

**Waipapa**  
**Papanui-Innes-Central Community Board**  
**MINUTES ATTACHMENTS**

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**Date:** Thursday 11 September 2025  
**Time:** 4.01 pm  
**Venue:** Board Room, Papanui Service Centre,  
Corner Langdons Road and Restell Street, Papanui

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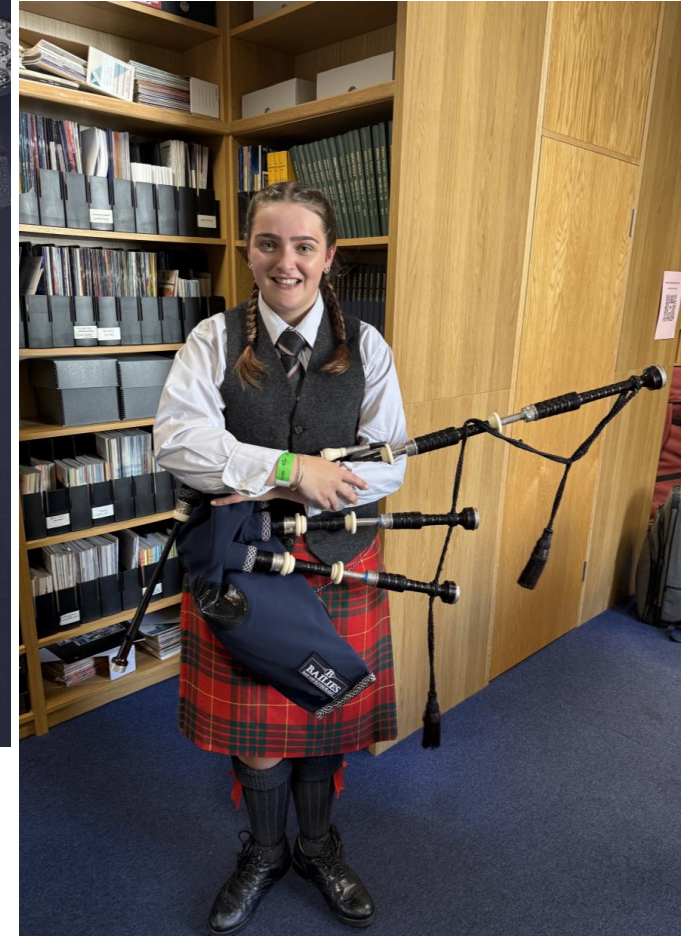




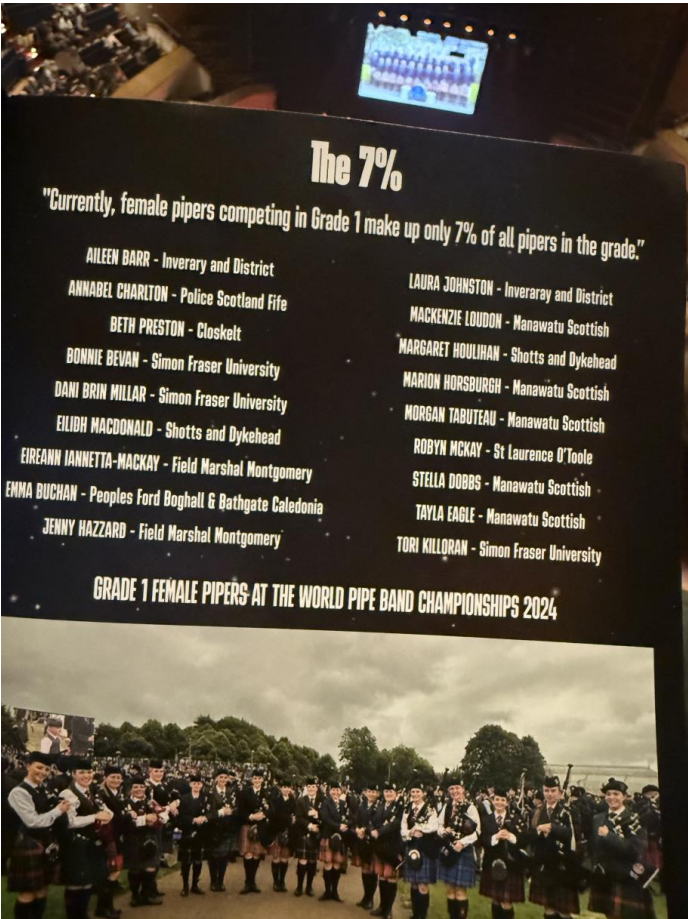












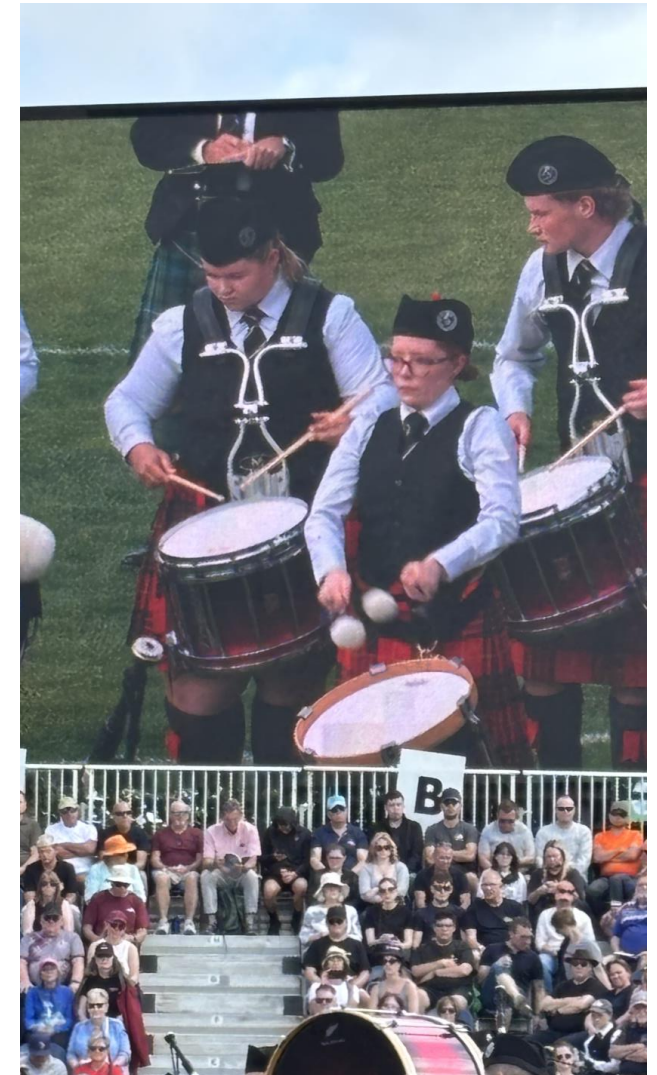
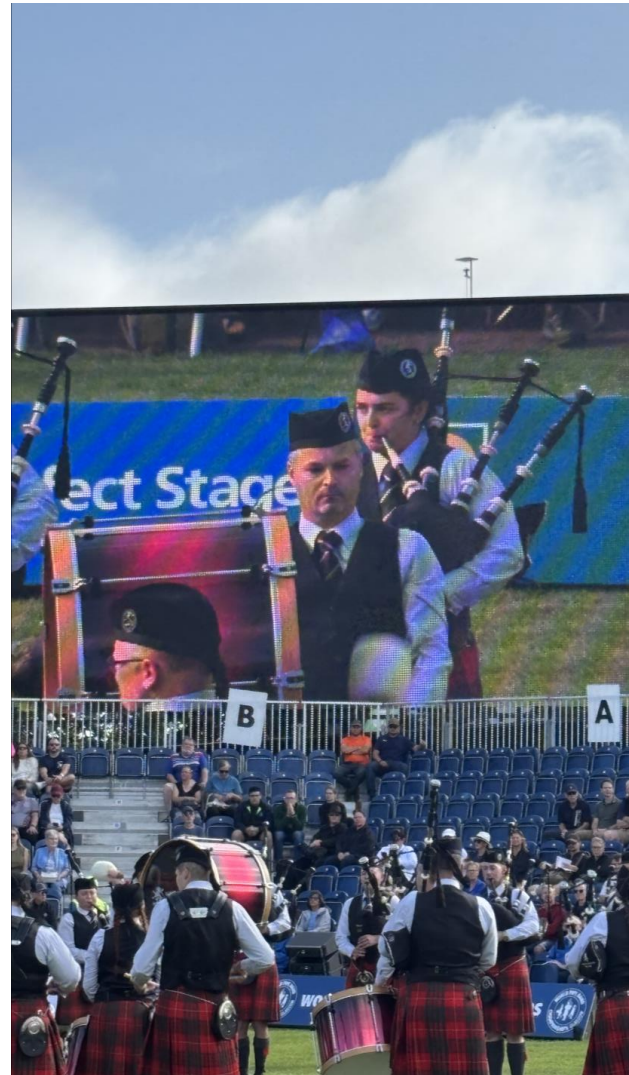
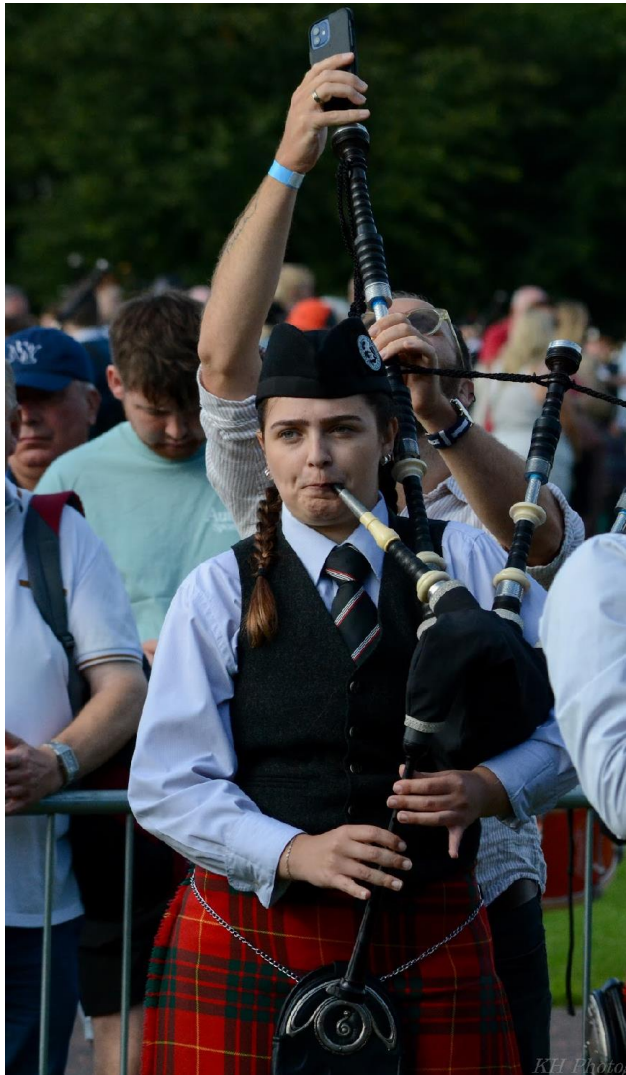
































Waipapa Papanui-Innes-Central Community Board, 11th September 2025 Meeting  
[https://christchurch.infocouncil.biz/Open/2025/09/PCBCC\\_20250911\\_AGN\\_9141\\_AT\\_WEB.htm](https://christchurch.infocouncil.biz/Open/2025/09/PCBCC_20250911_AGN_9141_AT_WEB.htm)  
Item 8. Shirley Community Facility

**Section A: Staff Report**

**Section B: Developed Design**

**Section C: Additional Information**

**Section A: Staff Report**

- 1.1 The purpose of this report is to approve the developed design of the proposed Shirley Community Facility to be constructed on Shirley Community Reserve at 10 Shirley Road.

- Why is this Report in the agenda for the Board's last meeting before the Elections?
- Is this fair on the new Board (who will be responsible for the build) to not have any input into the design of this Facility?

- Where is the 'openness and transparency' in this decision-making process?
- "Openness and transparency are principles that foster trust by freely sharing information, clarifying decision-making processes, and encouraging open communication and feedback."

- I received an email from a Board staff member on the 5th September 2025, with the attached 'developed design' plans. On Monday, 8th September 2025, I created a post which included the 'developed design' plans on my 'Shirley Centre 10 Shirley Road' Facebook Page & tagged relevant people/pages: <https://www.facebook.com/share/p/1GC4dtXbZ5/>. I then shared this post to other Facebook community groups, to make sure more residents were aware of 'developed design' plans, before the Board's meeting this week.

- These 'developed design' plans have not been shared online via the Board's Facebook page or via the Working Party members Facebook page.

- 3.2 The Waipapa Community Board, in its Community Board Plan 2023-25, has recognised Shirley Community Reserve as a priority project.

- The former Shirley Community Centre building was demolished in 2012. It has been a 'priority project' in the Board's plan since then, with little progress made at reinstating a 'replacement' building on this site.
- Apart from the failed 'Crossway Church' proposal, and using the Reserve as a work site for the Dudley Creek Flood Remediation. The only additions to the site have been the pump track & multi purpose table, which are rarely used.
- While residents have kept advocating since 2012, for a 'replacement' building as promised in the Council's Community Facilities Rebuild Programme.

- At its meeting on 13 June 2024, the Waipapa Community Board resolved that staff:

3.4.1 ...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.

- 'A mixed use of the Reserve' is not consistent with the Shirley Community Reserves' designation.
- Shirley 'Community' Reserve is classified as a 'Local Purpose' (Community Centre) reserve, not a 'Recreation' reserve.
- 'Recreational' Reserves (Petrie Park) are different from 'Local Purpose' Reserves.

- 3.5 The Waipapa Community Board requested staff to establish a Shirley Working Group made up of local community members to advise on the development concept, ensuring the design reflects community needs.

- I have been advocating for 10 Shirley Road since 2018, yet I had to do a LGOIMA Request to find out who was included in the Working Party & what role they would play in the design & build process of the new building.

Q. What are their roles in the Working Party, design & build process of the new building?

<https://www.10shirleyroad.org.nz/lgoima-request-ticket-1323259/>

"- Discuss and provide feedback on the development concept and any other relevant documentation relating to the project.

- Raise the profile of the project and provide a channel of communication so that the wider community feels confident, informed, and engaged about the project and the progress being made.

- Work as a team to achieve the overall goal of the project.

- Provide recommendations, and suggestions to the Project Team to ensure that the design meets the needs of the community.

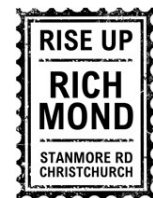
- Act as a conduit between Council and the Community to inform the development of the facility and park space."

- The 'Shirley Working Group' includes these 'community members': Shirley Community Trust, Shirley Village Project, St Albans Residents Association, Eastern Community Sport and Recreation Inc & We are Richmond.

For more info see: '2. Working Party | Members, Role & 2023 Consultation Feedback'

<https://www.10shirleyroad.org.nz/new-building-updates/>

- This information could have been included in the Board's agenda, under 'Waipapa Papanui-Innes-Central Community Board Area Report'.



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- Shirley Playcentre is located on the the Shirley 'Community' Reserve, yet no representative from this organisation has been included in the Working Party?
- Shirley Recreational Walkers have met at this site for over 20 years, yet no representative from this organisation has been included in the Working Party?
- Shirley Primary School children/parents/caregivers will be affected by the changes in the 'developed design', why wasn't a representative for the School included in the Working Party?
- Residents have been the most vocal, advocating for a new building at 10 Shirley Road, yet none have been included in the Working Party?

- 3.7 The endorsement of the Working Group was not unanimous, four members endorsed the plans, two members did not endorse the plans, and two members of the Working Group were not present.

- The Board are well aware of the factions in our communities. Residents have been advocating for a new building. Over 1,200 signed the 'Where is our Community Centre?' petition:  
<https://www.10shirleyroad.org.nz/where-is-our-community-centre-petition/>

- "Some residents there have been pushing for a replacement but have faced opposition from other groups in Shirley and Richmond also serving the community." St Albans News, March/April 2025, Page 8  
<https://drive.google.com/file/d/1yFY1xiHqWLRJAXIWzyhAOEU-ThiFahu7/>

- Why haven't the Board dealt with the issue of why these organisations are against a new building & addressed their concerns?
- Has anyone asked why? Is it to do with funding being divided between another Community Centre? Potential loss of activity providers at their centres? Residents preferring the new centre due to its location & accessibility?

- 3.8 A budget of \$3,705,000 for the proposed development of a community facility at Shirley Community Reserve, is available.
- 3.10 The high-level cost estimate based on the developed design for construction, received by a Quantity Surveyor, is within budget at \$1.6M.

- "At its meeting on 13 June 2024, the Waipapa Community Board resolved that staff...initiate the process to design an 'on budget community building'".  
Why hasn't the 'developed design' been designed to the budget of \$3.7M?

- \$3.7M (2024–34 LTP budget) - \$1.6M (Quantity Surveyor estimate) = \$2.1M.  
\$2.1M is a rather large contingency? Why are the residents in our communities being short changed?

- The original building was 1,500m<sup>2</sup>.

- The 'developed design' Option One is 20.6m x 11.5m = 236.9m<sup>2</sup>.

- The new building (236.9) is only 15.79% of the original building (1500).

- A one room building (one activity at one time) does not 'replace' the former building (multiple rooms & activities).

- The 'developed design' Option One, would be similar in size to the MacFarlane Park Centre building, that is off the service lane in Acheson Avenue.  
This building is 133m<sup>2</sup>, includes a main community hall, meeting room, kitchen, store room and toilet (not 5 toilets).

- 'Council Gifts Buildings to Community Trusts', 11 August 2022  
<https://www.newsline.ccc.govt.nz/news/story/council-gifts-buildings-to-community-trusts>

"The Shirley Community Trust (SCT) is being gifted the MacFarlane Park Centre in Acheson Avenue.  
"...the buildings are surplus to the Council's requirements so we are delighted to be in a position where we can essentially gift them to the community," says Council Head of Community Support and Partnerships John Filsell."

- Where is the remaining \$2.1M going? To the organisations who endorsed the plans?

- 'We Are Richmond' Meeting Minutes, 25 March 2025  
<https://wearerichmond.co.nz/meeting-minutes/minutes-for-25-march-2025/>

"Update from the Chair: ...With the money left over, lots of good things can happen in Richmond and Shirley."

- 'We Are Richmond' Meeting Minutes, 22 July 2025  
<https://wearerichmond.co.nz/wp-content/uploads/2025/07/Minutes-AGM-22-July-25.pdf>

"Update from the Chair: And the 10 Shirley Road project will go back to the community board in September. It has an endorsement from us and will be a great asset for Richmond and Shirley.  
If the budget is not completely spent, it will be available for use (hopefully) in Richmond."

- 'We Are Richmond' Meeting Minutes, 26 August 2025  
[https://wearerichmond.co.nz/wp-content/uploads/2025/09/Minutes-25\\_08\\_26.pdf](https://wearerichmond.co.nz/wp-content/uploads/2025/09/Minutes-25_08_26.pdf)

"Update from the Chair: Murray will attend the deposition on the 12th of Sept regarding 10 Shirley Road. At this stage, we will not discuss anchoring the project, we will just get it started.  
The proposed building is a character build, 200 sq m, with wrap around verandah. Similar to the one in Heathcote."



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- 4.13 *The Shirley Working Group met on three occasions, discussing various aspects of the proposed community facility, including external appearance, internal layout and sustainability features of the facility.*

- Shirley Community Reserve is surrounded by residential houses in the Dudley Character Area.  
- The role of the 'Dudley Design Guide' is "to provide an overview of the special qualities of Dudley and a series of corresponding design principles, which give direction to the development or alteration to houses and sections".

<https://riseuprichmond.nz/dudley-character-area/>

- Dudley Design Guide

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

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

- Building Record Form for Shirley Community Centre, 10 Shirley Road, Christchurch

<https://quakestudies.canterbury.ac.nz/store/object/13346>

"The Shirley Primary School was erected in 1915 to the design of George Penlington, the Education Board Architect in Canterbury. The foundation stone was laid on 16th June 1915.

Sympathetic additions were made to the school building in 1924 and were presumably to the design of Penlington also. This comprised the four east-facing classrooms. Other than these additions, the building appears largely unaltered. Shirley Primary School was typical of education buildings of this era in both plan and the provision of large windows to each classroom, but has some regional rarity in that it is constructed of brick. The building is prominent within the local streetscape because of its corner site and spacious setting."

- NZ Historic Places Trust, Register Record for Shirley Community Centre, 10 Shirley Road, Christchurch

<https://quakestudies.canterbury.ac.nz/store/object/111836>

"This building was built as Shirley Primary School in 1915 to the design of Education Board architect George Penlington. With its hipped roof and symmetry, the overall flavour of this school building is Georgian. Its U-shaped plan, and large and regular fenestration, together hint at the Jacobean influence which was to be developed in Penlington's later work. In addition, it provides evidence of Penlington's skill in polychromatic brick construction."

- George Penlington: <https://www.10shirleyroad.org.nz/george-penlington/>

- Chancellor Street Heritage Houses: <http://10shirleyroad.org.nz/site-history/>

- Benjamin Oakes Moore: <https://www.10shirleyroad.org.nz/benjamin-oakes-moore/>

- Other Legal Implications:

#### 6.5.1 *There is no legal context, issue, or implication relevant to this decision.*

- Shirley/Papanui Community Board Meeting, 19 August 2015

Item 9. Shirley Community Facility Rebuild, Page 27

[https://christchurch.infocouncil.biz/Open/2015/08/SPCB\\_19082015\\_AGN.PDF](https://christchurch.infocouncil.biz/Open/2015/08/SPCB_19082015_AGN.PDF)

"Legal Implications:

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

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

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

- 6.6.4 *Staff acknowledge the high level of local community interest.*
- 7.1 *If the recommendations are approved, staff will report back to the Board at a future date with finalised project and programme costs to enable the project to be tendered.*

- Yet residents have been the last to be informed of this 'developed design'?

- Decisions have been made 'for us', but not 'with us'. This is not Community Led Development.

- Is this 'developed design' going out to Consultation to allow residents to have some input?



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## Section B: Developed Design

### 1. Developed Design: Building Placement

- Building located at the back of Reserve, not up front & connected to Shirley Road, hidden down the back.
  - Not centred on the Reserve, like the previous Community Centre, doesn't line up with the path from Shirley Road.
  - Line of sight from Shirley Road to Dudley Creek, blocked by the south wall of the building.
  - CPTED (Crime Prevention Through Environmental Design) issues with the south wall of the building.
- <https://ccc.govt.nz/assets/Documents/Culture-Community/Community-Safety/CPTEDFull-docs.pdf>

### 2. Developed Design: Dudley Creek

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

### 3. Developed Design: Dudley Design

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

Page 6: Dudley Design Guide

Page 7: Chancellor Street Heritage Houses

### 4. Developed Design: Interior

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

### 5. Developed Design: Car Park

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

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

"There is a requirement that four car parks be provided, one for staff and three for parents attending the playcentre.

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

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

### 6. Developed Design: Paths

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

### 7. Developed Design: Toilets & Kitchen

- There are no windows for the toilets or kitchen. No natural light, so it will cost more for electricity & lights will need to be put on a sensor, so that they aren't left on.

- The kitchen & toilets will each need to be fitted with a ventilation system, as there are no windows to allow in fresh air.

These will also need to be on a sensor, so that they aren't left on.

- Reserve Toilets: "4.7 Neighbourhood parks, such as the Shirley Community Reserve, cater for local communities.

They do not usually have toilets as they are generally only a short distance from users' homes and people do not visit for long periods of time." Memo from the Manager, Parks Planning and Asset Management

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

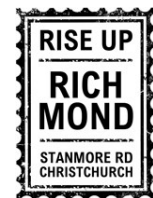
- 10 Shirley Road / Public Toilets, Public Forum, Jennifer Dalziel

[https://christchurch.infocouncil.biz/Open/2022/04/PICB\\_20220429\\_MIN\\_7646\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2022/04/PICB_20220429_MIN_7646_AT.PDF)

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

## Section C: Additional Information

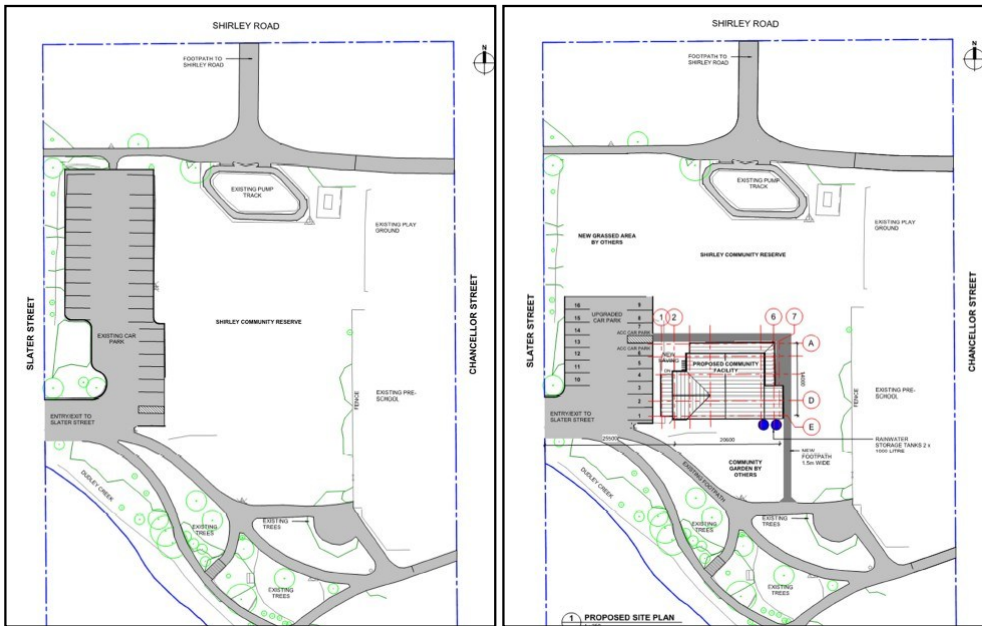
- Page 5: Shirley Community Facility | Developed Design
- Page 6: Dudley Design Guide
- Page 7: Chancellor Street Heritage Houses (opposite Shirley Community Reserve)
- Page 8: Heritage New Zealand Site Record & Photos of the former Shirley Community Centre building
- Page 9: Shirley Community Centre - Landscape Development Proposals - May 1994
- Page 9: Shirley Community Centre - 10 Shirley Road Retrievals - November 2012
- Page 10: Shirley Community Centre | Ideas by Joanna Gould (2018)
- Page 10: Shirley Centre | Design Considerations
- Page 10: Shirley Centre | Design Inspiration
- Page 11: Shirley Centre | Ideas by Joanna Gould (2021)



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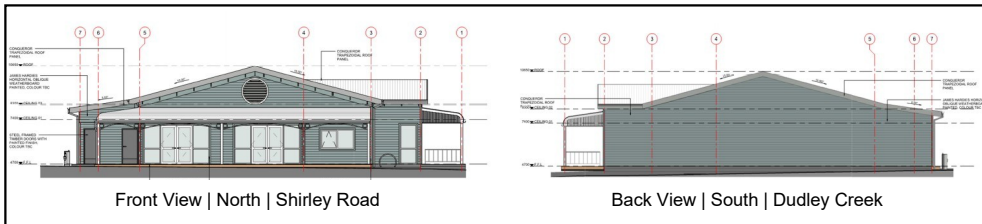


Shirley Community Facility | Developed Design



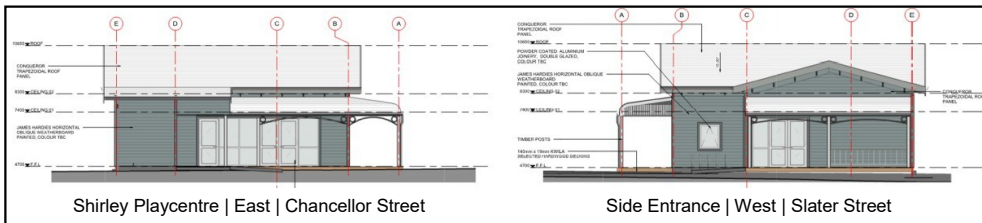
'Current' Shirley Community Reserve

'Developed Design' Shirley Community Reserve  
Car parks removed for 'New Grassed Area'



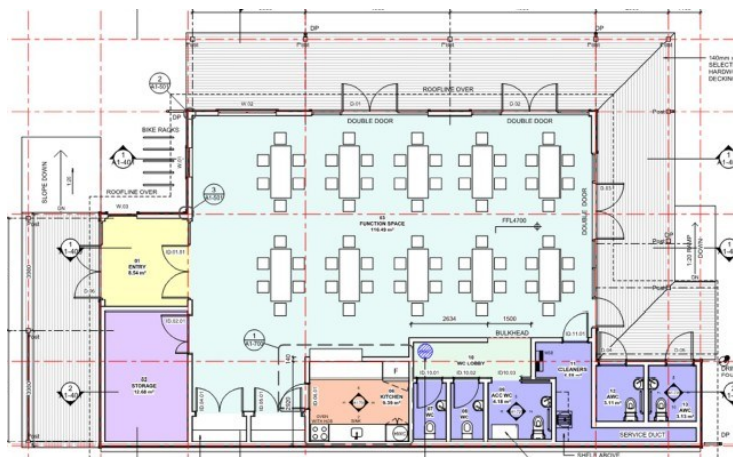
Front View | North | Shirley Road

Back View | South | Dudley Creek



Shirley Playcentre | East | Chancellor Street

Side Entrance | West | Slater Street

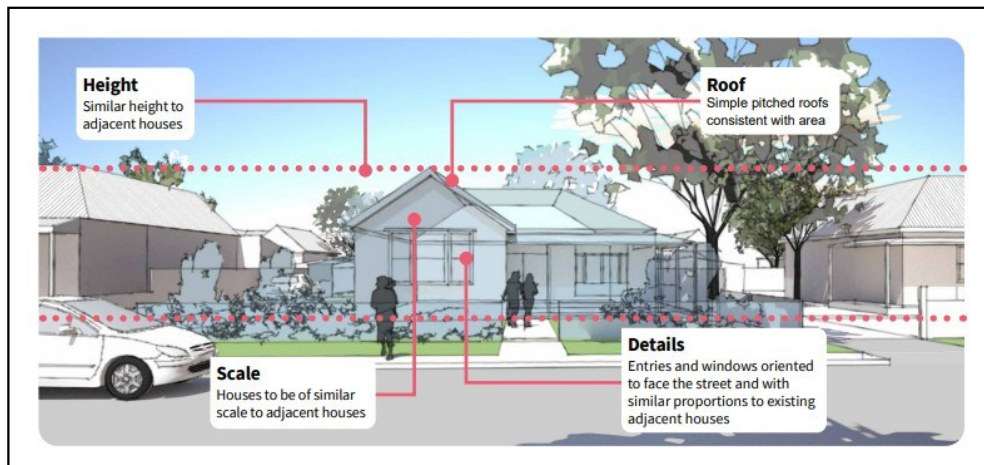


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Dudley Design Guide



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



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Chancellor Street Heritage Houses



- **72 Chancellor Street (Left Photo):** <https://goo.gl/maps/MQ1PE5QEhPyGs7o3A>  
<https://districtplan.ccc.govt.nz/Images/DistrictPlanImages/Statement%20of%20Significance/Christchurch/HID%20112.pdf>
  - **70 Chancellor Street (Right Photo):** <https://goo.gl/maps/vQroLJHgSm2eczf49>  
<https://districtplan.ccc.govt.nz/Images/DistrictPlanImages/Statement%20of%20Significance/Christchurch/HID%20111.pdf>
  - **66 Chancellor Street (Top Photo):** <https://goo.gl/maps/PPRMJDMoVzigGmqv8>  
<https://districtplan.ccc.govt.nz/Images/DistrictPlanImages/Statement%20of%20Significance/Christchurch/HID%20110.pdf>
- This former Workers' Dwelling Act dwelling has historical and social significance as one of seven houses built on the east side of Chancellor Street in 1914 as part of the Chancellor Street Settlement under the Workers' Dwellings Act 1905.
- The act and its successors established the first programme of public housing provision in New Zealand by central government. New Zealand Premier 'King' Dick Seddon's Liberal Government (1893-1906) wanted architectural variety, rather than uniformity, in the design of the workers' dwellings.
- Local architects submitted entries to design competitions held throughout New Zealand and the dwellings were built by local contractors.
- The Chancellor Street houses also form part of New Zealand's heritage of state housing generally. The setting is the original 1914 rectangular land parcel with a small garden between the house and the roadway and a larger open space at the rear.
- The Christchurch Districts of Windsor and Shirley: A short history and reminiscences 1860 – 1960, By Roger Allen  
<https://christchurch.bibliocommons.com/v2/record/S37C846832>
  - Page 96-97: Chancellor Street Housing, Ben Moore, "B.O. Moore and Sons"  
Built/owned houses in the block bounded by Chancellor Street, Warden Street, Stapletons Road and Julius Terrace. The Moore's lived on the corner of Stapletons Road and Julius Terrace in a large two storied house.  
<https://www.10shirleyroad.org.nz/benjamin-oakes-moore/>
  - Page 98: Chancellor Street State Houses
  - 'Chancellor Street Heritage Houses' <https://www.10shirleyroad.org.nz/site-history/> &
  - '2. Social Housing Heritage' <https://www.10shirleyroad.org.nz/historic-landmark/>



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## Site Record

List Number: 7117 Site Reference: P5791

HERITAGE NEW ZEALAND  
POUHERE TAONGA

**Name:** Shirley Community Centre

**Location:** 10 Shirley Rd, Shirley, CHRISTCHURCH

**Legal Description:** Lot 138 DP 2912 RT:CB36D/1290

**Local Authority:** Christchurch City

**Regional Council Name:** Canterbury Region

**Summary:** This historic place was registered under the Historic Places Act 1980. This report includes the text from the original Proposal for Classification report considered by the NZHPT Board at the time of registration.

This building was built as Shirley Primary School in 1915 to the design of Education Board architect George Penlington. With its hipped roof and symmetry, the overall flavour of this school building is Georgian. Its U-shaped plan, and large and regular fenestration, together hint at the Jacobean influence which was to be developed in Penlington's later work. In addition, it provides evidence of Penlington's skill in polychromatic brick construction.

**List Status:** List Entry Removed

**List Type:** Historic Place Category 2

**List Number:** 7117

**Date Entered:** 17 December 1993

**Other Names:**

Name	Year From	Year To
Shirley Primary School		
Former Shirley Primary School		

**Current Site Usage:** Civic Facilities - Community centre

**Former Site Usage:** Education - School

**District Plan Listing:** District Plan ARCHIVED INFORMATION - Christchurch City District Plan Operative (in part) 21 November 2005. Item listed in Appendix 1: List of Protected Buildings, Places and Objects

**Maori Interest:** Unknown

**Construction:**

Construction Type	Description	Start Year
Original Construction		1915
Other	Minor Damage from Darfield EQ 4 Sep 2010	2010
Other	Moderate to severe damage sustained in the 22 February 2011 earthquake	2011



Joanna Gould

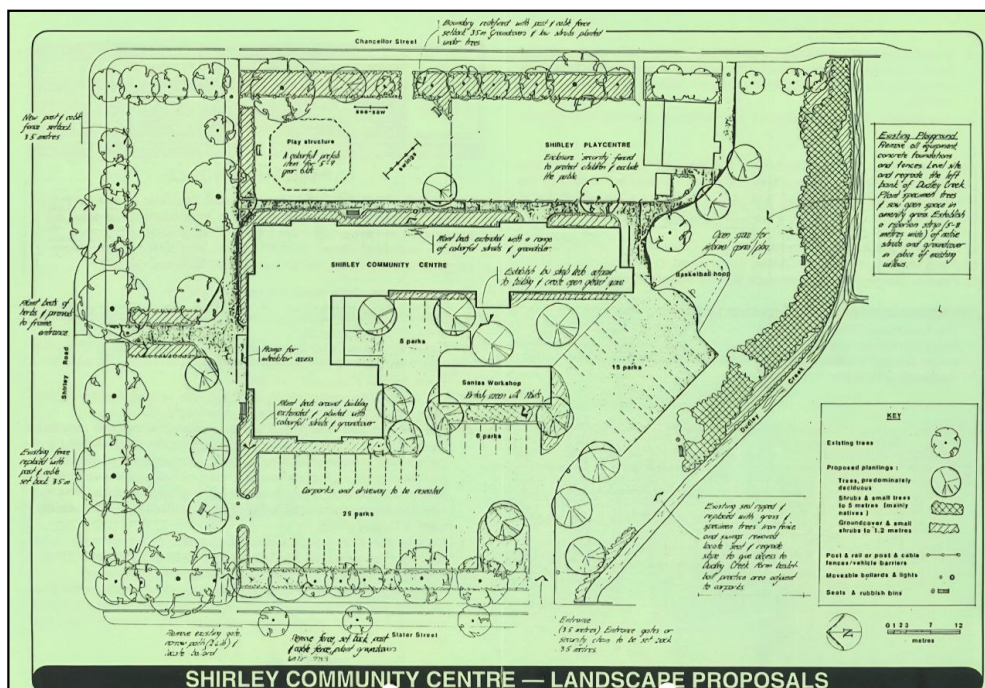
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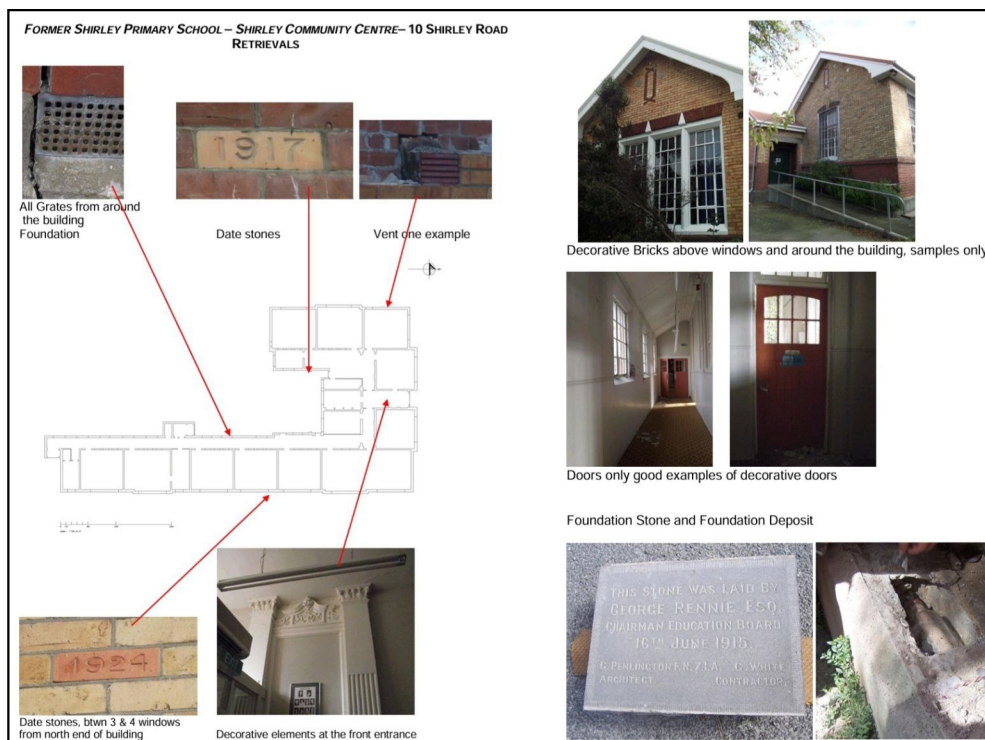


#### Shirley Community Centre - Landscape Development Proposals - May 1994

- Building (current grass area) centred on the Shirley Community Reserve, path from the Front Entrance to Shirley Road.
- Path across the Reserve, connecting Chancellor Street (East) to Slater Street (West) & West car park.
- Path along the east side of the Shirley Community Centre, past the playground, Shirley Playcentre to South car park.
- Line of sight from Shirley Road/Chancellor Street, through playground, Shirley Playcentre to Dudley Creek.
- Line of sight from Shirley Road/Slater Street, through West & South car parks to Dudley Creek.

#### Shirley Community Centre - 10 Shirley Road Retrievals - November 2012

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



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**Shirley Community Centre | Ideas by Joanna Gould (2018)**

**New Shirley Community Centre | 10 Shirley Road | Library, Service Centre, Learning Centre, Playground, Playcentre**

For more information:  
<https://www.10shirleyroad.org.nz/>

New Shirley Community Centre | 10 Shirley Road, Christchurch | Joanna Gould | April 2018

**New Shirley Community Centre | 10 Shirley Road | Library, Service Centre, Learning Centre, Playground, Playcentre**

- a whole neighbourhood block dedicated to this community (new purpose built library/learning centre, beside newly landscaped Dudley stream with existing Shirley Playcentre and upgraded playground)
- established large trees with seating underneath, grass area for weekend outdoor market, seating under verandah of the new centre building, outdoor chess set, existing basketball court, fruit trees
- library: open longer hours so fulltime workers have better access, with service centre, free wifi/internet access, wifi enabled printer, public computers, tables so you can bring your own device (iPad/Laptop), comfortable chairs by magazines/fiction
- learning centre: open glass space with sliding doors to create smaller rooms when needed for community groups, after school activities, holiday programs, classes for: job seekers, family history, self publishing etc.
- website and community noticeboard on the outside of the centre, listing all local community facilities/places to hire/groups/activities/contact details
- disability/sensory friendly playground so all children are included and enjoy this playground
- existing bus stops on either side of Shirley Road, onsite parking behind the centre, off street parking upgraded on Slater Street and Chancellor Street
- Entrance architecture similar to front of marae, welcoming everyone into this space, celebrate and acknowledge Maori culture.
- Inside Entrance displays on: Treaty Of Waitangi, NZ History, ANZAC History, to remind of our ancestors
- "Welcome" displayed in different languages to represent the different nations of those who have settled in Christchurch
- Exhibit Design "Your Space in this World" symbols to represent: Christchurch Earthquakes: White Chair and Cherry Blossom Tree, ANZAC Day: White Cross and Poppies, Maori Heritage: Black/White Kowhai-whai patterns and Pungas/Ferns

New Shirley Community Centre | 10 Shirley Road, Christchurch | Joanna Gould | April 2018

<https://www.10shirleyroad.org.nz/wp-content/uploads/2018/04/10ShirleyRoadChristchurchIdeasbyJoannaGould.pdf>

- Shirley Centre | Design Considerations | Page 10: Universal, Cultural, Autism Spectrum Disorder (ASD) & Sensory Processing, Biophilic, Environmental & Sustainable.

- Shirley Centre | Design Inspiration | Page 11: George Penlington, Benjamin Oakes Moore, Māori Culture: Te Pae Māhutonga, Māori Culture: Te Whare Tapa Whā, Māori Culture: Whakairo (Carving).

<https://www.10shirleyroad.org.nz/wp-content/uploads/2022/05/ShirleyCentreConcept2021JoannaGould.pdf>



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Shirley Centre | Ideas by Joanna Gould (2021)

11.1 Shirley Centre | Building Ideas

Building

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



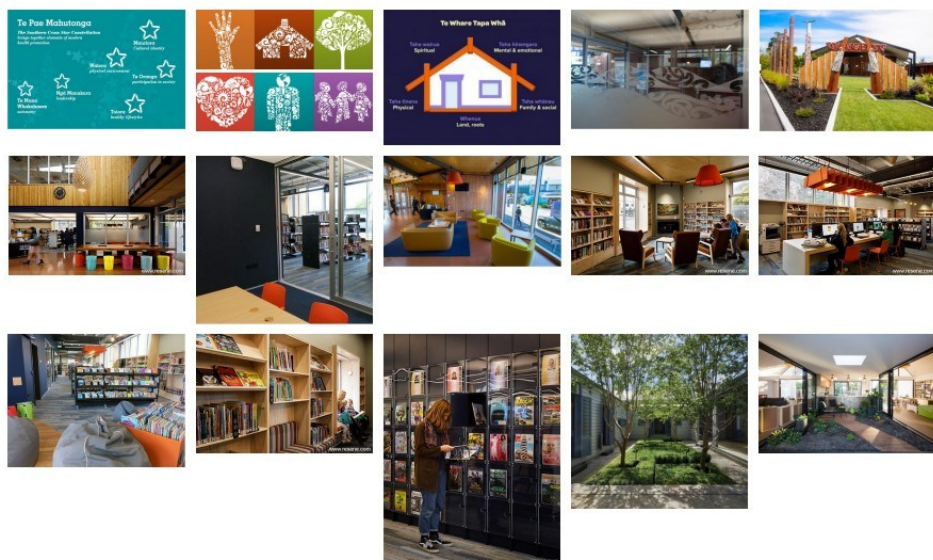
11.2 Shirley Centre | Building Ideas

Interior

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

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

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



<https://www.10shirleyroad.org.nz/wp-content/uploads/2022/05/ShirleyCentreConcept2021JoannaGould.pdf> (Page 11)



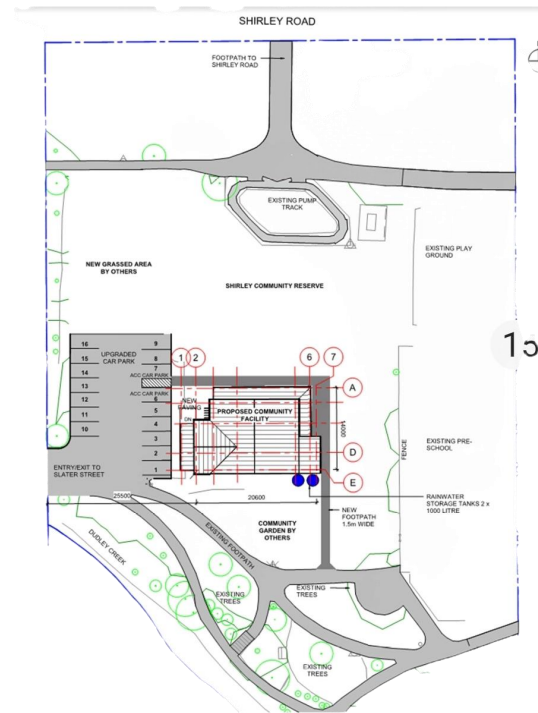
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Are you taking this seriously?

It's the wrong way round



This is the most  
beautiful Outlook





This is what the  
service wall  
should look at





A Pacific Hub  
For CHCH



*A brief history of  
Pacific Peoples and Ōtautahi  
Christchurch*

**A Pacific Hub  
For CHCH**





**A Pacific Hub  
For CHCH**

*“The cultures of Oceania are part of the broader Austronesian mega cultural constellation, which includes Aotearoa New Zealand. As the largest cultural system in the world, it spans the entire Pacific Ocean from Taiwan (and parts of Southeast Asia) in the west to Rapanui in the east and Hawai‘i in the north. The globalisation of this cultural system was through trans-oceanic migration and as the greatest navigators in the world at that time (around 2000–6000 years ago), Pacific peoples deliberately travelled for thousands of miles on discovery and resettlement voyages across the largest ocean on the planet. Aotearoa, which was settled between the 13th and 14th centuries, was the last frontier in this epic story of ancient globalisation.”*

*A New History: The University of Canterbury 1873–2023  
(Ratuva et al., 2023, p.175)*





**A Pacific Hub  
For CHCH**







A Pacific Hub  
For CHCH





# A Pacific Hub For CHCH

*For over 40 years our Pacific communities have dreamed about securing a permanent space for a Pacific Hub in Christchurch.*

*Last year, Nina Oberg Humphries, Director of Tagata Moana Trust, made a submission to Christchurch City Council about getting this work back underway.*





# A Pacific Hub For CHCH



- 1987 - First submission. Pacific Resource Centre
- 1998 - Pacific Hub Proposal
- 2000 - Pacific Village Proposal
- 2001 - Pacific Village Proposal
- 2007 - Community Meeting with Council



- 2010 - Pacific Hub Proposal
- 2011 - Community and CCC feasibility study
- 2015 - Community and CCC run consultation
- 2023 - Te Aratai Pacific students
- 2024 - TMT Submission

- 2024 - September CCC response to submission
- 2025 - March Community consultations commence
- 2025 - June potential site identified
- 2025 - July Formation of Project Group
- 2025 - September Update to Waipapa Board





# COMMUNITY CONSULTATIONS

CC Main Objectives:

- 1. Identify Community Need
- 2. Seek Community Support



# Communities reached 5% of the Pacific:

- Mana Reo (Kuki Airani Language Class)
- Mana Gagana Class (Samoan Language Class)
- Tamanu II Cultural Drumming and String Band
- Te Aratai Pacific Studies Class
- SBHS Gagana Class
- CBHS Pacific Studies Class
- Pacific Island Students at ARA (P.I.S.A)
- Pacific Island Students at UC
- Tangata Atumotu Health Provider
- Etu Pasifika Health Provider
- Niue Community Christchurch N.C.C
- Ministry of Pacific Peoples
- Ministry of Social Development Regional Pacific Network
- Pacific Underground and Arts Creatives
- Pacific Youth Workers Network
- Manaia Volleyball Club
- Mapusage Aoga Amata
- Vaka Tautua Health Provider
- Ola Manuia Matua Group
- Saili Malo Disabilities Group
- Moana Va Rainbow Pacific Rainbow Communities
- TMT Onsite Community consultations x 3
- Va Moana Pacific Librarians Network
- Old School Mature Pacific Students at UC
- Oranga Tamariki National Pacific Network
- Fono Faufautua Samoa i Karaisitete
- South Island Tau Tag





**A Pacific Hub  
For CHCH**

## Community Key Priorities:

1. Cultural Workshops
2. Language Classes
3. Pasifika Arts Space
4. Economic Development







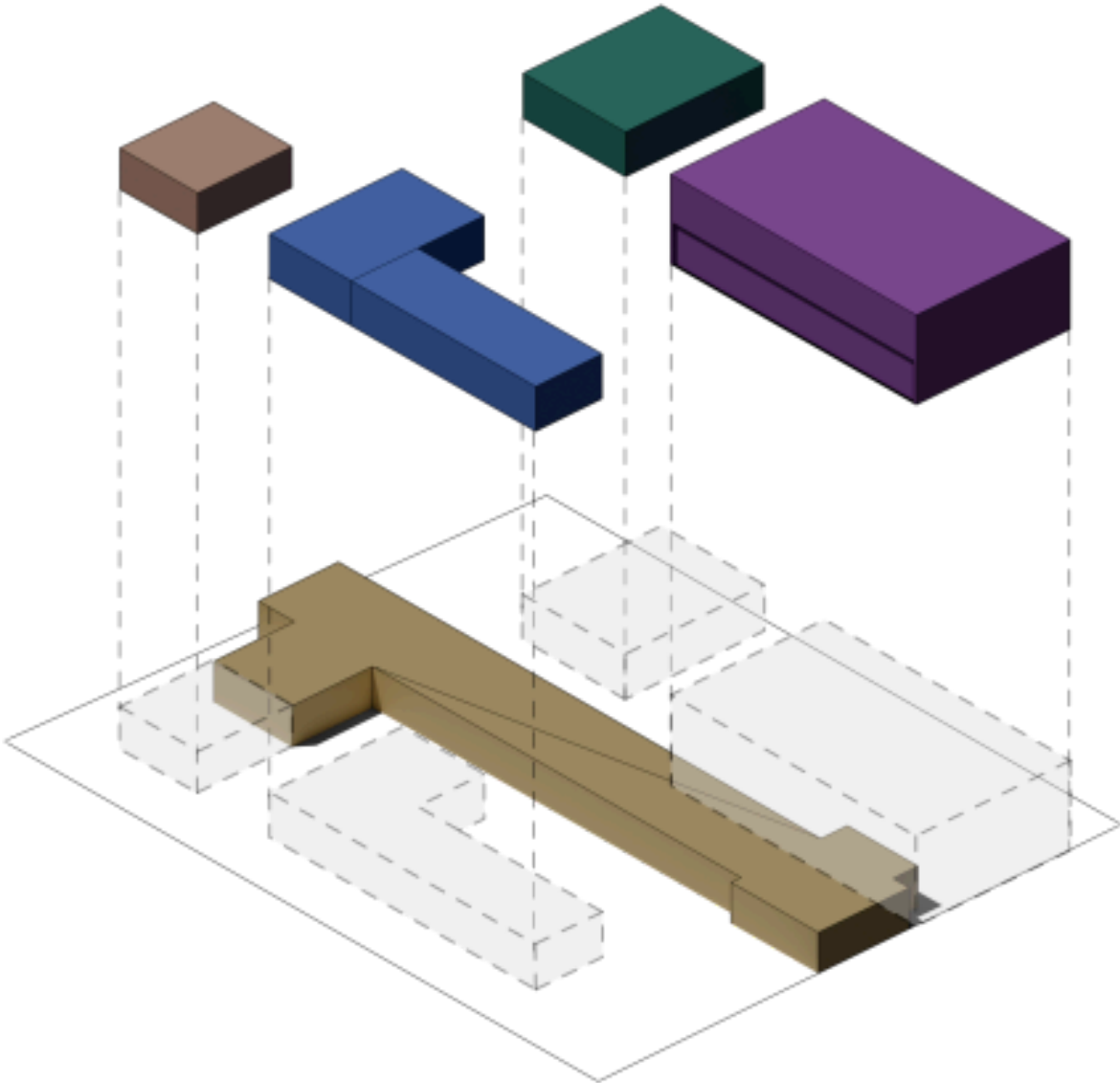




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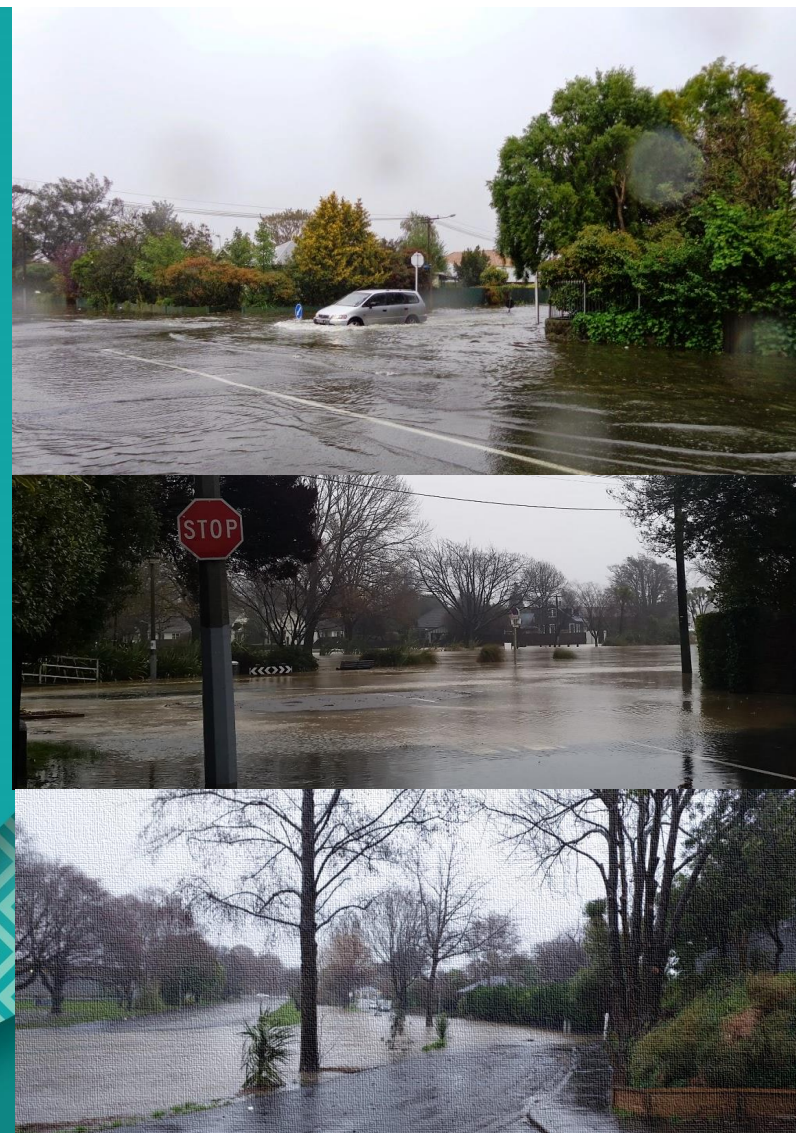
**A Pacific Hub  
For CHCH**

***Fa'afetai tele lava  
Malo 'Aupito  
Vinaka Vakalevu  
Tenkyu***



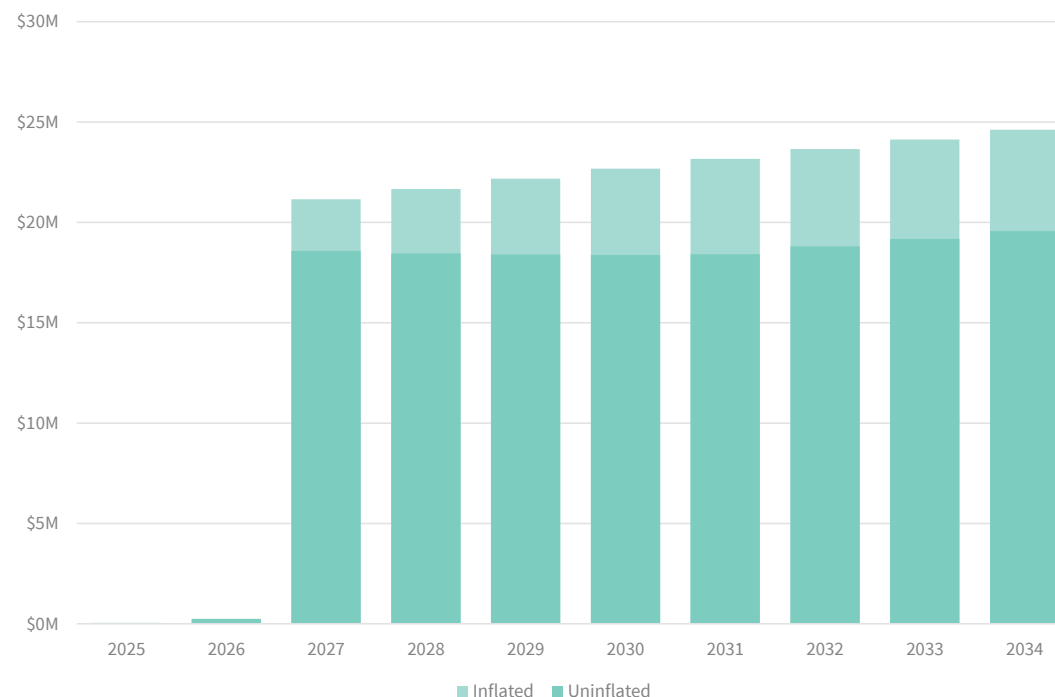
# Surface Flooding Reduction Programme

Waipapa Papanui-Innes-Central  
Community Board  
11 September 2025



## Surface Flooding Reduction Programme

*A129a. Establish a new capital programme fund of \$20 million per year, starting in FY 27, for addressing and resolving regular surface flooding at sites identified against a priority matrix established by Council in FY 25 and FY 26*





## Programme Process

1. What is a surface flooding issue?
  - Workshop with Councillors February 2025
2. What priority is each issue?
  - Survey of Councillors March 2025
3. Where do these issues occur?
  - Mapping of issues
  - Clustering into 'flood pocket' areas
4. How does each area rank, based on priorities?
  - Workshop with Councillors June 2025
5. What project can be done to reduce surface flooding?
  - Initial investigation of options in flood pocket areas
  - First projects recommended
  - Further investigations and projects to come



## What issues did Councillors prioritise?

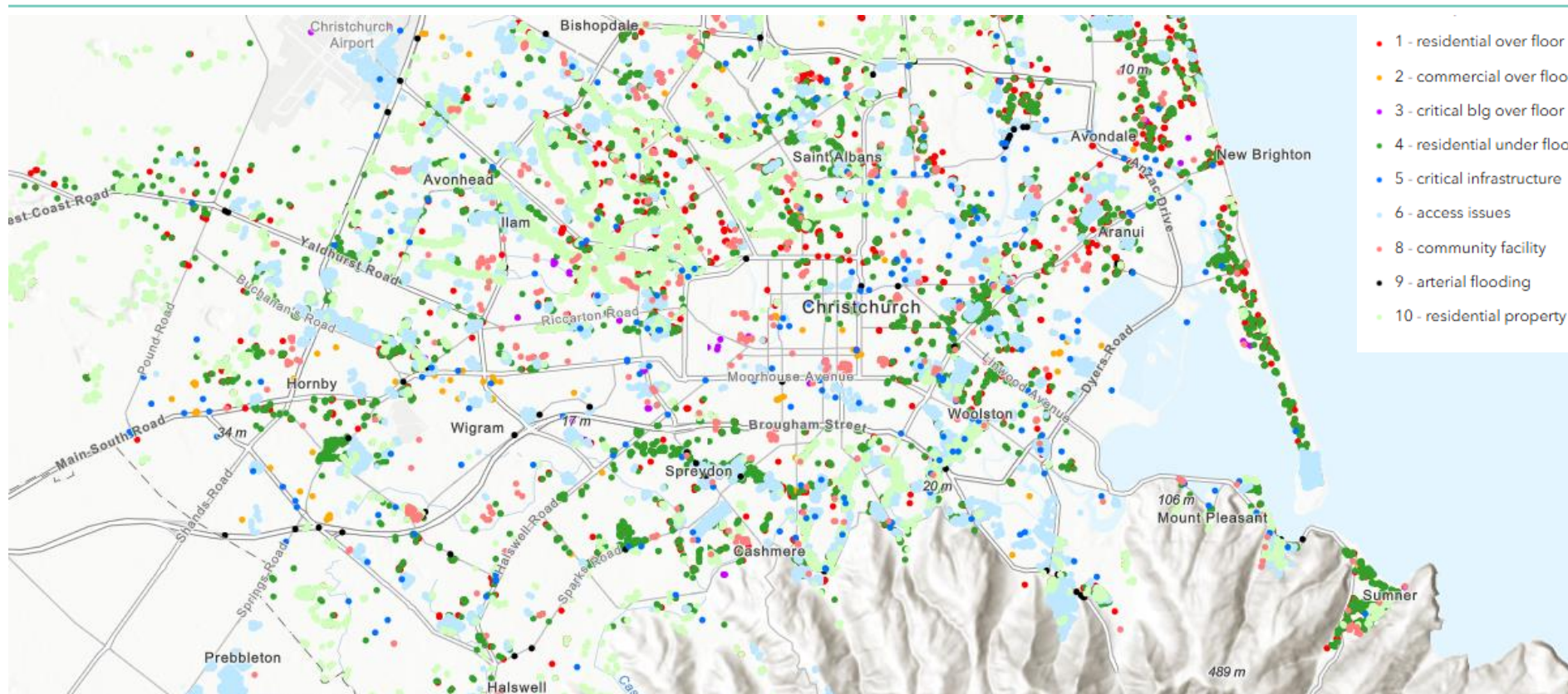


1. Flooding above or close to residential building floor level
2. Flooding at the site of a critical infrastructure asset (e.g. pump station)
3. Flooding above floor level in a commercial building
4. Flooding of a critical building (e.g. emergency services)
5. Underfloor flooding of a residential building
6. Deep prolonged flooding of any road that causes access or isolation issues
7. Flooding of a community building (e.g. school, community centre, marae)
8. Flooding has been a long standing issue
9. Deep prolonged flooding on an arterial road
10. Flooding causes significant financial loss
11. >0.5 m deep flooding on a residential property





## Where did we predict flooding issues?



## Flood pocket areas

- 158 identified across city and Banks Peninsula





## Waipapa Papanui-Innes-Central

Flood pocket area	Rank
Flockton St Area	5
Shirley	21
Kruses Drain	22
Edgware Village	26
Upper Dudley at Condell	36
Emmett Orcades	42
Blighs Bellview	44
Lady Isaac	45
Upper Dudley at Papanui	46
Thames St	49
St Albans Creek at Edgware	51
Clivedon Mulberry	55
Rugby Park	57
Ranger St	60

Flood pocket area	Rank
McFaddens	61
Manor and Torquay	65
Salford Dunedin	73
Westminster Street	77
Dunbarton	79
Emmett Orion	82
Jennifer St	94
Bings Drain	95
Edgware Road	96
Langdons Rd	103
Central City	114
Cambridge Tce	149



## Programme development

- Investigate top areas and potential options
- Identify other Council projects or processes in the area
- Apply delivery programme criteria (next slide)
- Council decision report on first projects to commence designing





## Delivery Programme Criteria

Criteria	Description
Responsibility	Is the issue Council's responsibility?
Cost	Is the cost:benefit of the solution acceptable? What is the impact on Opex?
Effectiveness	Will the option effectively address risks and vulnerabilities of the area?
Feasibility	Are there legal, technical or other requirements that present significant implementation barriers?
Environmental	Are the environmental impacts acceptable?
Alignment	Does the project align with other Council initiatives? e.g. other units' projects, past designs, CHAPP



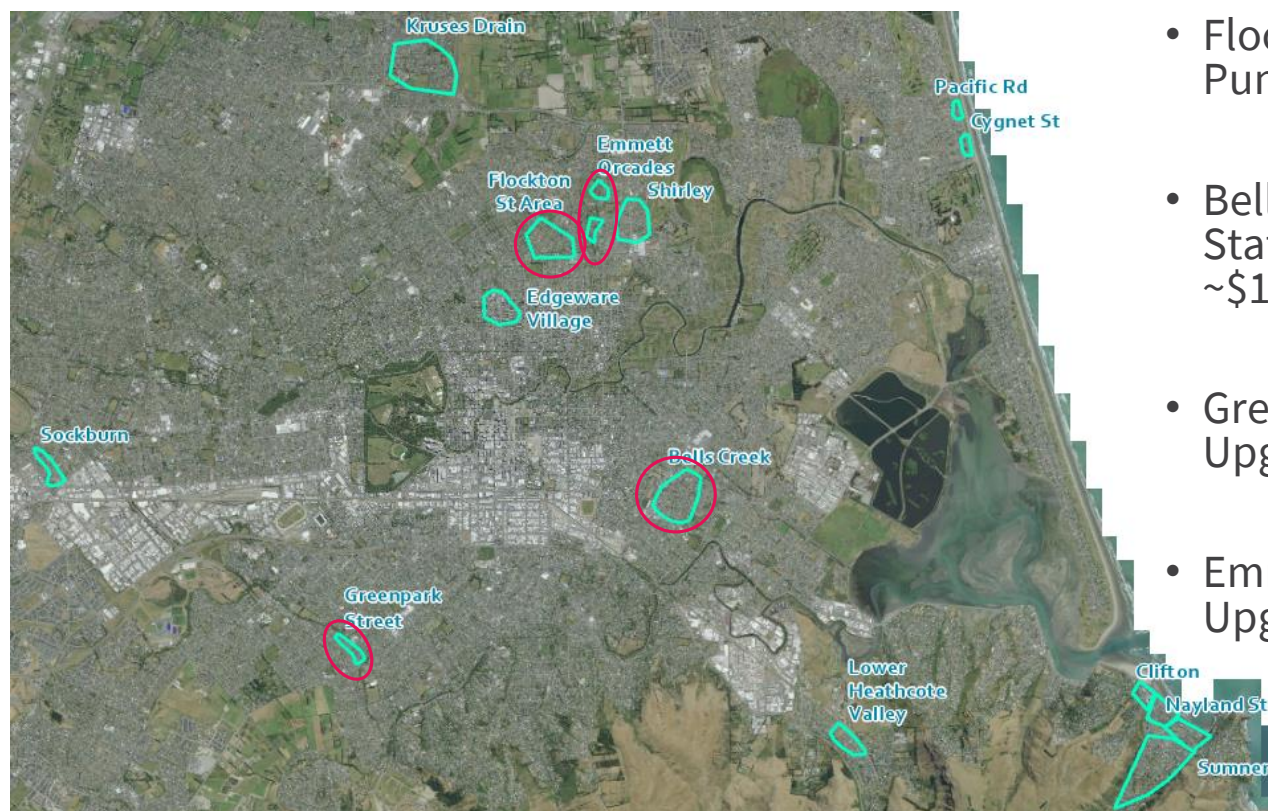
Photo: Sarah McFarland

## Tranche 1 of investigation





## First identified projects



- Flockton Street Area - Stormwater Pump Station ~\$6M
- Bells Creek – Stormwater Pump Station and Overland Flow Controls ~\$1M
- Greenpark – Stormwater Network Upgrades ~\$1M
- Emmett - Stormwater Network Upgrades and Diversion ~\$4M

# Next steps

- 1. Further refinement, design & construction of recommended projects
- 2. Continue assessing Tranche 1 areas
- 3. Commence investigating Tranches 2 & 3 areas
- 4. Projects identified through Annual Plan

Projects	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34
Project	Design	Construct							
Project	Design	Construct							
Project	Design	Construct							
Project	Design	Construct							
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Funding		\$21M	\$22M	\$23M	\$24M	\$24M	\$25M	\$25M	\$26M



## Next steps

Tranche 1	Next step	Tranche 2	Nest step	Tranche 3	Next step
Sumner & Nayland Street	Transport works + Further Investigate	Southern Southshore	Investigate	Moncks Bay	Schedule investigation
<b>Flockton Street Area</b>	<b>Design</b>	North Linwood	Investigate	Duvauchelle	Schedule investigation
Sockburn	Further Investigate	Barrington	Investigate	Tennyson Street	Schedule investigation
Lower Heathcote Valley	Further Investigate	Hillsborough	Investigate	Akaroa	Schedule investigation
<b>Bells Creek</b>	<b>Design</b>	Linwood South	Investigate	Beachville Road	Schedule investigation
Shirley	Further Investigate	Riccarton	Investigate	Redcliffs	Schedule investigation
Kruses Drain	Further Investigate	Horotane Valley	Investigate	Blighs Bellvue	Schedule investigation
Edgware Village	Further Investigate	Rowses Road	Investigate	Upper Dudley	Schedule investigation
<b>Greenpark Street</b>	<b>Design</b>	Torlesse Street area	Investigate		
Cygnat Street	Transport works + Further Investigate	Inwoods Rd & Daytona Pl	Investigate		
<b>Emmet Orcades</b>	<b>Design</b>	Awatea Gardens area	Investigate		
Pacific Road	Transport works + Further Investigate	Vickerys Road	Investigate		
Clifton	Transport works	Hay Street	Investigate		