

**Information Session/Workshop –
Waipapa Papanui-Innes-Central Community Board
NOTES ATTACHMENTS**

Date: Thursday 11 December 2025
Time: 3.30 pm
Venue: Board Room, Papanui Service Centre,
Corner Langdons Road and Restell Street, Papanui

TABLE OF CONTENTS NGĀ IHIRANGI	PAGE
2. Former Phillipstown School Site - 54 Nursery Road	
A. Phillipstown Community Hub - Staff Presentation	3

Philipstown Community Hub

Prepared by: Claire Phillips & Angus
Smith

18 November 2025

Purpose & Background

Purpose

- To inform Council of the end-to-end process.
- To update Council with emerging information.
- To seek direction of any issues Council would like covered.

MOE Process

- The Ministry of Education (MOE) has issued a formal notice advising that it intends to dispose of **part** of the former Philipstown School site at 39 Nursery Road, Philipstown.
- This provides Council with an opportunity to purchase.
- The notice was dated 1 October 2025, giving Council 20 working days (until 28 October 2025) to respond.
- Subsequently granted an extension to 28 February 2026.

Current Site Composition

Te Hohepa Te Kōhanga Reo – 2,719 m²

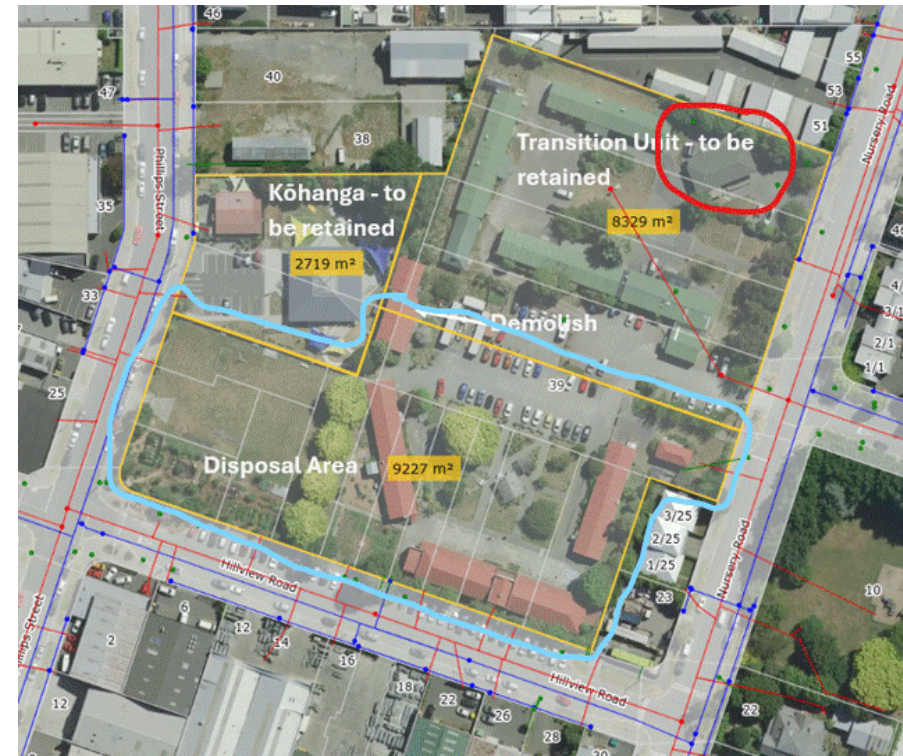
- Māori language immersion early childhood education centre (Kōhanga Reo). To be retained by MOE.

Transitional Unit – 8,329 m²

- A collaborative initiative between Pītau-Allenvale School and Ferndale School. To be retained by MOE.
- The Community Hub building (circled in red on the plan) is owned by Council, with the land leased from MOE. The lease expires on 30 September 2026. Operated by the Phillipstown Community Centre Charitable Trust (PCT) on Council's behalf.

Land subject to disposal notice – approximately 0.9227 ha (highlighted in blue)

- Managed by the PCT as a community facility providing local and city-wide social, cultural, and wellbeing outcomes.



Crown Disposal Process

Section 50, Public Works Act 1981 – enables transfer for an alternative public work to another public entity at market value.

Section 40, Public Works Act 1981 (Offer-back obligations) – land must be offered back to former owners (or successors) if no longer required for a public work.

Treaty Settlement Right of First Refusal (RFR) – if applicable, land must next be offered to iwi/hapū.

Open Market Sale – if the above are not exercised, the land may be sold on the open market.

Both offer-back obligations and RFR rights apply in this instance. The full process typically takes 2–5 years, depending on title complexity and Treaty processes.

Assets

The Land – Value, position etc.

The buildings - old school – suitability for purpose long term - asset condition.

Council owned building on MOE land – use, suitability.

Council have set aside **\$3.7m** in 2030/31.

What for - Budget consistent with cost of a Community Centre building in Philipstown – No commitment to any particular course of action at this time other than setting aside budget.

No OPEX set aside.

Philipstown Hub

The Trust

- Established in 1998 by the community for the community, the trust has meaningful connections and deep roots in Philipstown.
- Pre-earthquakes Philipstown Community Centre provided local community development support from the Council owned site adjacent to Ferndale School.
- Provides governance for the Philipstown Hub with a mission to ***provide a safe, caring, supportive environment to foster individual and community growth in Philipstown.***
- The hub caters for local residents as well as city-wide.

Understanding needs

- Working with Trust to clarify their options and future aspirations.
- Trusts letter explicitly stated it is ceasing trading on 31 March but subsequently understand they are not disestablishing the Trust.

Philipstown Community Snapshot

YEAR	POPULATION
2006	3,315
2018	4,014
2024	4,620
Change Since 2006	+39%

Younger Median Age

Median age dropped from 38.4 years in 2006 to 32.2 years in 2018, indicating younger residents moving in. 39% are aged 0-24.

Median Income Below Average

Median income was \$27,500 in 2018, lower than the national average of \$31,800.

Strong Full-time Employment

52.9% of residents aged 15+ employed full-time, showing good labour market participation.

Socioeconomic Challenges and Resilience

Community faces economic challenges with many renters but shows stability and potential for growth.

ETHNICITY	2006 (EST.)	2018 CENSUS
European/Pākehā	~70%	61.8%
Māori	~12%	16.0%
Pasifika	~6%	8.2%
Asian	~10%	23.2%

Housing Type	% Renting	% Owning
Detached House	55%	45%
Semi-detached / Duplex	70%	30%
Apartment / Flat	85%	15%
Social Housing	100%	0%

Community Needs

- Staff are working with PCCT to understand their needs.
- Community needs assessment underway- via survey, 1-1 interviews.
- Follows a 2020 needs assessment regarding a permanent space for the Philipstown community.
- Waipapa Board's Board Plan (2024-2025) success measure “ The hub has a permanent home and can continue to grow to support the needs of the Philipstown and Charleston Communities”.
- Mapping exercise shows a limited provision of community facility alternatives.

Existing users (tenants)

- Tenants have been advised of 31 March closure.
- Current space at Multicultural Centre for related activities.
- Hub currently hosts 8 anchor tenants and a wide range of casual users.
- 4 have given notice and are seeking alternative premises.

...Community Needs

Emerging Themes

1. The Hub – is an important community anchor.
2. Inclusion, diversity and connection.
3. Accessible wellbeing, learning and creativity.
4. Important infrastructure and services.
5. Green space and local sustainability.
6. Local resident sentiment reflects the ongoing need for a community facility in Philipstown.



Next Steps

- Continue engagement with stakeholders including but not limited to MOE, PCT Community Orgs.
- Brief Waipapa Board – 11 Dec 2025.
- Complete Community Needs Analysis and understand future strategies for the current site groups and activities- 15 Dec 2025.
- Develop full range of costed and analysed options in an options report – 15 Jan 2026.
- Present the options report to the Waipapa Community Board 2026 (Tentative).
- Present the options report, with a Part A. recommendation to Council on 18 February 2026 (Tentative).