

'Shirley Community Centre' Report

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1. Waipapa P-I-C Community Board Meeting 13/06/24

1.1. Declarations of Interest

1.1.a. Emma Twaddell (Innes Ward Community Board Member)

- i. St Albans Community Centre Capacity Activator & St Albans Residents Association member.
- ii. Declares signing the 'Where is our Community Centre' petition only.
- iii. Online member for '10 Shirley Road' messenger group, where 'Shirley Road Central' (SRC) discussions were held (includes members of 'New' group/'Townhouse Property Developer' proposal).
- iv. Attended the original residents meeting at Jennifer Dalziel's house (SRC Chair) to form the official 'Shirley Road Central' (SRC) group.
- v. Attended SRC group meetings at Jo Byrne's house (SRC Spokesperson) to discuss advocating for a new building & site activation ideas/planning.
- vi. Involved in activating the site through 'SRC Skip Day' event, provided SARA BBQ & pergola for collecting petition signatures.
- vii. Waipapa P-I-C Community Board funding & expenses/profits from SRC activation events, went through the SARA bank account.
- viii. See: 6.11. '10 Shirley Rd' Messenger Group: Members & Messages

1.1.b. Pauline Cotter (Deputy Mayor & Innes Ward Councillor)

- i. Attended a residents meeting before group officially incorporated as 'Shirley Road Central' & involved in the discussion about creating the 'Where is our Community Centre' petition.
- ii. Meeting with Jo Byrne prior to her deputation to the Waipapa Community Board in 2022 (as SRC Spokesperson) re accessible changing facility (not agreed upon by all SRC group members).
- iii. Meeting with 'New' group members re their proposal with 'Townhouse Property Developer'.
- iv. Meeting with 'New' group members & 'Townhouse Property Developer' to discuss further their proposal, for a 'traditional' community centre (in opposition of the SRC group constitution).
- v. See: 6.11. '10 Shirley Rd' Messenger Group: Members & Messages

1.2. Public Forum

1.2.a. 4.3 Richmond Residents and Business Association (RRBA)

- i. "David Duffy and Rachel Crawford presented the attached materials on behalf of RRBA in support of their request for an alcohol ban covering the northern section of Stanmore Road, including Richmond Village Green, and the Richmond Village shopping centre."

- ii. Presentation highlighted: Anti-social behaviour & social issues.¹

1.2.b. 4.4 Brigette McKenzie-Rimmer

- i. “Brigette McKenzie-Rimmer, resident, spoke to her attached presentation regarding issues of over intensification adversely affecting particularly Holly Road.”
- ii. Presentation highlighted: Costs = loss of amenity, additional infrastructure: 3 Waters, Transport, Community Facilities.²

1.3. Deputations by Appointment

1.3.a. 5.1 Jo Byrne

- i. “Jo Byrne spoke regarding Item 9, Shirley Community Reserve: Proposed Community Facility.”
- ii. Former Innes Ward Community Board Member, former ‘Shirley Road Central’ Spokesperson/member & ‘New’ group/’Townhouse Property Developer’ proposal member.
- iii. Jo Byrne left the SRC group in 2022, after her deputation to the Waipapa P-I-C CB. She presented as the SRC Spokesperson re accessible changing facility, which wasn’t supported by all SRC group members.
- iv. Supported the ‘Officer Recommendations’.

1.3.b. 5.2 Margaret Stewart

- i. “Margaret Stewart spoke regarding Item 9, Shirley Community Reserve: Proposed Community Facility.”
- ii. ‘Shirley Road Central’ member & ‘New’ group/’Townhouse Property Developer’ proposal member.
- iii. Supported the ‘Officer Recommendations’.

1.3.c. 5.3 Joanna Gould

- i. “Joanna Gould spoke regarding Item 9, Shirley Community Reserve: Proposed Community Facility, with the attached presentation further to her attached submission and comments on her dedicated website referred to the Board.”
- ii. ‘Shirley Road Central’ member & ‘Shirley Centre 10 Shirley Road’.
- iii. I did not support the ‘Officer Recommendations’.
- iv. Presentation highlighted: Waipapa P-I-C CB Options: A to D, Eight Community Centres, Sixty Seven Recreation Spaces, Zero Suburban Libraries & my Option E: ‘Shirley Centre’ on Shirley Road, Shirley Library

¹ Pages 14-40, https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_MAT_9127.PDF

² Pages 41-45, https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_MAT_9127.PDF

& Service Centre, Learning Spaces & Meeting Rooms, Inclusive Accessible Playground & Recreation Space with Shirley Playcentre.³

- v. Attached Submission was uploaded as 'Supporting Information' for the 'Shirley Community Reserve' Consultation 2023, but not included in the Staff Report or Board Agenda.⁴
- vi. I'm unsure whether this Submission .pdf was provided to Elected Members, before they considered the different Options available & made their decisions on which 'Options Considered – Ruled Out'.

1.3.d. 5.4 Don Gould

- i. "Don Gould was not present to speak."
- ii. The Chair didn't inquire with me (his wife) if there was a delay in his attendance.
- iii. 'Shirley Road Central' member.
- iv. He did not support the 'Officer Recommendations'.

1.3.e. 5.5 Mark Wilson

- i. "Mark Wilson, Chair of St Albans Residents Association (SARA), spoke to SARA's attached statement regarding Item 9, Shirley Community Reserve: Proposed Community Facility."
- ii. Mark Wilson interrupted the Board meeting when "Don Gould was not present to speak" & was allowed to speak with no prior appointment.
- iii. Don & I both found the behaviour around this part of the meeting disrespectful. I was left feeling very uncomfortable & didn't stay for the rest of the meeting, after Item 9. finished.
- iv. Deputy Chair Simon Britten mentioned working with Mark on a previous community facility project.
- v. Chair Emma Norrish asked Mark about the incorporated society status of the SRC group, Mark was unable to answer.⁵
See: 6.10. 'Shirley Road Central' Incorporated Group
- vi. Former candidate for Innes Ward, 'Shirley Road Central' member, St Albans Residents Association (SARA) Chair, & 'New' group/'Townhouse Property Developer' proposal member.
- vii. Supported the 'Officer Recommendations'.

³ Page 49, https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_MAT_9127.PDF

⁴ Pages 50-61, https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_MAT_9127.PDF

⁵ See: 4. Current Status, Dissolved: 28 Nov 2022, <https://www.10shirleyroad.org.nz/shirley-road-central-group/>

1.4. Item 9. Staff Report: SCR Proposed Community Facility

1.4.a. Staff Report⁶

- i. “1.1 The purpose of this report is to provide staff with clarity and direction to progress the proposed development of a community facility at Shirley Community Reserve.”
- ii. “1.2 The report is the outcome of a Council resolution requesting an updated feasibility study for the proposed development of a community facility at Shirley Community Reserve. The feasibility study was to look at “...other options, including incorporating the current Shirley library” on the site.”
- iii. “3.1 Council has allocated funding, through the Long Term Plan, for a community facility on Shirley Community Reserve.”
- iv. “3.2 The Waipapa Community Board, in it’s Community Board Plan 2023-25, has recognised Shirely Community Reserve as a priority project.”
- v. “3.3 The Waipapa Community Board has, through the Long-Term Plan process, advocated to retain funding for the project and requested the budget be brought forward to provide certainty to the community that this key space will be duly invested in and developed so it can be successfully activated.”
- vi. “3.4 Recommendations, from a recent feasibility study, are for a mixed-use approach for Shirley Community Reserve to create a public place to support recreation, play and social connections. This includes a small community building and enhanced reserve facilities.”
- vii. “4.20 To progress the project it is recommended that:
 - a. the community board requests staff initiate the process to design an ‘on budget community building’ on Shirley Community Reserve that will enable a mixed use of the Reserve and support recreation, play and social connections.”
- viii. “4.20 To progress the project it is recommended that:
 - b. staff identify an appropriate community partner/ operator to progress the development of the community facility at Shirley Community Reserve and report this back to the Board.”
- ix. “4.22 The following related memos/information were circulated to the members of the meeting: (19 August 2015 to 23 February 2024).”
- x. “4.23 The following related information session/workshops have taken place for the members of the meeting: (22 March 2019 to 18 December 2023).”

⁶ 9. Shirley Community Reserve: Proposed Community Facility Staff Report, Pages 29-39, https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_AGN_9127_AT.PDF

- xi. “6.3.1. The Community Board has delegation to make decisions regarding the rebuild and future management of the Shirley Community Centre at either 10 Shirley Road or any other selected site.”
- xii. “6.4.1. There is no legal context, issue, or implication relevant to this decision.”

1.4.b. Staff Report | Comments

- i. 1.4.a.ii. | The Feasibility Study to look at “...other options, including incorporating the current Shirley library” on the site, has still not been completed.
See: 6.13. LGOIMA Request: [Ticket 1120382] - ‘Relocating Shirley Library’
- ii. 1.4.a.v. | 3.3. I do not agree with the budget being brought forward, until the requested ‘Relocating the Shirley Library’ Feasibility Study is completed, as per the Mayor’s Recommendations for the CCC Long Term Plan 2021-2031: “M8B: That the Council adds \$35,000 in FY 2021/22 for an updated feasibility study to look at other options, including incorporating the current Shirley library.”⁷
- iii. 1.4.a.vi. | 3.4. This ‘mixed-use’ approach does not align with the Reserve status or the feedback from both Consultations.
See: 6.8. ‘Shirley Community Reserve’ Legal Implications
- In the 2020 Consultation, “We received 29 submissions supporting the replacement of the Community Centre at this location. A number of these submissions also asked that a library be included in the building.”
Total Submissions: 58, For Centre: 36 submissions = 62.07%
See: 6.2. ‘How would you like to use 10 Shirley Road?’ Consultation 2020
- In the 2023 Consultation, ‘Option C’ is for a building, a Community ‘Hub’, define in the 2023 Feasibility Study as:
“Co-locating multiple services the Council provides across the community in a common location, enabling the customer and community experience to be an integrated one...Shirley Library and Service Centre is an example.”
Adjusted (KEEP votes invalid) HUB only Option: 118 = 57.56%
HUB & PLAY Option: 24 = 10.91%*
* Based on vote & comment suggesting they would be happy with both options.
This ‘HUB & Play’ Option is the ‘proposed community facility’, which only has 10.91% support for this option.
See: 6.3. ‘Shirley Community Reserve’ Consultation 2023

⁷ Page 25, https://christchurch.infocouncil.biz/Open/2021/06/C-LTP_20210621_MIN_5408_AT.PDF

In my opinion, the 2023 Feasibility Study has inaccurate data analysis from both Consultations, is incomplete with outdated information, based on my recalculations & research.

See: 7.1. 'Shirley Centre' | Options Considered

- iv. 1.4.a.vii. | 4.20.a. As I said in my deputation, this 'Community Facility' is insensitive & insulting to the existing Community Centres:
- This will negatively affect the amount they receive from the Waipapa P-I-C Community Board through contestable funding.
 - This will affect their existing activities & events they currently provide.
 - This will affect their existing providers & participant numbers.

- v. 1.4.a.viii. | 4.20.b. Staff have already identified/engaged with a 'Community Partner'.

See: 6.12. LGOIMA Request: [Ticket 1100409] - 'Shirley Community Centre'

The 'New' group members/'Townhouse Property Developer' proposal presented during Deputations:

- 1.3.a. | 5.1 Jo Byrne
- 1.3.b. | 5.2 Margaret Stewart
- 1.3.c. | 5.5. Mark Wilson

- vi. 1.4.a.xi. | 6.3.1

See: 6.4. 'Shirley Community Centre' Rebuild: Site Selection

- vii. 1.4.a..xii. | 6.4.1.

See: 6.6. Reserves Act 1977

6.7. CCC Parks and Reserves Bylaw 2016

6.8. 'Shirley Community Reserve' Legal Implications

Incorrect. The site at 10 Shirley Road is not called 'Shirley Park'.

It is called 'Shirley Community Reserve' for a reason:

"Legal Implications⁸

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.

It also appears the land could not simply sit "vacant", as that would also be inconsistent with the reserve purpose."

⁸ Page 27, https://christchurch.infocouncil.biz/Open/2015/08/SPCB_19082015_AGN.PDF

1.4.c. Options Considered⁹

- i. “4.24 The following reasonably practicable options were considered and are assessed in this report:
- LTP Saving (this is not the recommended option, it is a viable option).”
- ii. “4.24 The following reasonably practicable options were considered and are assessed in this report:
- Investigate an on budget community building (the recommended option).”

1.4.d. Options Considered | Comments

The Board narrowed the Options to two, ignoring 6 years of research¹⁰ & ideas¹¹ that I have provided for a new ‘Shirley Centre’/relocating the Shirley Library to 10 Shirley Road/Shirley Community Reserve.¹²

- i. 1.4.c.i. LTP Saving
This Option goes against the Reserve status requiring a building & would not support the current or future needs/wants of these communities around Shirley Road.
See: [6.8. ‘Shirley Community Reserve’ Legal Implications](#)
- ii. 1.4.c.ii. On Budget Community Building
This Option is based on incorrect Consultation feedback data analysis (ignores reserve status, different percentages, data skewed by questions/factions), ignores the concerns highlighted in the 2019 Feasibility Study. The recent 2023 Feasibility Study has incorrect information & is incomplete yet has data & information that supports relocating the Shirley Library to 10 Shirley Road.

1.4.e. Options Considered - Ruled Out¹³

- i. “4.25 The following options were considered but ruled out:
Do Nothing”
- ii. “4.25 The following options were considered but ruled out:
Investigate an outdoor facility similar to Dallington Landing”

⁹ Page 34, https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_AGN_9127_AT.PDF

¹⁰ <https://www.10shirleyroad.org.nz/submissions/>, <https://www.10shirleyroad.org.nz/research/> & <https://www.10shirleyroad.org.nz/topics/>

¹¹ <https://www.10shirleyroad.org.nz/building-ideas/>
<https://www.10shirleyroad.org.nz/landscape-ideas/>
<https://www.10shirleyroad.org.nz/playground-ideas/>

¹² <https://www.10shirleyroad.org.nz/shirley-centre-overview/>

¹³ Page 34-36, https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_AGN_9127_AT.PDF

- iii. “4.25 The following options were considered but ruled out:
Investigate the relocation of Shirley Library”
- iv. “4.25 The following options were considered but ruled out:
Investigate the relocation of the Council facility at 36 Marshland Road”

1.4.f. Options Considered - Ruled Out | Comments

- i. ‘Do Nothing’
See: [6.8. ‘Shirley Community Reserve’ Legal Implications](#)
[6.6. Reserves Act 1977](#)
[6.7. CCC Parks and Reserves Bylaw 2016](#)
- ii. ‘Investigate an Outdoor facility similar to Dallington Landing’
See: Above i. ‘Do Nothing’
- iii. ‘Investigate the relocation of Shirley Library’
This Option should have been investigated thoroughly, as per the Mayor’s Recommendations for the 2021 LTP.
See: [5. ‘Relocating the Shirley Library & Service Centre’](#)
[6.13. LGOIMA Request: \[Ticket 1120382\] - ‘Relocating Shirley Library’](#)
- iv. ‘Investigate the relocation of the Council facility at 36 Marshland Road’
I support ‘Relocating Shirley Library & Service Centre’ to 10 Shirley Road/Shirley Community Reserve.
- v. <https://www.10shirleyroad.org.nz/shirley-community-reserve-proposed-facility/>

1.4.g. Board Meeting Reserve Discussion

Elected Members discussed with Council staff at the table (Matthew Pratt & John Filsell) the ‘Shirley Community Reserve’ regarding:

- i. Reserves Act
- ii. CCC Parks and Reserves Bylaw
- iii. Current Reserve Status
- iv. Reserve Uses & Restrictions
- v. Changing the Reserve Status
- vi. Shirley Playcentre

1.4.h. Board Meeting Reserve Discussion | Comments

- i. **Reserves Act 1977**¹⁴
(1) It is hereby declared that the appropriate provisions of this Act shall have effect, in relation to reserves classified as local purpose reserves for the purpose of providing and retaining areas for such local purpose or purposes as are specified in any classification of the reserve.

¹⁴ See: Local Purpose Reserves, <https://www.legislation.govt.nz/act/public/1977/0066/latest/DLM444626.html>

(2) It is hereby further declared that, having regard to the specific local purpose for which the reserve has been classified, every local purpose reserve shall be so administered and maintained under the appropriate provisions of this Act that—

(2a) where scenic, historic, archaeological, biological, or natural features are present on the reserve, those features shall be managed and protected to the extent compatible with the principal or primary purpose of the reserve.

ii. Re: 1.4.g.ii. Parks and Reserves Bylaw¹⁵

Parks and Reserves Bylaw 2016¹⁶

“The Bylaw came into force on 1 September 2016.

The purpose of this Bylaw is to provide for the orderly management and control of parks and reserves vested in, administered by or under the control of the Council for the benefit and enjoyment of all users of those parks and reserves.”

iii. Re: 1.4.g.iii. Current Reserve Status

9. Legal Implications¹⁷

“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)".

iv. Re: 1.4.g.iv. Reserve Uses & Restrictions

- 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.

v. Re: 1.4.g.v. Changing the Reserve Status

- If the Council decided to proceed with this option it would also need to consider commencing a change of reserve classification process.”

vi. Re: 1.4.g.vi. Shirley Playcentre

Shirley Playcentre

“2.1 10 Shirley Road Community Facility Rebuild

¹⁵ <https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/bylaws/parks-and-reserves-bylaw-2016>

¹⁶ <https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Bylaws/Parks-and-Reserves-Bylaw-2016.pdf>

¹⁷ Page 27, https://christchurch.infocouncil.biz/Open/2015/08/SPCB_19082015_AGN.PDF

It should be noted that the local playcentre holds a separate lease over the area (769 square metres).”¹⁸

See: [6.9. 'Shirley Playcentre' Lease](#)

2. Elected Members Decision-making

2.1. Community Board Meeting

“The Board considered the submissions and deputations (refer items 5.1-5.5 of these minutes above) relating to the future vision for the reserve before accepting the officer recommendations, and adding a noting provision regarding its support for the request in Jo Byrne’s deputation for an accessible playground and accessible change facility, and a further noting provision that resolution 3 is not contingent on resolution 4 above and will not delay the project.”¹⁹

2.1.a. Officer Recommendations²⁰

- i. “That the Waipapa Papanui-Innes-Central Community Board:
 1. Receives the information in the Shirley Community Reserve: Proposed Community Facility Report.
 2. Notes that the decision in this report is assessed as low significance based on the Christchurch City Council’s Significance and Engagement Policy.
 3. Request that staff initiate the process to design an ‘on budget community building’ on Shirley Community Reserve that will enable a mixed use of the Reserve and support recreation, play and social connections. This is subject to Council bringing back the budget for the facility to financial years 2024/25, 2025/26 and 2026/27 in the 2024/34 LTP.
 4. Requests that staff identify an appropriate community partner/operator to progress the development of the community facility at Shirley Community Reserve and report this back to the Board.
 5. Requests that staff provide an update to the Board on a quarterly basis.”

¹⁸ Page 69, https://christchurch.infocouncil.biz/Open/2016/12/PICB_20161209_AGN_1197_AT.PDF

¹⁹ Page 5, https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_MIN_9127_AT.PDF

²⁰ Page 5, https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_MIN_9127_AT.PDF

2.1.b. Community Board Resolved²¹

- i. “Community Board Resolved PCBCC/2024/00040 Part C
That the Waipapa Papanui-Innes-Central Community Board:
 1. Receives the information in the Shirley Community Reserve: Proposed Community Facility Report.
 2. Notes that the decision in this report is assessed as low significance based on the Christchurch City Council’s Significance and Engagement Policy.
 3. Request that staff initiate the process to design an ‘on budget community building’ on Shirley Community Reserve that will enable a mixed use of the Reserve and support recreation, play and social connections. This is subject to Council bringing back the budget for the facility to financial years 2024/25, 2025/26 and 2026/27 in the 2024/34 LTP.
 4. Requests that staff identify an appropriate community partner/ operator to progress the development of the community facility at Shirley Community Reserve and report this back to the Board.
 5. Requests that staff provide an update to the Board on a quarterly basis.
 6. Notes and supports the request in a deputation for an accessible playground and accessible change facility.
 7. Notes that resolution 3 is not contingent on resolution 4 above, and will not delay the project.”Pauline Cotter/Ali Jones, Carried

²¹ Page 5 & 6, https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_MIN_9127_AT.PDF

3. Elected Members Code of Conduct

3.1. Waipapa P-I-C Community Board Meeting

- a. Elected Members Declarations of Interest.
- b. Elected Members not asking for the requested 'Relocating the Shirley Library' Feasibility Study.
- c. Elected Members not questioning incorrect data analysis of both 2020 & 2023 Consultation Feedback.
- d. Elected Members not questioning why the ReVision/Shirley Village 'Youth Friendly Spaces' audits²², were not included in the 2023 Feasibility Study.
- e. Elected Members not questioning why (as a stakeholder since 2018) I wasn't included in the 2023 Feasibility Study. I am not 'Shirley Road Central.'²³
- f. Elected Members not questioning why my 'Supporting Information' .pdf (for the 2023 Consultation) was only included as 'Minutes Attachment', not before they decided on 'Options Considered – Ruled Out'.
- g. Elected Members lack of understanding regarding the Reserve Act & use restrictions for the Shirley Community Reserve/10 Shirley Road site.
- h. Elected Members ignoring relevant information provided to the Board in emails, from existing community centre stakeholders highlighting their concerns.²⁴
- i. Elected Members ignoring the issues raised in the Public Forum re: infill housing, townhouse property developers, lack of infrastructure/community facilities to support population intensification & antisocial behaviour, social issues throughout Stanmore Road.
- j. Elected Members not taking into consideration the known factions within these communities, as highlighted in the comments of both 2020 & 2023 Consultations.
- k. Elected Members voting, without full disclosure in 'Declarations of Interest'.
- l. Elected Members voting for a predetermined decision.²⁵
- m. Elected Members voting for the 'proposed community facility', which only had 10.91% support in the 2023 Consultation for this option: community 'hub' and recreation space.
- n. Elected Members voting for the 'proposed community facility', with the building size being approximately only 36.36% of the original building/former Shirley Community Centre. Not what the residents wanted or required for future needs.

²² <https://www.10shirleyroad.org.nz/shirley-youth-audits/>

²³ See: 4. Current Status, <https://www.10shirleyroad.org.nz/shirley-road-central-group/>

²⁴ See: 6.11. '10 Shirley Rd' Messenger Group: Members & Messages

²⁵ See: 6.11. '10 Shirley Rd' Messenger Group: Members & Messages

3.2. Waipapa P-I-C Community Board Code of Conduct²⁶

- a. “3.1.1. Public interest: members will serve the best interests of the people within their community, or district and discharge their duties conscientiously, to the best of their ability.”
- b. “3.1.2. Public trust: members, in order to foster community confidence and trust in their Council, will work together constructively and uphold the values of honesty, integrity, accountability and transparency.”
- c. “3.1.3. Ethical behaviour: members will not place themselves in situations where their honesty and integrity may be questioned, will not behave improperly and will avoid the appearance of any such behaviour.”
- d. “3.1.4. Objectivity: members will make decisions on merit; including appointments, awarding contracts, and recommending individuals for rewards or benefits.”
- e. “3.1.5. Respect for others: will treat people, including other members, with respect and courtesy, regardless of their race, age, religion, gender, sexual orientation, or disability. Members will respect the impartiality and integrity of officials.”
- f. “3.1.6. Duty to uphold the law: members will comply with all legislative requirements applying to their role, abide by this Code of Conduct, and act in accordance with the trust placed in them by the public.”
- g. “3.1.7. Equitable contribution: members will take all reasonable steps to ensure they fulfil the duties and responsibilities of office, including attending meetings and workshops, preparing for meetings...”
- h. “3.2.5. Effective Communication: members will engage and communicate through inclusive, assumption-free, informed, and reasoned debate, and outcome-focused deliberations, in order to achieve efficient decision-making, while valuing feedback between members.”
- i. “4.1. The role of a community board includes:
 - representing, and acting as an advocate for, the interests of its community;
 - maintaining an overview of services provided by the Council within its community;
 - communicating with community organisations and special interest groups within its community”
- j. “5.2. Relationships with staff: avoid doing anything which might compromise, or could be seen as compromising, the impartiality of an employee.”
- k. “5.3. Relationship with the public:
 - interact with members of the public in a fair, respectful, equitable and honest manner;
 - be available to listen and respond openly and honestly to community

²⁶ <https://ccc.govt.nz/assets/Documents/The-Council/How-the-Council-works/Code-of-conduct/Papanui-Innes-Community-Board-Code-of-Conduct-2017.pdf>

concerns;

- consider all points of view or interests when participating in debate and making decisions;
- act in a way that upholds the reputation of the Council.”

- l. “8. Conflicts of Interest: Elected members will maintain a clear separation between their personal interests and their duties as elected members in order to ensure that they are free from bias (whether real or perceived).”

3.3. Waipapa P-I-C Community Board Code of Conduct | Comments

- i. See: 2. Q & A's from Councillor Kelly Barber to John Filsell, Head of Community Support & Partnerships, Christchurch City Council
“Staff are through the Board Chair [Emma Norrish] currently negotiating with a ‘prospective Community Partner’ and a ‘sympathetic Building Company’ to develop this facility in a Community Partnership through the Build and the Operation.
So yes that’s what the [Waipapa Papanui-Innes-Central Community] Board has in mind.
We have a report going to the Waipapa Community Board in early June reflecting that, that’s on the cards and that’s how we’d like to proceed at this point in time.” (22nd May 2024)²⁷
See: 6.12. LGOIMA Request: [Ticket 1100409] - ‘Shirley Community Centre’
- ii. See: 1.1. Declarations of Interest
 - 1.1.a. Emma Twaddell
 - 1.1.b. Pauline CotterBoth elected members did not fully disclose at the Board meeting their conflicts of interest.
 - See: 6.11. ‘10 Shirley Rd’ Messenger Group: Members & Messages
 - Members re Emma Twaddell.
 - Messages re Pauline Cotter.Meetings with ‘New’ group members, staff & ‘Townhouse Property Developer’ re ‘build & operate’ proposal with ‘New’ group members.
- iii. “Community Board Resolved PCBCC/2024/00040 Part C
That the Waipapa Papanui-Innes-Central Community Board:
1. Receives the information in the Shirley Community Reserve: Proposed Community Facility Report.”
Based on the discussions/questions during the Board meeting re Reserve legal implications & the ‘6. Supporting Information’ section:

²⁷ <https://www.10shirleyroad.org.nz/ccd-draft-ltp-2024-34-workshops/>

I expected 'the report be tabled' to allow staff time to get back to the Board with answers.

- iv. "Community Board Resolved PCBCC/2024/00040 Part C"
Based on my knowledge & the '6. Supporting Information' section, I expected both Emma Twaddell & Pauline Cotter to not vote.
- v. See: 6.10. 'Shirley Road Central' Incorporated Group
6.11. '10 Shirley Rd' Messenger Group: Members & Messages
6.12. LGOIMA Request: [Ticket 1100409] - 'Shirley Community Centre' Highlights:
 - 'New' group do not represent 'Shirley Road Central' group
 - 'Shirley Road Central' status & constitution
 - Lack of engagement with all existing stakeholders
 - Predetermined decision
 - Unsolicited proposal.
- vi. See: 6.13. LGOIMA Request: [Ticket 1120382] - 'Relocating Shirley Library'
Highlights:
 - "There has been no feasibility study on moving the Shirley Library."
 - This Feasibility Study has yet to be completed.
 - All relevant information needs to be provided to the Board, to enable Elected Members to make an informed decision.
 - Lack of engagement with all the relevant stakeholders:
 - a. The Palms Mall Owners
 - b. Waitai Coastal-Burwood-Linwood Community Board (relocating the current Shirley Library from the Burwood Ward)
 - c. Shirley Playcentre (Shirley Community Reserve Lease)
 - d. All existing Community Centres
 - e. Other stakeholders: NZ Society of Genealogists – Canterbury Branch²⁸
- vii. See: 6.14. Emails with Waipapa Board Staff re 13th June Meeting
Highlights:
 - My uploaded 'Supporting Information' for the 2023 Consultation was only seen by Elected Members on the 10th of June 2024.²⁹
- viii. See: 6.15. Emails from Existing Community Centre Stakeholders
Highlights:
 - Incorrect statement from stakeholder:
Email from Hayley Guglietta (We are Richmond, Richmond Community Garden, Avon Ōtākaro Network)

²⁸ https://christchurch.infocouncil.biz/Open/2020/11/PICB_20201120_AGN_4525_AT.PDF

²⁹ Pages 50-61, https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_MAT_9127.PDF

"I would like to point out that the statement made in the staff report summarizing my written submission has been taken completely out of context and I would like to correct this."

- No engagement with existing community centre/stakeholder:

Email from Cameron Parsonson (Rhombus Sharespace Owner)

"It appears there is significant redundancy in the community centre based space in our ward...there is an oversupply of community centres, manned or unmanned."

- ix. See: 6.16. Waipapa P-I-C Community Board Consultation 2023 Maps
Elected Members not being aware of all the existing facilities & resources in the areas around the 10 Shirley Road site/Shirley Community Reserve. Both Maps are incomplete & don't have all 'Council & Community operated' resources included.
See: 7.7. 'Shirley Centre 10 Shirley Road' | Google My Maps 2024
My 'Shirley Centre' Map³⁰
- x. Elected Members not being aware of relevant CCC documents:
- CCC Citizen Hub Strategy³¹
- CCC Integrated Planning Guide³²
- CCC Equity and Inclusion Policy³³
See: 5.2. Other Relevant Christchurch City Council Documents & Intergenerational Design³⁴
- xi. Elected Members not being aware of the Christchurch Libraries 2025 Facilities Plan details regarding:
- Role of Library Facilities in Communities
- Location Preferences
- Building Requirements
- Good Infrastructure and Building Design
See: 5.1. Christchurch City Council Libraries 2025 Facilities Plan
- xii. Since 2008, Shirley Library plans include: 'future need for more service capability', 'consider the future location of the library in the post earthquake environment' & 'supporting the projected increases in residential growth'.
See: Shirley Library (2008) & Shirley Library (2014)

³⁰ <https://www.10shirleyroad.org.nz/shirley-centre-map/>

³¹ <https://www.10shirleyroad.org.nz/ccc-citizen-hub-strategy/>

³² <https://www.10shirleyroad.org.nz/ccc-integrated-planning-guide/>

³³ <https://www.10shirleyroad.org.nz/ccc-equity-and-inclusion-policy/>

³⁴ <https://www.10shirleyroad.org.nz/intergenerational-design/>

4. Delegated Authority for 'Shirley Community Centre'

4.1. Delegated Authority given by Council

- i. 1. Delegated Authority for the rebuild of the Shirley Community Centre (2016)³⁵
Council Resolved CNCL/2016/00368
That the Council:
- ii. 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.
- iii. 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.

4.2. Waipapa P-I-C Community Board Decisions

- i. In 2012, after the Christchurch Earthquakes, the Shirley Community Centre at 10 Shirley Road/Shirley Community Reserve, Richmond was demolished.
- ii. From 2013 to 2016, "staff explored options for a third-party funded and managed facility" (Crossway Church proposal), which was eventually rejected.
<https://www.10shirleyroad.org.nz/crossway-church-proposal/>
- iii. In 2016, the Christchurch City Council gave Delegated Authority for the 'rebuild of the Shirley Community Centre' to the Shirley/Papanui Community Board.
- iv. From 2016 to 2018, I'm unsure what progress was made on the Shirley Community Centre rebuild project.
- v. As by the beginning of 2018, the funding for the new Shirley Community Centre had been 'Removed from Programme', Community Facilities Rebuild & "the Papanui-Innes Community Board has taken the rare step of starting a petition to fight the city council over funding."³⁶
- vi. In May 2018, after my 1st verbal submission to Council for the Draft Long Term Plan 2018-2028, then Mayor Lianne Dalziel's recommendations included directing staff to engage with external independent consultants

³⁵ 10. Proposed Shirley Community Centre Rebuild Request for Delegated Authority (8 September 2016), <https://www.10shirleyroad.org.nz/shirley-community-centre-decision-making/>

³⁶ 'Board launches petition to get new community facility' News Article (10 April 2018), Page 1 & Page 5, <https://www.yumpu.com/en/document/read/59980770/norwest-news-april-10-2018>

for:

- Community Needs Analysis for Richmond (December 2018)³⁷ &
- Shirley Community Centre Feasibility and Business Case (8 August 2019)³⁸

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

- vii. Eventually in 2021, after my 2nd CCC Draft Long Term Plan verbal submission & 'Shirley Road Central' group presentation of the 'Where is our Community Centre' petition, then Mayor Lianne Dalziel's recommendations included:
 - "Council reinstates \$3.0 million funding formerly set aside for the rebuild of the Shirley Community Centre in FY 2029/30 – FY 2031/32 to enable a subsequent annual plan to bring the funding forward if plans are progressed."
 - "Council adds \$35,000 in FY 2021/22 for an updated feasibility study to look at other options, including incorporating the current Shirley library."
- viii. But since 2016, when Council gave the Delegated Authority for the rebuild of the Shirley Community Centre, the Board have focused on funding 'activation' for the 10 Shirley Road/Shirley Community Reserve:
 - 'Temporary' Modular pump track & multi use concrete table installed (May 2020).
 - Landscape plan requested.
 - 'We are Richmond' wayfinding signage installed.
 - 'Shirley Road Central' Skip Day & Car Boot Sale events.
 - 'Shirley Village' Youth Audit of 10 Shirley Road & Shirley Library.
 - 'Eastern Community Sport and Recreation' Shirley Play Pop-up preschooler events.
 - 'St Albans Residents Association' Nau mai Fiesta event.
 - 'Youth & Cultural Development (YCD)' House of Hoopz FRESH event.
 - Memo on: Toilets, Signage, Lights, Basketball Court renewal, Accessibility, Reserve Planning.
 - New fencing, gate & signage installed.
 - Crime Prevention through Environmental Design (CPED) report requested.
- ix. The Board have focused on funding different community groups/organisations to 'activate' the 10 Shirley Road/Shirley Community Reserve, which has caused further division:

³⁷ <https://www.10shirleyroad.org.nz/richmond-community-needs-analysis/>

³⁸ <https://www.10shirleyroad.org.nz/shirley-community-facility-feasibility-study/>

- 'Why are the Board providing funding for another activity/event hosted by a community group/organisation that isn't located in Richmond?'
- 'Why are they having an activity/event at 10 Shirley Road, when they have their own parks in their own areas?'

x. "Community Board Resolved PCBCC/2024/00040 Part C

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

This 'proposed community facility' will not restore the Christchurch City Council community facilities levels to pre Christchurch Earthquakes & would not provide for the current/future population growth.

This is not what the community have been asking for the last 12 years... They have been asking for either a 'replacement' community centre or a citizen hub: library, service centre, learning spaces, meeting rooms & playground.

See: 6.1. 'Where is our Community Centre?' Petition

This decision ignores the recommendations in the 2019 Feasibility Study: https://letstalk.ccc.govt.nz/download_file/view/109/502

"Figure 1. Neighbourhood Focal Point Approach to Community Facility Provision

A 'Community Focal Point' (CFP) is a means of enhancing community life by providing a 'heart' in each neighbourhood.

Where there is a known set of places and activity familiar to and valued by residents.

The entire space is designed to enable and encourage community connections, in a relaxed, inclusive and welcoming environment that is enjoyable to be in.

- 'Be' & 'Meet' Social Spaces.
- 'Be' & 'Do' Learning, Engaged Spaces.
- 'Do' Activated Spaces." (Page 9 of pdf)

"6.4.1 Asset data Across Council Owned Community Facilities

This suggests current provision is lower than the city-wide average in terms of community facilities." (Page 18 of pdf)

"8. Need and Gap Assessment, Summary of Need

- With an aging population, it is important to also consider what has been lost that would be of value to older adults.
- Secular Bumping space (for casual interactions and cross-over between activities and areas) for adults like that provided in libraries.
- With increases in younger populations in some areas continued and increased provision could include:

Pre-school age play, game and playground area space." (Page 24 of pdf)

- xi. “Community Board Resolved PCBCC/2024/00040 Part C
4. Requests that staff identify an appropriate community partner/operator to progress the development of the community facility at Shirley Community Reserve and report this back to the Board.”
This decision ignores the recommendations in the 2019 Feasibility Study: https://letstalk.ccc.govt.nz/download_file/view/109/502
“9. Discussion, Fit with Christchurch City Council Network Plan
Providing hubs and focal points are important network plan outcomes.
9. Discussion, Breaking out of the box
Although there are some who would want permanent activities locked onto the site; given its proximity to transport and its high visibility it would be a shame for it to be locked into one type of use when it has opportunity to be a flexible and changing community space for the whole community and different interest groups at different times.”
(Page 26-27 of pdf)
“Table 9. Governance options toward increased activation of 10 Shirley Road
Option ‘Support an existing Trust’, Negatives of approach:
- Unfavourable treatment of one Trust over others.
- Not one Trust that spans these two neighbourhoods.
- That trust would not necessarily hold the vision (Community Plan) for the whole area.
Option ‘All comers’ Approach’, Positives of approach:
- Perceived as fair.
- Council is not partisan.”
(Page 33 of pdf)
- xii. This ‘Shirley Community Centre Decision-making’ blog post highlights the Board’s decisions regarding the ‘Shirley Community Centre’ rebuild: <https://www.10shirleyroad.org.nz/shirley-community-centre-decision-making/>

4.3. Waipapa P-I-C Community Board Progress

- i. The Waipapa Papanui-Innes-Central Community Board was given the ‘Delegated Authority for the rebuild of the Shirley Community Centre’ in 2016 by the Christchurch City Council, after the failed ‘Crossway Church’ proposal.
- ii. “Shirley Community Centre Decision-making (2012 to 2024)”³⁹
After researching & writing this blog post with 46 items, I’m left wondering...

³⁹ See: 4. History of Shirley Community Centre Decision-making (2012 to 2024), <https://www.10shirleyroad.org.nz/shirley-community-centre-decision-making/>

iii. Q. What actual progress has the Waipapa Papanui-Innes-Central Community Board made on the SCC rebuild from 2016 to 2024?


4.22 The following related memos/information were circulated to the members of the meeting:

Date	Subject	Purpose
19 August 2015	Report - Shirley Community Facility Rebuild - 10 Shirley Road	To seek approval to release a Request for Proposal (RFP) to the open market inviting proposals for the development and operation of a Community Centre or similar at 10 Shirley Road, the site of the former Shirley Community Centre.
6 July 2016	Report - Shirley Community Facility - 10 Shirley Road	For the Shirley/Papanui Community Board to receive the information contained within and to instruct staff on how to proceed regarding the reinstatement of a Combined Community Facility at 10 Shirley Road.
1 December 2016	Memo - Information on the Site Selection process and the Terms of Reference for the Shirley Community Centre rebuild project	
4 September 2019	Memo - Shirley Community Centre Feasibility Update to Papanui Innes Community Board	To update the Papanui-Innes Community Board ahead of a Board seminar on 13 September on the draft feasibility study regarding the potential to develop a community facility at 10 Shirley Road.
20 October 2020	Memo - Engagement feedback for 10 Shirley Road	To provide the Community Board with the feedback received from the engagement on 10 Shirley Road.
10 June 2022	Memo - Shirley Community Reserve	To collate and provide information and advice to the Waipapa Papanui-Innes Community Board on short term development suggestions for Shirley Community Reserve.
15 August 2022	Memo - Shirley Community Reserve	Following a request by the Mayor this memo provides a concise update on progress with the feasibility of a community facility on Shirley Community Reserve including a timeframe for delivery of the remainder of this work.

'9. Shirley Community Reserve: Proposed Community Facility' Staff Report, Page 32

14 April 2023	Memo - Shirley Community Reserve	Provide an update on the request for a feasibility study related to Shirley Community Reserve (C-LTP/2021/00084).
12 July 2023	Area Report - Shirley Community Reserve Engagement	Update on engagement with the community
10 August 2023	Area Report - Shirley Community Reserve	Update on engagement with the community
14 September 2023	Area Report - Shirley Community Reserve	Update on engagement with the community
12 October 2023	Area Report - Shirley Community Reserve	Update that submissions being analysed
9 November 2023	Area Report - Shirley Community Reserve	Update that submissions to be reviewed by Board at a workshop
14 December 2023	Area Report - Shirley Community Reserve	Update that submissions to be reviewed by Board at a workshop
23 February 2024	Memo - Shirley Community Reserve Feasibility Study	Provide supplementary information in relation to the Board briefing on Monday 18 December 2023 regarding the feasibility study for Shirley Community Reserve.

'9. Shirley Community Reserve: Proposed Community Facility' Staff Report, Page 33

4.23 The following related information session/workshops have taken place for the members of the meeting:		
Date	Subject	Purpose
22 March 2019	Seminar - No. 10 Shirley Road Community Centre Feasibility Study	From GLG Sport Spaces & Facilities
19 June 2019	Seminar - Shirley Community Reserve - modular pump track	To provide information relating to the temporary modular pump track for 10 Shirley Road
13 September 2019	Seminar - 10 Shirley Road Feasibility Study	To familiarise the Board with the draft report, provide the opportunity for the Board to ask any questions and understand Board feedback so this can be correctly represented.
31 January 2020	Seminar - 10 Shirley Road Update	Inform the Community Board of the engagement proposed for the future of 10 Shirley Road.
18 December 2020	Briefing - 10 Shirley Road Community Reserve Site	To provide requested site map of 10 Shirley Road showing services, infrastructure and existing installations/amenities.
4 March 2022	Briefing - Shirley Community Reserve - 10 Shirley Road - Landscape Plan	Update on landscape plan.
5 August 2022	Briefing - Shirley Community Reserve	To provide an update on the updated feasibility study for the rebuild of Shirley Community Centre and seek feedback on proposed next steps.
Item No.: 9		Page 33
<p>Waipapa Papanui-Innes-Central Community Board 13 June 2024</p> <p style="text-align: right;">Christchurch City Council </p>		
29 June 2023	Briefing - Shirley Community Reserve	Outline the engagement approach for the future of Shirley Community Reserve.
18 December 2023	Briefing - Shirley Community Reserve	To update the Board on the results of the consultation and key messages from the feasibility study for Shirley Community Reserve.

'9. Shirley Community Reserve: Proposed Community Facility' Staff Report, Page 33-34

- iv. Q. Is the current 'sympathetic Building Company' proposal only going to end up like the 'Crossway Church' proposal (2013 to 2016) before it was voted against by elected members, with residents no closer to having a new building at 10 Shirley Road/Shirley Community Reserve after 12 years waiting?
- v. Q. Is it time for the Board to pass the Delegated Authority for this project back to the Council so that it can:
 - distance itself from having to deal with the factions in these communities over this project's design/build
 - make faster progress on the design/build & the Board would not be held responsible by our communities for any delays
 - co-designed with partnerships & specialists in their fields

- See: 'Partnerships' (Pages 3-4) & 'Planning' (Pages 5-6)⁴⁰
- vi. At the recent CCC – LTP 2024-34 Workshops⁴¹ on the 22nd, 24th & 28th May, this 'Proposed Community Facility' at 10 Shirley Road/Shirley Community Reserve has been discussed.
 - vii. The current Staff Advice & Direction Given for the Mayor's Recommendations:
 - \$75,346 in FY25, \$800,000 in FY26, \$2,830,000 in FY27
 - Bring forward construction from 2031 to 2026-2027
 - viii. As I said in my deputation, I do not believe funding should be brought forward, when the requested Feasibility Study for 'Relocating the Shirley Library' has not been completed.
 - ix. **I would like Council to revoke the 'Delegated Authority for the rebuild of the Shirley Community Centre'** from the Waipapa P-I-C Community Board, based on the Board's decision-making progress to date.
 - x. I do not believe the Waipapa P-I-C Community Board are acting in the best interests of all our communities around Shirley Road.
 - xi. The Board plans have repeatedly said over the years, that the Shirley Community Centre rebuild is a 'top priority during this term', but the 'memo/info/session/workshops' tables above tell a different story.
 - xii. Elected Members already have a conflict of interest with the 'Townhouse Property Developer' proposal.

See: [3.3. Waipapa P-I-C Community Board Code of Conduct | Comments](#)
[6.11. '10 Shirley Rd' Messenger Group: Members & Messages](#)
[6.12. LGOIMA Request: \[Ticket 1100409\] - 'Shirley Community Centre'](#)
 - xiii. The 'Delegated Authority' worked well with the 'St Albans Community Centre' project; it was one centre for one suburb.
 - xiv. Whilst the 'Delegated Authority' is not working well for the 'Shirley Community Centre' rebuild...we have been waiting since 2012.

This is a much more complex project.
This centre involves all the suburbs around Shirley Road:
Shirley, Dallington, Richmond, Edgeware, St Albans & Mairehau.
Plus engaging with the Waitai Coastal-Burwood-Linwood Community Board⁴² to discuss 'relocating the Shirley Library & Service Centre' to 10 Shirley Road/Shirley Community Reserve.

⁴⁰ See: Pages 3-6, <https://www.10shirleyroad.org.nz/wp-content/uploads/2023/04/CCCDraftAnnualPlan2023SubmissionJoannaGould.pdf>

⁴¹ <https://www.10shirleyroad.org.nz/ccc-draft-ltp-2024-34-workshops/>

⁴² See Waitai Coastal-Burwood-Linwood Community Board (5 suburban libraries) including the Shirley Library, <https://www.10shirleyroad.org.nz/christchurch-city-libraries-by-community-board/>

5. 'Relocating the Shirley Library & Service Centre'

5.1. Christchurch City Council Libraries 2025 Facilities Plan^{43 44}

5.1.a. Shirley Library (2008)

- i. Current Facility: Built 1996.
- ii. Future need for more service capability.
- iii. Space required to develop service for learning services to support need in the community.
- iv. Growth retail: The Palms Shopping Centre. Need: Community.
- v. Recommended Actions: Participate in ongoing Council/Ecan planning with mall owners with the view to possible relocation and upgrade of library facility as suburban library.
- vi. Priority Driver: Growth/need. Retail development impacted by growth.
- vii. Opportunity for service improvement.

5.1.b. Land Use Recovery Plan (2013)

- i. Halswell, Belfast, New Brighton and Shirley suburbs are identified a key activity centres for business and community which aligns with the planning for new and retention of libraries in these areas.

5.1.c. Shirley Library (2014)

- i. Current Facility: Detailed Engineering evaluation completed. Some repairs will be required.
- ii. Recommended Actions: Maintain library service and consider the future location of the library in the post-earthquake environment in line with developments in the Shirley and Marshlands.
- iii. Priority Driver: Growth/need. Supporting the projected increases in residential growth in the north east.

5.1.d. Shirley Library (Current)

- i. Population growth is happening either side of Hills Road, since the Christchurch District Plan changes there is more infill & social housing being developed in Richmond/Shirley/St Albans.
- ii. See: 1.2.b. 4.4 Brigette McKenzie-Rimmer, Presentation⁴⁵

⁴³ <http://christchurchcitylibraries.com/2025/Libraries2025FacilitiesPlan.pdf>

⁴⁴ <https://www.10shirleyroad.org.nz/christchurch-city-council-libraries-2025-facilities-plan/>

⁴⁵ Pages 41-45, https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_MAT_9127.PDF

- iii. The area around the 36 Marshland Road site, is 'Commercial Core Zone', with the Christchurch Golf Club, Burwood Park & the Horseshoe Lake Red Zone area to the East, meaning less residential properties.⁴⁶
- iv. The 10 Shirley Road site is surrounded by 'Residential Suburban Zone', 'Residential Medium Density Zone', 'Residential Suburban Density Transition Zone' & 'Community Housing Redevelopment Mechanism' in Shirley, therefore the 'Population Density' will be higher here than at the current Shirley Library/36 Marshland Road site.⁴⁷
- v. <https://www.10shirleyroad.org.nz/christchurch-city-libraries-by-community-board/>
- vi. Appendix 1. 2014 Update Christchurch City Council Library Provision Map, highlighting the gap in the Libraries Network between Papanui Library and the current Shirley Library.⁴⁸
- vii. <https://www.10shirleyroad.org.nz/location-location-location/>
- viii. <https://www.10shirleyroad.org.nz/shirley-what/>

5.1.e. Role of Library Facilities in Communities⁴⁹

- i. Important, central meeting place and focal point in a community.
- ii. Open, spacious, welcoming environment; warm place to be in winter; vital social contact for many (especially older persons); place to meet (café) and relax with children and friends or family.
- iii. Outstanding location (e.g. overlooking ocean, park setting) – source of community pride, for the building and the resources available.
- iv. Access to a diverse range of reading materials – books, magazines, children's and talking books; Central Library used by people for the value and depth of collection and there are more items from which to choose.
- v. Free learning environment: provider of 'second chance' opportunities for adults wanting to learn.
- vi. Provider of general services, e.g. photocopiers, community/ local information.

5.1.f. Location Preferences⁵⁰

- i. Near local shops/supermarket/mall/bank/medical centre/schools/playground/toy library.

⁴⁶ 36 Marshland Road, <https://districtplan.ccc.govt.nz/PropertySearch/PropertySearchContainer.html>

⁴⁷ 10 Shirley Road, <https://districtplan.ccc.govt.nz/PropertySearch/PropertySearchContainer.html>

⁴⁸ Page 55, https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_AGN_9127_AT.PDF

⁴⁹ Page 10, <https://christchurchcitylibraries.com/2025/Libraries2025FacilitiesPlan.pdf>

⁵⁰ Page 10, <https://christchurchcitylibraries.com/2025/Libraries2025FacilitiesPlan.pdf>

- ii. Malls and aquatic facilities not seen as highly desirable areas for co-location or as adjacent locations. *
*** This text was missing from the Staff Report/2023 Feasibility Study.**
- iii. Co-location with a Council service centre favoured.
- iv. On bus route/near transport hubs; handy walking distance from home; easily accessed, free, plentiful car parking adjacent to library.
- v. Attractive street visibility.

5.1.g. Building Requirements⁵¹

- i. Spaciousness – cafes; room for quiet spaces away from bustle of café and children's area; generous space between book stack aisles to enable easy browsing by less nimble and multiple users at one time; plenty of chairs/ beanbags and desks at which to work/relax.
- ii. Whanau-friendly facilities, e.g. children's areas, baby feeding/changing facilities.
- iii. Outdoor environment important – need natural features and to be welcoming, clear signposting within and outside the building.
- iv. Accessible buildings and facilities for people with disabilities.
- v. Small local libraries – easy to find way around.

5.1.h. Good Infrastructure and Building Design⁵²

- i. Continue free access to libraries. In the future, key uses will be for carrying out research using non-digitised resources and accessing leisure reading.
- ii. Retain libraries as the key repositories for books/ knowledge in the city; storage of local history and identity; act as a one-stop source for tourist and community information.
- iii. Ensure adequate staffing by helpful, positive and knowledgeable librarians.
- iv. Provide continuing education courses in information access/library use.
- v. Ensure libraries are safe, restful places; provide opportunities to relax – coffee and areas for families.
- vi. Maintain a high-quality library website and electronic catalogue.
- vii. Provide more resources in Te reo and materials of interest to Māori.
- viii. Incorporate barrier-free access to latest technology, e.g. free Broadband and wireless network; provide online assistance for remote users; and free internet access.
- ix. Include technologies that enable access to information by people with disabilities – important that Central and at least some of community

⁵¹ Page 10, <https://christchurchcitylibraries.com/2025/Libraries2025FacilitiesPlan.pdf>

⁵² Page 10, <https://christchurchcitylibraries.com/2025/Libraries2025FacilitiesPlan.pdf>

libraries have a good range of technologies available; ensure information and leisure reading/listening/viewing resources meet needs of people with disabilities.

5.2. Other Relevant Christchurch City Council Documents

5.2.a. Christchurch City Council Citizen Hub Strategy^{53 54 55}

- i. “We currently operate a very “bricks and mortar” service arrangement, where different Council services have developed stand-alone service locations and approaches (often all in the same neighbourhood).”
- ii. “The review has found that this siloed legacy service model is no longer fit for purpose. Customers increasingly expect joined up services, easy one-stop transactions, and channel choice in how they engage with us.”
- iii. “We are proposing a shift to integrated service delivery arrangements whereby Council physical services are grouped together in convenient locations for citizens to access – a Citizen Hub with no wrong doors.”
- iv. “A set of design principles have been developed to guide improvement opportunities and the future state model. An implementation approach whereby council libraries will form the base for integrated, multi-discipline citizen hubs is proposed.”

5.2.b. Christchurch City Council Integrated Planning Guide^{56 57}

- i. “The evidence base linking individual and community health to where we live, work and play is strong and growing. We know that all plans, policies and developments can potentially affect the physical and psychological health of people for good or ill.”⁵⁸
- ii. “The design of our environments can influence, directly and indirectly, the health and wellbeing of individuals and communities. Investing in the health of the population will also lead to comprehensive benefits not

⁵³ <https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/strategies/citizen-hub-strategy/>

⁵⁴ <https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Strategies/Citizen-Hub-Strategy.pdf>

⁵⁵ <https://www.10shirleyroad.org.nz/ccc-citizen-hub-strategy/>

⁵⁶ <https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Urban-Design/Integrated-Planning-Guide-2019.pdf>

⁵⁷ <https://www.10shirleyroad.org.nz/ccc-integrated-planning-guide/>

⁵⁸ Page 6, <https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Urban-Design/Integrated-Planning-Guide-2019.pdf>

only for individual wellbeing but for productivity, social connectedness and economic growth.”⁵⁹

- iii. “Equity: While equality is the effect of treating all people in the same way, equity refers to more than just equal access or support. Equity recognises that people with different levels of advantage require different approaches and resources to get equitable (fair) outcomes. Equity is focused on ensuring that efforts and resources are used wisely to improve outcomes for those most in need.”⁶⁰
- iv. “Cultural diversity: A strong sense of cultural identity is recognised as a key factor supporting an individual’s health. Living in an environment of inclusion, acceptance and tolerance enhances mental health and promotes social cohesion between people within a multicultural community.”⁶¹
- v. “Neighbourhood amenity: Well-designed public amenities encourage local residents to use them and increase social and emotional wellbeing and connection.
 - How does the project/site connect with other nearby amenities?
 - Does the project respect and contribute to neighbourhood identity?
 - Does it maintain and future-proof any heritage features?”⁶²
- vi. “Public services: Good-quality, accessible public services (particularly social, educational, recreational and health facilities) have a positive effect on wellbeing.
 - Does the project present opportunities to improve access to public services and facilities?
 - Does it present opportunities to co-locate community services, facilities and businesses?
 - How will the future housing stock affect infrastructure needs in the area?
 - How might this impact in turn affect long-term prioritisation of infrastructure?”⁶³

⁵⁹ Page 12, <https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Urban-Design/Integrated-Planning-Guide-2019.pdf>

⁶⁰ Page 25, <https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Urban-Design/Integrated-Planning-Guide-2019.pdf>

⁶¹ Page 28, <https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Urban-Design/Integrated-Planning-Guide-2019.pdf>

⁶² Page 29, <https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Urban-Design/Integrated-Planning-Guide-2019.pdf>

⁶³ Page 30, <https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Urban-Design/Integrated-Planning-Guide-2019.pdf>

- vii. “Community safety: Reducing crime rates can enhance people’s physical and mental wellbeing, as well as enhancing social cohesion.
 - Does the project present opportunities to use better planning to improve community safety?
 - Can you identify opportunities to enhance the design of streets and neighbourhoods through improving infrastructure?”⁶⁴
- viii. “Active lifestyles: We know that the environment heavily influences a person’s lifestyle and activity levels. Ready access to open spaces and safe walking and cycling routes enables people to exercise regularly.
 - Does the project support active transport modes?
 - Are the spaces or sites accessible to all? Consider needs related to, for example, mobility scooters, prams, language, and visual and intellectual disabilities.
 - Does the project improve opportunities for play and exercise?
 - Is it easy to walk around a site or locality?
 - Are there direct, attractive walking routes to building entrances?
 - Are there clear links to public transport routes?”⁶⁵
- ix. “Transport: Active transport options such as cycling and walking have a range of environmental benefits, including that they produce no air pollution, noise pollution or greenhouse gases.
 - Does the project make the most of opportunities to promote active and public transport?
 - Have you considered accessibility for all (including people with disabilities, youth, older people, families with young children, and lower-income earners)?”⁶⁶
- x. “Natural capital: The natural resources, land and ecological systems that provide life-support services to society and all living things are our natural capital.
 - Does the project consider optimal ecological requirements for wildlife and maximise the experience of natural heritage in the region?
 - Does the project present opportunities to improve or increase access to recreational and natural areas and parks?
 - Does the project recognise the importance of the natural environment to Māori and other communities, such as kaitiakitanga principles?

⁶⁴ Page 31, <https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Urban-Design/Integrated-Planning-Guide-2019.pdf>

⁶⁵ Page 32, <https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Urban-Design/Integrated-Planning-Guide-2019.pdf>

⁶⁶ Page 33, <https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Urban-Design/Integrated-Planning-Guide-2019.pdf>

- How does the project improve the connection of residents and tourists with the natural environment?”⁶⁷



“Te Pae Māhutonga supports our vision of a thriving, prosperous community through the imagery of the Southern Cross, which represents the health promotion goals of environmental protection, healthy lifestyles, active participation in civil society and secure cultural identity.”⁶⁸

5.2.c. Christchurch City Council Equity and Inclusive Policy^{69 70 71}

- i. The Equity and Inclusion Policy was adopted by the Council on 6 March 2024.
- ii. The Equity and Inclusion Policy describes our approach to enabling people from all communities and all areas of the city to have equitable access to our services.

⁶⁷ Page 36, <https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Urban-Design/Integrated-Planning-Guide-2019.pdf>

⁶⁸ Page 15, <https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Urban-Design/Integrated-Planning-Guide-2019.pdf>

⁶⁹ <https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/policies/strengthening-communities-policies/equity-and-inclusion-policy/>

⁷⁰ <https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Policies/Strengthening-communities/Equity-Inclusion-Policy-Adopted-6-March-2024.pdf>

⁷¹ <https://www.10shirleyroad.org.nz/ccc-equity-and-inclusion-policy/>

- iii. It recognises the Council’s responsibility to ensure that decision-making reflects its commitment to fostering equity and inclusion for all Christchurch and Banks Peninsula residents.
- iv. The Council values the skills and strengths that all residents bring to our city and recognises that some of our residents may face disproportionate disadvantages in accessing Council services. The purpose of the policy is to ensure that equity and inclusion are embedded into everything we do.
- v. The policy is intended to:
 - Inform Council decision-making and investment, including grant funding and procurement.
 - Apply an equity, access and inclusion lens over all Council services.
- vi. “Equity: Equality means each individual or group of people is given the same resources or opportunities. Equity recognises that each person has different circumstances and allocates the exact resources and opportunities needed to reach an equal outcome.
People should have equity, regardless of age, gender, disability, ethnicity, culture, faiths, geographical location, sexual orientation, neurodiversity or socio-economic status.”
- vii. “Inclusion: The practice or policy of providing equitable access to opportunities and resources for people who might otherwise be excluded or marginalised, such as those who have physical, hidden, or mental disabilities and members of other minority and disadvantaged groups.”
- viii. “Accessibility: People have equitable access to the physical environment, information, communication, participation and Council services.”
- ix. “For some of our residents, there may be barriers in accessing information, places, and spaces. There may also be challenges in feeling included and seen in Council decision-making – both at a governance and at an operational level.”
- x. “The Council recognises and values everyone in our community of any age, gender, disability, ethnicity, culture, faiths, geographical location, neurodiversity, sexual orientation, or socioeconomic status.”

6. Supporting Information

6.1. 'Where is our Community Centre?' Petition

- i. "Our communities lost our well used and well-loved community centre at 10 Shirley Rd, following the February 2011 earthquake. We need a new community facility to serve the wider communities of North Richmond, Shirley, Mairehau, Edgware and St Albans east of Cranford Street. We the undersigned, request that Christchurch City Council work with us to rebuild our beloved community centre as soon as possible."
<https://www.10shirleyroad.org.nz/where-is-our-community-centre-petition/>
- ii. Petition: <https://www.change.org/p/christchurch-city-council-a-community-centre-for-north-richmond-shirley-mairehau-edgware-st-albans-east>
- iii. Petition Comments: <https://www.change.org/p/christchurch-city-council-a-community-centre-for-north-richmond-shirley-mairehau-edgware-st-albans-east/c>
- iv. 8. "Where is our Community Centre" Petition⁷²
LTP 2021-2031 Petition from Shirley Road Central
12.05.21, Item 3: Jennifer Dalziel & Joanne Burn – Shirley Road Central⁷³
"This petition was submitted to Council at the Long Term Plan (2021 to 2031) meeting in 2021 from the 'Shirley Road Central' group.
The petition contains signatures in support of a new community facility on the Shirley Community Reserve.
The petition also resulted in Council asking staff to develop an updated feasibility study, looking at what options are appropriate for the reserve."
- v. "Where is our Community Centre" Petition⁷⁴
'Shirley Road Central' group members collected signatures/comments through an online 'Change' petition & in person via door knocking, outside local schools & onsite at 'activation' events like 'Skip Day', held at 10 Shirley Road.
- vi. 'Shirley Road Central' Group & 'Where is our Community Centre?' Petition (incorrect petition numbers quoted, only included the online petition, didn't include the paper petition = approx. 1,200 signatures).

⁷² <https://www.10shirleyroad.org.nz/shirley-road-central-group/>

⁷³ <https://www.youtube.com/watch?v=qhAT6iATaE8>

⁷⁴ https://letstalk.ccc.govt.nz/download_file/133/495

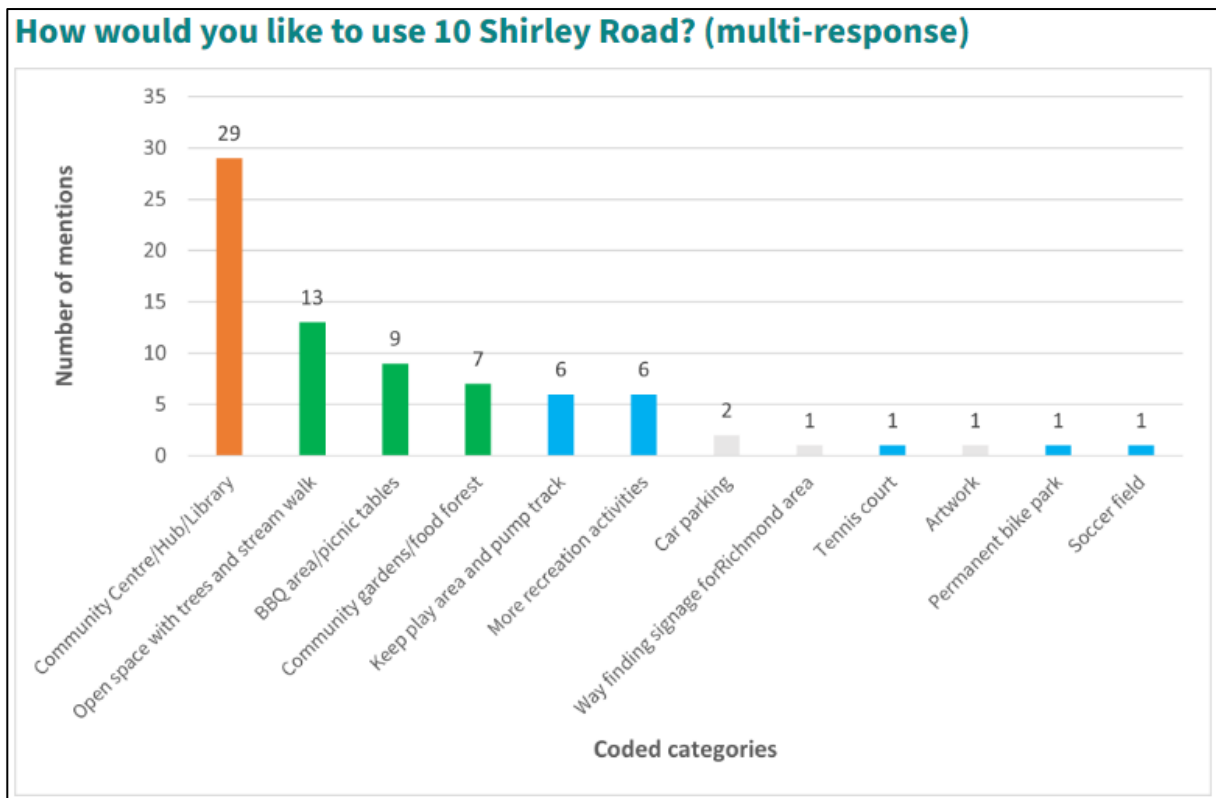
6.2. 'How would you like to use 10 Shirley Road?' Consultation 2020⁷⁵

- i. "The Board requests the reinstatement of funding for a community centre at 10 Shirley Road. The funding was removed during the 2018-28 Long Term Plan process. The Board also requests that the activation budget for this site, currently in the draft Long Term Plan, be brought forward to the Financial Year 21/22."
- ii. "At the close of engagement, we received 58 submissions including from the following groups: Amazing Mairehau, Delta Community Support Trust, NZ Society of Genealogists, Richmond Residents and Business Association & Shirley Recreational Walkers."
- iii. <https://www.10shirleyroad.org.nz/your-ideas-wanted-for-10-shirley-road/>
- iv. "We have asked and talked to you about this before, and we acknowledge the work that has been done. We are asking again because we want to get this right, and we recognise the community landscape has changed considerably, especially over the last 2-3 years."
- v. "Due to Council's financial situation, it is not expected in the short term that funding will be available, however the Board would like to see the site being used by the community." *
- vi. * This messaging led residents to believe that this Consultation was about '**short term**' ideas for the site, not whether in the 'long term' residents wanted a building back on site.
- vii. My "How would you like to use 10 Shirley Road?" Consultation 2020 feedback: <https://www.10shirleyroad.org.nz/cc-10-shirley-road-consultation-feedback/>
- viii. "We received 29 submissions supporting the replacement of the Community Centre at this location. A number of these submissions also asked that a library be included in the building."
- ix. '**10 Shirley Road**' Engagement Feedback⁷⁶
 - Page 23-24, Memo: Engagement feedback for 10 Shirley Road
 - x. Page 25-28, 10 Shirley Road Consultation analysis
 - xi. Page 29-58, 10 Shirley Road Feedback table
 - xii. Page 59-60, 10 Shirley Road attachment: 'We are Richmond' submission.
 - xiii. Page 61-62, 10 Shirley Road attachment: Letter from Fiona Lees, 'NZ Society of Genealogists - Canterbury Branch'.
 - xiv. Page 63-70, 10 Shirley Road attachment: 'NZ Society of Genealogists - Canterbury Branch' submission.

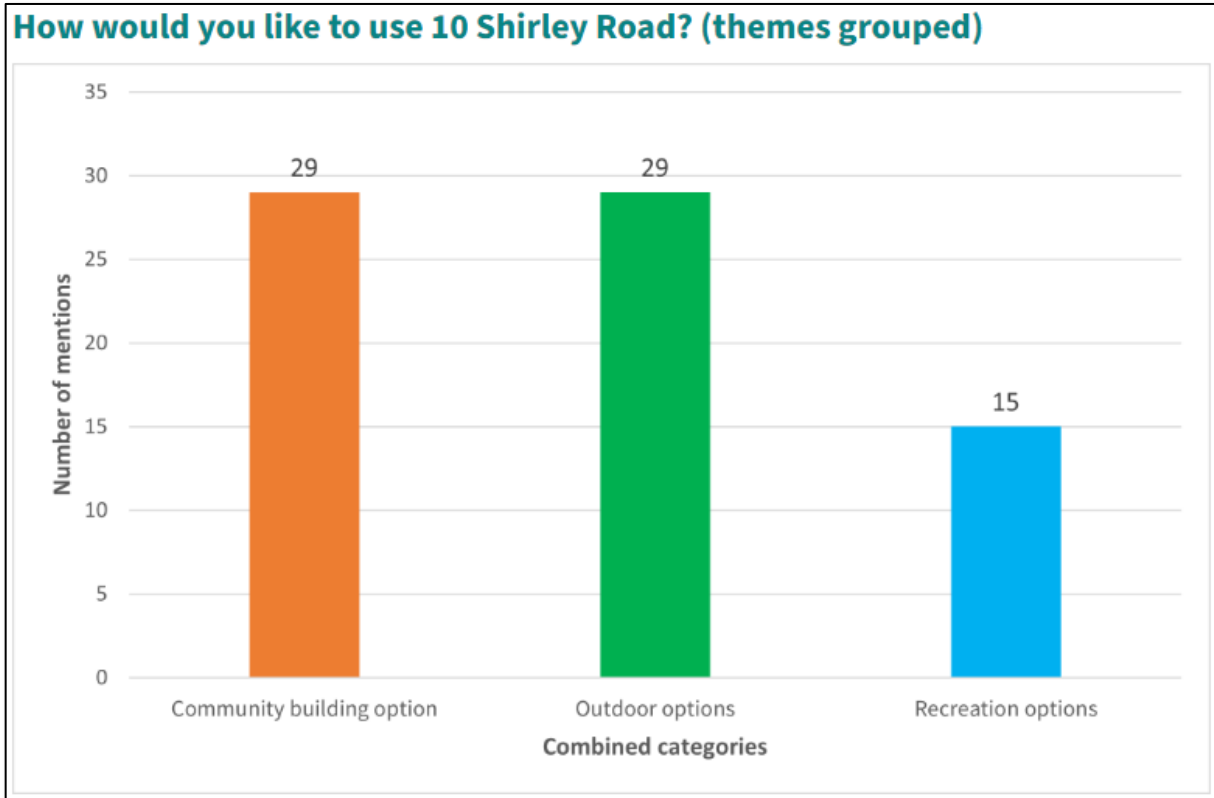
⁷⁵ <https://www.ccc.govt.nz/the-council/haveyoursay/show/334>

⁷⁶ Pages 23-82, https://christchurch.infocouncil.biz/Open/2020/11/PICB_20201120_AGN_4525_AT.PDF

- xv. Page 71-80, 10 Shirley Road attachments: Joanna Gould, my submission.
- xvi. Page 81, 10 Shirley Road attachments: Letter from Joanne Byrne, 'Amazing Mairehau'.
- xvii. Page 82, 10 Shirley Road attachments: Letter from Frida Inta "Every community needs a community centre building to draw the community in to create a heart and hub in the community. Without a community centre building the community is like a boat without a rudder."
- xviii. I've gone through the 'Feedback Received Table' & recalculated based on comments:
<https://www.10shirleyroad.org.nz/wp-content/uploads/2024/06/Your-Ideas-Wanted-for-10-Shirley-Road-Consultation-Feedback-2020.xlsx>
- xix. Total Submissions: 58
 - For Centre: 36 submissions, 62.07%
 - Against Centre*: 10 submissions, 17.24%
 - No Comment re Centre: 12 submissions, 20.69%* Organisation & [Other Connections] information included.



The most votes for: Community Centre/Hub/Library.



The most votes for: Community building option. Aligns with Reserve Status.
Outdoor options/**Combined categories is like saying 2nd, 3rd & 4th place are all equal**, just to create the narrative that the feedback was divided by residents wanting: both a 'community building & a recreation space'. Doesn't align with Reserve Status.

6.3. 'Shirley Community Reserve' Consultation 2023⁷⁷

- i. "Together, we want to develop a meaningful, dynamic and fun space for everyone, so that the reserve becomes a destination of choice for the community - a safe space, a place that enhances wellbeing, and provides a place for social connection."
- ii. "The options that we've developed take into consideration feedback received by the Shirley community in 2020, as well as what we've seen works well around Ōtautahi Christchurch. These options include:
 - A recreation space with a full basketball court, renewed playground, planting, a picnic and BBQ area, a community garden and a walkway.
 - Creating a community hub that's open to partnerships with local organisations.
 - Leaving the space as it is."
- iii. I attended the stakeholders meeting prior to the 'Shirley Community Reserve Consultation' going live in 2023.

⁷⁷ <https://letstalk.ccc.govt.nz/SCR>

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

- Option 1. Leaving the space as it is. [No building]

- Option 2. A recreation space with a full basketball court, renewed playground, planting, a picnic and BBQ area, a community garden and a walkway. [No building]

- Option 3. Creating a community ‘hub’* that’s open to partnerships with local organisations.” [Only valid option with a building]

iv. The definition of a ‘hub’ is outlined in the 2023 Feasibility Study ‘15. Glossary’⁷⁸

“Co-locating multiple services the Council provides across the community in a common location, enabling the customer and community experience to be an integrated one.

Initially this includes libraries, and service desks.

Shirley Library and Service Centre is an example.”

v. At the meeting I asked staff if the questions could be aligned to the 4 Options being researched & I was told “No the questions have already been decided by the Board”.

vi. “4.3 A feasibility study is currently underway to estimate the construction costs for four potential options for a new community facility.”⁷⁹

- 1. Mixed use hub incorporating a library, service centre, and community operated community space,

- 2. Community operated large community facilities building,

- 3. Community operated small community facilities building,

- 4. Outdoor options similar to Dallington landing.” [No building]

vii. My ‘Shirley Community Reserve Consultation’ feedback:

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

viii. While my comments were included from the online form, my uploaded ‘Supporting Information’ .pdf was not.⁸⁰

ix. I’ve gone through the ‘Appendix B: 2023 public consultation written feedback’ & recalculated based on preference/comments:

<https://www.10shirleyroad.org.nz/wp-content/uploads/2024/06/Shirley-Community-Reserve-Consultation-Feedback-2023.xlsx>

x. Total Votes/Comments = 220

⁷⁸ Page 81, https://christchurch.infocouncil.biz/Open/2024/06/PCBCC_20240613_AGN_9127_AT.PDF

⁷⁹ <https://www.10shirleyroad.org.nz/shirley-community-reserve-memo/>

⁸⁰ <https://www.10shirleyroad.org.nz/wp-content/uploads/2023/08/ShirleyCommunityReserveConsultation2023JoannaGould.pdf>

- HUB only Option: 118 = 53.64%
 - PLAY only Option: 87 = 39.55%
 - KEEP only Option: 15 = 6.82%*
- xi. *KEEP votes are invalid.
Shirley Community Reserve is for a Community Centre (building).
See: 6. Supporting Information
6.8. 'Shirley Community Reserve' Legal Implications
- Subtracted KEEP votes from TOTAL Votes/Comments = 205
 - Adjusted HUB only Option: 118 = 57.56%
 - Adjusted PLAY only Option: 87 = 42.44%
- xii. HUB & PLAY Option (Highlighted Yellow): 24 = 10.91%*
* Based on vote & comment suggesting they would be happy with both options.
- xiii. This 'HUB & Play' Option is the 'proposed community facility', which only has 10.91% support for this option.
- xiv. PLAY – HUB (Highlighted Blue): 28 = 12.73%*
* Against HUB (see Comment for their reason).
- xv. The Board are aware of the different factions within the areas around Shirley Road, as highlighted in the 'Shirley Community Reserve Consultation 2023' votes/comments.
- xvi. Reading the comments, you can see why some residents who voted for a 'recreational space', did so as they were against a 'community hub'.
- xvii. Many residents are protective of their community centre, in their suburb.

6.4. 'Shirley Community Centre' Rebuild: Site Selection⁸¹

- i. "1. Site Selection Process
The Council, through the LTP has allocated funding of \$2.57 million for the capital costs of a rebuild of the Shirley Community Centre."
- ii. "A first step for this project is to recommend a site to the Papanui-Innes Community Board for the rebuild of the Community Centre.
The recommendation of 10 Shirley Road has taken into account a number of factors including the area of land needed, access, parking and zoning designations."
- iii. "All Council-owned properties within a 1.5km radius of 10 Shirley Road were identified and taken into consideration against a number of factors."
- iv. "The site at 10 Shirley Road met the following criteria including:
 - Sufficient space (9042m²) for both the community centre and necessary off-street parking plus other community activities.

⁸¹ Page 72, https://christchurch.infocouncil.biz/Open/2016/12/PICB_20161209_AGN_1197_AT.PDF

- Good access with road frontages to Chancellor Street, Slater Street and Shirley Road.
- Appropriate zoning designation for the purpose of community facilities already in place.
- Ownership is with the Council and is held in trust for a local purpose.
- Community awareness of site as this was the site of the previous community centre.”

v. “Staff Recommendation:

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

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

6.5. ‘Shirley Community Centre’ Rebuild: Terms of Reference⁸²

i. “2. Terms of Reference

The Board has agreed to form a working party to progress the rebuild of a Shirley Community Centre.”

ii. “The Proposed Terms of Reference for this Working Party are attached and have been previously circulated.”

iii. “Staff Recommendation:

That the Papanui-Innes Community Board approve the Terms of Reference for the Shirley Community Centre Rebuild Working Party for the rebuild of the Community Centre.”

6.6. Reserves Act 1977⁸³

- i. (1) It is hereby declared that the appropriate provisions of this Act shall have effect, in relation to reserves classified as local purpose reserves for the purpose of providing and retaining areas for such local purpose or purposes as are specified in any classification of the reserve.
- ii. (2) It is hereby further declared that, having regard to the specific local purpose for which the reserve has been classified, every local purpose reserve shall be so administered and maintained under the appropriate provisions of this Act that—
- iii. (2a) where scenic, historic, archaeological, biological, or natural features are present on the reserve, those features shall be managed and protected to the extent compatible with the principal or primary purpose of the reserve.

⁸² Page 71-72, https://christchurch.infocouncil.biz/Open/2016/12/PICB_20161209_AGN_1197_AT.PDF

⁸³ See: Local Purpose Reserves, <https://www.legislation.govt.nz/act/public/1977/0066/latest/DLM444626.html>

6.7. CCC Parks and Reserves Bylaw 2016^{84 85}

- i. “The Bylaw came into force on 1 September 2016.
The purpose of this Bylaw is to provide for the orderly management and control of parks and reserves vested in, administered by or under the control of the Council for the benefit and enjoyment of all users of those parks and reserves.”

6.8. ‘Shirley Community Reserve’ Legal Implications⁸⁶

- i. “9. 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 stats unchanged, as that would also be inconsistent with the reserve purpose.
- If the Council decided to proceed with this option, it would also need to consider commencing a change of reserve classification process.”

6.9. ‘Shirley Playcentre’ Lease

6.9.a. Canterbury Playcentre Association Lease⁸⁷

- i. “Although the Shirley Playcentre has been located on the existing site for many years, no formal lease has been put in place. It is therefore necessary to protect the Canterbury Playcentre Association’s future tenure of the site.”
- ii. “It also a requirement of the Reserves Act to have a lease in place.”
- iii. “Officers requested that the [new] building be designed to incorporate the equipment shed, which is usually separate from the main building on other play centre sites, the reason being that this site is an historic site

⁸⁴ <https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/bylaws/parks-and-reserves-bylaw-2016>

⁸⁵ <https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Bylaws/Parks-and-Reserves-Bylaw-2016.pdf>

⁸⁶ Page 27, https://christchurch.infocouncil.biz/Open/2015/08/SPCB_19082015_AGN.PDF

⁸⁷

<http://archived.ccc.govt.nz/Council/Proceedings/2000/November/ShirleyPapanui/CanterburyPlaycentreAssociationLeaseatShirleyCommunityCentre.pdf>

with the historic Shirley Primary School buildings being the main feature on the site.”

6.9.b. Crossway Proposal⁸⁸

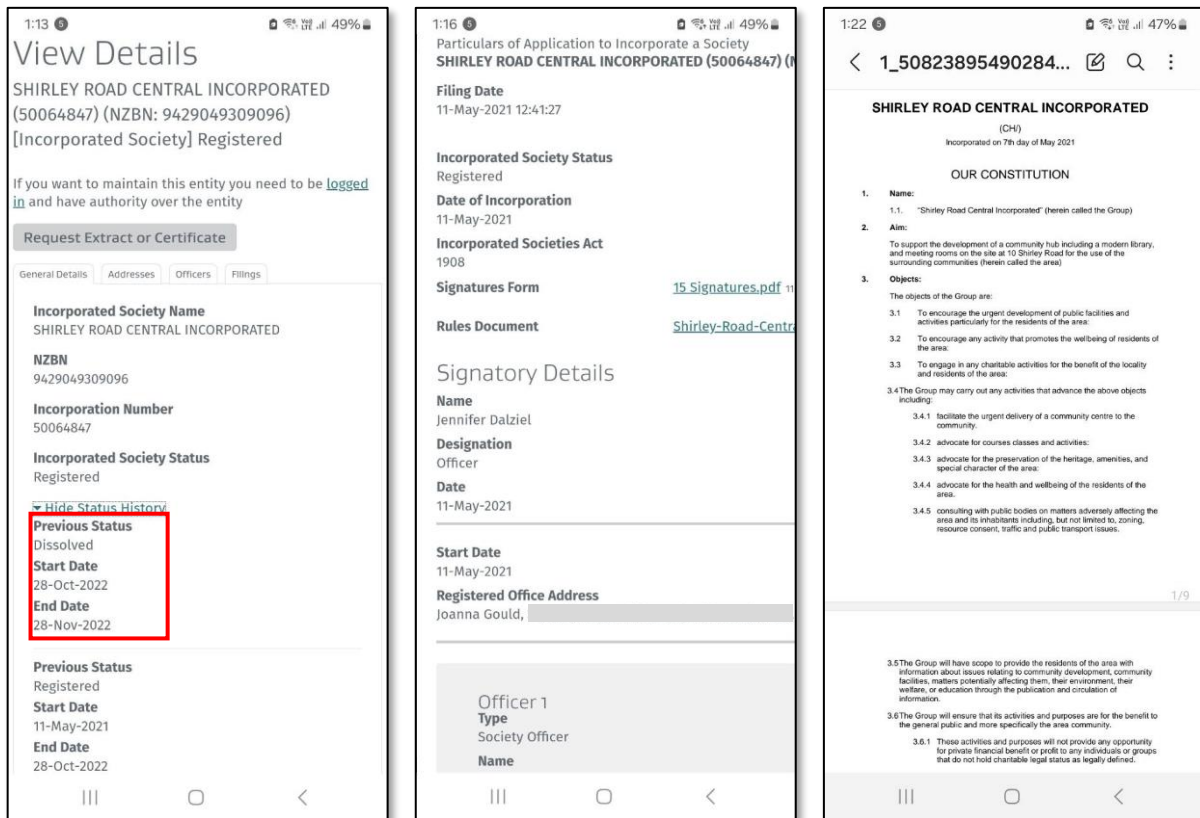
- i. “7.2 To avoid the need to obtain a subdivision consent under the Resource Management Act 1991, this would require respondents to lease the entire area of 9,042 square metres contained in the land title, part of which is currently leased to the Playcentre. However, this arrangement would be subject and conditional upon the Playcentre agreeing to surrender their existing lease and then re-entering a new sub-lease with the successful respondent for the same area of the site that the Playcentre currently occupies and the Council consenting to such sublease. Due to the effort involved this process will not be embarked upon unless signalled as a critical preference by the successful respondent.”
- ii. “7.3 In accordance with legal advice agreement would be required by the Playcentre and Council to facilitate the lease term required by Crossway.”
- iii. “Legal Implications: 7.12 Council sign off required for grant component of proposal. Playcentre required to surrender their lease and then re-enter a sublease to facilitate the lease required by Crossway.”



⁸⁸ Pages 45-46, https://christchurch.infocouncil.biz/Open/2016/07/SPCB_20160706_AGN_685_AT.PDF

“It should be noted that the local playcentre holds a separate lease over the area (769 square metres) as shown within the red border in the map.”⁸⁹

6.10. 'Shirley Road Central' Incorporated Group⁹⁰



i. 1. Name

Why 'Shirley Road Central'?

10 Shirley Road is central to connecting communities in Shirley, Dallington, Richmond, Edgware, St Albans & Mairehau.

Why those suburbs? If you draw a 2km radius from 10 Shirley Road, these are the suburbs included in this area.⁹¹

ii. 2. Constitution⁹²

Aim: To support the development of a community hub including a modern library, and meeting rooms on the site at 10 Shirley Road for the use of the surrounding communities.

iii. 3. Committee Members

iv. 4. Current Status

Registered: 11 May 2021 to 28 Oct 2022.

⁸⁹ Page 73, https://christchurch.infocouncil.biz/Open/2016/12/PICB_20161209_AGN_1197_AT.PDF

⁹⁰ <https://www.10shirleyroad.org.nz/shirley-road-central-group/>

⁹¹ <https://www.shirleyroadcentral.nz/shirley-road-central/>

⁹² <https://www.10shirleyroad.org.nz/wp-content/uploads/2024/05/Shirley-Road-Central-Constitution-2021.pdf>

Dissolved: 28 Nov 2022.

The 'Shirley Road Central' (SRC) residents' group was setup just before the Christchurch City Council's Long Term Plan in 2021.

In order to be seen as an official 'Community Organization' & not just a 'Facebook group' by Council staff, to enable our group to have extra time to speak at the CCC LTP verbal submission hearings.

The group's constitution shows the aim was to advocate for a new community hub (modern library & meeting rooms) but divisions occurred over:

- 'new' community hub vs replacement 'traditional' community centre &
- 'advocating' for a new building vs 'activating' the 10 Shirley Road site.

Currently the SRC Website* is still live, but no longer updated.

SRC Facebook* Page & Community Group are still active & updated.

* I setup a separate SRC website & Facebook to distinguish between the:

- SRC group view &
- 'Shirley Centre 10 Shirley Road', my personal research & ideas.

- v. 5. Website⁹³
- vi. 6. Facebook Page⁹⁴
- vii. 7. Facebook Community Group⁹⁵
- viii. 8. "Where is our Community Centre" Petition⁹⁶
 - LTP 2021-2031 Petition from Shirley Road Central
 - "This petition was submitted to Council at the Long Term Plan (2021 to 2031) meeting in 2021 from the Shirley Road Central group.
 - The petition also resulted in Council asking staff to develop an updated feasibility study, looking at what options are appropriate for the reserve."
 - "Where is our Community Centre" Petition⁹⁷
 - 'Shirley Road Central' group members collected signatures/comments through an online 'Change' petition & in person via door knocking, outside local schools & onsite at 'activation' events like 'Skip Day', held at 10 Shirley Road.
- ix. 9. Submissions to the Christchurch City Council
 - 12.05.21, Item 3: Jennifer Dalziel & Joanne Burn – Shirley Road Central⁹⁸

⁹³ <https://www.shirleyroadcentral.nz/>

⁹⁴ <https://www.facebook.com/shirleyroadcentral/>

⁹⁵ <https://www.facebook.com/groups/shirleyroadcentral/>

⁹⁶ https://letstalk.ccc.govt.nz/download_file/133/495

⁹⁷ <https://www.10shirleyroad.org.nz/where-is-our-community-centre-petition/>

⁹⁸ <https://www.youtube.com/watch?v=qhAT6iATaE8>

- 11.05.22, Item 3: Shirley Rd Central, Jennifer Dalziel⁹⁹
- x. 11. Letters of Support from Local Christchurch MPs¹⁰⁰
 - Hon Poto Williams, Member of Parliament for Christchurch East
 - Dr Duncan Webb, Member of Parliament for Christchurch Central
- xi. 12. "The Future for Shirley Road Central" News Article (May 2021)¹⁰¹
- xii. 13. 'Study to determine feasibility of Christchurch community centre' News Article (16 July 2021)¹⁰²
- xiii. 14. 'Lengthy delay in centre rebuild an 'injustice' News Article (4 August 2022)¹⁰³
- xiv. 'Shirley Community Centre's future to be decided' News Article (24 July 2023)¹⁰⁴

⁹⁹ <https://www.youtube.com/watch?v=cKou63gGnws>

¹⁰⁰ <https://www.10shirleyroad.org.nz/poto-williams-support-letter/> & <https://www.10shirleyroad.org.nz/duncan-webb-support-letter/>

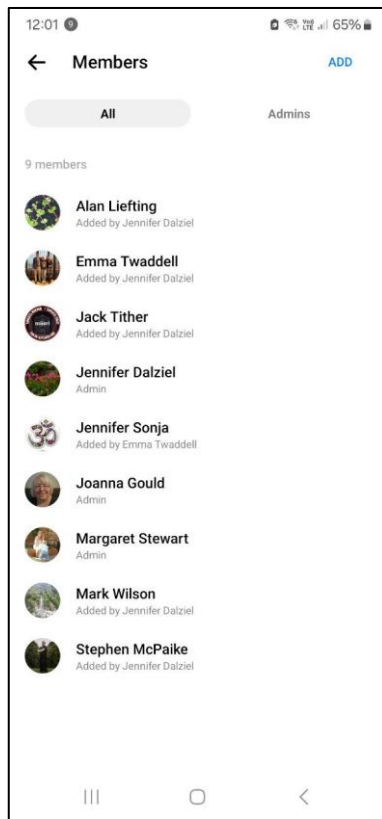
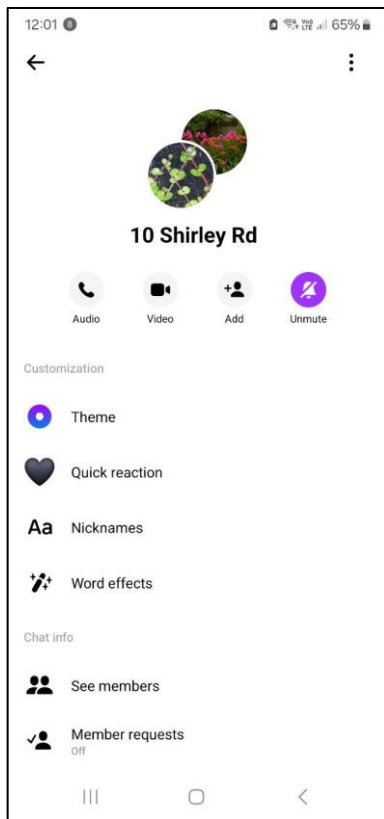
¹⁰¹ Page 5, https://www.aveburyhouse.co.nz/uploads/4/7/2/0/47203855/rcn_152w.pdf

¹⁰² <https://www.odt.co.nz/star-news/star-christchurch/study-determine-feasibility-christchurch-community-centre>

¹⁰³ <https://www.yumpu.com/en/document/read/67122699/pegasus-post-august-04-2022>

¹⁰⁴ <https://www.odt.co.nz/star-news/star-south-today/shirley-community-centres-future-be-decided>

6.11. '10 Shirley Rd' Messenger Group: Members & Messages

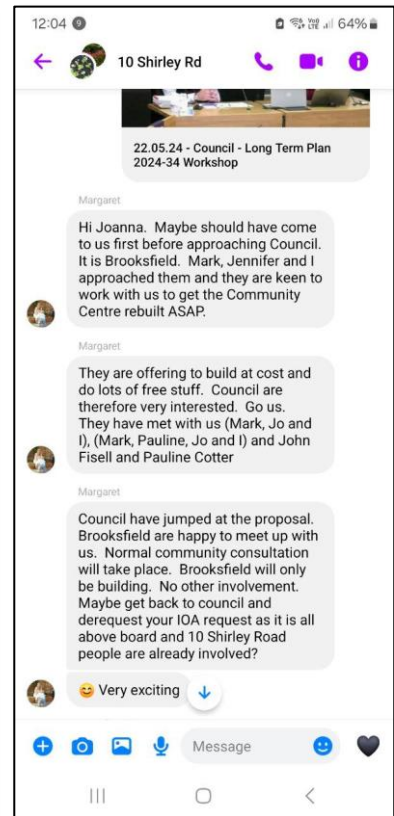
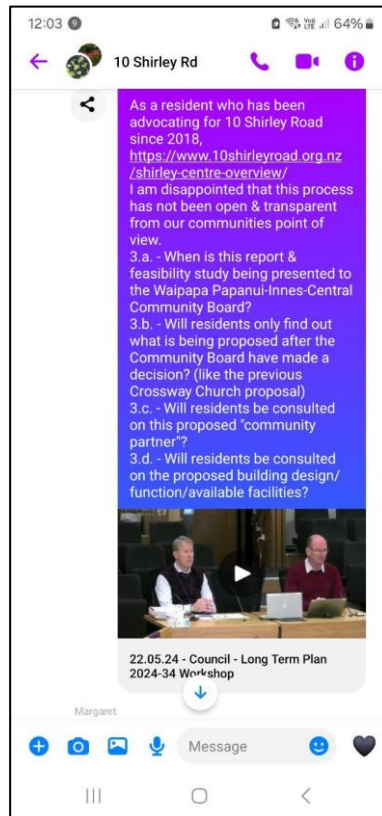
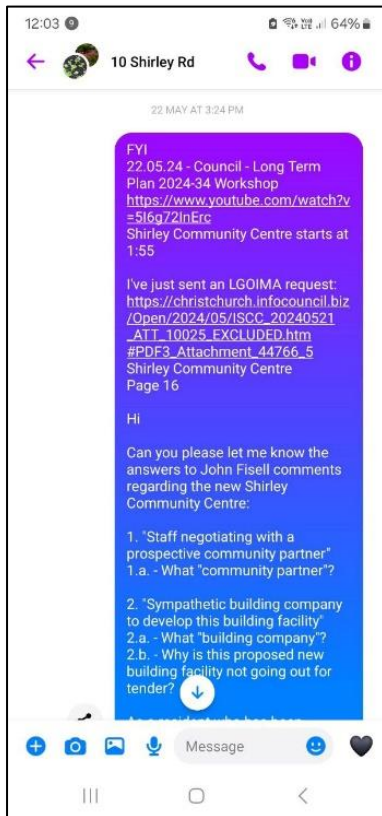


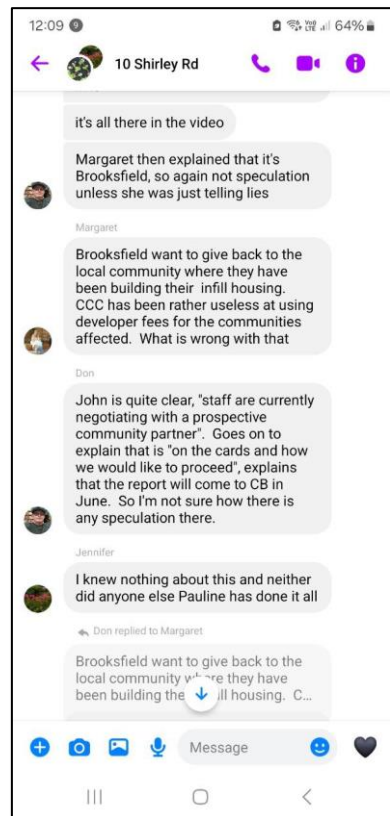
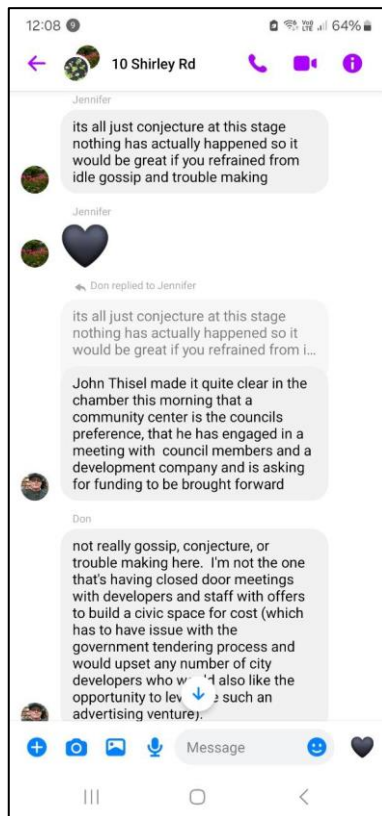
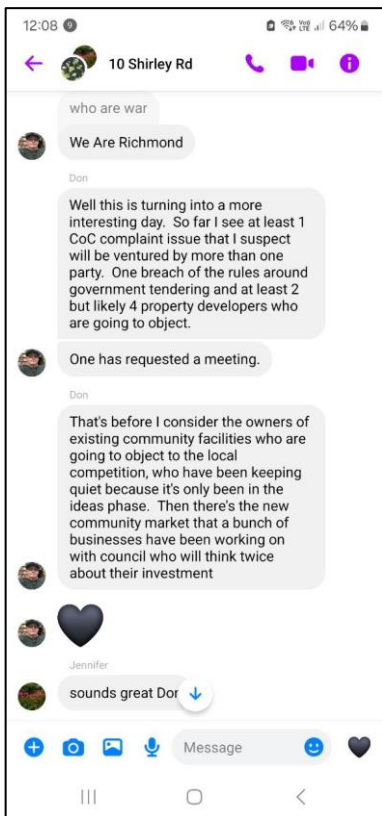
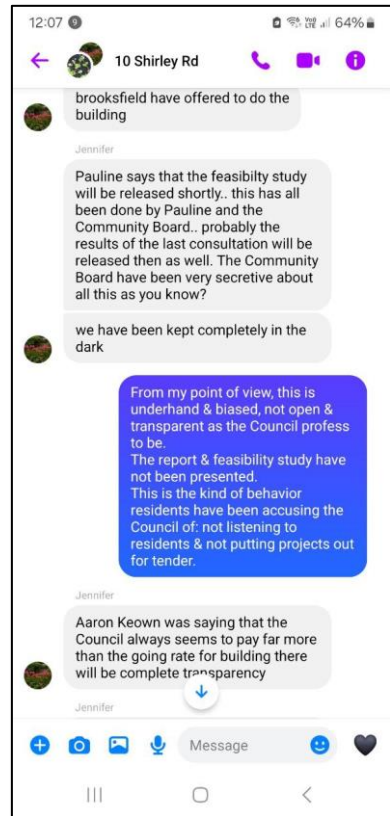
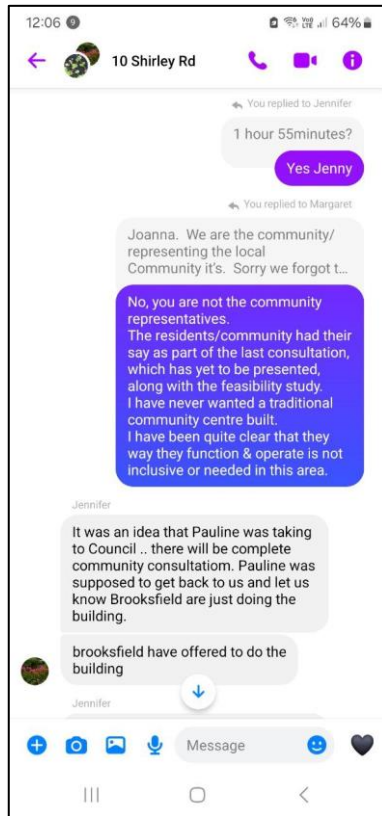
* Don Gould was a member until recently, when he was removed by Jennifer Dalziel (during May 2024 Messages exchange).

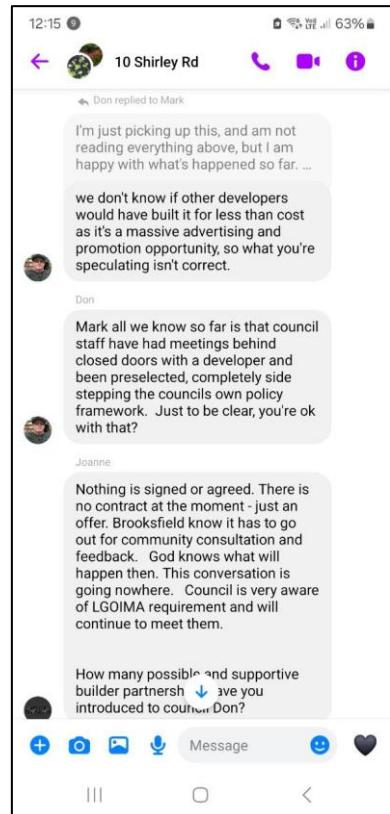
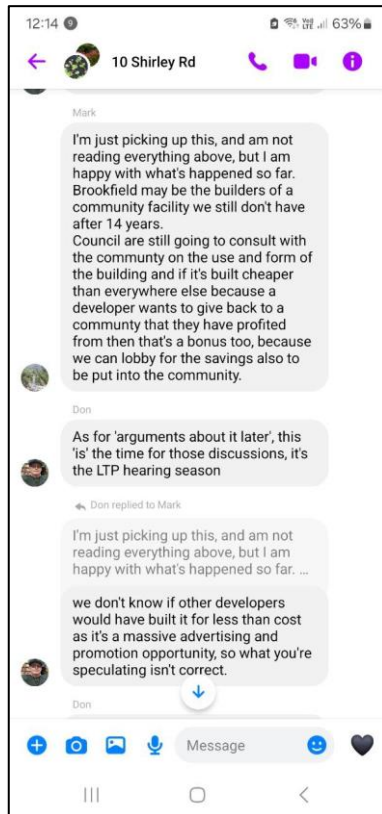
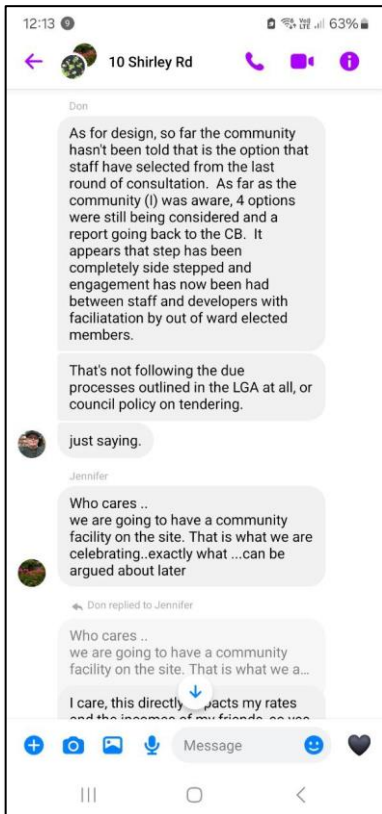
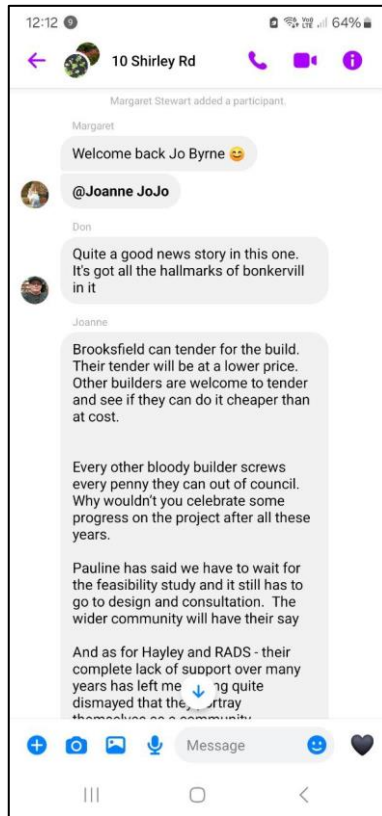
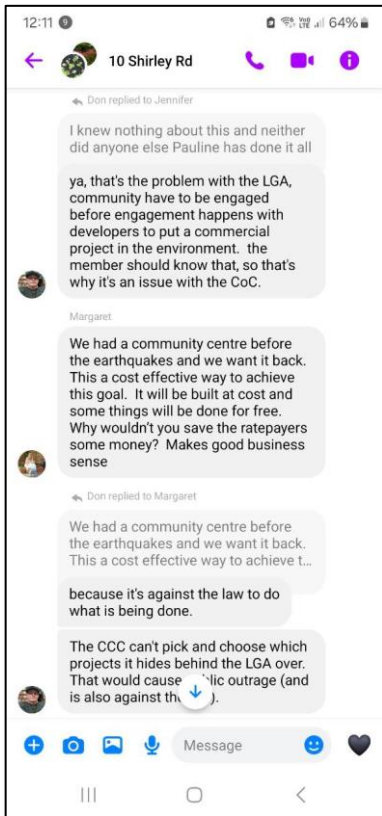
** Jo Byrne was a member previously, but left this Messenger group in 2022, after her deputation to the Board re 'changing facilities'. Margaret Stewart added her during the May 2024 exchange. She has since left the group again.

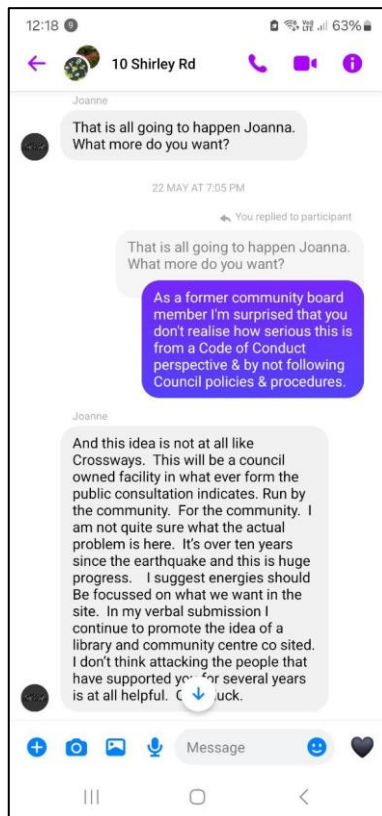
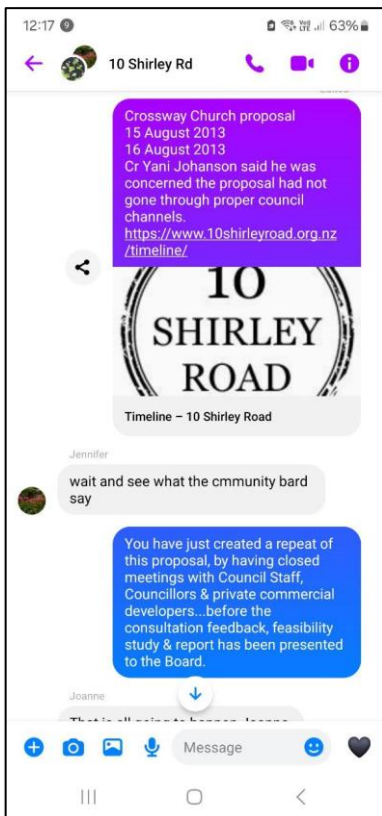
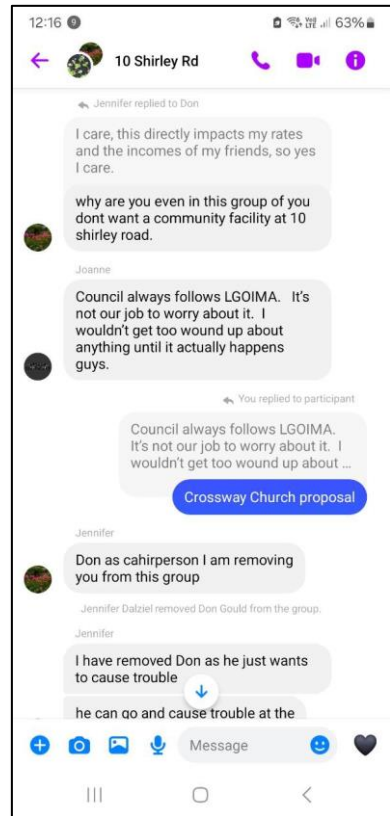
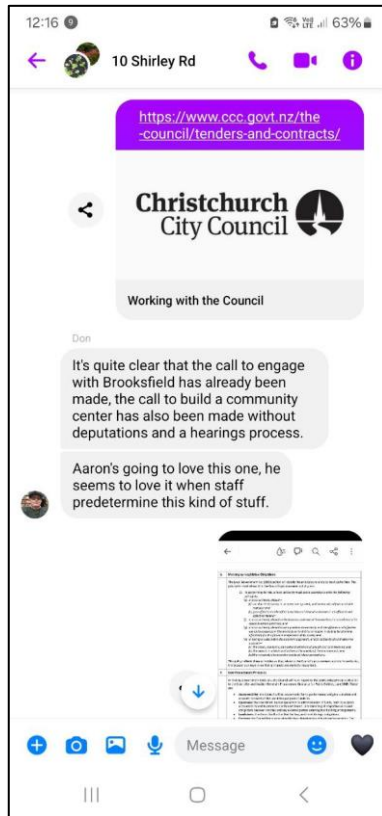
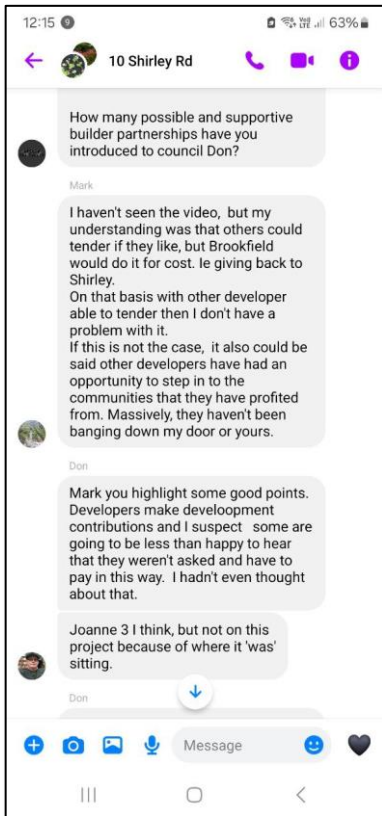
'10 Shirley Rd' Messenger Group: Members

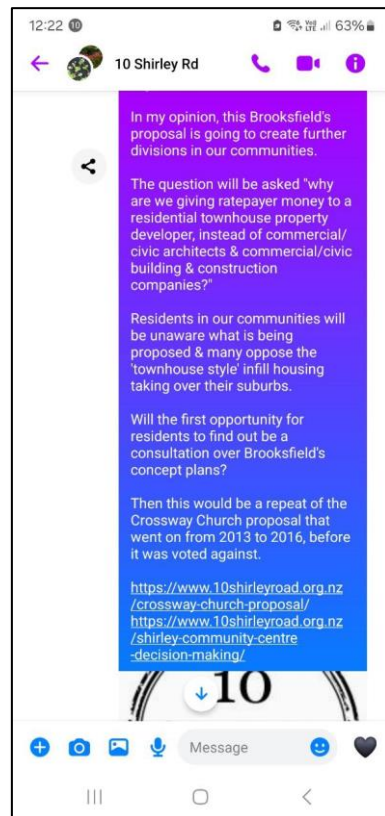
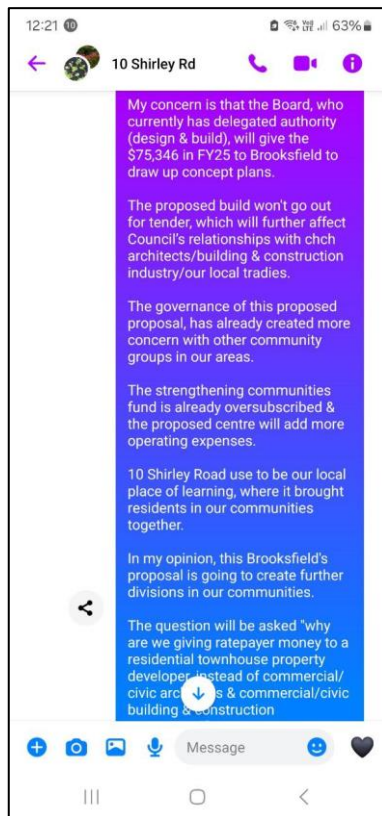
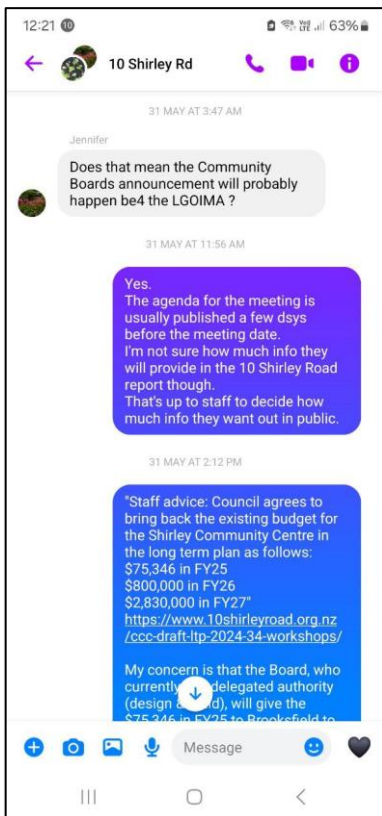
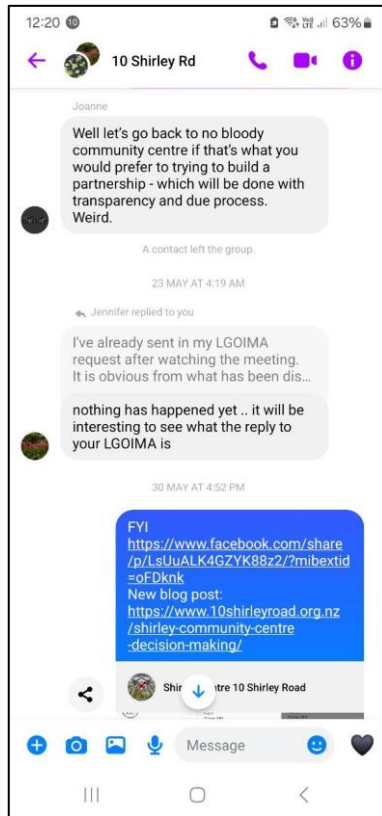
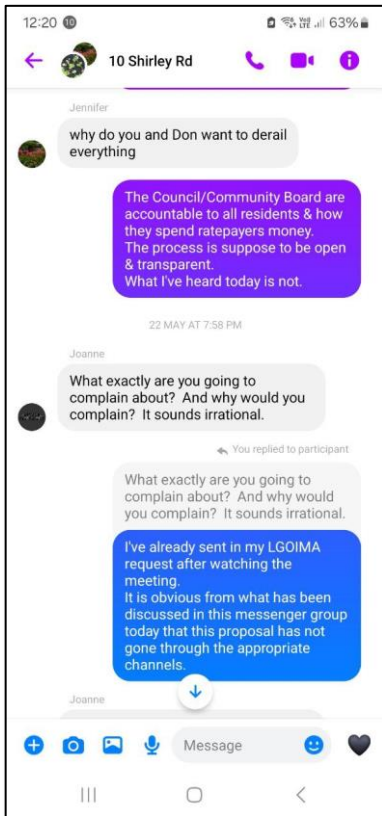
'10 Shirley Rd' Messenger Group: May 2024 Messages (My comments in Purple/Blue)



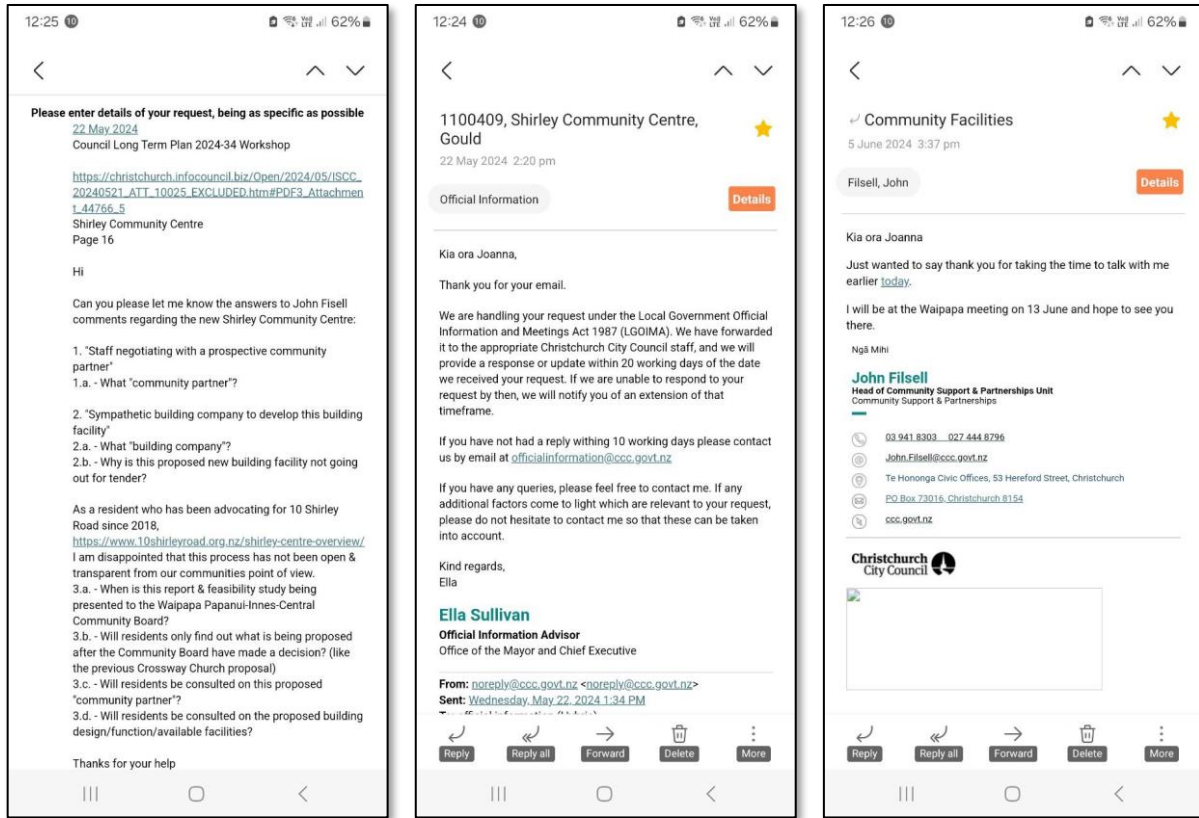








6.12. LGOIMA Request: [Ticket 1100409] - 'Shirley Community Centre'



- a. After watching the Council Long Term Plan 2024-34 Workshop¹⁰⁵ on 22nd May 2024, I wanted to know who John Filsell was referring to in his reply to Councillor Kelly Barber's questions.¹⁰⁶
- b. Comments from John Filsell, Head of Community Support & Partnerships, Christchurch City Council:
"Staff are through the Board Chair [Emma Norrish] currently negotiating with a 'prospective Community Partner' and a 'sympathetic Building Company' to develop this facility in a Community Partnership through the Build and the Operation. So yes that's what the [Waipapa Papanui-Innes-Central Community] Board has in mind. We have a report going to the Waipapa Community Board in early June reflecting that, that's on the cards and that's how we'd like to proceed at this point in time."
- c. LGOIMA Request:
"Can you please let me know the answers to John Filsell comments regarding the new Shirley Community Centre:
1. "Staff negotiating with a prospective community partner"
1.a. - What "community partner"?"

¹⁰⁵ <https://www.10shirleyroad.org.nz/ccd-draft-ltp-2024-34-workshops/>

¹⁰⁶ <https://www.youtube.com/live/5l6g72lnErc?si=JE90I4Jjyp5S2MeB&t=6921>

2. "Sympathetic building company to develop this building facility"

2.a. - What "building company"?

2.b. - Why is this proposed new building facility not going out for tender?

As a resident who has been advocating for 10 Shirley Road since 2018,

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

I am disappointed that this process has not been open & transparent from our communities point of view."

d. LGOIMA Answer:

After my LGOIMA request to Christchurch City Council, I received a phone call from John Filsell.

I was told "it's you, 'Shirley Road Central'", the 'prospective Community Partner'.

I let John know that was incorrect.

e. **The 'New' group did not represent the 'Shirley Road Central' group, that was dissolved in 2022.**

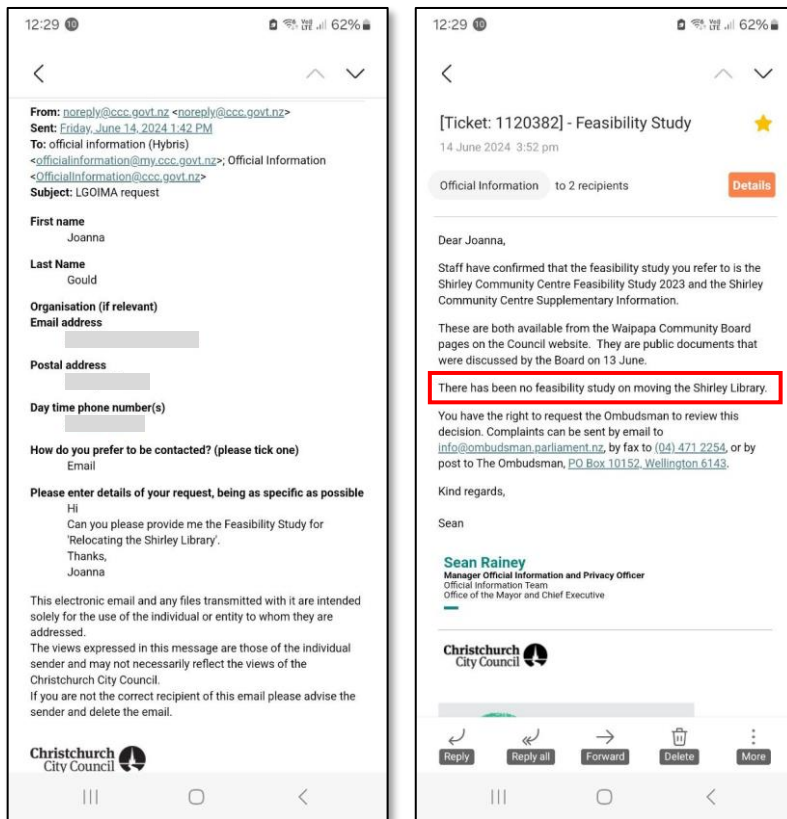
f. Although we still have the '10 Shirley Rd' messenger group, I hadn't been informed that meetings that had been held with:

- a few members of the 'Shirley Road Central' group,

- a 'Townhouse Property Developer', Pauline Cotter & staff

to develop a proposal for a 'traditional' community centre to be built at 10 Shirley Road, Shirley Community Reserve, Richmond.

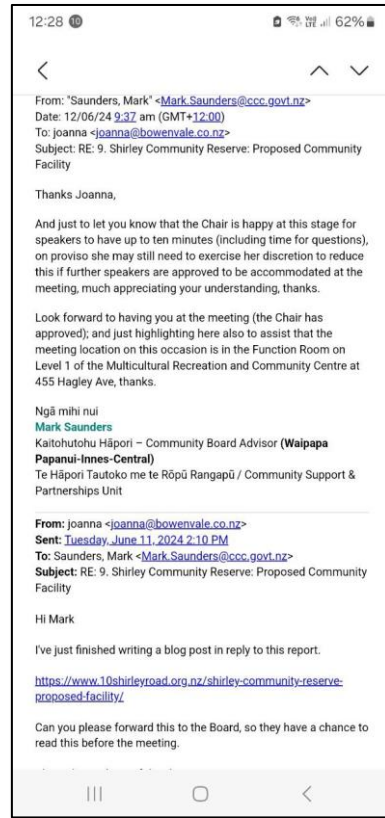
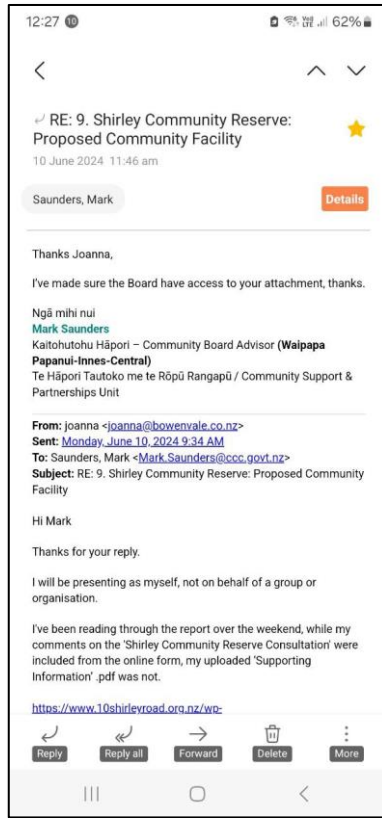
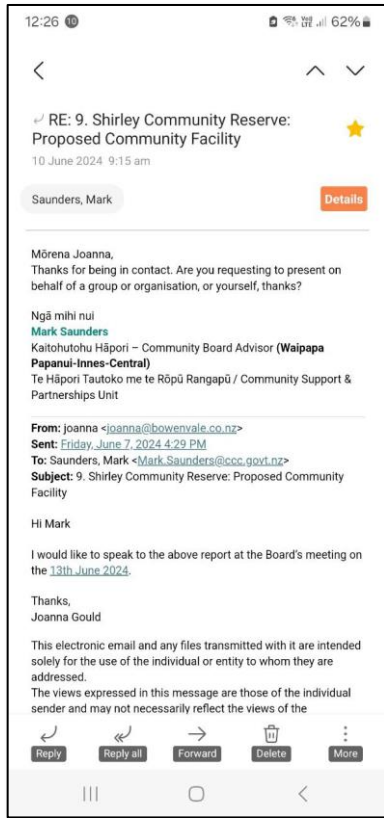
6.13. LGOIMA Request: [Ticket 1120382] - 'Relocating Shirley Library'



- Since the 13th June Board Meeting discussion, I have done a LGOIMA request to find out if the requested 'Relocating the Shirley Library' Feasibility Study has been completed.
- LGOIMA Request: "Can you please provide me the Feasibility Study for 'Relocating the Shirley Library'."
- LGOIMA Answer: "Staff have confirmed that the feasibility study you refer to is the Shirley Community Centre Feasibility Study 2023 and the Shirley Community Centre Supplementary Information.
- LGOIMA Answer: "**There has been no feasibility study on moving the Shirley Library.**"
- In 2021, after my 2nd CCC Draft LTP verbal submission & 'Shirley Road Central' group presentation of the 'Where is our Community Centre' petition, Former Mayor Lianne Dalziel's recommendations included:
M8B: That the Council adds \$35,000 in FY 2021/22 for an updated feasibility study to look at other options, including incorporating the current Shirley Library."¹⁰⁷
- This Feasibility Study has yet to be completed.

¹⁰⁷ Page 25, https://christchurch.infocouncil.biz/Open/2021/06/C-LTP_20210621_MIN_5408_AT.PDF

6.14. Emails with Waipapa Board Staff re 13th June Meeting



6.14.a. Presentation: Page 49,

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

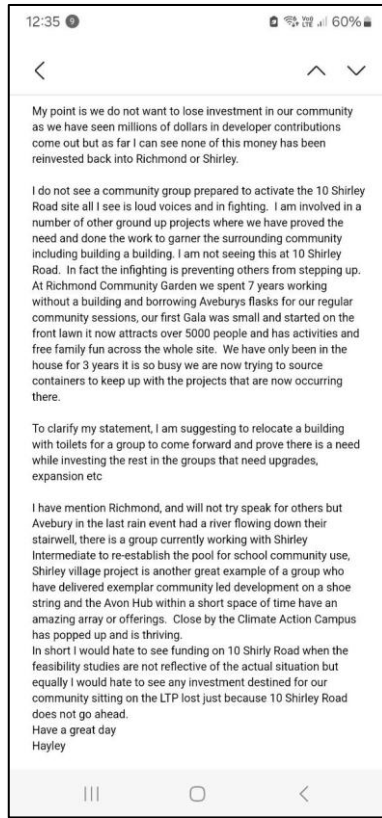
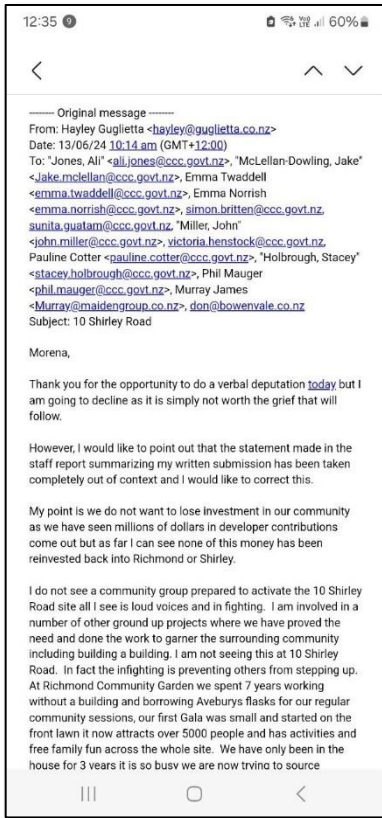
6.14.b. Submission: Page 50-61,

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

6.14.c. Blog Post:

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

6.15. Emails from Existing Community Centre Stakeholders



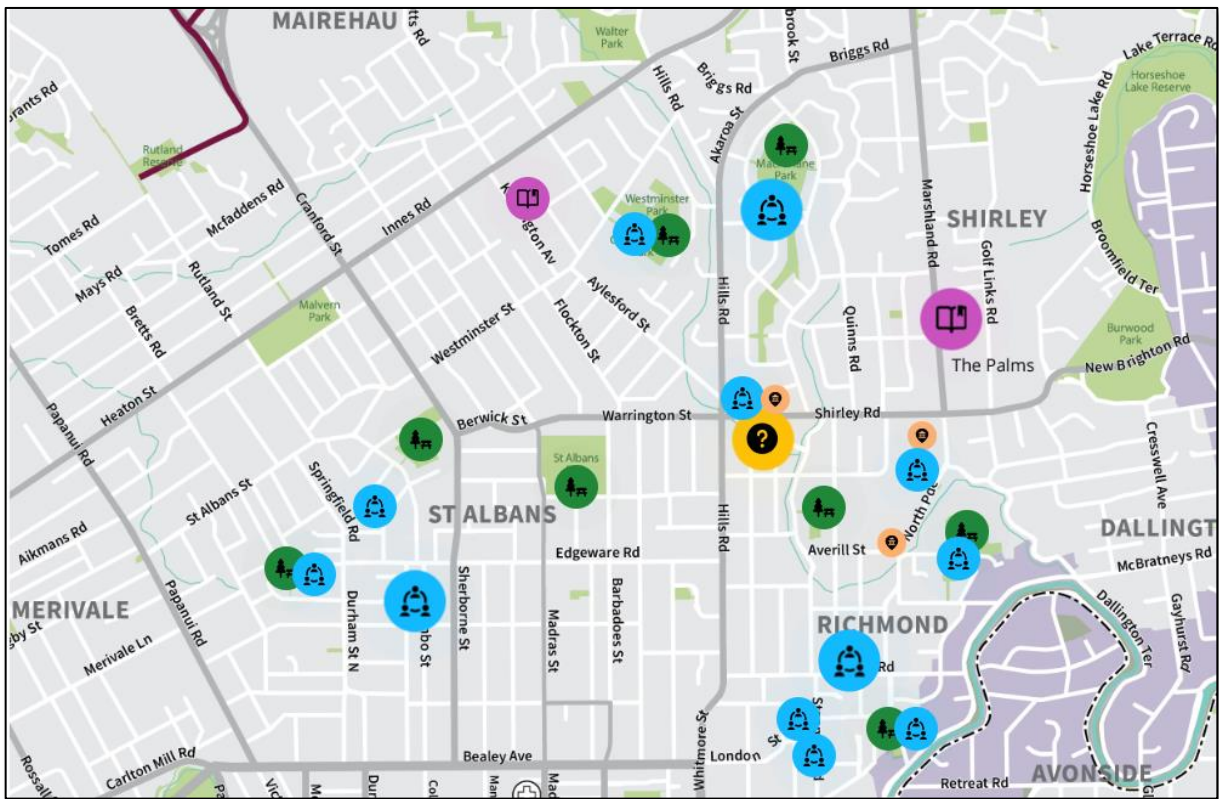
6.15.a. Email from Hayley Guglietta (We are Richmond, Richmond Community Garden, Avon Ōtākaro Network)

13th June 2024, Image 1 & 2

6.15.b. Email from Cameron Parsonson (Rhombus Sharespace Owner)

13th June 2024, Image 3

6.16. Waipapa P-I-C Community Board Consultation 2023 Maps



9. Refresh of the community facilities map in the area surrounding Shirley Community Reserve (November 2023)



Shirley Community Reserve Feasibility Study 2023

7. 'Shirley Centre'

7.1. 'Shirley Centre' | Options Considered^{108 109}

7.1.a. Option A: Leave The Space

- i. The site at 10 Shirley Road is not called 'Shirley Park'.
- ii. It is called 'Shirley Community Reserve' for a reason.
- iii. "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)".

7.1.b. Option B: Recreation Space

- i. 'Option B' also goes against the Reserve status highlighted above.
- ii. In the 2023 consultation, this 'Option B' received 87 votes/comments of 205 (adjusted as 'Option A' votes invalid) = 42.44%
- iii. There is already a total of sixty seven recreation spaces (does not include our 7 community gardens) within a 2km radius of the 10 Shirley Road, Shirley Community Reserve.
 - There are 32 recreational facilities located within a 2km radius of the 10 Shirley Road, Shirley Community Reserve.
 - There are 17 playgrounds located within a 2km radius of the 10 Shirley Road, Shirley Community Reserve.
 - There are 18 parks located within a 2km radius of the 10 Shirley Road, Shirley Community Reserve, not including the Ōtākaro Avon River Corridor.

7.1.c. Option C: Community 'Hub'

- i. 'Option C' is for a building, a Community/Citizen 'Hub', define in the 2023 Feasibility Study as:
"Co-locating multiple services the Council provides across the community in a common location, enabling the customer and community experience to be an integrated one...Shirley Library and Service Centre is an example."
- ii. In the 2023 consultation, this 'Option C' received 118 votes/comments of 205 (adjusted as 'Option A' votes invalid) = 57.56%
- iii. The Board are aware of the different factions within the areas around Shirley Road, as highlighted in both the 2020 & 2023 Consultation votes/comments.

¹⁰⁸ <https://www.10shirleyroad.org.nz/shirley-what/>

¹⁰⁹ <https://www.10shirleyroad.org.nz/shirley-centre-questions/>

- iv. Reading the comments, you can see why some residents who voted for a 'recreational space', did so as they were against a 'community hub'/new building.
- v. Many residents are protective of their community centre in their suburb & purposely voted for any option that opposes a new 'traditional' community centre being built.
- vi. In the 2020 Consultation, this is the information that was provided to residents:
"Due to Council's financial situation, it is not expected in the short term that funding will be available, however the Board would like to see the site being used by the community."
- vii. This messaging led residents to believe that this Consultation was about **'short term' activation ideas for the site, not whether in the 'long term' residents wanted a building back on site.**
- viii. "We received 29 submissions supporting the replacement of the Community Centre at this location. A number of these submissions also asked that a library be included in the building."
- ix. For Centre: 36 submissions of 58 = 62.07%
- x. Against Centre*: 10 submissions of 58 = 17.24%
- xi. No Comment re Centre: 12 submissions of 58 = 20.69%

7.1.d. Option D: Proposed Facility

- i. 'Option D' is supposed to be a combination of 'Option B': Recreation Space & 'Option C': Community 'Hub', is based on incorrect Consultation feedback data analysis.
- ii. In the 2023 Consultation, based on votes/comments received 24 votes/comments of 205 (adjusted as 'Option A' votes invalid) = 10.91% (suggesting they would be happy with both options)
- iii. 'Option B': Recreation Space – Option C: Community 'Hub', received 28 votes/comments of 205 (adjusted as 'Option A' votes invalid) = 12.73% (against 'Hub' see Comment for their reason).
- iv. The 'Proposed Facility' is not 'Option C': Community 'Hub'.
- v. Build a 400m² 'traditional' community centre.
"A small community building would include a meeting space and kitchenette with toilets that are accessed externally."
- vi. The proposed building size is only 36.36% of the original building/former Shirley Community Centre.
- vii. The '36 Marshland Road facility' Shirley Library & Service Centre building is 1,100m², similar in size to the original building/former Shirley Community Centre.
(Figure 1. 36 Marshland Road facility superimposed on Shirley Community Reserve, 2023 Feasibility Study)

- viii. This is not what the community have been asking for the last 12 years... They have been asking for either a 'replacement' community centre or a citizen hub: library, service centre, learning spaces, meeting rooms & playground.
- ix. This 'proposed community facility' would not restore the Christchurch City Council community facilities levels to pre Christchurch Earthquakes & would not provide for the current/future population growth.
- x. The Staff Report & 2023 Feasibility Study haven't taken into consideration:
 - number of existing community centres & recreation spaces in the suburbs around Shirley Road.
 - local knowledge of community issues within the areas around Shirley Road.
 - local knowledge of the known factions within the different areas/community groups.
 - governance of proposed community facility being 'built & operated' by one community group.This goes against the 2019 Feasibility Study: "Unfavourable treatment of one Trust over others, Not one Trust that spans these neighbourhoods, That trust would not necessarily hold the vision for the whole area".
 - lack of fairness & equity with 'new' community group being given a new \$4 million dollar facility, while existing community groups in Richmond were 'gifted' a 'Red Zone building' & Shirley were 'gifted' a 'prefab building'.
 - existing community groups having to compete with another 'New' community group for contestable funding available through the Waipapa Papanui-Innes-Central Community Board.

7.1.e. Option E: 'Shirley Centre'

- i. 'Option E' is a Citizen 'Hub', define in the 2023 Feasibility Study as "Co-locating multiple services the Council provides across the community in a common location, enabling the customer and community experience to be an integrated one...Shirley Library and Service Centre is an example." plus Learning Spaces, Meeting Rooms, Inclusive Accessible Playground & Recreation Space, with the existing Shirley Playcentre.
- ii. In the 2020 Consultation, "We received 29 submissions supporting the replacement of the Community Centre at this location. A number of these submissions also asked that a library be included in the building." For Centre: 36 submissions of 58 = 62.07%

- iii. In the 2023 Consultation, this 'Option C' received 118 votes/comments of 205 (adjusted as 'Option A' votes invalid) = 57.56%
- iv. "A 'Community Focal Point' (CFP) is a means of enhancing community life by providing a 'heart' in each neighbourhood.
The entire space is designed to enable and encourage community connections, in a relaxed, inclusive and welcoming environment that is enjoyable to be in."
(Figure 1. Neighbourhood Focal Point Approach to Community Facility Provision, 2019 Feasibility Study)
- v. There are already 8 Community Centres located within a 2km radius of the 10 Shirley Road, Shirley Community Reserve.
- vi. "Community Provision (Non-Council): There seems a gap (or at least less provision) of non-Church community space across the Community Board, especially as we see the current range of facilities available is split between 'Community' and 'Church-based' Trusts."
(6.4.2, 2019 Feasibility Study)
- vii. "There is no direct provision of Council facilities within the defined facility catchment area (Shirley, Richmond, Edgeware and Mairehau) and much of what is provided is Church based, with the area being home to a number of strong Church based Trusts."
(Location of Provision, 2019 Feasibility Study)
- viii. "Council Owned Community Facilities: This suggests current provision is lower than the city-wide average in terms of community facilities."
(6.4.1, 2019 Feasibility Study)
- ix. "Governance Option 'All comers' Approach': Perceived as fair & Council is not partisan." (Table 9, 2019 Feasibility Study)
- x. "There does appear to be a gap in the area identified on the boundary of Shirley and Richmond." (Location of Provision, 2019 Feasibility Study)
- xi. "Here we see Richmond South, Edgeware and Shirley have higher levels of deprivation (6 and above) as a percentage of total population, much higher than the Christchurch Average. These factors need to be considered in any analysis of the cost of access to community facilities."
(Table 4, 2019 Feasibility Study)
- xii. "Lack of low cost, creative and fun activities for after-school and school holidays."
(7.3 Community Needs Analysis for Richmond, 2019 Feasibility Study)
- xiii. "Mental health needs: adults through to children identified as a gap."
(7.3 Community Needs Analysis for Richmond, 2019 Feasibility Study)
- xiv. "Although there are some who would want permanent activities locked onto the site; given its proximity to transport and its high visibility it would be a shame for it to be locked into one type of use when it has opportunity to be a flexible and changing community space for the whole

community and different interest groups at different times...Its high visibility is particularly attractive to young people.” (9. Fit with Christchurch City Council Network Plan, 2019 Feasibility Study)

- xv. The **current Shirley Library doesn't align with 'Location Preferences'**:
“Malls and aquatic facilities not seen as highly desirable areas for co-location or as adjacent locations; co-location with a Council service centre favoured...
Therefore, library facilities are best located either close to a major destination within the city, such as a mall and/or a major transport junction, or at sites sufficiently attractive to draw visitors to them as standalone 'destination locations'.” (Libraries Network Plan 2015)
- xvi. There are **zero suburban libraries in the Innes/Central Ward**.
- xvii. The 10 Shirley Road site/Shirley Community Reserve is on the border of both Wards.
- xviii. Waitai Coastal-Burwood-Linwood Community Board have 5 suburban libraries, including the Shirley Library.
- xix. Shirley Library is the busiest suburban library in the Christchurch Libraries network. (2023 Feasibility Study)
- xx. The current Shirley Library is the only location in our communities that is free, has WIFI access & you don't have to make a purchase or participate in an activity/event to just be in this space.
- xxi. Shirley Library is hidden in The Palms carpark (vehicle access only through The Palms carpark, no dedicated car parking for library/service centre users), not easily visible from Marshland Road & has limited bus services at this location.
- xxii. “Outdoor environment important – need natural features and to be welcoming; clear signposting within and outside the building.”
(Building Requirements, Libraries Network Plan 2015)
- xxiii. The current Shirley Library does not align with the new CCC Equity and Inclusion Policy. “Accessible buildings and facilities for people with disabilities.” (Building Requirements, Libraries Network Plan 2015)
- xxiv. This location at 10 Shirley Road is accessible by public transport (7, 44, 100 & Orbiter) for residents in:
Shirley, Dallington, Richmond, Edgware, St Albans & Mairehau
Plus: Citywide (Orbiter), Merivale, Parklands, Burwood & Avonside.
- xxv. The population density for the current Shirley Library (located next to The Palms commercial area & Christchurch Golf Club) is less than the current/future population density around 10 Shirley Road, due to infill/social housing increases as part of the Christchurch District Plan.
- xxvi. The current Shirley Library has a limited book selection/no room for more bookshelves, no boardroom, meeting rooms or learning centre (flexible spaces) & didn't rate well in the 'Shirley Village' Youth Audit.

- xxvii. The **current Shirley Library has a lack of “Spaciousness:** room for quiet spaces away from the children’s area; generous space between book stack aisles to enable easy browsing by less nimble and multiple users at one time; plenty of chairs/ beanbags and desks at which to work/relax.” (**Building Requirements, Libraries Network Plan 2015**)
- xxviii. The current Shirley Library has a lack of: “Whanau-friendly facilities, e.g. children’s areas, baby feeding/changing facilities.”
There are no toilets available in the Library area. Toilets for the building are in the corridor off the Main Entrance to the building.
(Building Requirements, Libraries Network Plan 2015)
- xxix. “Use of PCs at Shirley Library is one of the highest rates in the network at 41.9%” (2023 Feasibility Study).
Many residents are on fixed low incomes, internet at home and/or unlimited mobile data plans are seen as luxuries that they can’t afford.
- xxx. ‘Wā Pēpi: Babytimes’ has the highest attendance (2023 Feasibility Study).
Yet there are no toilets in the Library area & no outdoor space or playground at the current Shirley Library.
Whereas relocating the Shirley Library to 10 Shirley Road, would help to form connections with the existing Shirley Playcentre already onsite, destination nature space with trees & Dudley Creek to explore, plus an upgraded fenced inclusive accessible playground, so attendees can extend their stay & have the opportunity to form friendships naturally.
- xxxi. “Providing access to places where children can access play independently is important for their physical and emotional development.” (Outdoor Recreation Space, 2023 Feasibility Study).
This is unavailable for safety reasons at the current Shirley Library, situated in The Palms carpark.
- xxxii. “Need for improved playground facilities across Richmond targeting pre-schoolers and small children.”
(7.3 Community Needs Analysis for Richmond, 2019 Feasibility Study)
- xxxiii. “The current play provisions in this area are older and in need of refurbishment, namely the play space next to the Shirley Playcentre.”
(Outdoor Recreation Space, 2023 Feasibility Study)
- xxxiv. “There is an opportunity to provide for inclusive play as the [Shirley] Community Reserve is already currently fenced, which is rare in Christchurch, particularly in the area north of Bealey Avenue. With the addition of a couple of gates, this would enable the space to be a fenced playground, which is something the Disability community is advocating for more of, in particular the Autism community in Christchurch.”
(Outdoor Recreation Space, 2023 Feasibility Study)

- xxxv. There are 11 support providers located within a 3km radius of the 10 Shirley Road, Shirley Community Reserve.
- xxxvi. There are 14 schools, kindergartens & playcentres located within a 2km radius of the 10 Shirley Road, Shirley Community Reserve.
- xxxvii. There are 7 community gardens located within a 2km radius of the 10 Shirley Road, Shirley Community Reserve.
- xxxviii. “With an aging population, it is important to also consider what has been lost that would be of value to older adults.”
(8. Need and Gap Assessment, 2019 Feasibility Study)
- xxxix. “Secular Bumping space¹¹⁰ (for casual interactions and cross-over between activities and areas) for adults like that provided in libraries.”
(8. Need and Gap Assessment, 2019 Feasibility Study)
- xl. “With the provision of the correct infrastructure this site could be reborn as a new interpretation of a contemporary community centre...the site could act as an extension location for other community bases spreading activity across the community...The location of 10 Shirley Road is perfect for this as there is no other Trust close by and yet the location is important to Shirley, Edgware, Mairehau and Richmond.”
(Potential Activity for the 10 Shirley Road Site, 2019 Feasibility Study)
- xli. “The LTP budget for Shirley Community Centre would be insufficient to include the relocation of Shirley Library and a significant level of additional capital funding would be required.” Staff Report
- xlii. Isn't now the time during the current Christchurch City Council LTP 2024-34 decision-making process, for the Board to advocate for all their residents in the Innes/Central areas, for Council to approve an appropriate new budget to build a new 'Shirley Centre'/relocate Shirley Library & Service Centre, in the Central Ward at 10 Shirley Road, Richmond?
- xliii. ‘Shirley Centre’ **Funding**
<https://www.10shirleyroad.org.nz/shirley-centre-funding/>
- xliv. Q. How do we fund a new building & redevelopment of the Shirley Community Reserve?
A. Through donations, sponsorships & grants, by involving:
 - the local communities around Shirley Road, Christchurch Suburbs: Shirley, Dallington, Richmond, Edgware, St Albans & Mairehau
 - the owners of The Palms Mall (see: * Update: 12th June 2024)
 - the wider community: Christchurch residents
 - Christchurch City Council, Waipapa Papanui-Innes-Central Community Board & Waitai Coastal-Burwood-Linwood Community Board

¹¹⁰ <https://www.10shirleyroad.org.nz/bumping-spaces/> & <https://www.10shirleyroad.org.nz/third-place/>

- New Zealand Government: relevant Ministries & Departments
- Local/National Funding Organisations
- International Community: expats now living overseas & visitors
- The Christchurch Foundation
- Past Connections: People/Businesses/Organisations who have a past connection to this site/former building & by providing other Fundraising Opportunities

xlvi. **NZ Society of Genealogists – Canterbury Branch**

<https://canterburygenealogy.org.nz/>

“10 Shirley Road was the home for NZ Society of Genealogists – Canterbury Branch, for 21 years from February 1990 until the February 2011 earthquakes. **We were hoping that a new Community Centre would be built on the same site to serve the local community in many ways, and possibly return ‘home’.**”

Fiona Lees, NZ Society of Genealogists – Canterbury Branch, Convenor

“Our city has special needs with what we have been through in the last decade, where the community have shown how strong they can be supporting each other, and desperately need safe and welcoming meeting places to suit all needs.”

- Pages 61-62, Letter from Fiona Lees, Convenor, NZ Society of Genealogists – Canterbury Branch

- Pages 63-70, NZSG Canterbury Branch, 50th Anniversary – February 2018, includes photos of Shirley Community Centre

https://christchurch.infocouncil.biz/Open/2020/11/PICB_20201120_AGN_4525_AT.PDF<https://www.10shirleyroad.org.nz/site-history/>

“Established in 1968, that makes the [NZ Society of Genealogists] Canterbury regional branch the oldest in New Zealand...For Lees, that passion was wanting to know more about where she came from and what influences made her the person she is today.”

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

xlvi. ‘Community Hub Support’

<https://www.10shirleyroad.org.nz/community-hub-support/>

- xlvii. “The current library is situated inside the Burwood/Pegasus ward outside of Innes and Central although it is seen as a Shirley Richmond Amenity. A large sector of our community wants this relocated to 10 Shirley Road as a true public non-partisan community facility we do not want nor need another community organisation or church-based facility. We need a place that ALL people feel free to come to and be part of and a library/service centre is the best example of this. Our community needs the type of facility that Halswell and Sumner do more than they do, but yet we are left with a building shoved in the back

of a mall requiring a full-time security guard, not delivering the services other libraries do because they do not have the space.

We as a community are fully prepared to take what money there currently is and fundraise for more money to situ a modern, exciting, community focused facility at 10 Shirley Road to replace the number of amenities that we have been stripped of.

A citizen lead hub facility incorporating the library and service centre would support/inform/direct people out into the activities in the community and current community lead facilities (Avebury, Richmond Community Garden, Delta, Shirley Trust, etc etc).

We need to get people out of their houses and engaging with others in the community.”

Hayley Guglietta

(Email from Hayley to Ali Jones, former Papanui-Innes Community Board Chairperson, 4th April 2019)

xlvi. “There is much debate about the need for a Community Centre as we knew it pre-earthquake. Some of the services provided at the old centre have been absorbed by other agencies and do not need replicating at a new amenity. There have been reviews and reports presented to Council discussing the amenities we have and those we need. Although these have not been released to the general public as yet, one would assume that these include social, recreation, pastoral care elements and take into account the composition of the population.

There is a groundswell of support for a (new) library to provide an amenity that would serve the Richmond/Shirley communities.

Libraries have changed markedly in the last decade and now provide opportunities for interaction amongst age groups, ethnic groups, interest groups, etc through the way they are designed and staffed. While they still address their original core function of providing information and leisure reading opportunities, modern technological developments have had a major impact on how libraries achieve that core function.

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

David Duffy (current Chairperson), 22nd May 2019

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

xlix. ‘Shirley Village’ Youth Friendly Spaces Audit for Shirley Library
“The Shirley Library performed below average, scoring a total of 64.5% and producing a Net Promoter Score of -50.”¹¹¹

¹¹¹ <https://www.10shirleyroad.org.nz/youth-audit-shirley-library/>

- l. Shirley Centre: Identity | Well-being | Learning¹¹²
New Shirley Community Hub¹¹³ in Shirley Community Reserve,
10 Shirley Road, Richmond, Christchurch.
Relocate current Shirley Library from The Palms carpark.
New Library with Learning Spaces & Meeting Rooms.
New Inclusive Accessible Playground & Shirley Playcentre.
Connecting Communities around Shirley Road:
Shirley, Dallington, Richmond, Edgware, St Albans & Mairehau
“You Are Here”: a place to be, within our communities.¹¹⁴
Community Education¹¹⁵ & Support Services¹¹⁶ in Learning Libraries.
- xv. “What if We Built Our Communities Around Places?”
Placemaking inspires people to collectively reimagine and reinvent
public spaces as the heart of every community. Strengthening the
connection between people and the places they share, placemaking
refers to a collaborative process by which we can shape our public realm
in order to maximize shared value. More than just promoting better urban
design, placemaking facilitates creative patterns of use, paying
particular attention to the physical, cultural, and social identities that
define a place and support its ongoing evolution.”
<https://www.pps.org/category/placemaking>
- xvi. “What Makes a Successful Place? Great public spaces are those places
where celebrations are held, social and economic exchanges occur,
friends run into each other, and cultures mix. They are the ‘front porches’
of our public institutions – libraries, where we interact with each other
and government. When these spaces work well, they serve as the stage
for our public lives...they generally share the following four qualities: they
are accessible; people are engaged in activities there; the space is
comfortable and has a good image; and finally, it is a sociable place: one
where people meet each other and take people when they come to visit.”
<https://www.pps.org/article/grplacefeat>
- xvii. “The Power of 10+ shows how paying attention to the human experience
when building a city’s destinations and districts can have immediate and
widespread impacts. The idea behind this concept is that places thrive
when users have a range of reasons (10+) to be there. These might

¹¹² <https://www.10shirleyroad.org.nz/shirley-centre-overview/>

¹¹³ <https://www.10shirleyroad.org.nz/community-hub-support/>

¹¹⁴ <https://www.10shirleyroad.org.nz/you-are-here-a-place-to-be/>

¹¹⁵ <https://www.10shirleyroad.org.nz/community-education/>

¹¹⁶ <https://www.10shirleyroad.org.nz/support-services/>

include a place to sit, a playground...history to experience, and people to meet. Ideally, some of these activities will be unique to that particular place, reflecting the culture and history of the surrounding community.”

<https://www.pps.org/article/the-power-of-10>

xviii. “Placemaking: Building on the ‘Soul’ of a Place:

Every place already has a story to tell—placemaking just brings that story forward...We start with the belief that every place already has a history and a story to tell—that places already have soul. Our role as designers is to honour that story, bring it forward and integrate it into every level of design and detail... The best measure of good placemaking is after having visited a place, you find yourself compelled to tell others about it. It becomes a place you’re excited to return time again.”

<https://www.planetizen.com/features/119054-placemaking-building-soul-place>

xix. ‘Shirley Centre’: Identity | Well-being | Learning¹¹⁷

1. ‘Suburban’ Library
2. Christchurch City Council Service Centre
3. Learning Spaces
4. Meeting Rooms
5. NZ/Genealogy Area
6. Internal Courtyard
7. Indoor/Outdoor Seating Options
8. Natives Garden (Dudley Creek)
9. Wellbeing Sensory Garden
10. Events/Market Space (Carpark)
11. Inclusive Accessible Playground
12. Basketball Court/Youth Area
13. Shirley Playcentre
14. StoryWalk¹¹⁸
15. Dudley Creek Trail

xx. ‘Shirley Centre’ Concepts

- Shirley Centre Concept (Image)

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

- Learning Libraries Concept

<https://www.10shirleyroad.org.nz/learning-libraries-concept/>

- Instore Demonstration Concept

<https://www.10shirleyroad.org.nz/instore-demonstration-concept/>

¹¹⁷ <https://www.10shirleyroad.org.nz/placemaking/>

¹¹⁸ <https://letsmovelibraries.org/storywalk/> & <https://www.librariesaotearoa.org.nz/korero-blog/libraries-make-reading-a-walk-in-the-park>

7.2. '10 Shirley Road/Shirley Centre' | Submissions¹¹⁹

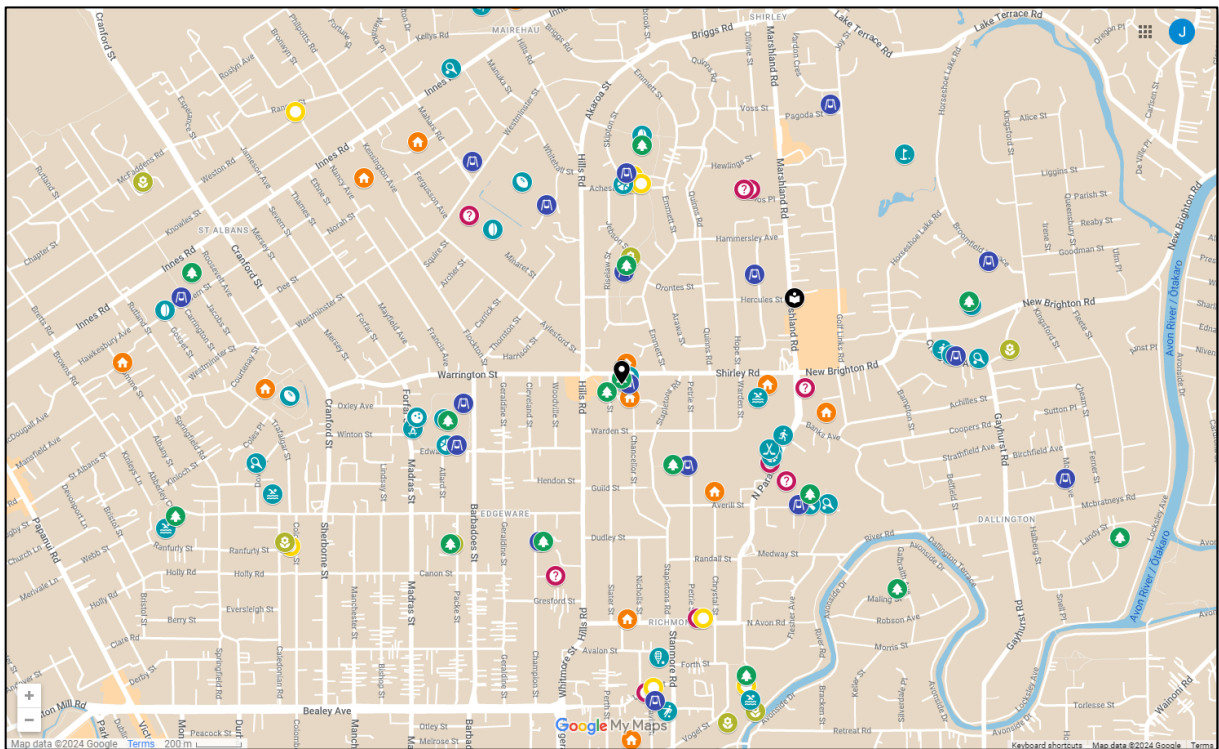
7.3. 'www.10shirleyroad.org.nz' | Website: Pages¹²⁰

7.4. 'www.10shirleyroad.org.nz' | Website: Blog Posts¹²¹

7.5. 'Shirley Centre 10 Shirley Road' | Facebook: Page¹²²

7.6. 'Shirley Centre 10 Shirley Road' | Facebook: Community Group¹²³

7.7. 'Shirley Centre 10 Shirley Road' | Google My Maps 2024¹²⁴



7.7.a. Shirley Centre | Libraries

There are 17 Christchurch City Council Libraries located in the Christchurch area.

<https://www.10shirleyroad.org.nz/christchurch-city-libraries-by-community-board/>

¹¹⁹ <https://www.10shirleyroad.org.nz/submissions/>

¹²⁰ <https://www.10shirleyroad.org.nz/shirley-centre-overview/>

¹²¹ <https://www.10shirleyroad.org.nz/blog-posts/>

¹²² <https://www.facebook.com/ShirleyCentre10ShirleyRoad/>

¹²³ <https://www.facebook.com/groups/www.10shirleyroad.org.nz/>

¹²⁴ <https://www.10shirleyroad.org.nz/shirley-centre-map/>

7.7.b. Shirley Centre | Education Providers

There are 14 schools, kindergartens & playcentres located within a 2km radius of the 10 Shirley Road, Shirley Community Reserve.

This map does not include all early childhood education centres.

<https://www.10shirleyroad.org.nz/local-education-providers/>

7.7.c. Shirley Centre | Support Providers

There are 11 support providers located within a 3km radius of the 10 Shirley Road, Shirley Community Reserve.

<https://www.10shirleyroad.org.nz/support-services/>

7.7.d. Shirley Centre | Community Centres

There are 8 community centres located within a 2km radius of the 10 Shirley Road, Shirley Community Reserve.

7.7.e. Shirley Centre | Community Gardens

There are 7 community gardens located within a 2km radius of the 10 Shirley Road, Shirley Community Reserve.

<https://www.10shirleyroad.org.nz/local-green-spaces/>

7.7.f. Shirley Centre | Recreational Facilities

There are 32 recreational facilities located within a 2km radius of the 10 Shirley Road, Shirley Community Reserve.

7.7.g. Shirley Centre | Playgrounds

There are 17 playgrounds located within a 2km radius of the 10 Shirley Road, Shirley Community Reserve.

This map does not include school, kindergarten or playcentre playgrounds.

7.7.h. Shirley Centre | Parks

There are 18 parks located within a 2km radius of the 10 Shirley Road, Shirley Community Reserve, without including the Ōtākaro Avon River Corridor.

<https://www.10shirleyroad.org.nz/local-green-spaces/>

7.7.i. Shirley Centre | Transport

Modes of transport to 10 Shirley Road & new resources available at Shirley Community Reserve:

1. Shirley Community Reserve Location, 2. Driving: Off Street & Street Parking, 3. Public Transport: Buses, 4. Bikes & Scooters & 5. Walking

Includes: 1.1 Water Fountain, 1.2 Information Board & Interpretation Board(s) &

- 5.1 Dudley Creek Walking Track & 5.1.2. MacFarlane Park Birdsong Trail

From the North in Shirley, through Shirley Primary School grounds, crossing over Shirley Road to the Shirley Community Reserve, South through Richmond, to connect up with the Ōtākaro Avon River Corridor.

- 5.1.3 StoryWalk®, 5.1.4 Dewey Decimal Trail & 5.1.5 Footpath Obstacle Course

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