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**Waipapa**  
**Papanui-Innes-Central Community Board**  
**ATTACHMENTS - UNDER SEPARATE COVER**

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**Date:** Monday 2 February 2026  
**Time:** 4 pm  
**Venue:** Board Room, Papanui Service Centre,  
Corner Langdons Road and Restell Street, Papanui

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## **Acquisition Assessment Framework – Phillipstown School (partial Purchase)**

### **Purpose of this Attachment**

This attachment provides a structured assessment of the proposal to acquire a portion of the former Phillipstown School site under section 50 of the Public Works Act 1981, applying Council's existing property retention principles in reverse.

In 2020, Council endorsed a set of criteria to guide decisions on whether properties should be retained or considered for disposal (CNCL/2020/00169). Those criteria focus on determining when public ownership continues to be necessary to deliver Council services, protect significant values, or meet strategic needs.

1. Is the full property still required for the purpose for which it was originally acquired?
2. Does the property have special cultural, heritage or environmental values that can only be protected through public ownership?
3. Is there an immediate identified alternative public use / work / activity in a policy, plan or strategy?
4. Are there any strategic, non-service delivery needs that the property meets and that can only be met through public ownership?
5. Are there any identified unmet needs, which Council might normally address, that the property could be used to solve? and, Is there a reasonable pathway to funding the unmet need?

To ensure consistency and alignment of approach, this attachment applies a complementary acquisition assessment framework, reflecting the same principles but inverted to test when acquisition of land or buildings is required or justified. The framework is intended to support robust, transparent, and defensible decision-making.

### **Proposed Acquisition Assessment Framework**

Acquisition should only be recommended where a clear, evidenced rationale is demonstrated against one or more of the criteria below. Each criterion is assessed in relation to the proposal to acquire part of the Phillipstown School site.

#### **1. Alignment with an Identified Purpose**

##### **Criterion**

Whether the property is required to deliver, enable, or support a defined Council service, activity, or project for which there is a confirmed need, including alignment with adopted strategies, policies, Long-Term Plan provisions, or approved work programmes.

##### **Assessment**

The Phillipstown Community Needs Assessment (December 2025) identifies a clear and ongoing need for locally accessible, place-based community provision within Phillipstown. The assessment concludes that:

- A permanent community presence is required to support social cohesion, wellbeing, and access to services in a high-needs suburb.
- The scale of need does not justify acquisition of the entire former school site, but does support securing a smaller, right-sized footprint.

A partial acquisition would directly enable delivery of Council’s community development and facility objectives, consistent with the Community Facilities Network Plan and Long-Term Plan community transition funding.

#### **Conclusion**

**Criterion met for partial acquisition only.**

## **2. Protection of Special Values**

#### **Criterion**

Whether the property contains cultural, heritage, environmental, ecological, or other significant values that warrant protection, and where these values are unlikely to be safeguarded without public ownership.

#### **Assessment**

The disposal area does not contain formally scheduled heritage assets or identified ecological values requiring protection through Council ownership. While the site holds strong social and community value, these values relate primarily to use rather than intrinsic land-based characteristics.

Public ownership is therefore not the only mechanism by which these values could be protected, particularly if community services can be delivered through alternative sites or facilities.

#### **Conclusion**

**Criterion partially met on the basis of social value, but does not independently justify full acquisition.**

## **3. Identified Alternative Public Use / Work**

#### **Criterion**

Whether there is an immediate or clearly identified public use or public work—supported by an adopted Council policy, plan, or strategy—that requires, or would materially benefit from, acquisition of the property.

#### **Assessment**

There is a clearly identified public use in the form of community service delivery and place-based engagement. The needs assessment demonstrates that Phillipstown residents rely on walkable, low-cost, locally embedded facilities, and that loss of a local hub would create service gaps and equity impacts.

However, the assessment also identifies risks associated with a large, metropolitan-scale facility, including financial unsustainability and misalignment with local need. A smaller, flexible community facility is more consistent with identified public work requirements.

**Conclusion**

Criterion met for a defined, smaller-scale public work.

**4. Strategic or Non-Service Delivery Needs**

**Criterion**

Whether the property meets an identified strategic need that can only reasonably be met through public ownership, including long-term network planning, urban regeneration, resilience, or future-proofing.

**Assessment**

Phillipstown has limited Council-owned land suitable for community purposes, and few viable alternatives within the suburb. Partial acquisition would:

- Secure a strategically located site in a high-deprivation area;
- Support long-term place-based investment aligned with intensification and equity objectives;
- Avoid the financial and operational burden associated with full-site ownership.

Conversely, full acquisition would exceed identified strategic need and introduce unnecessary cost and risk.

**Conclusion**

Criterion met for partial acquisition, not for full-site purchase.

**5. Enabling the Resolution of Identified Unmet Needs**

**Criterion**

Whether the property provides a practical solution to an identified unmet need that Council would ordinarily be responsible for addressing, including consideration of funding feasibility.

**Assessment**

The needs assessment identifies clear unmet needs relating to:

- Youth and family support;
- Cultural and language-based programmes;
- Food resilience and social connection.

A partial acquisition supports a two-phased approach:

- Phase 1: interim continuity using existing Council assets;
- Phase 2: delivery of a permanent, locally focused facility on a smaller site.

This approach aligns with existing Long-Term Plan funding and allows investment to be staged, reducing financial risk while responding to identified need.

**Conclusion**

Criterion met, subject to confirmation of funding and detailed business case at Phase 2.



## Overall Assessment and Application of the Criteria

Applying Council's retention criteria in reverse demonstrates that:

- There is a clear public work justification for Council involvement in ongoing community provision in Phillipstown;
- The justification supports partial acquisition only, aligned to a defined, right-sized community purpose;
- Acquisition of the entire former school site is not proportionate, not financially prudent, and not supported by the needs assessment.

The proposed partial acquisition represents the most consistent application of Council's property decision-making principles, balancing:

- Demonstrated community need;
- Strategic alignment;
- Financial sustainability; and
- Long-term operational suitability.

This framework therefore supports the preferred option to pursue a two-phased, partial acquisition under section 50 of the Public Works Act 1981, subject to further due diligence and Council approval.

## Phillipstown Community Needs Assessment

### December 2025





## Acknowledgements

Thank you to the residents, schools, and businesses who have contributed their valuable insights into this research, and to those who have assisted in the recruitment of survey participants or helped to make interviews possible. Thanks also go to the trustees and staff of the Phillipstown Community Centre Charitable Trust (PCCCT) and the tenant agencies or user groups for their professionalism during this time of change and uncertainty.

This is a staff-generated and written report, undertaken by the Community Planning and Projects Team of the Community Support and Partnerships Unit.

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## Executive Summary

### Purpose

This needs assessment was undertaken to inform Christchurch City Council's decision on whether to secure a permanent community space in Phillipstown following the Ministry of Education's intention to dispose of the current hub site and the Phillipstown Community Centre Charitable Trust's plan to cease hub operations by 31 March 2026. They do not, however, intend to wind up their Trust and are seeking a continued partnership with Christchurch City Council. The Council must therefore determine whether there is an ongoing requirement for permanent community space in Phillipstown.

### Methodology and evidence base

A mixed-methods approach ensured robust, context-driven insights:

- **Community Engagement:**  
188 survey responses via paper (39.9%), online (38.3%), email (12.2%), and anonymous link (9.6%).  
Stakeholder interviews with tenants, schools, businesses, and community leaders.
- **Document Review:**  
2020 feasibility study, council strategic plans, and demographic data.
- **Triangulation:**  
Findings validated across quantitative data, qualitative feedback, and official documents.

### Key findings

Demographics and socioeconomics

- Population: 4,620 (up from 4,180 in 2020).
- 38% under 25; strong ethnic diversity (Māori 18%, Pacific 10%, Asian 15%).
- High vulnerability: 62% report financial strain; home ownership 36.5% vs city average 65%; unemployment 6.3%.

Community identity and use

- The Hub is central to Phillipstown's identity; closure risks service gaps and reduced cohesion.
- 71% of respondents use community spaces monthly; 96% say a permanent centre is important.

Community priorities

- Spaces for youth and families, food resilience initiatives, cultural programming, safety improvements, and flexible facilities.

Barriers to access

- Limited operating hours, lack of relevant programs, and transport challenges.

Urban development context

- Housing intensification under PC14 and NPS-UD is reshaping the suburb; social infrastructure has not kept pace.

### Options identified

Five options were evaluated against community impact, cost feasibility, risk, and alignment with Council's Long-Term Plan:

**Option 1:** Do nothing – Not recommended (high social risk).

**Option 2:** Purchase entire site – Not recommended (high fiscal impact).

**Option 3:** Two-phased approach (Preferred)

- Phase 1: Temporary continuity via Council-owned house.
- Phase 2: Partial purchase and development of a smaller, right-sized facility.

**Option 4:** Develop elsewhere – Not recommended (risk of displacement).

**Option 5:** Mobile model – Not recommended (lack of permanence).

### Preferred approach

Secure a permanent, right-sized site, focused on Phillipstown's needs whilst supporting metropolitan focused groups and services to find permanent homes.

- Deliver a multipurpose space for local wellbeing, cultural activities, and social services.
- Align planning with housing intensification and demographic diversification.
- Focus on local community development and placemaking activities.
- Right-sizing for local community needs: Prioritise youth engagement and child-friendly spaces and social inclusion activities.

### Evidence Chain

- **Data:** Surveys, interviews, and demographic analysis confirm strong demand for a permanent, accessible facility.
- **Analysis:** High deprivation, youth-heavy population, and cultural diversity require inclusive, adaptable spaces.
- **Comparative Models:** Similar suburbs (Addington, Waltham, Bromley) succeed with smaller hubs, not large metropolitan centres.
- **Risk Assessment:** Doing nothing or full-site purchase either fails community needs or exceeds budget feasibility.
- **Preferred Approach:** Two-phased solution balances continuity, affordability, and strategic flexibility.

### Conclusion

Phillipstown requires a permanent, locally focused community facility to maintain social cohesion and meet evolving needs. Community feedback (96% mandate), demographic trends, and urban planning imperatives support this conclusion. The recommended two-phased approach ensures continuity, aligns with Council's Long-Term Plan, and provides a sustainable, right-sized solution for one of Christchurch's most diverse and vulnerable communities.

## Introduction

Given the Phillipstown Community Centre Charitable Trusts' (PCCCT) intention to wind up the Hub on 31 March 2026 and the Ministry's intention to dispose of the land, Council has until February 2026 to consider whether or not to purchase the site in its entirety or look at a partial purchase, or other options.

This needs assessment aims to:

- Identify current and future needs of Phillipstown community
- Assess the impacts of losing the current hub facility
- Explore viable options for continued service delivery and community connection and
- Provide the Council with recommendations for strategic investment of the allocated \$3.7million in the Long-Term Plan for a Phillipstown Community Centre since the MOE's anticipated disposal of the land.

## Background

Prior to the Hub's establishment, the PCCCT had a long history of providing community development support to residents. It became evident to the researcher early in the qualitative mahi that community identity within Phillipstown is very much centered around the hub. The neighbourhood is geographically small, with limited spare land and green space.

While many of the permanent tenants at the Hub are not Phillipstown specific in their focus, they have provided support to locals and engaged with the wider community through Hub activities. Their presence has enhanced Phillipstown and brought people into the area, creating a dynamic and inclusive environment.

In 2020, the PCCCT commissioned Recreation, Sport, and Leisure Consultancy Ltd (RSL) to undertake a comprehensive feasibility<sup>1</sup> study to explore the need for a permanent community centre in Phillipstown. This study was initiated in anticipation of the possible termination of the Phillipstown School lease between the PCCT and the Ministry of Education. Its findings are like those of this 2025 assessment.

Phillipstown still faces persistent socioeconomic challenges alongside rapid demographic change.

The suburb now has:

- A younger, more transient population with high rental turnover.
- Increasing ethnic diversity and cultural vibrancy.
- Limited community infrastructure is unable to meet evolving needs.
- The Hub remains an anchor for connection and support. Its closure in March 2026 risks creating a service gap and potential safety concerns on the vacant site.

Future investment should focus on:

- Housing and urban development: Balance intensification (PC14, NPS-UD) with social infrastructure: parks, youth spaces, safety measures, and support networks.
- Community services and social support: Retain spaces for youth and families; strengthen food resilience through pantries, gardens, and shared cooking spaces; prioritize older adults and sole-parent families.
- Public infrastructure and safety: Enhance green spaces, lighting, traffic safety, and crime prevention.

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<sup>1</sup> [Hyper Link to the RSL report](#)



- Cultural planning: Support inclusive cultural initiatives for Māori, Pacific, and Asian communities to foster belonging and cohesion.
- Right-sizing for local community needs: Prioritise youth engagement and child-friendly spaces, improve safety and green infrastructure, support cultural, diversity and food resilience, strengthen suburb-wide engagement and placemaking.

### Methodology

A mixed methods approach was employed, utilising both qualitative and quantitative data gathering techniques and triangulating findings from a range of sources in relation to the research questions. *Appendix 1 Survey Data Page 25*

Approximately 200 community stakeholders were consulted in person or via an online survey. An electronic survey was shared in school notices on Phillipstown Hub's Facebook page and at the recent Phillipstown Community Gala.

- A detailed review of the original 2020 report was undertaken to extract key findings, recommendations, and contextual insights. This has served as a baseline for assessing changes and ongoing relevance.
- Additional documents, including council minutes, strategic plans, and previous community feedback, have been reviewed to provide context and continuity.
- Community/tenant survey
- Schools and local businesses
- PCCT meetings with Council staff
- Stakeholder conversations

## Phillipstown – The Suburb

### Ward Boundary Adjustments

Following the 2022 representation review by Christchurch City Council, Phillipstown was reclassified from the Linwood Ward to the Central Ward, now part of the Waipapa Papanui-Innes-Central Community Board. The future of the Phillipstown Hub is a Community Board priority.

In 2025, the Representation Commission further adjusted boundaries, transferring parts of Phillipstown and Linwood to Christchurch East. While these changes affect governance and representation, they have not significantly altered the community's identity.

Boundary changes were driven by post-earthquake population shifts, housing intensification, and urban regeneration. Council engagement efforts have aimed to ensure that residents within the new boundaries continue to have their voices heard.

### Phillipstown Boundaries

According to both community mapping and geographic sources, Phillipstown is defined by the following streets:

- North: Cashel Street
- East: Aldwins Road (and partly Linwood Avenue)
- South: Ferry Road
- West: Fitzgerald Avenue

This forms a rectangular area southeast of the Christchurch city centre, covering approximately 1.28 km<sup>2</sup>.

Phillipstown shares borders with the suburbs of Linwood, Linwood East, and Charleston, all of which are also characterised by a mixture of ethnically diverse populations and higher levels of socioeconomic deprivation.



Phillipstown has limited community services within its boundaries, which creates challenges for residents. Unlike surrounding suburbs that have access to libraries, recreation centres, and multi-purpose facilities, with the pending disposal of the school site, Phillipstown will lack a dedicated space for social connection, learning, and cultural activities. Without such a space, this could impact the ability of local groups to deliver programs and reduce opportunities for residents to engage in community life. Without a local hub of some configuration, services risk becoming fragmented and delivered outside the area, making them harder to access for those who rely on proximity.

The lack of facilities is compounded by transport and mobility barriers. Phillipstown is a community with lower rates of vehicle ownership compared to the city average, meaning many residents depend on walking, cycling, or public transport.

When services are located outside the suburb, these residents face additional costs, time constraints, and accessibility challenges. This situation not only limits participation but also affects community identity, as there is no focal point for gathering, collaboration, or cultural expression. A dedicated smaller space within Phillipstown would help strengthen social cohesion and ensure equitable access to essential programs and activities for residents.

## Local Community Infrastructure

### Ōtautahi Sports Association- Tuam Street



A large hall/food/serving area  
Capacity 120 persons  
Commercial kitchen  
Short or long-term hire  
Office space for small meetings.

Note: Costs may be prohibitive for grass roots groups.

### Quakers' Rooms at 217 Ferry Road, Phillipstown



- **Large room** – accommodates up to 40 people
- **Medium room** – up to 20 people • Both include chairs, tables, trestles, a smart TV, broadband, and Wi-Fi
- New kitchen (oven, crockery, tea towels, etc.)
- Two wheelchair-accessible unisex toilets
- Off-street parking (limited)
- **Days:** Monday–Saturday
- **Hours:** 10:00 am – 8:00 pm

Phillipstown Community Needs Assessment 2025

**Council owned community house on Ministry land- 39 Nursery Road**



Council currently has a ground lease with the Ministry of Education until September 2026.

It is understood that this part of land is not being considered as part of the disposal process.

**Revolution Church**



442 Tuam Street 2 spaces available for one-off or regular hire, and 3 private offices for lease.

Auditorium: max 200 people, sound system, and accessible kitchen

The cave: max 80 people, basic sound system, screens, kitchen.

#### Lancaster Park Community Facility



#### 40 Stevens Street (not technically in Phillipstown)

Capacity: 100 people standing; 70 seated around tables.

Three externally accessed public toilets

Smaller Meeting Room

- Suitable for smaller meetings or group sessions.
- Included as part of the community centre's booking package
- Changing Rooms (for sports teams/referees)
- Equipped with showers and changing areas.
- Two designated referee changing rooms
- Ideal for both community and sports-related activities.
- Flexible indoor spaces (function room or meeting room) and sports support
- Fully operational with kitchen facilities and toilet

#### Availability of Green Space in the Phillipstown Area

The Phillipstown neighbourhood has a population of approximately 4,600 residents within a land area of 1.2 km<sup>2</sup>. This equates to a population density of 3,833 people per km<sup>2</sup>, which is considered high for an urban setting. Access to green space is critical in such environments to support physical activity, mental wellbeing, and community interaction.

#### Current Provision

There are 10 identified parks and reserves within the area, ranging from small corner green spaces to large multi-use facilities. The total combined area of these spaces is approximately 37,897 m<sup>2</sup> (13.79 hectares):

- Buccleugh Reserve – 512 m<sup>2</sup>
- Cross Reserve – 3,783 m<sup>2</sup>
- Edmonds Gardens – 7,934 m<sup>2</sup>
- Edmonds Park – 15,365 m<sup>2</sup>
- Essex Reserve – 459 m<sup>2</sup>
- Lancaster Park – 105,622 m<sup>2</sup>
- Ollivier's Reserve – 2,619 m<sup>2</sup>
- Raglan Reserve – 1,164 m<sup>2</sup>
- Welcome Rest – 209 m<sup>2</sup>
- Unnamed corner green space – 230 m<sup>2</sup>

This equates to 30 m<sup>2</sup> of green space per person, which exceeds the minimum guideline of 9 m<sup>2</sup> per person recommended by the World Health Organisation. However, this figure is skewed by the presence of Lancaster Park, a large sports facility that may not function as an accessible open space for casual recreation.

#### **Distribution and accessibility**

- Smaller reserves (e.g., Buccleuch, Essex, Welcome Rest) provide seating and plantings but limited space for active recreation.
- Medium-sized reserves such as Cross and Ollivier's offer playgrounds and seating, catering to families and children.
- Edmonds Gardens and Park provide bookable spaces, toilets, and parking, supporting community events and sports.
- Lancaster Park dominates the green space provision but is primarily a sports ground with structured facilities, which may limit informal use.

#### **Gaps and issues**

- Uneven distribution: Larger parks are concentrated near Ferry Road, while some residential areas rely on small reserves.
- Limited informal recreation space: Many smaller reserves lack open lawns for casual play or gatherings.
- Population growth and density: With high density, demand for easily accessible, multifunctional green spaces will increase.
- Green space activation activities

#### **Implications**

While the total green space appears adequate, functional accessibility and diversity of use are potential issues. With more housing density and a young population, opportunities to activate local public green spaces would enhance community connectivity and reduce social isolation.

#### **Schools/Pre Schools/Kindergarten**

- Te Kōhanga Reo o Te Hohepa
- Te Aratai College
- Phillipstown Kids First Kindergarten

#### **Community services for similar sized suburbs**

##### **Manuka Cottage (Addington Community House)**

##### **POPULATION 3,675**

A registered charity and community development hub located at 70 Harman Street, Addington, its focus is on fostering social connection, empowerment, and inclusion among residents. It caters to:

- Community members of all ages — open Monday–Wednesday (10 am–3 pm) to everyone; drop-in for tea, social activities, gentle exercise, crafts, etc.
- Older adults/seniors — Arts, exercise, paired with Age Concern Canterbury; digital help (TechMate), community lunches

- Rangatahi/youth & families — youth hangouts “Mānuka Rangatahi”, craft, preschool playgroups, and OSCAR after-school childcare since 1996 for local families.
- Anyone needing tech support — TechMate classes Wednesday mornings free
- Independent individuals — those who can self-care; not a residential or nursing-care facility
- All ages—including children, youth, families, adults, and seniors—are invited to participate, enjoy a supportive, non-judgmental environment, and access programs like café lunches, exercise, crafts, device help, playgroups, and childcare.

#### **Waltham Cottage**

##### **POPULATION 4,460**

Density 2,170/km<sup>2</sup> across three SA2's

##### **Overview**

- Also called Te Whare Roopu o Oterepo, located at 201 Hastings Street East, Waltham
- Registered charitable trust on Christchurch City Council-owned land.
- Operates Mon–Thu, 9 am–3 pm; services open to anyone in Waltham / Christchurch.
- Focus: connection, social support, advocacy, confidence-building.
- General community: free drop-in coffee, chat, community lunch, bread giveaway.
- Seniors: falls-prevention classes (“Steady as You Go”), monthly foot clinic, walking groups, Seniors’ afternoons.
- Women: “Cottage Sisterhood,” Wahine Wellness weekly sessions.
- Men: Men’s group (fortnightly).
- Whānau/Children/Youth: playgroups, holiday activities, children’s guitar
- Digital support & creative activity: TechMate digital/internet support, ukulele & craft groups, games afternoons.
- Wellbeing & Life Skills: relapse prevention, volunteer coaching, CV/job assistance.
- Referral & Advocacy: Support accessing services, accompanied advocacy.

#### **Bromley Community Centre**

##### **POPULATION - Bromley South 2,900, whole suburb 3,100–3,700**

- Former Bromley School building at 45 Bromley Road, Christchurch 8062. Opened 1980, renovated & upgraded post-earthquake.
- Offers a large hall, meeting rooms, full kitchen, free Wi-Fi, accessible toilets & carparks, playground, basketball court, half-pipe, grassy field.
- Open Mon–Thurs 9 am–2:30 pm; Fri until midday; closed weekends unless booked.
- Hire fees vary: daytime from ~\$20/hr, weekend nights ~\$250 set fee.
- Adult exercise/circuits, women’s group, yoga, preschool dance, playgroup (“bring a plate”), computer tuition, children’s after-school recreation, art group.
- Foot care on 4th Wednesday; free kai lunch Thursdays.
- Hosts school holiday programmes, Christmas Carnival, Matariki event, Halloween crafts/play, Twilight Xmas Market.
- Functions include wedding receptions, birthdays, funerals, family reunions, meetings — booked months ahead.

**A large purpose-built facility comes with**

- Cost barriers: Building and maintaining a large centre would require significant capital investment and ongoing operational funding.
- Duplication risk: Existing facilities—Ōtautahi Sports Association, Revolution Church, Lancaster Park, and Council-owned properties—already provide hireable spaces.
- Accessibility challenges: Large venues often come with higher hire fees, making them prohibitive for grassroots groups.

**An alternative solution:**

Based on this, an alternative approach would entail securing a smaller site and focussing on the activation of existing assets by:

- Reclaiming use of the Council-owned house at 39 Nursery Road, offering a unique opportunity for a modest, adaptable hub without major land acquisition costs.
- Encouraging use of existing venues (Ōtautahi Sports Association, Revolution Church, Lancaster Park) can be leveraged for programmed activities and partnerships.
- Activating green spaces that can host pop-up events, playgroups, and wellbeing activities, creating a distributed model that meets community needs where people already live.

**Proven models in similar suburbs**

Neighbouring communities (Addington, Waltham, Bromley) thrive with small-scale hubs like Manuka Cottage and Waltham Cottage. These centres:

- Operate from modest facilities.
- Deliver high-impact programs—social connection, tech support, exercise, family activities—at low cost.
- Foster inclusion and resilience without expensive infrastructure.



## Phillipstown- The People

Phillipstown is a growing, diverse, and socioeconomically challenged suburb with a population of 4,620 (2025), up from 4,180 (2020). The community is young and transient, with 38% aged 0–24 and only 7.9% aged 65+, reflecting a strong need for youth and family-focused services.

- Households: High rates of vulnerability—25–30% sole-parent and 33.6% single-person households.
- Socioeconomics: 62% report financial strain, home ownership is low (36.5%), and unemployment (6.3%) exceeds the city average.
- Education & Connectivity: Only 14–16% hold a degree; internet access at 83% lags city norms.

### Cultural diversity and inclusion

Phillipstown is one of Christchurch’s most diverse suburbs: 18% Māori, 10% Pacific, 15% Asian, and 55% European. Strong cultural identity is supported through language, religion, and community-led events, requiring spaces that foster inclusion and belonging.

### Food security and wellbeing

Persistent demand for food support, particularly among migrants and sole-parent families. Community-led initiatives—pantries, gardens, and shared cooking spaces—are essential for resilience and social cohesion.

Options presented for Council to consider need to ensure:

- Long-term security for community services.
- A central, culturally responsive space for youth, families, and diverse groups.
- Support for food security, social connection, and wellbeing in a high-needs area.

### Impact of the Canterbury earthquakes (2010-2011)

The Canterbury Earthquakes (2010-2011) had a significant impact on Christchurch’s eastern suburbs, including Phillipstown. Recovery has been uneven, with many homes damaged or red-zoned, leading to displacement of residents and temporary population decline. While some areas recovered quickly, others—especially those with older housing stock and social housing stock or higher deprivation—saw slower rebuilds and returns.

Phillipstown has a mix of older housing stock and social housing, which has influenced population stability. While other suburbs experienced growth through new developments, Phillipstown growth has been more modest. Housing affordability and availability have also played a role, rising rents and house prices across Christchurch may have pushed some residents out of the area or discouraged new arrivals.

### Housing density and property trends in Phillipstown

Housing intensification is underway across Christchurch, including in Phillipstown, in response to national urban development policies. Christchurch City Council’s Plan Change 14 (PC14) supports increased residential density, particularly near commercial centres and public transport.

Under the National Policy Statement on Urban Development (NPS-UD), Phillipstown is identified as a zone suitable for medium to high-density housing. Most residential sites now allow up to three dwellings of three storeys without resource consent, and up to six storeys within walkable distances of key centres.

These planning changes are reflected in the local housing market. The average house value in Phillipstown is \$459,000, a 3.2% rise over two years. Rental demand remains high, with a median

weekly rent of \$460 and 341 rental listings in the past year, indicating a mobile population. This transience may affect long-term community cohesion without strong community connectors.

Two-bedroom homes are the most common rental type, preferred by half of tenants. This aligns with local housing needs and supports the case for more compact, affordable housing. As intensification continues, these trends will shape future development and community planning in the area.

Indicator	Phillipstown 2025
Population	4,620
Unemployment	6.3%
Sole Parent Households	25-30% (2018 census)
Single Households	33.6%
Income Adequacy	62% report financial strain
Housing Tenure	63% renters
Home Ownership	36.5%
Median Property Value	\$459,000
Education	14-16% Bachelor’s degree or higher
Self-employment	7%
Internet Access	83%

Ethnic Composition

Comparison with Other Suburbs

Suburb	Māori %	Pacific %	Asian %	European %
Phillipstown	18%	10%	15%	55%
Linwood	16%	8%	12%	60%
Riccarton	6%	2%	35%	50%
Fendalton	4%	1%	10%	80%

Census 2023

Ethnicity by age group

- Māori and Pacific youth (under 25) make up a larger proportion of the younger population than older groups.
- European/Pakeha are more prevalent in older age brackets.
- As of the 2023 Census, approximately 7.9% of Phillipstown's population is aged sixty-five or older, which equates to approximately 365 people based on the estimated population of 4,620 in 2024.
- This proportion is significantly lower than the national average, which reflects Phillipstown's younger demographic profile and higher proportion of working-age and transient residents.

Housing density & property trends

- Average house value: \$459,000 (↑ 3.2% over two years)
- Median weekly rent: \$460
- Rental turnover: 341 listings in the past year

- Most common rental type: 2-bedroom homes
- Plan Change 14 (PC14), and NPS-UD allow up to three dwellings of three stories without consent, and up to six stories in walkable catchments.

#### **Household income and tenure**

Households in rented dwellings (common in Phillipstown) are more likely to have incomes below \$22,000. In contrast, households in owned or trust-held dwellings tend to have significantly higher incomes.

Household composition: Phillipstown has a higher-than-average proportion of sole-parent families compared to Christchurch overall. While exact percentages for 2025 are not yet published, the 2018 Census and community profiles indicate that this rate is notably higher than the national average, which was around 18% in 2018.

According to the 2023 Census, approximately 33.6% of households in Phillipstown are one-person households. This is significantly higher than the Christchurch city average, which sits at around 26%. This high proportion of single-person households in Phillipstown reflects:

- A younger, more mobile population
- Higher rental rates
- A mix of older residents living alone, particularly in social housing.
- Sole-parent households are more prevalent among Māori and Pacific peoples.
- Couple-with-children households are more typical among Asian families.
- Multi-family households (two or more families living together) are more likely among Pacific peoples
- Higher employment- requiring services to be delivered after work hours.

#### **Household debt**

While suburb specific data is not publicly available, we can infer from related indicators:

With 63% of residents renting, this suggests lower mortgage debt on average, but potentially higher reliance on consumer debt (credit cards, personal loans) especially among renters and low-income households. The suburbs' high deprivation index and low home ownership rate correlate with greater financial vulnerability, which often includes:

- Higher debt -to- income ratio limit access to low interest credit
- Greater exposure to payday loans and informal lending.
- Debt servicing costs (interest payments) are rising due to higher interest rates, affecting lower income suburbs more severely.

#### **Food security**

- Phillipstown has a well-established Community Gardens run by the Phillipstown Community Centre Charitable Trust. It has grown to the size of available land.
- Food is freely available to residents in need, and many recipients later become volunteers, contributing to a cycle of support and empowerment.
- The Hub also hosts crop swaps, vegan markets (a tenant), and shared cooking spaces, helping residents access fresh, culturally appropriate food.
- While exact statistics are not available, anecdotal evidence suggests high demand for food support, especially among families, migrants, and sole-parent households.
- The potential loss of such support could impact adversely on the local community.

## Community Views – Engagement Feedback

To ensure the planning process was informed by local perspectives, a structured consultation phase was undertaken. This included a community-wide survey designed to capture the views, priorities, and needs of residents. The survey provided quantitative and qualitative insights into how the community currently engages with local services and what improvements they would like to see.

In addition to the survey, one-on-one interviews were conducted with key local service providers and other stakeholders. These interviews offered an opportunity to explore issues in greater depth, identify service gaps, and understand operational challenges from the provider's perspective. Together, these methods ensure a balanced and comprehensive understanding of community needs and service capacity.

### Survey Participant Overview

The community survey attracted 178 responses, offering a strong foundation for understanding community perspectives. Of these, 43.82% were Phillipstown residents, while 56.18% were non-residents, showing interest beyond the suburb but also signaling an opportunity to strengthen local engagement. Responses included 18.54% from local businesses, adding valuable insights from the commercial sector. Although there were few contributions from children and youth, the survey reflected Phillipstown's rich cultural diversity, with Pākehā, Māori, and MELAA communities most represented.

Age distribution showed that only 4.16% of respondents were aged 0–25, while 61.29% were between 35–64 years, meaning younger voices remain underrepresented. Considering Phillipstown's population of approximately 4,600 people, this demographic snapshot highlights the need for more targeted outreach to residents and youth. These findings provide a strong starting point, and future engagement will focus on amplifying local voices and ensuring broader participation to shape community priorities.

188 responses were received via:

- Paper surveys (39.9%)
- 'Let's Talk' online platform (38.3%)
- Email invites (12.2%)
- Qualtrics anonymous link (9.6%)

### Current use of community spaces

- 71% of respondents use community spaces at least monthly
- Weekly: 42.5%
- Monthly: 23.1%
- Daily: 8.6%
- Never: 6.5%

### Services most wanted in Phillipstown

- Cultural events and celebrations (78%)
- Health and wellbeing services (67%)
- Education and training (66%)
- Social support (51%)
- Youth programs (29%)

**Barriers to access**

- No programs of interest (42%)
- Opening times do not suit (41%)
- Transport/parking issues (26%)
- Other concerns: cost, safety, closure of hub, accessibility

**Importance of a permanent community centre**

96% of respondents consider it important to have a permanent, purpose-built community centre in Phillipstown. However, 2.6% of respondents felt there was no need for a dedicated centre stating cost as a factor and facilities in nearby suburbs.

#### Key Insights for Council Decision-Making

Insight	Details
High reliance on Hub	Strong emotional and practical attachment to Phillipstown Hub
Demand for services	Cultural, health, education, and social support are top priorities
Mitigation of barriers	Extended hours, improved transport, inclusive programming
Mandate for permanent facility	Clear community support for a purpose-built centre
Financial concerns	Minority view on ratepayer funding for non-ratepayer services Existing Multicultural Centre in central city-risking duplication.

#### Site Requirements - Core considerations for decision-making

When evaluating whether to purchase the former Phillipstown School site or secure an alternative location for community use, several key considerations should guide decision-making. These factors reflect community priorities and strategic objectives for long-term service delivery.

##### Long-term tenure and stability

Securing a permanent site that offers continuity for the people of Phillipstown is critical providing the foundation for:

- Strategic planning and infrastructure investment
- Stronger community engagement and trust
- Development of a right-sized, fit-for-purpose hub, particularly as the current hub's imminent closure requires the Trust to effectively "start again."

##### Accessibility and equity

Location plays a significant role in ensuring equitable access to services. A suitable site should:

- Be central, walkable, and well-connected to public transport.
- Prioritise accessibility for local renters, sole-parent households, youth and children, disabled residents, and culturally diverse communities.

##### Multi-use and flexibility

Community needs are diverse and evolving. A site that supports multi-use functionality will enable:

- Delivery of a wide range of services, including youth programs, health and well-being initiatives, resilience and preparedness activities, cultural events, and food support.
- Adaptability to demographic shifts and changing priorities through flexible design.
- As employment is high within Phillipstown, activities and services outside of work hours are needed.

##### Alignment with urban development and sustainability

- The chosen site should complement Christchurch's urban growth and sustainability objectives:
- Align with intensification plans (e.g., PC14, NPS-UD) while preserving green space and community character.
- Incorporate environmental sustainability features such as gardens, trees, and energy-efficient infrastructure.

### **Inclusive accessibility in future development**

- Services are accessible for young people, older adults, and people with disabilities.
- A strong focus on meeting the needs of residents first but not duplicating what other support services remain close-by and within walking distance.
- Any space would need to reflect the needs of the local community, which reduces the need for such a large site.

## **Options**

This section outlines five potential options for the Phillipstown community. Each option is evaluated based on its advantages, disadvantages, cost implications, dependencies, and associated risks. A scoring matrix compares feasibility, cost, community impact, and overall risk. The preferred option is identified based on alignment with local community needs and Council priorities.

### **Option 1: Do Nothing- Phillipstown Hub closes – Not recommended**

This option involves permanently closing the existing community hub and ceasing council-led community development activities in Phillipstown. While this approach delivers immediate cost savings by eliminating operating expenses, it comes with significant social and reputational risks.

#### **Key Features**

- No ongoing staffing or facility costs.
- Council resources are redirected to other priorities.
- No physical or programmatic presence in Phillipstown.

#### **Benefits**

- Immediate financial savings: Eliminates operational and maintenance costs.
- Administrative simplicity: Reduces complexity in managing facilities and programs.
- Budget flexibility: Funds can be re-allocated to other council projects.

#### **Risks and Challenges**

- Loss of community identity: The hub has been a focal point for local engagement; its closure may erode social cohesion.
- Reduced access to services and activities: Residents lose a central space for programs, events, and support.
- Increased isolation and vulnerability: Particularly impacts groups already experiencing disadvantages.
- Reputational risk for council: Perception of disinvestment in a high-needs area could damage trust and relationships.
- Potential long-term costs: Social issues arising from reduced engagement may lead to higher demand for other council or social services.

### **Option 2: Purchase Entire Site – Not recommended**

This option involves purchasing the entire Phillipstown School site, including the existing dwellings currently owned by the Ministry of Education. Securing the full site would provide the Council with strategic land for future needs, including potential infrastructure requirements such as 3 Waters, and allow flexibility for long-term community development planning.

#### **Key Features**

- Full ownership of land and buildings.
- Strategic control over future use and redevelopment.
- Potential to integrate community facilities with council infrastructure needs.

#### Benefits

- Strategic asset acquisition: Positions council to meet future growth and infrastructure demands.
- Flexibility for future development: Enables long-term planning for community facilities or other council priorities.
- Avoid fragmentation: Ensures control over the entire site rather than partial ownership.
- Potential cost efficiency in the long term: Consolidated land may reduce future acquisition costs.

#### Risks and challenges

High fiscal impact: Entire market value is not budgeted in the Long-Term Plan; purchase would require rate increases or cost-sharing arrangements.

- Political risk: Public perception of significant expenditure in a constrained fiscal environment.
- Opportunity cost: Funds allocated to land purchase may limit investment in other community priorities.
- Existing dwellings are substandard: Buildings do not meet accessibility or quality standards, requiring demolition or major refurbishment.
- Uncertain timing and negotiations: Market conditions and Ministry of Education timelines may delay acquisition.
- Maintenance burden: Interim holding costs for land and buildings until redevelopment occurs.

#### Option 3: Two-Phased Approach (Preferred Option)

This option provides continuity for the community while enabling staged investment, balancing immediate needs with long-term strategic planning. It involves two phases:

##### Phase 1: Immediate continuity

- Leverage existing Council assets by seeking a 3 –5-year ground lease for the Council-owned house on MOE land adjacent to Ferndale School as a temporary base for community activities, allowing Council time to establish Phase 2.
- Minimal cost for adaptation and maintenance.
- Provides a visible and accessible presence for residents, ensuring locally focused programs and engagement continue without interruption.

##### Phase 2: Long-term solution

- Secure permanent community space through partial purchase and subdivision of the Phillipstown school site to create a future-focused smaller locally focused amenity. The Ministry of Education has indicated their willingness to subdivide the land.
- Move Council-owned house on the recently purchased land.

#### Benefits

- Allows Council to act fast and decisively to secure a site in a suburb that needs it and where there is little by the way of alternatives.
- Continuity of service: Maintains community engagement and trust during transition.
- Right sized to meet local community need into the future



- Financial feasibility: Smaller area of land purchased is potentially more affordable to Council. Spreads costs over time, reducing immediate budget impact.
- Strategic flexibility: Positions council to secure land for future needs without committing to full-site purchase upfront.
- Community confidence: Demonstrates commitment to Phillipstown while managing fiscal responsibility.
- Moderate risk profile: Risks are manageable with clear funding commitments and stakeholder support.

#### **Risks and challenges**

- Interim facility limitations: The house may not fully meet accessibility or space requirements and with a short-term ground lease perpetuating the feeling of a “temporary” solution.
- Complexity of staged approach: Requires careful coordination between phases to avoid delays or cost overruns.
- Funding certainty: Funding is set aside in the LTP; however, this does not cover OPEX.
- Community expectations: Risk of dissatisfaction if long-term facility development is delayed.
- Existing provision of funding within the Long-Term Plan may not be sufficient to provide
- Negotiation of risks: Partial purchase and subdivision may involve complex agreements with the Ministry of Education.

#### **Option 4: Develop Community Centre Elsewhere – Not recommended**

This option involves constructing a new purpose-built community centre in a different location within the wider catchment area. The facility would provide dedicated spaces for community programs, events, and services, like what Phillipstown previously offered, but in a new setting.

#### **Key Features**

- Modern, fit-for-purpose design tailored to community needs.
- Potential for co-location with other services (e.g., health, education, and cultural).
- Opportunity to incorporate sustainability features and reduce long-term operating costs.

#### **Benefits**

- Long-term solution: A permanent facility provides stability and visibility for community development.
- Lower operating costs over time: New construction can include energy-efficient design and shared infrastructure.
- Opportunity for innovation: Ability to design spaces that meet current and future needs.
- Potential to attract external funding: Partnerships and grants may support capital costs.

#### **Risks and Challenges**

- High upfront capital investment: Significant funding required for land purchase and construction. A facility elsewhere would need its own planning and feasibility- potentially not consistent with the Facilities Plan.
- Delays in delivery: Planning, consenting, and building processes could take several years.
- Limited land availability: Suitable sites may be scarce or contested.
- Uncertain funding: Reliance on council budgets and external grants introduces financial risk.
- Community displacement: Moving the centre outside Phillipstown may reduce accessibility for the most affected residents.
- Reputational risk: Perception that the Council is moving services away from the area of greatest need.

Option 5: Mobile Community Development - Not Recommended

This option involves placing a community development worker in Phillipstown to provide on-the-ground support and coordination for local initiatives without establishing a permanent physical hub. The worker would operate in a mobile capacity, using existing community spaces (e.g., schools, churches, libraries) for meetings and activities

Key Features

- Building local capacity by supporting grassroots groups and volunteers.
- Facilitating partnerships between residents, NGOs, and council services.
- Delivering outreach programs such as health, education, and cultural activities in flexible locations.
- Acting as a connector for residents to access council services and funding opportunities.

Benefits

- Lower cost compared to establishing a permanent facility.
- Flexible and adaptable to changing community needs.
- Encourages the use of existing spaces and resources.
- Build strong local networks and leadership.

Risks and challenges

- Lack of visibility and permanence: Without a dedicated hub, the initiative may feel temporary or fragmented.
- Limited impact: A single worker may struggle to meet diverse needs in a high-demand area.
- Reliance on external venues: Availability and suitability of spaces could limit programming.
- Community perception: Residents may view this as a downgrade compared to a dedicated centre, reducing engagement.
- Sustainability: Risk of burnout for the worker and difficulty maintaining momentum without a physical anchor.

Scoring Matrix

Criteria	Option 1 Do nothing	Option 2 Entire site	Option 3 Phased	Option 4 Elsewhere	Option 5 Mobile
Local community impact	5	20	25	10	15
Community preference	0	20	20	5	5
Cost Feasibility	25	5	15	5	15
Alignment with LTP	5	10	20	5	5

Total Score out of 100	35	55	80	25	40
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Recommendation

Proceed with Option 3: Two-Phased Approach

This option offers the Phillipstown community a balanced solution that maintains community services while enabling staged investment. In the short term, Phase 1 leverages existing Council assets by using the house adjacent to Ferndale School as a temporary base for programmes and engagement at minimal cost.

Phase 2 provides a long-term outcome by securing permanent community space through partial purchase and subdivision of the Phillipstown site, not including any existing buildings that would require significant improvements and ongoing maintenance that is not currently budgeted for beyond the LTP monies set aside for a Phillipstown focused solution.

This approach spreads financial commitments over time, reduces immediate budget pressure, and ensures continuity for residents. While risks include interim facility limitations and the need for clear funding commitments, these are considered moderate and manageable. Overall, this option is preferred as it aligns with community needs, financial feasibility, and strategic flexibility. Subject to the following conditions:

Access to the House is made available for PCCT to provide continuity and re-group.

- Providing appropriate support for displaced tenants during the transition.
- Pursue part purchase of the school site incorporating the existing community garden and 5 classrooms suitable for locally focused groups or activities to use.
- Relocate *the House* on this land, long term.

Conclusion

This assessment confirms that Phillipstown remains a community with high social and economic vulnerability alongside strong local resilience. Stakeholder feedback shows that while the current hub has been highly valued, it has grown beyond its original purpose - becoming a metropolitan service point to the detriment of focused community outreach and development. Staff are recommending that a smaller, more localised approach is taken as the hub in its current shape is no longer the right size for the community’s needs.

Many survey respondents and stakeholders call for a permanent, inclusive space that supports youth, families, and cultural diversity, highlighting the need for accessible and appropriately timed services and offerings. At the same time, feedback stressed the importance of scaling services to match Phillipstown’s size and character, rather than replicating a city-wide model. A few survey respondents did not believe a hub was required.

After evaluating options, the preferred approach is to secure and develop a permanent centre on the current site through partial purchase of Ministry land next to the existing community garden - right-sized for local needs. This option ensures continuity, meets identified priorities, and aligns with council objectives for equity and community wellbeing.

Investing in a permanent Phillipstown Community Centre is not just an infrastructure decision; it is a commitment to a more localised, sustainable model that strengthens social cohesion and creates a future-ready space for one of Christchurch’s most diverse communities.

Appendix 1: Implications for current tenants and users of the hub

Group/Activity	Phillipstown Focus?	Alternative home found?	Interested in being part of a potential new hub/centre?
Kiwi Family Trust	Metro	NO	
Safe Connection	Local	YES	
Te Puawaitanga ki Ōtautahi Trust	Metro/Local	Not yet	
Purapura Whetu	Metro/Local	Not Yet	
Bonsai Workshops	Metro	Yes	
Zumba Club	Local	NO	YES

Women's Arabic Calligraphy Class	Metro	NO	YES
West African Drumming	Metro	NO	YES
Vegan Night Māketē	Metro	NO	YES
Toes & Giggles (Plunket parent-child sessions)	Local	NO	YES
Connect n' Learn		NO	YES
Craft Group	Metro	NO	YES
Crop Swap	Local	NO	YES
Ngā Kākano o Te Reo (language learning)	Local/Metro	NO	YES
Linwood Mosque	Metro	Working with Mosque	NO
Pregnancy Support Circle	Metro/Local	NO	YES
Maea Ukulele Group	Metro	NO	YES
Sit & Be Fit	Local	NO	YES
Social Club.	Local	N	YES
Community Garden	Local	N/A	YES
Hub Lounge Rooms for hire	Income generation	N/A	
Refugee Resettlement and Resource Centre	Metro	Not currently required to vacate house	NO
Linwood Islamic Trust	Metro	NO	NO

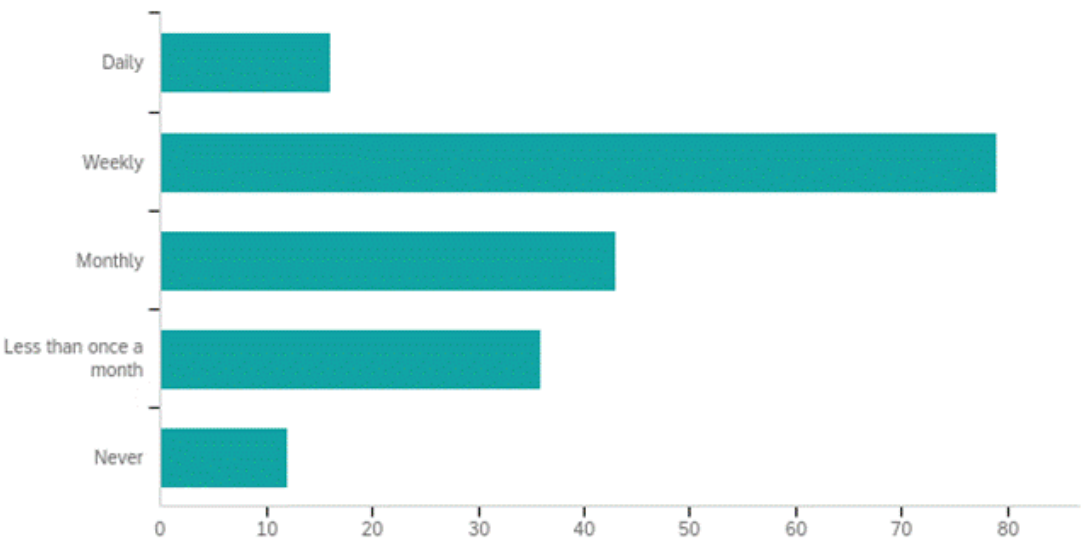
Appendix 2: Survey data

All respondents

The Future of Phillipstown

December 11th 2025, 10:48 am NZDT

Q1 - How often do you currently use community spaces or services? (e.g. Phillipstown Community Hub, Christchurch City Mission, Orange Sky, Christchurch Resettlement Services, Te Whare Roimata)



#	Answer	%	Count
1	Daily	9%	16
2	Weekly	42%	79
3	Monthly	23%	43
4	Less than once a month	19%	36
5	Never	6%	12
	Total	100%	186

Q2 - Which community spaces or services do you use and what suburb are they in?

Which community spaces or services do you use and what suburb are they in?

Hub meeting rooms
Phillipstown community hub, phillipstown
Phillipstown Hub, Orange Sky Philliptowns
Phillipstown community hub
Purapura Whetu, the gardens, the whole hub for events
Vegan makete , hub fairs , Matariki, daughter plays there also and LOVES IT, gardening community garden
Orange Sky New Brighton
garden mainly , but have been very involved in the bike maintenance group in the past
Phillipstown Community Hub
Avon loop - Christchurch Central
Phillipstown community hub for the monthly market, and some other CCC venues when there are markets or expos and other events, like Unchatter and other gatherings. I also used the Phillipstown Hub (and others) to rent a room for my fortnightly get togethers with my Enjoy Your Life group. So I attend events and I work at events in CCC buildings.
Purapura Whetu
Te Tahi Youth Hub - Salisbury Street/CBD, Aldersgate Centre - CBD , Tā«ranga - CBD, public libraries - various (Riccarton, Papanui, Linwood), The Loft - Eastgate, Linwood, public pools - various (Hornby, Papanui, New Brighton, Rolleston, Ilam/Burnside), various church halls, Papa Hou - CBD, Hagley Multicultural Recreation and Community Centre - CBD, Selwyn Youth Hub - Rolleston
English lesson from English language partner
Vegan Markete once a month
I use Waltham Cottage
The Vegan Night Makete, located at Philips town community space, where the school used to be. I need to find out what other community groups meet there. I may have a reason to go more often.
The vegan makete
The Phillips town hub, Orange Sky, and the community there. And the vegan mā kete
I use the green spaces, and appreciate the services the Community Hub that offer local families, especially those without transport.
Rarakau:Riccarton Centre Te Hapua Phillipstown
Cultural and community events, donation drop off points, craft classes at Phillipstown

Phillipstown Community Needs Assessment 2025

Linwood Library weekly Linwood Community Arts Centre ( less than once a month overall)
Community Market/Fairs occasionally at hub Workers Educational Assn Gloucester St
Phillipstown Community Hub
Phillipstown Community Hub in Phillipstown
Phillipstown Community Hub
Vegan Night Market
I visit the Vegan Night Makete
Phillipstown Community Hub, Phillipstown.
Phillipstown Community Hub Vegan night market
Phillipstown Community Hub
Gardens, Community Hub and Venue
Phillipstown community hub
Phillipstown Community Hub, Phillipstown
Phillipstown Community Hub
Phillipstown Community Hub - Ōtautahi Creative Spaces
Otautahi Creative Spaces in Phillips Town and the Diamond Harbour Library and Diamond Harbour Community Hall, Turanga
Otautahi creative spaces
Antenatal classes
Was hoping to use it as an Evacuation site in the event of Tsunami
I go to the Phillipstown Community Hub once a month to the vegan night market and i regularly cycle or walk the parks in my neighborhood (Linwood park, Lancaster park etc.)
Phillipstown Community Hub, Climate Action Campus (Avonside), Riverlution (Richmond) & Shirley Community Trust
Phillipstown
Phillipstown Hub Sumner playground
Richmond Community Garden (Richmond)
OCS, yoga
Phillipstown community hub baby groups City mission in central for food assistance
Phillipstown Community Hub, Purapura-whetu, both in Phillipstown
City mission and community hub
Phillipstown Community Hub. Needs to stay!!! Purapura Whetu. Community gardens.

Phillipstown Community Needs Assessment 2025



Library services in most suburbs. I don't go to the libraries except when they have their stalls at community functions and cultural events, youth events, health and wellbeing
Community Pantry at The Hub Tiny Shop Village for bike fix ups and pantry
Phillipstown Community Hub
Hagley Park
City mission Special days Fresh youth cultural developments YCD Youth group
I come to the workshops and markets
The hub galas, vegan night market, bike workshop
Pura whetu and garden Phillipstown and Linwood
Church - Linwood Community Church. Thursday lunch catch up. Pool - Te Pou Toetoe.
Phillipstown community hub
Taught classes at the hub - preserving
Gardening, mow lawns
I live in Spreydon and us the gym at Pioneer I visit the hub in Phillipstown every week to hang out with people there and socialise and help with the gardens.
Ako Mai te reo Ma ori classes. Ma ra kai, food pantry.
Creative spaces
Creative Otautahi at the Phillipstown Hub Monthly crop swaps Community events at the hub
Hub New Brighton Community Gardens TĀ«ranga
I work here as one of the gardeners
We regularly connect with the Hub for various community based activities
Papanui Library Hub vegan nights
Phillipstown Community Hub, Phillipstown Kairos free store - used to be in the central city, Richmond Community Garden, Libraries, Clothes and plant swaps, Ā«tautahi repair revolution, various volunteer tree planting
Waltham hub - vegan market and circus class
We need more community run hubs.
I haven't used any yet
Hub
- Eastgate Library - Linwood Resource Centre - Linwood Community Garden - Phillipstown Community hub
Te Whare Roimata
Birthright group Linwood

Phillipstown Community Needs Assessment 2025

- Creative room, climate action campus - Rooms to learn African drumming at Phillipstown Hub
community gardens in Phillipstown and events and NZSL at the hub happy to be contacted for further feedback
Tāwhānui Kaiapoi
Heathcote Valle community centre
beaches Waling the red zone
Charleston Ukelele Group
Quakers community and worship Hub Te Poe toetoe 2 x week swimming
Āwhānui Creative Spaces
city mission p shop st Marys, Manchester St National Marae, Aranui Fresh event, Igloo - Bus Exchange
Phillipstown Hub. Shirley Community Centre.
Member of Mana Ukelele Group. Wha nau group needed to support hub community.
Volunteer as part of orange sky at phillipstown
Orange sky, Housing First, Phillipstown
Phillipstown Hub
shirley community Trust linwood Trust
the hub whenever there is an event on. We have used the services of Āwhānui Creative Spaces, the Green Lab, the Muse when they were here. if long term security was available we would look at establishing more events.
markets and events in Woolston, brookhaven and Linwood
Harrington Park, Riccarton
Richmond Community Garden and Riverlution
Orange sky truck
Te Whare Roimata
Cross At Park margaret Mahy
Te Puawātanga ki Āwhānui Trust
English class Sewing group Painting group Community garden
Chch City Mission, Richmond Community Garden and climate Action Campus
Matatiki Aranui Community Centre
Shirley community hub
but used to be 2-3- x week purapura whetu

Phillipstown Community Hub for events such as Matariki and the Sprung Gala We used to do African drumming too and active in the maara kai - working bees
Phillipstown Community Hub
Hub, play ground, park in Phillipstown
The Phillipstown hub in Phillipstown; Phillipstown community hub for my infant classes
Phillipstown Community Hub in Phillipstown, CCC library in Spreydon (while the South Library is being rebuilt).
Phillipstown community hub, Phillipstown. Richmond community gardens, Richmond
So, I wanted to put this through - as I used to work in an organisation that was privileged enough to use some of the rooms at Phillipstown hub. I was a Kaitautoko Community Support Worker, so worked alongside many of the whaiora, people who used these services. Our whaiora used the space for community connection between one another, in learning new skills, having a voice, parenting and also maintaining physical and emotional health. Along with the Matariki events and community days there.
Mums groups
The Phillipstown community Hub is awesome - it connects people from all different backgrounds who live in the area. It's got something for everyone and is the only social space that offers different things for different people all together. I know people think our neighborhood is just one particular type of person but it isn't, it's a great mix of different types of people, working class, creatives, students, young families, older people, different cultures and the hub is the only place that offers space for everyone
Libraries - Linwood and Tākara.
Orange sky phillipstown
Phillipstown, Linwood, New Brighton
Markets, social groups.
Phillipstown Hub, at Phillipstown
The Whiteroom, Phillipstown community hub, climate action campus, WEA, Te Wa
We used phillipstown for our homeschool science group
Phillipstown community hub, city mission.
Help out at The Hub with Housing First, Phillipstown
I used to go to a Pura Pura Whetu playgroup at Phillipstown Hub for 2 years, did cooking classes, go to main events (Matariki, Spring Fair, Vegan Market) and did some Mum fitness classes too. I only stopped as I live in Richmond, just down the road, and got involved in my own community's spaces as my kids got older.
Lancaster Park
I volunteer with OrangeSky Aotearoa, and we operate from the hub at least weekly. Plus we store equipment and vehicles at the hub on a permanent basis.

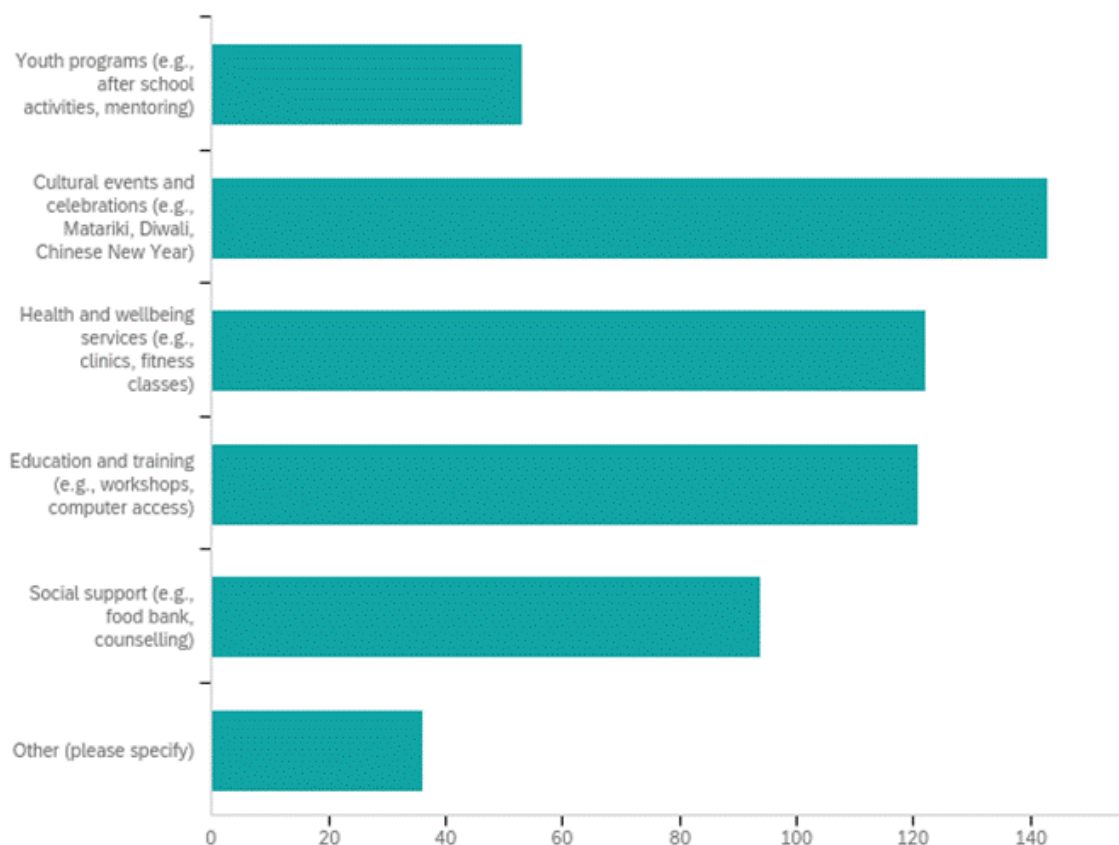
Food banks woolaton
Cowles Stadium, Wainoni for Sports Turanga Library for workshops
Phillipstown Hub
Phillipstown Community Hub
I usually use the pools and libraries but the hub should stay. It brings the community together. We don't need anything else there.
Te Puawaitanga, Purapura Whetu, Te Reo Maori classes all in Phillipstown
I go to the gardens and look around to get inspired
Phillipstown Community Hub
Phillipstown community hub
Phillipstown Community Hub in Phillipstown
Phillipstown, Sydenham, Addington, City centre
Phillipstown Hub, Phillipstown.
Phillipstown Hub - Phillipstown
Phillipstown Community Hub
None. But we have the Aranui Waonini Community centre.
N/A
phillipstown, Linwood city
Phillipstown Community Hub
The Phillipstown Hub
None
several, and all over. The library mostly via internet, doctors in aranui... I couldn't hope to give you a complete list
City Mission cafe and op shop ( ChCh Central), Phillipstown hub, New Brighton community gardens
Margaret mahy, Victoria Park, Hansen's Park, Eastgate library, Turanga
Phillipstown hub
Phillipstown community hub
None
Phillipstown Community Hub



Q2 - Topics

#	Answer	%	Count
1	Phillipstown Community Hub	50%	77
2	Other	29%	44
3	Unknown	16%	25
4	Linwood	8%	13
5	Vegan market	8%	13
6	City Mission	5%	7
7	Orange Sky	5%	7
8	Purapura Whetu	5%	7
	Total	100%	154

**Q3 - What services would you most likely use, if they were in Phillipstown?  
(Choose all that apply)**



#	Answer	%	Count
1	Youth programs (e.g., after school activities, mentoring)	29%	53
2	Cultural events and celebrations (e.g., Matariki, Diwali, Chinese New Year)	78%	143
3	Health and wellbeing services (e.g., clinics, fitness classes)	67%	122
4	Education and training (e.g., workshops, computer access)	66%	121
5	Social support (e.g., food bank, counselling)	51%	94
6	Other (please specify)	20%	36
	Total	100%	183

## Q5\_6\_TEXT - Other (please specify)

### Other (please specify) - Text

regularly attend local markets and observe that the services provided by the current community centre primarily benefit non-ratepayers. Given this, the Council should not be contributing ratepayer funds to these services. Council expenditure should be focused on essential services that provide direct and measurable benefits to ratepayers. Funding facilities or programmes that primarily serve non-contributors is not a prudent use of public funds, especially when budgetary pressures require careful prioritisation of core services.

community garden, art & craft workshops, learn to ride bikes workshops

Community space for holding other community events ie. disabled community meetings

Market

Community events such as the Vegan Markete and similar

A library with education and training rooms and maybe a cafe

Vegan Night Makete

Community gathering/meeting/activity space for residents and small community groups that could be formed (eg a residents group, a regular board games group, a local history group).

The opportunities for artists that are currently provided by the Hub

Ōtautahi Creative Spaces

Creative spaces/art

Anything supporting families in a wrap around way. From birth to end of life

Environmental/sustainability services - recycling stations for items that can't be recycled via the Yellow Bins

art classes and cooking classes

Youth group

especially for the monthly vegan markets and community garden

Fix bikes with bike shop. - Presence of 'health checks' like Te Whare Roimata popups

Te tiriti workshops

Music related groups

socil groups

Connections / transition opportunities for students

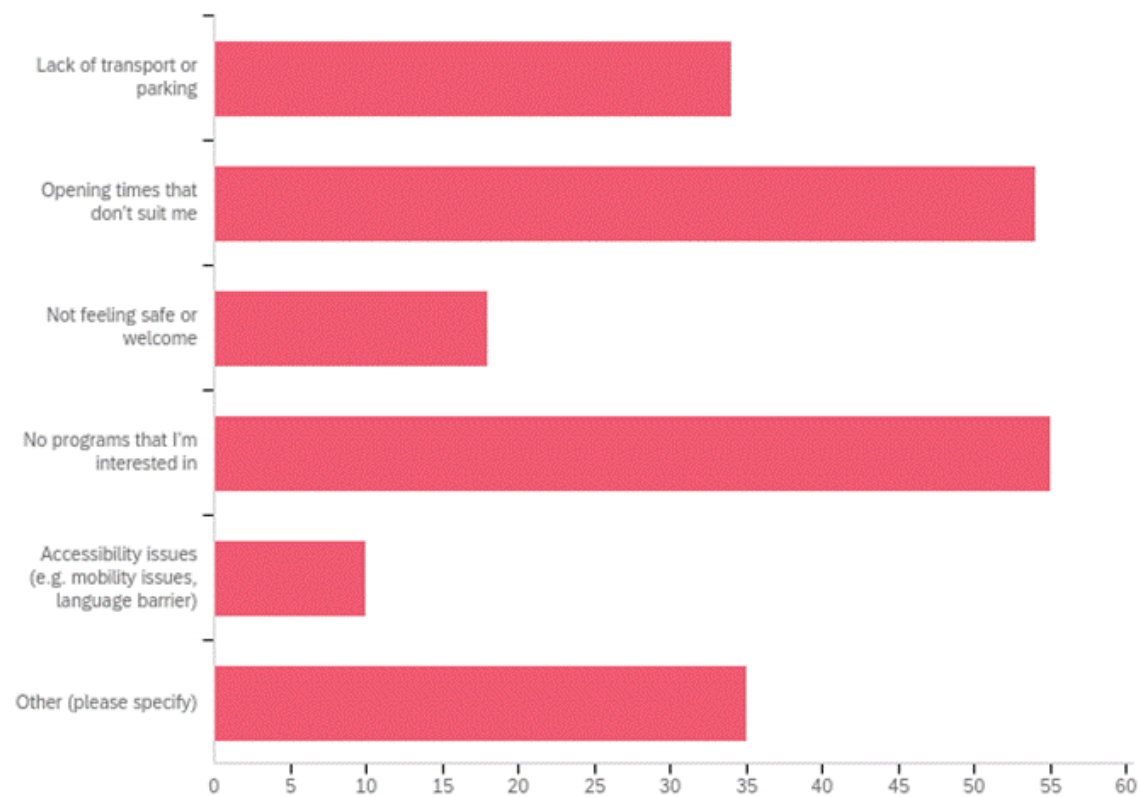
Community markets and swaps

Events like the Gala day

Volunteer
Washing
Washing. Showers.
my work, the community gardens
market days
children's playgrounds
Craft sessions
Community Garden, hub for Vegan food market,
Vegan night market
Religious services, plus all of the above.
walk
Community garden and crop swap
produce market, concert venue

Q4 - What are barriers that might prevent you from using community spaces or services in Phillipstown? Choose all that apply)





#	Answer	%	Count
1	Lack of transport or parking	26%	34
2	Opening times that don't suit me	42%	54
3	Not feeling safe or welcome	14%	18
4	No programs that I'm interested in	42%	55
5	Accessibility issues (e.g. mobility issues, language barrier)	8%	10
6	Other (please specify)	27%	35
	Total	100%	130

Q6\_6\_TEXT - Other (please specify)

Other (please specify) - Text

The services provided by the current community centre are largely targeted toward a small, marginalised segment of the population. While supporting vulnerable groups is important, dedicating substantial ratepayer funds to initiatives that serve a very limited portion of the community is not an efficient use of resources. Instead of increasing rates, the Council should focus on ensuring core services that benefit the wider community are adequately funded. Reducing expenditure on programmes with limited reach would allow the Council to manage budgets more responsibly while still providing essential support where it is most needed.

lack of time in life

Closure of community hub

none

The car park needs an upgrade. Especially for disabled people, very rough with potholes in places. Plus more lighting for the car park.

Location as I'm in Rolleston

The hub closing

There are no barriers

Losing the site at Phillipstown Community Hub

Cost

Work commitments

The services not being available

Not having an adult with me

N/A

I work full time so can be hard to attend

no programmes that are relevant to me

Nothing

Lack of the Hub as a base for community access.

opening hours outside of work hours and weekends would be good

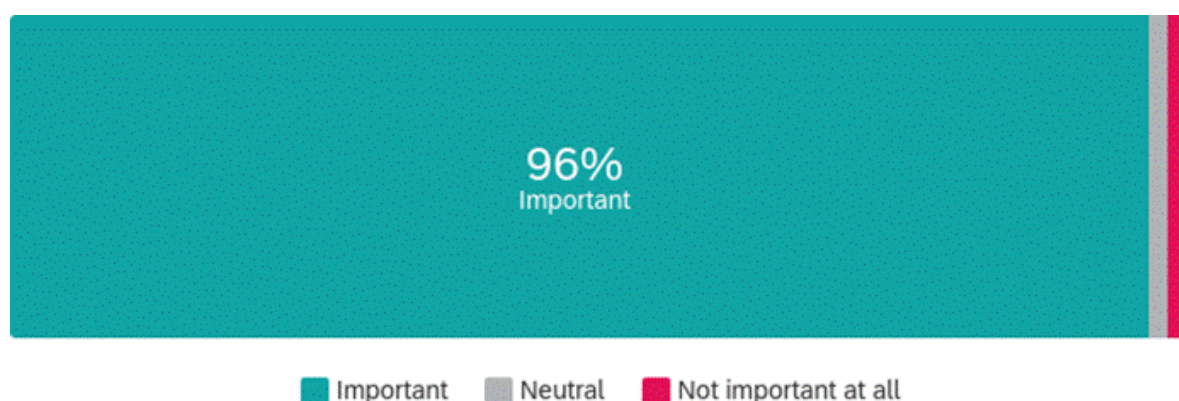
medical reason but finally setting suited

Timing and scheduling

No barriers

Driving into the city from my semi-rural home is becoming increasingly difficult due to all the rapidly strobing lights that are now on so many council vehicles, utility vehicles etc. They overwhelm my senses and make driving less safe and very stressful.
Didn't have any as I was a support worker with an organisation who provided and helped Wairoa get to Phillipstown hub and their services
The closure of the hub
No barriers at all
some groups may not allow to have children, and it's outside of school time to arrange a childcare
Cultural events and celebrations (e.g., Matariki, Diwali, Chinese New Year), Health and wellbeing services (e.g., clinics, fitness classes), Education and training (e.g., workshops, computer access), Other (please specify)
No barriers
I see no barriers
The hub being shut down
If it's shut down
none
If the community hub was not there
Compared to other community spaces, e.g. Lyttelton market, McCormack's Bay market etc, P Town hub has a cheap and neglected vibe. We need something a bit classier to attract more people.
None of the above

#### Q5 - How important is it to have a permanent, purpose-built community centre in Phillipstown?



#	Answer	%	Count
1	Important	96%	178
2	Neutral	2%	3
3	Not important at all	2%	4
	Total	100%	185

#### Q6 - What do you think Phillipstown needs more than a permanent community centre?

What do you think Phillipstown needs more than a permanent community centre?

Phillipstown does not require a dedicated community centre at this time. The current facility is funded through general rates, yet a significant portion of its services are utilised by people who are not contributing ratepayers. This raises questions about the appropriate allocation of limited council resources. Given the financial pressures facing the Council, it is important to prioritise expenditure on core, essential services that directly benefit ratepayers and support the city's long-term financial sustainability. Continued funding of non-essential facilities and programmes that do not provide a clear, measurable benefit to ratepayers does not represent prudent fiscal management. A refocus on essential services would ensure that ratepayer funds are used efficiently and in alignment with the Council's primary responsibilities of providing water, sewage and rubbish collection.

Aside from community use, we should utilize its vintage heritage and use to educate others about its local history just like when it was a school instead of trying to diverge from that. the community would allow visitor to enjoy the local history

it's a lovely place as is

Sorry I don't think that

#### Q7 - Is there anything else you'd like to share?

Is there anything else you'd like to share?

Please keep the community hub! It has created so much value for so many people

Living in Phillipstown the hub has always been absolutely invaluable and my family love it!! Please don't take it away.

This community space brings people together. It is an essential part of Otautahi.

The services provided by the current community centre are largely targeted toward a small, marginalised segment of the population. While supporting vulnerable groups is important, dedicating substantial ratepayer funds to initiatives that serve a very limited portion of the community is not an efficient use of resources. Instead of increasing rates, the Council should focus on ensuring core services that benefit the wider community are adequately funded.

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Reducing expenditure on programmes with limited reach would allow the Council to manage budgets more responsibly while still providing essential support where it is most needed.

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this centre has been an incredibly important hub for connecting the community in Philpstown which is a very high needs area and it would be a crime if CCC did not purchase this land and continue to develop the programmes offered there

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This hub has been so amazing since the earthquakes, and before. I rented a room there in 2015 and 2016, maybe even in 2017, too. The prices are decent. The management has changed a few times, and with each change the venue upped its potential. It is very important to have the hub and community gardens there, to teach and educate, to relax and connect with nature and socially. I think it is a great venue, although it can do with a little update, but it is very useable as it is, especially all the gardens. What would be fantastic is to extend the garden and make it even better with more people learning about nature. There is sufficient parking. The other place is near the Quakers building. I can't think of any others.

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This facility is very affordable for community groups and therefore important to remain.

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This space is so versatile, its helped me through different organizations for the past 6 years it would be an absolute loss to the community

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Community centers are vital for low cost, third spaces and other community events

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This hub is well used by many people I know and it is preventing social isolation for many. To remove this option for them will lead to negative health impacts.

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I feel that having a safe place where people of all cultures and backgrounds can meet and foster community is so important as loneliness is an epidemic these days. Somewhere young and old and all the in-between can meet and be family for those who feel isolated or alone. They say the reason people become unwell or have addiction is down to isolation and loneliness. A safe welcoming space can make a huge difference.

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Please keep the community hub in Phillipstown going. Buying the old school will be a great investment for the council. The council will not just be investing in land and buildings. The council will be investing in people in need, the community, and our combined cultures. It's a perfect place for people to get together and support each other or to simply socialise!

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This is a special space for the people of Philips town. Don't take something else off them

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The Phillipstown Hub is a vital service and community that is hard to truly put a price on; it is invaluable. Must stay.

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Lower social economic areas such as Phillipstown deserve and require as many social services and community options as possible. Such services help lift and develop the well-being of the local people.

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Firstly, the new building at Lancaster Park should not be considered to be THE community centre in Phillipstown. This will become more of a sporting facility rather than a community facility where community groups can meet and run events, workshops, classes etc. All the things that a community with the social deprivation of Phillipstown MUST have. I think modelling on the current hub would be a mistake. It doesn't need to survive around groups who are based there. What it needs to be is somewhere where people can gather, learn, share, grow, and most importantly connect. It needs to be somewhere for the people of Phillipstown - where things can happen for (and by) the people of Phillipstown. While remaining on the school site could be an option - there are other options out there. What warehouses are there in the area that could be

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converted into a really cool community space? Are there any joint sections coming up for sale that could be used? Are there any partnerships that could be formed - e.g. Kainga Ora with their space on Olliviers/Ferry Road, Ngai Tahu with the use of land alongside the Kohanga Reo? Please do not take the money that is in the Long-Term Budget for a Community facility in Phillipstown and put it into a different project (e.g. Lancaster Park). The people of Phillipstown need to be brought into the journey right from the start. It is going to be a challenge. So be innovative and inclusive, and don't give up on involving and including us because of an apparent lack of response or participation. Civic and community participation is not a priority in this area where the primary focus is getting a meal on the table and keeping a roof over the heads. Consider a Phillipstown citizens/resident panel that can be a reference group for this project. I'd be happy to be a part of that.

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Helps our community feel strong and like there is a safe shared space. We had to have intensive community policing for a long time, and the hub feels like it continues that atmosphere of safety and community that really picked up during that policing effort. It also gives us a replacement for that security offered by the school until it was closed down.

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As I work full time +, I can't use the community hub to its fullest extent, but I value its availability when needed. The times I have been, the events have been well attended, The Hub is an opportunity for the community to gather and learn and work together e.g. gardens, outdoor meeting and eating spaces as well as the classrooms. With the increase in medium/high density housing, as well as the number of existing small housing units, this is going to be even more important for a functioning community hub than it is at the moment. Good access, including being close to regular number 3 bus service, which means it is available to many out of suburb residents as well.

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Please save the Hub. There are lots of great things happening in Phillipstown - Butter, Lillie's, lots of gyms/fitness/wellness - but the Hub is the heartbeat for the whole community. It might be difficult to quantify its contribution because a lot of people using it won't be aware of this chance to submit, but it punches well above its weight. I think long-term it would cost more in resources having it closed because of the knock-on effects it is preventing by giving local residents the opportunity to learn new skills, keeping them fed, and ultimately supporting their well-being.

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So important to have the Phillipstown Community Hub. It is there for everyone and is in an area of town that needs a strong community space. We hold our monthly Vegan Night Mā kete at Phillipstown Community Hub and have done so monthly for over 6 years. We get locals and people from all over the city coming along and chilling out on our Mā kete nights for the whole community. We also hire rooms to give talks, have meetings, cookery demonstrations etc. Closing the Hub will be a real loss to us and the community.

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The Phillipstown Community Hub is an important centre for community projects. I volunteer and attend the Vegan Night Market and the PCH is a perfect family friendly venue for this event. It is also great for meetings and other community groups

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We love the Vegan Night Market and would be a huge shame to see the venue be unused.

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The Phillipstown community hub is an incredible space for groups to gather and create community.

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The hub is a vital resource for the community which we can't lose. It does so much and makes the neighbourhood safer also

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I think it's very important to provide a community and cultural space in Phillipstown. The rare opportunity to reuse and redevelop former school classrooms for various activities makes absolute sense.
I have been supported by Otautahi Creative Spaces for around 5 years. They are based at Phillips Town Hub and are a very important service for people with mental health needs.
I've been attending the Phillipstown hub, Otautahi creative spaces since 2022, I have found it to be a place where I can relax, get messy and creative and the people that run it are so welcoming, not only is it beneficial for my mental health and well-being, but it's an outlet for my creative side and has given me many opportunities to exhibit my work , opportunities I wouldn't otherwise have. It's a very calming space and the vege gardens are also a massive highlight. I think places like this are extremely important for the well-being of the community, without these spaces people can feel so isolated, here they are able to connect which is so desperately needed in today's society
For whānau, this is an important resource for the community
Losing the Phillipstown Community Hub will be a big blow to the community, in terms of losing vital access to third spaces, events, community gardens, and support networks. Please don't sell this land to residential property developers or for industrial business.
I'm disappointed about the council decision
I work with people who have disabilities. Community hubs and gardens are crucial for them to access education, opportunities and connection. Places like Phillipstown Hub have had exceptional success, creating a place of learning, connection, acceptance, and healing. To cease this is going backwards.
We have loved using the Phillipstown community hub for a number of years. Whether it be group meetings, classes, events, it is a shame to see it go!
Huge loss to lose the Phillipstown community hub, please reconsider your decision. It will negatively impact many vulnerable people
Every community needs a central hub of sorts
It is extremely important that there is a community centre in Phillipstown (2,000,000,000,000,000,000,000%) Open the pantry back up Am missing the bike fix up here, it should open back up since the container full of bike parts is here
I am from the middle east, and the Hub is my second home. I bring my children often to the hub and participate in their workshops
Could you add a skate park around the Cross Street reserve? With humps
It's a great space, maybe more advertising so more people are aware
community and connection and affordable accessible resources and services is absolutely critical to wellbeing, health and prosperity. Having a physical house that offers shelter is important but if one doesn't have the social, economic infrastructure around (local), people can still be isolated and unwell. the Hub offers all his and more. It is probably the best example in Christchurch of fostering good neighbours across many cultures and varied groups. I work in the social work sector (ChCh City mission) so see firsthand the benefits. This site has potential to offer a living, social community with housing services, local sustainability, etc.

Most people I feel struggle to either understand their child or how to cook on a budget. Feeling like you are not judged, selling artwork from art groups at events to help give proceeds to community
- More tables, chairs and loos in the Avonside Dr part of the red zone. - More exercise equipment on the road following the river - Bringing in sport and music personalities to meet youth, role models - More to do for youth - More places to sit and relax, hang out, bike
Lots of people use the space. Loads of people use it as a safe place to come and help with different things
Keep it open
I am not happy about the facility being closed down. It became a home away from home for many like me. People put their heart and soul into creating a space where people feel welcome, valued, useful and loved. It will create an empty space for me which will be hard to fill :(
We are so grateful to feel part of this community. This is about connection, something we all need, something all community members need! Save the Phillipstown Community Hub. We love it here!
This space is incredible, and it has changed the neighbourhood. A community centre is so important in Phillipstown
The hub is so awesome! I travel all the way from Heathcote to visit and am a member of 2 groups here
Keep this space for the community; it's important. If you put housing here drugs will flood in even more. Same with the gangs. The community doesn't need it, so please keep it
Having the hub next door provides excellent and necessary passive surveillance. Please help them stay and flourish!
No more housing or supermarkets, please don't shut down this place. There's already not too much happening in Phillipstown, taking away this space from people will have no good impact on this already challenged neighbourhood - keep it real, keep the hub operating for the sake of the community.
fully support this facility remaining here
People in Phillipstown Hub are exceptionally friendly and helpful. I helped a bit with gardening here and I really love all the greenery and trees to stay. All events here have a truly community spirit, and people are happy to be here. Me and my husband took part in many events here. I used to work in the Green Lab and we did collaboration with the Hub - they are amazing. I like that you can talk with the Christchurch Central MP at Phillipstown Hub events.
Love this place and events here. my little boy loves it here and it feels like home
pre 2020 I founded the DIY Dance at the hub as I was a shift worker, and most wellbeing classes cater to 9-5ers. Over the years this hub has provided an accessible, affordable and welcoming environment for such a wide range of people and groups. available to folk from Phillipston and surrounds. the MOE decision to close feels shortsighted. Although the site has not operated as a school since the earthquakes, the Phillipston hub has continued to educate, support and uplift people of all ages, culture, genders and oh yes people! it functions as a living learning space for the wider community. I encourage the ministry to view this not as surplus whenua but as a long-term investment in lifelong learning wellbeing, community capability.



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Continue the support and encouraging Muslims to get outdoors

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Phillipstown needs a meeting place where new citizens, migrants, and students can access information. We really need community space for the citizens of Phillipstown. We have students, new citizens, refugees, and people from other cities living in Christchurch, and we really need to provide information about our city and make them feel welcome.

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the hub is a really important where the community can get together and help each other and support and meet people from different nationalities

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It needs to be a safe space to come and socialise with other mums. I love the garden, art group and sewing, and used the fitness groups when they were here too. low cost, friendly place

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A green space for everyone to come together and celebrate being a community

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I have lived in Phillipstown before and recently moved back. a HUGE drawcard was the hub. it is a critical third space that makes me feel connected to whenua and other people. Phillipstown is a really inclusive vibe, and I think the Hub has been critical in enabling that. The community garden is a haven for me. I will be gutted if the hub closes and no good alternative outdoor-indoor space is developed please save this community taonga

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Permanent community centres that provide wraparound support to diverse communities ensure everyone is supported to thrive. without these spaces preserved, many will slip through the cracks

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I like what they do here for the people being resettled in Christchurch. I love the garden. Just walking in it is relaxing. I like that you let people harvest. There are a lot of hungry people out there.

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A permanent community centre is the foundation for all needs to branch from. he tangata he tangata he tangata. Whakarongo mai!

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i love the activities and how tr supports the community and have so many things going on here for all ages of people. Staff and volunteers are so polite and helpful to everyone and love how they get the community garden and worked so hard on it.

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please don't close

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the crew at Creative Spaces has been a joy to work with and connect with and it is only one part of this whole community. places like this hub bring people together in ways that are so important in this day and age. we all need more places like this in our lives.

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as a single working parent, access at other times than working hours -5pm bushes removed at the back of the park as people toile there regular inorganic collection or rubbish elder groups/supports/meal sharing community gardens the old funeral home at 14-16 Ollivers rd 299 Ferry Rd is empty despite purchase price of \$7.9 million

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It's so important to have community space for all.

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A community hub is critical to supporting the Phillipston and Charleston community. my experience with other projects such as Avebury, Richmond Riverlution and Otakaro Orchard amenities such as toilets, facilities to boil the jug ate important to community spaces

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The Hub is the community only place available. It covers a huge area extended around the city. To lose this Hub is heartbreaking, not only the history of closing as a school, but the Hub has also been a godsend for the whole community. This closing takes away the heart of the area. I'm so sad.

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i think affordable health care in this area would be cool

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Thank you for asking the people! keeping the mara kai and rongoa garden going and a place for volunteers to keep coming and hanging out together
Lots of the homeless and people who use these services do not have phones and cannot fill out this survey.
it is important to have a permanent community space so we can plan events, have assured spaces for events and regular access. we want more programmes for youth, especially teenagers we also want regular events for stay-at-home mums to give them recreation and respite
I would be happy if the hub could stay open. i would love the council and Trust to consider how beneficial the public have been in getting ahead
There has been zero consultation about the closure of his facility. No transparency or clarity. It feels like it's been taken out of our hands. Phillipston desperately needs to preserve the very few green spaces we have. the new 'hub' at the old sports stadium isn't it. We need gardens, nature and Manaaki. what the Phillipstown Trust has done has been poorly judged, selfish and short term.
need to have a community space
Phillipstown definitely needs a permanent community centre as it is a pillar of the community and important for cultural and social wellbeing. if the hub was to close, there would be no alternative.
great asset or their community. keep it going CCC
i work out of here in supervised contact and the space is so valuable to us, it feels familiar and less scary for the kids. we spend a lot of time in the community garden here and playing in the grounds - is a very nurturing environment that makes a real difference. The hub is a crucial community space, I'm here multiple days a week a its always busy, welcoming and a safe space for many. It has been so valuable for me to work, the children love it and learn a lot about the gardens and community outreach ere. In essence, the hub, its mature trees and fertile gardens and amazing community environmental events that are here. The community needs this crucial resource; it does so much good for so many people also makes things safer.
it needs a community hub centre
support local communities
We really need a permanent community centre our learning, developing and communicating. It is a great place for our family and friends; we can learn different cultures especially Kiwi and Ma ori I use the community garden, English class, sewing class and painting class. I really appreciate this lovely space and the people who work there.
we need this community hub in the community
Saying that a community centre is the heart of a community might sound terribly cliched, but cliches exist for a reason. The value of this hub cannot be measured in dollars and cents and it deserves to remain.
it is a vital part of the community
It needs green areas, trees, and the garden. the centre attracts families, and it has so many beautiful old trees I would like to stay and grow and multiply
The hub is important to ALL groups that use it as it brings together all cultures and the hub is all about the people!

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i go to the wed MAEA ukelele group it has helped my mental wellbeing, and I have formed healthy positive relationships with my elders and the community. most of my elders and my family are not understanding of trauma and mental health.

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We were regulars when living in the area - playgroups and purapura whetu organised events. We also come to gala days and other events. Smaller spaces for small groups as well as the open grounds for bigger events.

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Our whanau has such a history with Phillipstown Community Hub, even though we live in Bishopdale. We're connected to so many people and opportunities to uplift and empower people from all different cultures and backgrounds Phillipstown Community Hub is such a positive part of our Christchurch lifestyle - we're originally from Waikato It really is a shame that the space hasn't been valued for everything The Hub has done for communities and the potential to do even more

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Let the hub be there for the people; Request you to do more employment related sessions

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The services run by Te Puawaitanga and Purapura Whetu have been invaluable for me and my pa"pi over the past two years. I am so sad for the future whanau who will miss out on the amazing experiences we have had if the hub is to be shut down

---

Yes, I've seen the impact that a community hub like Phillipstown Hub has on people, from the gardening to the social services that the volunteers helped to provide to everyone who came to the hub. It's so important, it built up community between everyone, provides services for those who need them and provides inclusivity within all who use the space. Phillipstown Community Hub also celebrates the people that visit there by providing beautiful events for everyone, often with a lot of hard mahi put in to really show the love and Aroha that they have for their community. Please see how important it is for Phillipstown hub to have a permanent space to provide gardening, connection, health, wellbeing and success to everyone.

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Please support the Phillipstown community Hub to relocate somewhere else and keep going!

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I'd like to see the services that are housed at the Phillipstown Hub supported. It makes sense to keep the Hub at its current site. It also provides publicly accessible greenspace in a suburb that has limited greenspace. This is important with the increase in higher density housing.

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I see so many community groups using this space I volunteer with orange sky and this space is essential to keep our service running for the people

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I have done quite a few classes over the years, art and exercise!

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My father came to visit me from overseas and stayed with me for 6 months. During that time, he tapped into social groups and volunteered at the gardens every week. Everyone there was amazing and I learnt so much about the organizations I did not know. Nearly all communities have a community group, but this organisation is so special, and I would say what this particular group has achieved is phenomenal. It is beyond cruel that you want to strip the lowest social economic group of Christchurch of something so beautiful and so meaningful to many people who have very little. Christchurch is beyond snobby and Phillipstown needs community organisation's like this one more than any other community in the city. Being situated so close to the stadium is very shortsighted of Christchurch Council to take this away, when it could flourish into something even more magical. Profit does not always create stability and a sense of worth. A happy community is key. Look at Richmond Gardens and what that is doing. You have this magnificent stadium, which we are all very excited about and proud to see it flourish so please also help its surroundings and neighborhood, because nobody wants to go to an event and have a sense of unease. Please don't

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destroy this neighbourhood; it has so much potential and this community matters equally to all others.

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we have been to Phillipstown hub a lot, there are so many different organizations and services there, it's important for us to have somewhere to reach for those services

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Phillipstown Community Hub is essential to the wellbeing of our inner-city community, and hosts services that are so important for a range of groups of people. It would be wonderful to see it reestablished with more accessibility features, more creative spaces, workshops and rooms for booking. A huge vegetable garden that the community can work in and services for unhoused folks

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The community hub is the best part of living in Phillipstown, we don't want to continue living here when our lease is up if there is not a community space. It is such a huge loss. Please consider maintaining the space; it is so valuable to the wellbeing of the community.

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I have been involved in activities at Phillipstown Community Hub over the past 7 years and feel that there is a need for a diverse range of activities and spaces that the Hub provides. The demographic of the area is changing but there is still a need to have a central place where residents can meet and participate in a wide range of activities.

---

I used to take my son from 3-5 yrs old to the Pura Pura Whetu playgroup at Phillipstown Hub, did cooking classes, go to main events (Matariki, Spring Fair, Vegan Market) and did some Mum fitness classes too. This place was AMAZING. It still is. The design is so special, centralised around a community space in the middle. I had belonging, bringing my son every week allowed me to meet others, feel safe and supported, and then I slowly learned about all of the other groups there and got involved! Because it was all so close and I could SEE it. It's special beyond compare. I only stopped as I live in Richmond, just down the road, and I got involved in my own community's spaces as my kids got older. Every community needs a space like this. Somewhere you can walk or bike to, where not driving a car doesn't prevent you from going. A meeting place where you belong, where you are part of groups when you need it. And eventually, over time, you might find you have something to give back yourself, even though you never thought it was possible! Residents want to give back to a place that gives them first. Please create or build a facility here ASAP to replace what it is here, before a decade of hard work gets broken and all of the community groups, and the results of years of hard work, disintegrate. It would take another 5 yrs to rebuild back up what is here.

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Needs more protected cycleways connecting to this area and more transport choices

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The Phillipstown Community Hub is an important and welcoming space that supports learning, connection, and wellbeing. I attend classes there, and it provides a peaceful, natural setting that makes it easy to focus and feel relaxed. The surroundings are calm and inviting, helping everyone feel comfortable as they learn and take part in activities. It's a place that brings the community together and encourages personal growth in a friendly, supportive environment.

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Keep the hub; it is important and doing great work!

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I think it's invaluable to have plenty of green space included in the community center as it's good for mental health, community building, and playgroups. It's helpful that the current hub has so many different rooms, so different organizations have a home there rather than having to pack in and out. It's a very convenient location, has good parking and a friendly community feeling. It would be a very big shame to lose this community space!

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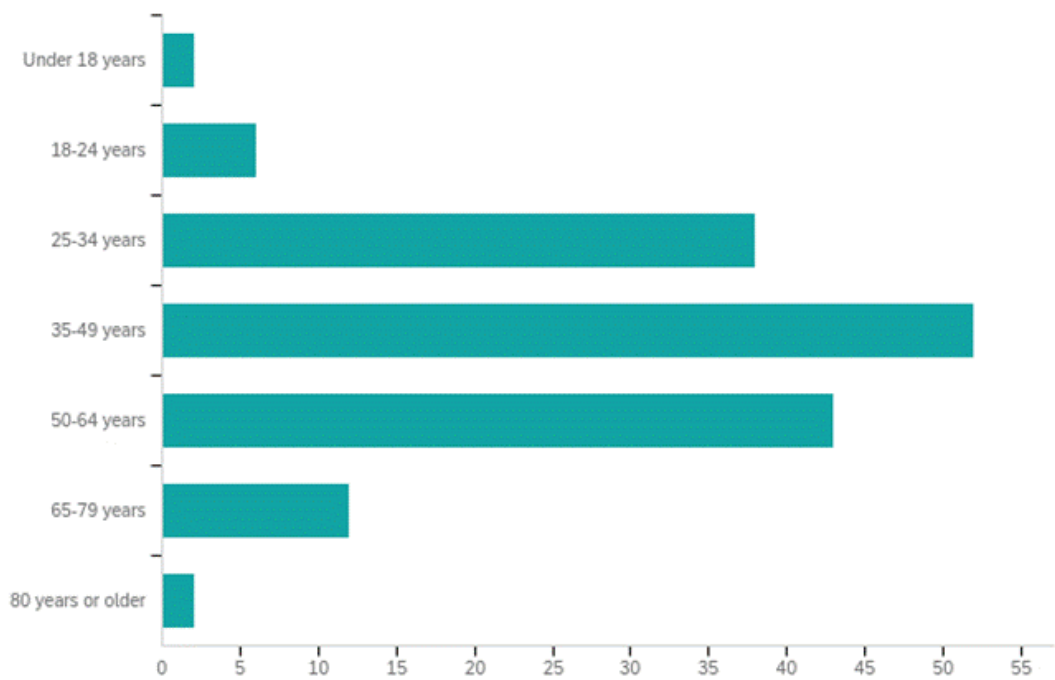
It's Wonderful for our neighbourhood to have something positive going on. The events they put on are so good
The hub is such a cool place which I love going to! With a baby on the way I had hoped to go more often for support and social connection as a new mum.
The Phillipstown Community Hub is so vital to the life of Phillipstown. So many people use this space. It's been the heart of our community.
The hub has been a central place for community and connection for me and my whānau for several years now. There are no other spaces like it in Christchurch, especially spaces that are accessible for people living on the south side of the city. As a community organiser who regularly hires space at the hub, it's a space that is multipurpose with a welcoming environment for all ages. To lose the use of the hub will be a real blow for the charity and community I am part of. A unique taonga for the people of Ōtautahi.
Just purchase the hub and let them continue operating.
None.
no, I walk every day around this area with my dog, there is many lovely places, parks etc.
I have lived in Phillipston for 45 years to date. This hub is now the key connection to the community since the forced closure of the school. All services and availability to services provided by this hub are critical for this community to have a level of connection many people feel is missing. Nowhere else you can find a community that gives so much to their community regards services, free food etc. For Council to turn its back and allow this community hub to close would be nothing more than saying we do not care about this community and/or the people who live within this community. With all the high-density housing being allowed to be, but in Phillipstown it is almost as if you wish to destroy al the history and heritage that has given everything in helping to develop Christchurch to be the city it is slowly getting back to. the community gardens provided much needed kai to families who are literally struggling to put food on the table each week t close this unique facility would be akin to taking food out of their mouths. i was one of the foundation members of that started the PCCCT and was a trustee for 20 years. the Phillipston school until closed by a national government and was the key focal community place for Philipston after the closure the Trust took over the site to ensure the communities still had a centralised focal point, Suggestion - that the central government git the land to the Trust running the hub under the governance of CCC. it is known the MOE has in recent times gifted parcels of land back to the community which allows the community a sense of belonging which is very much needed for both physical and mental wellbeing for many who call Phillipstown home. This Hub has delivering for not only this community but many community groups and individuals from across the city for 10yrs now , is well established and makes a difference for so many families, including the community gardens which grows vegetables in the community and give them to families in the community which allows many families including children access to veges/ fruit they may not be able to afford in any given week.
Please consider purchasing the existing Hub. It is established, welcoming, with a beautiful garden that so much community time has gone into. Surely working with what is already there is the most sustainable, cost-efficient and logical solution. Its location is perfect for an area that needs community spaces in walking distance.

I don't personally use any services at the Hub but I know people that do, and it's very important to them
Excellent work has been done in the Linwood Village, let's continue with P Town.
No
I have enjoyed phillipstown hub both as a renter of the rooms and senior meetings and attended the fairs and workshops for 20 years since it was in the small house next door wouldn't want to see the Hub go
The community hub has been a brilliant part of Phillipstown for years now and it's a shame to see it go
Christchurch needs a market that isn't gourmet. A place where people can sell their produce at fair prices. There are veggie shops and butchers around, but everything is too expensive. Cut the middleman.
I would like to see the Phillipstown Community Hub kept for Communities like ours

Q7 - Topics

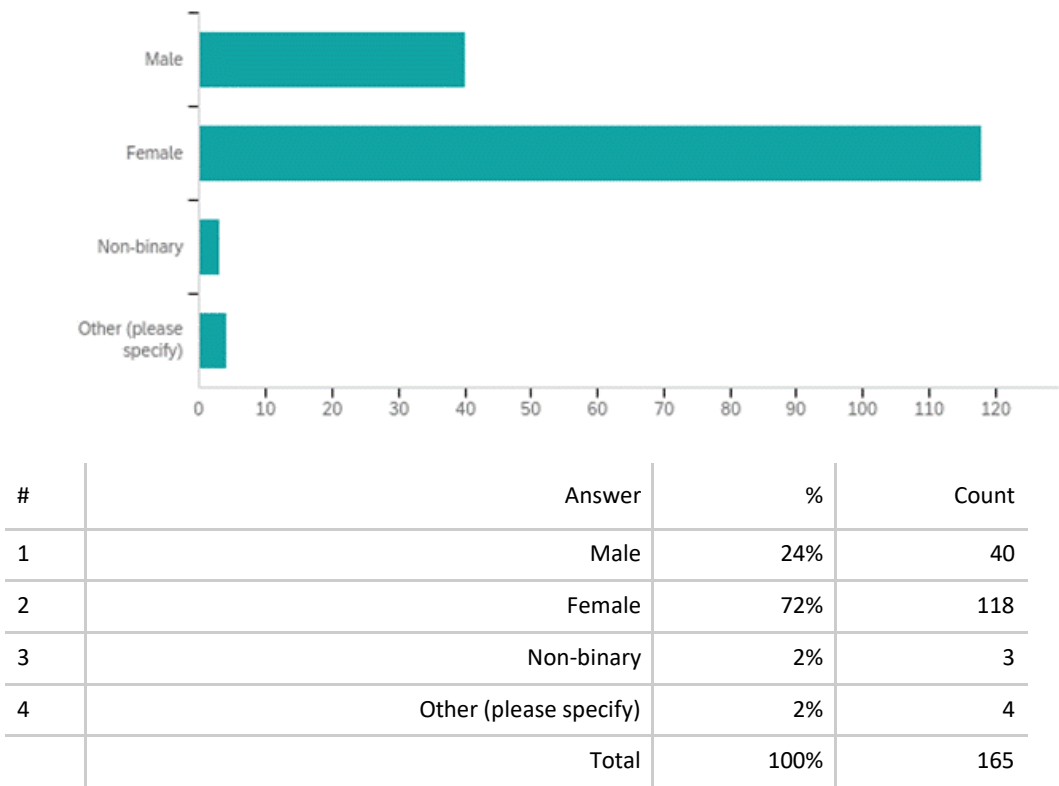
#	Answer	%	Count
1	Support for hub - Describes value	65%	81
2	Support for Hub - general	23%	29
3	Alternative suggestions	9%	11
4	Want CCC to buy hub / land	3%	4
5	Unknown	2%	3
6	Inefficient use of resources	1%	1
	Total	100%	125

D1 - Age Group



#	Answer	%	Count
1	Under 18 years	1%	2
2	18-24 years	4%	6
3	25-34 years	25%	39
4	35-49 years	33%	52
5	50-64 years	28%	43
6	65-79 years	8%	12
7	80 years or older	1%	2
	Total	100%	156

D2 - Gender



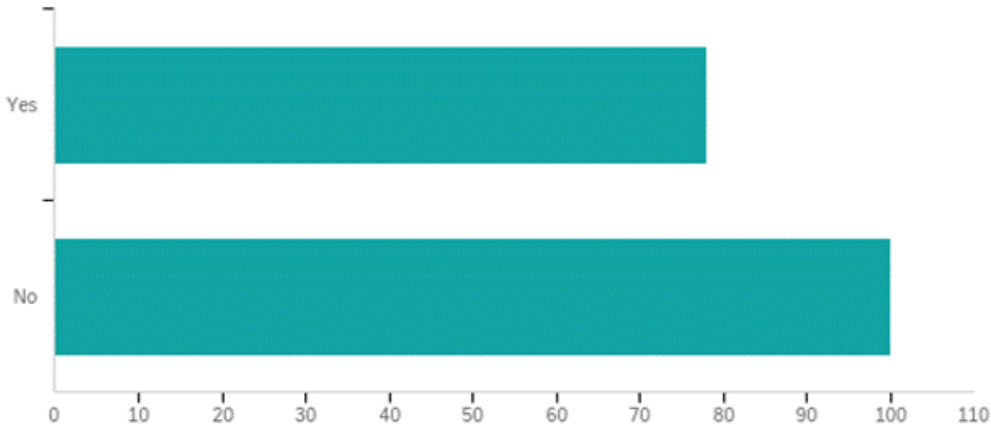
D3 - Which ethnic group(s) do you identify with? (You may identify with more than one, please select all of the groups that you identify with)

#	Answer	%	Count
23	NZ European	34%	50
24	Māori	17%	25
25	Samoan	3%	5
26	Cook Islands Māori	0%	0
27	Tongan	1%	2
28	Niuean	0%	0
29	Tokelauan	0%	0
30	Fijian	0%	0
31	Southeast Asian	1%	2



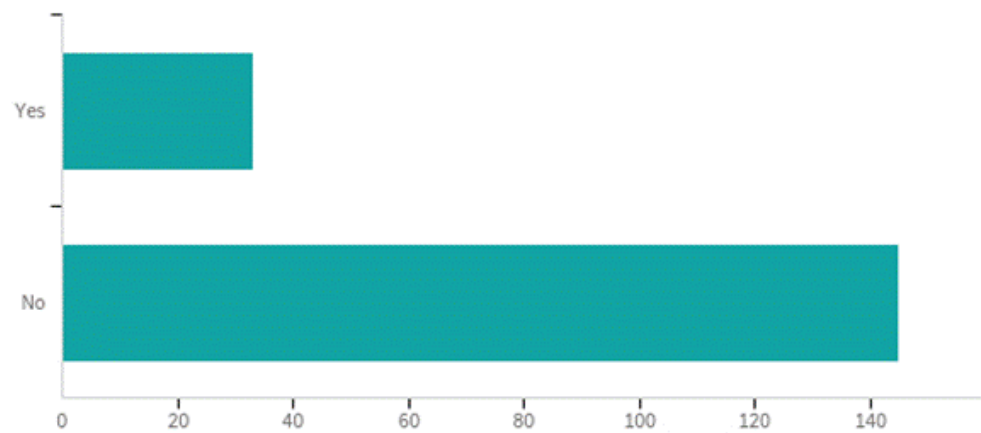
32	Chinese	1%	1
33	Indian	3%	4
34	Japanese	0%	0
35	Korean	0%	0
36	Other Asian	3%	5
37	Middle Eastern	2%	3
38	Latin American	1%	2
39	African	1%	2
40	Other (Please specify)	30%	44
41	British	2%	3
42	Other European	15%	22
43	Irish	0%	0
	Total	100%	149

D4 - Are you a Phillipstown resident?



#	Answer	%	Count
1	Yes	44%	78
2	No	56%	100
	Total	100%	178

D5 - Are you a local business / organisation



#	Answer	%	Count
1	Yes	19%	33
2	No	81%	145
	Total	100%	178

D6 - Organisation and role

Organisation and role
Cycle trailers NZ and also Aranui Bike Fixup working alongside ICE Cycles
Enjoy Your Life, Coaching and Healing. Role: self-employed.
President of the Christchurch Vegan Society.
The Christchurch Vegan Society
Te Aratai College - Principal
Te Huarahi Linwood Ave school - Tumuaki/principal
Hohepa Canterbury/Support Coordinator
Moneta Insurance and Investments
CRRRC
Linwood Playcenter, Secretary
Ako Mai Te Reo Ma ori classes

Elegant sheep - a small craft business
Deputy Principal, Ferndale Te Ahu School
Consultant
The White Room, funding Coordinator
Food Resilience Network
Green party outreach team
Orange sky
Orange Sky
Orange Sky volunteer
White Room Creative, Co-Lead, Coordinator
RCG
Safe Connection
disability support navigator
Orange sky asset leader and general volunteer
Orange Sky service coordinator
Phillipstown Fellowship
Thriving Madly - co-chair
Together Diverse - Volunteer and Board Member



Phillipstown Community Centre  
Charitable Trust

39 Nursery Road  
Phillipstown  
Christchurch 8011

chair@phillipstown.org.nz

Date: 11/12/25

**Phillipstown Community Centre Charitable Trust**

**To:** Christchurch City Council

**Phillipstown Community Hub – Closure and Transition**

The Board of Trustees confirms that the unavoidable closure of the Phillipstown Community Hub on 31 March, following a decision of the Minister of Education, has been previously communicated to the community and all stakeholders. All Hub operations will cease on that date.

The Phillipstown Community Centre Charitable Trust confirms that it is working in cooperation with Christchurch City Council to support the community during the transition and to prepare for decisions concerning the future of a community centre. All decisions regarding the site and a future community centre will be made jointly by Christchurch City Council and the PCCCT, and the Trust is committed to constructive collaboration throughout this process.

To ensure clarity and consistency, the Trust is the sole authorised point of communication. All communication or representation relating to the closure, the transitional arrangements, or the future of the Hub must be made only by, or on behalf of, the Board of Trustees. No employee or contractor of the Community Hub is authorised to make statements, commitments, or representations on these matters.

The Trust looks forward to continuing to work closely with Christchurch City Council during the transitional period and in support of a positive outcome for the community.

Sudi Dargipour  
Chairperson  
Phillipstown Community Centre Charitable Trust  
Ph: 021 02406308

