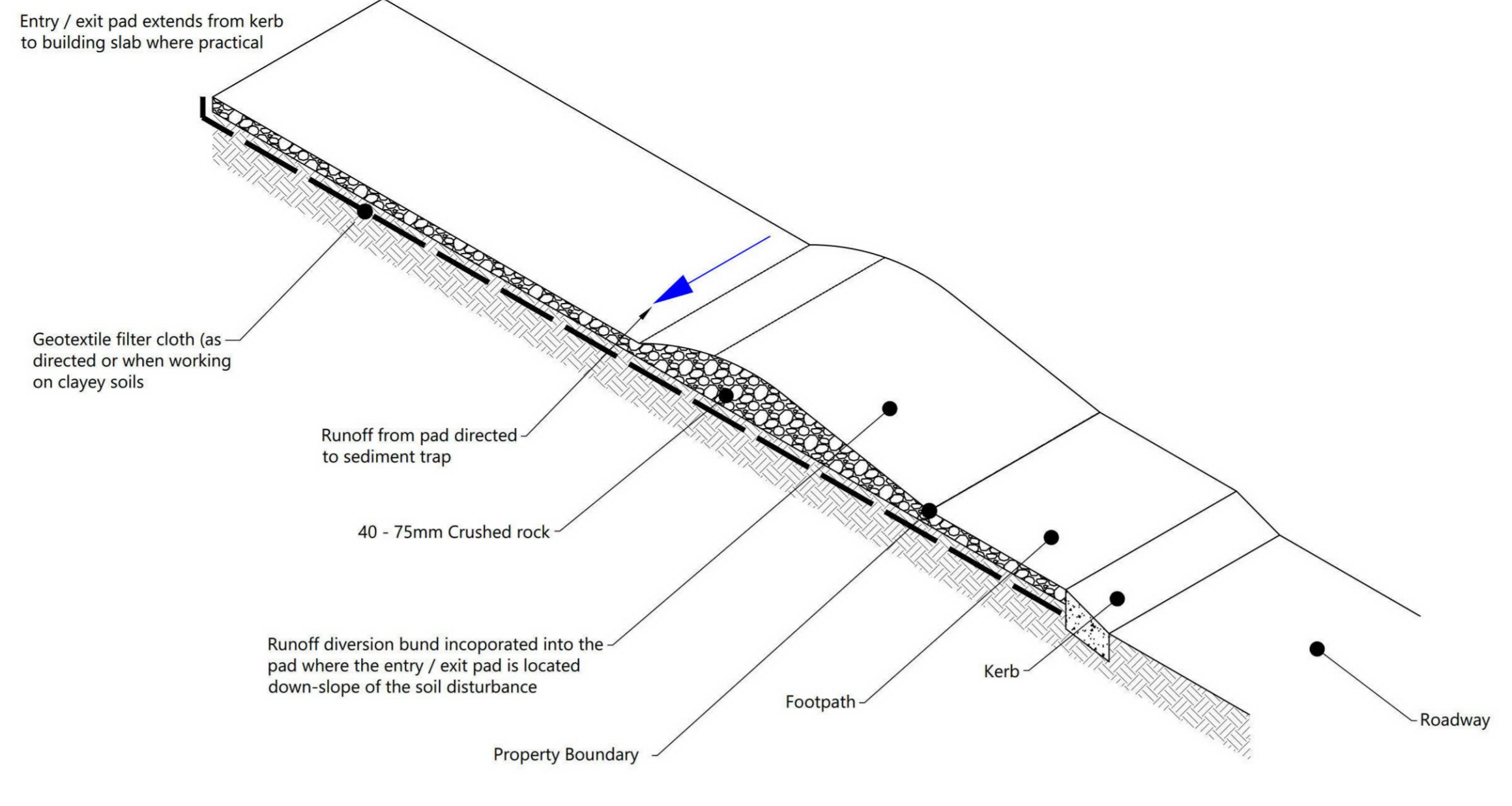
TITLE:  
**Erosion & Sediment  
Control Plan**

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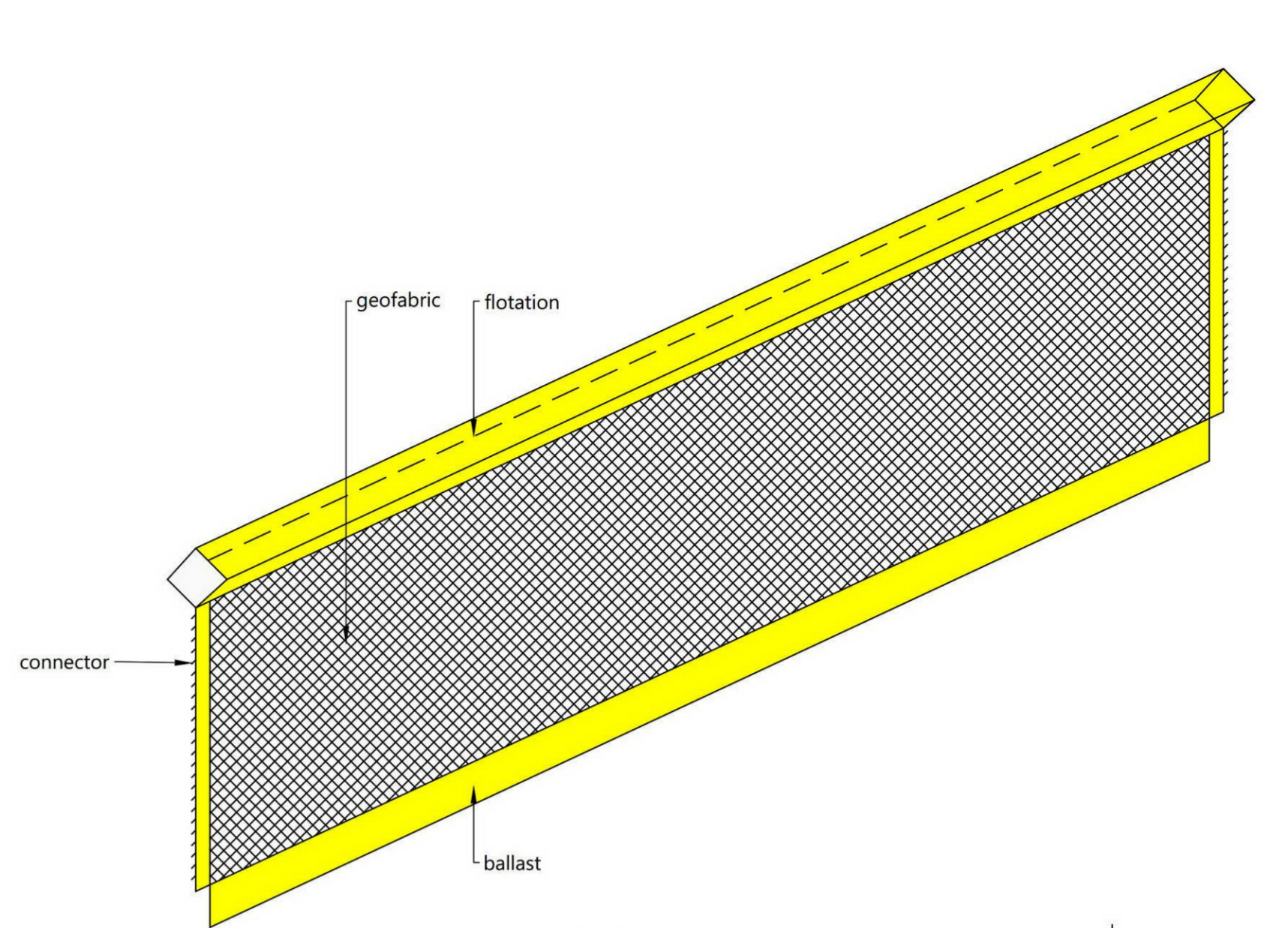
Tender / Consent



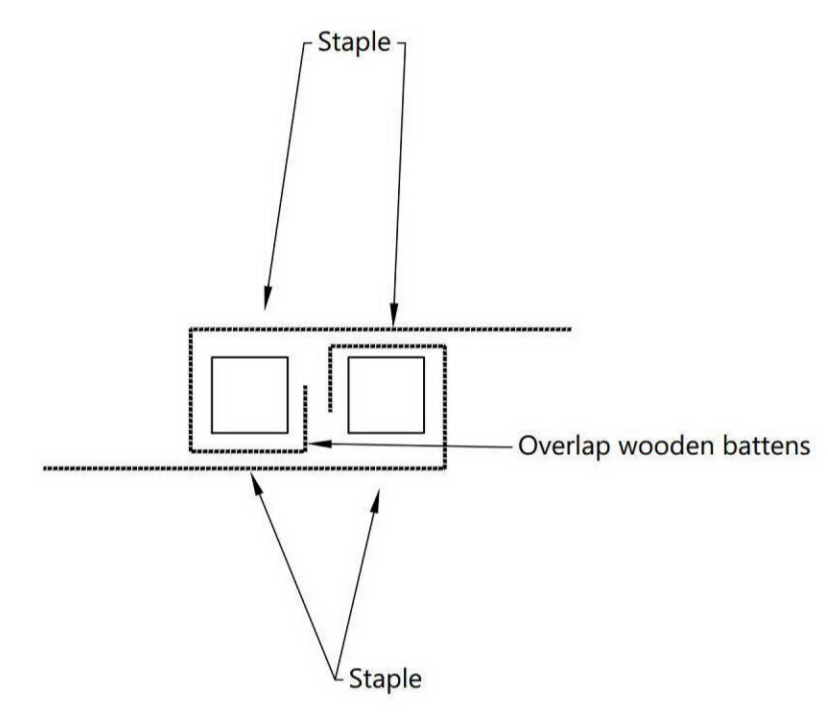
**A Typical Stabilised Entrance Detail**  
1:50@a1 1:100@a3



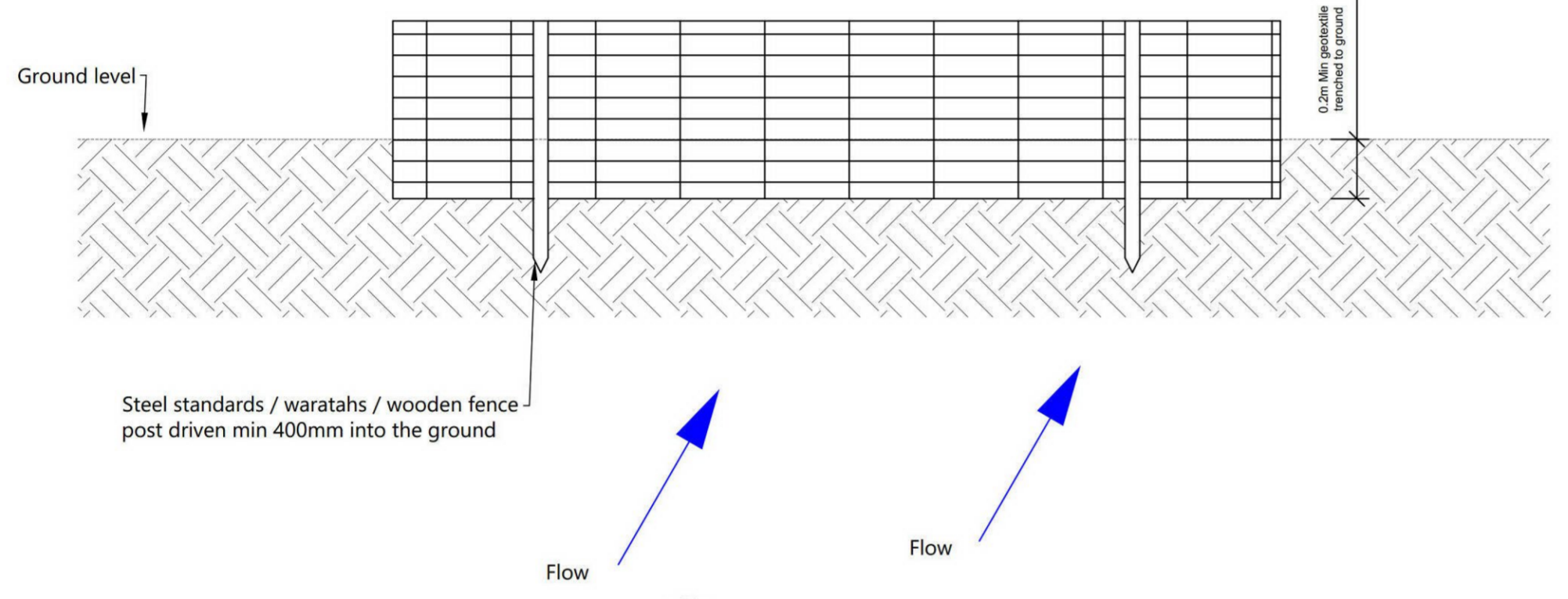
**B Typical Stabilised Entrance Construction Detail**  
1:50@a1 1:100@a3



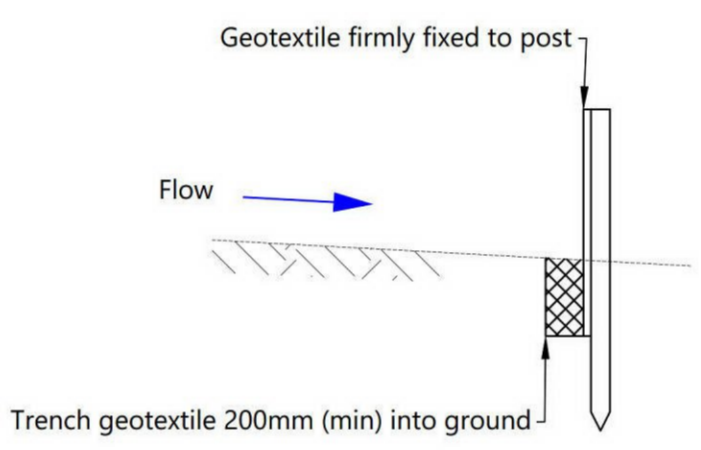
**J Silt Curtain Perspective**  
1:20@a1 1:40@a3



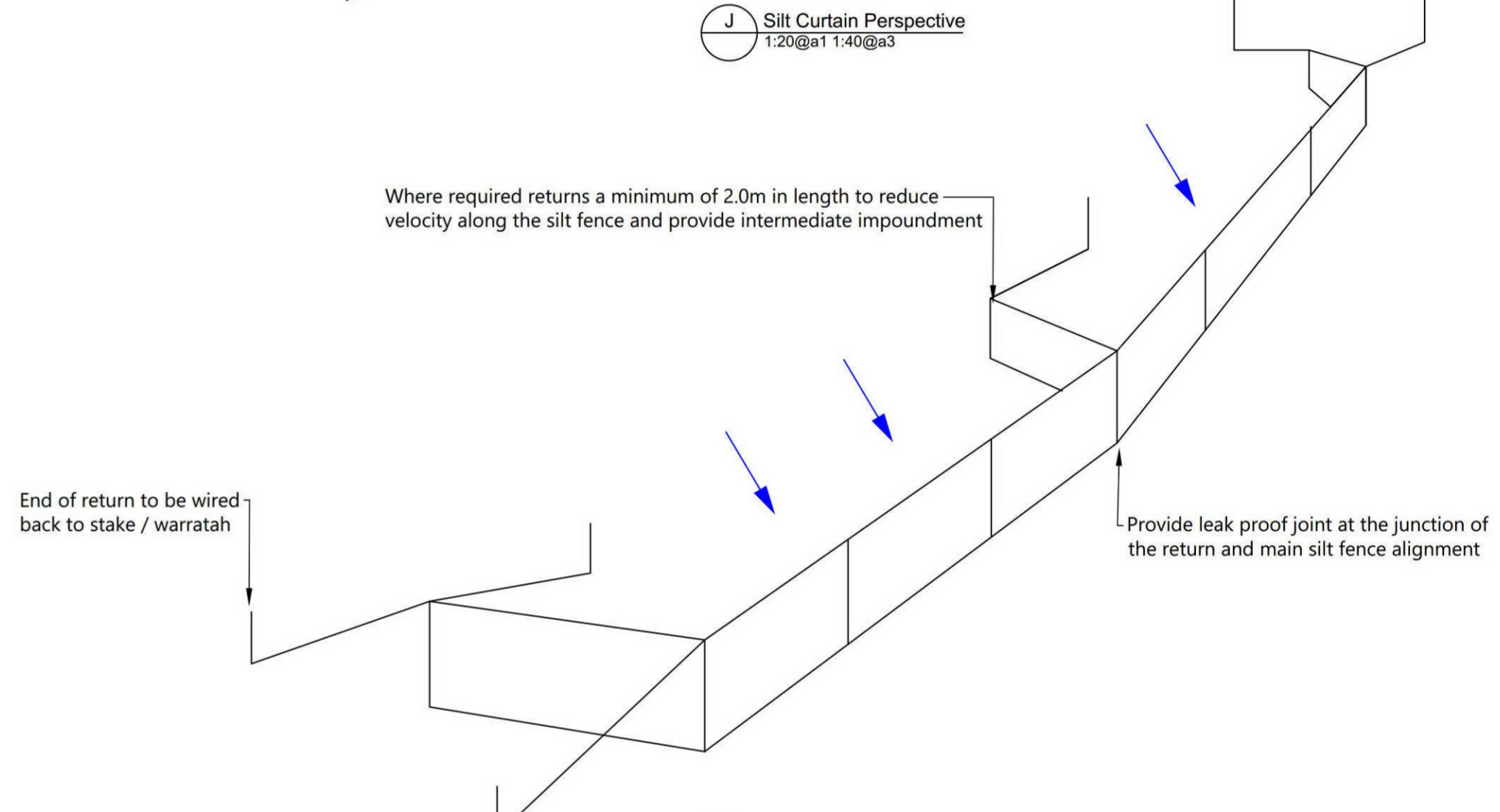
**C Silt Fence Fabric Joint**  
1:5@a1 1:10@a3



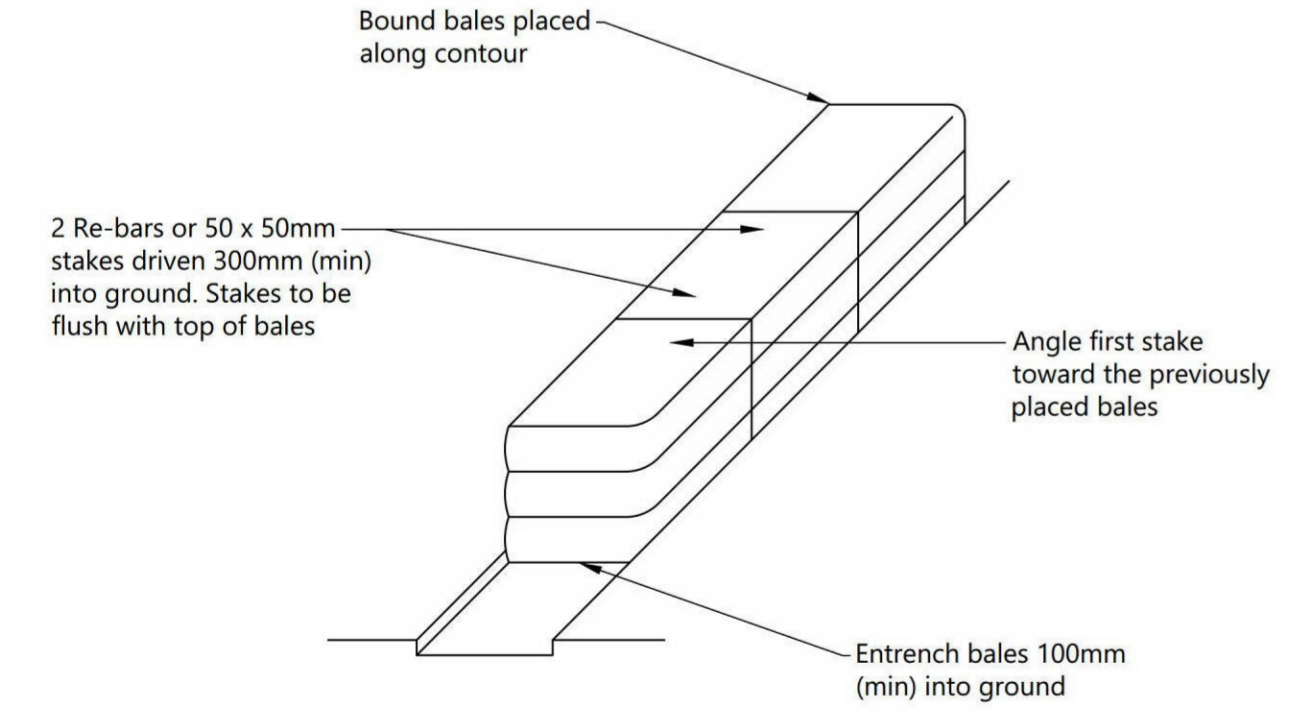
**D Silt Fence Elevation**  
1:20@a1 1:40@a3



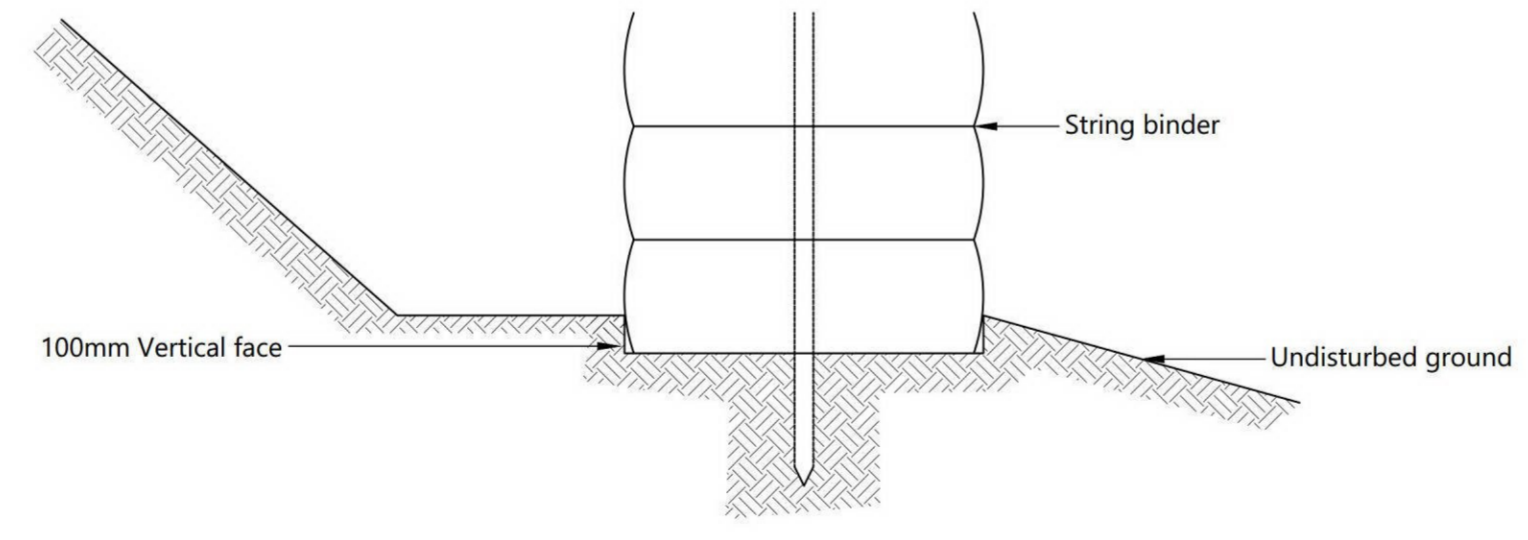
**E Silt Fence Section**  
1:20@a1 1:40@a3



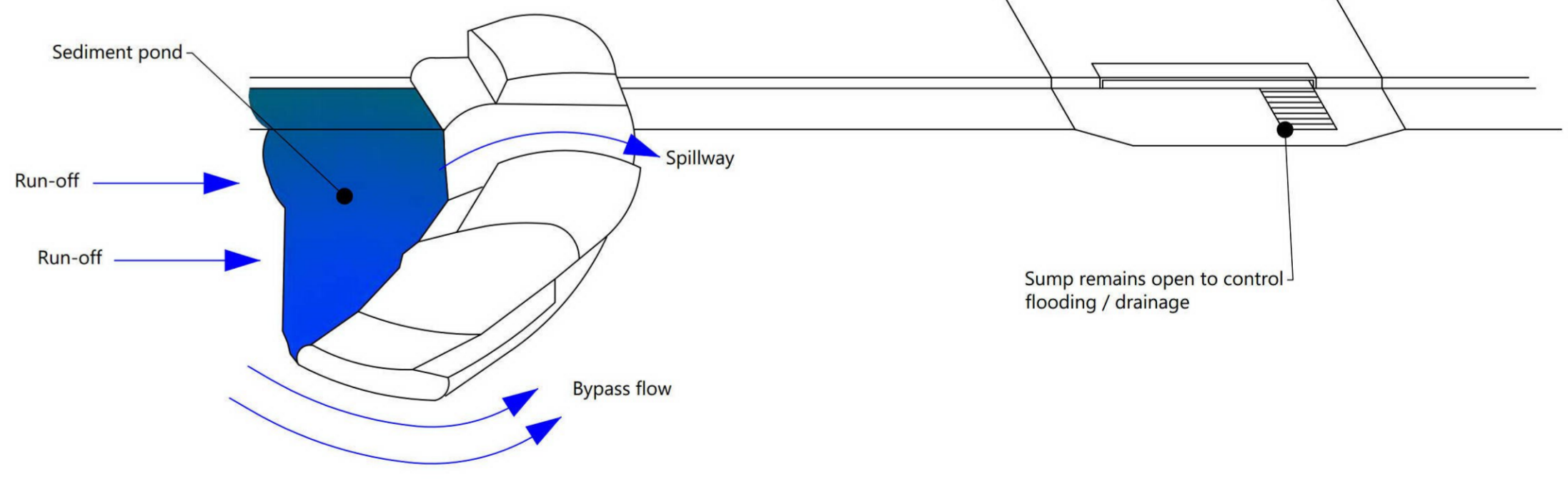
**F Silt Fence Perspective**  
1:20@a1 1:40@a3



**G Typical Bale Detail**  
1:50@a1 1:100@a3



**H Typical Bale Detail**  
1:20@a1 1:40@a3



**I Typical Sump Protection Design**  
1:50@a1 1:100@a3

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**Cosgroves** now **Stantec**

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CLIENT:

Christchurch City Council

PROJECT:

Shirley Community Facility  
10 Shirley Road, Richmond  
Christchurch

TITLE:

Erosion & Sediment Control Details

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Designed	JA	A1 Scale
Drawn	JA	As shown
Checked	CW/JB	A3 Scale
Date	28 January 2026	As shown
Project No.	310700261	Sheet 703 Revision <b>E</b>
Tender / Consent		

Appendix C – Record of Title