

7. KIDSFIRST KINDERGARTENS AVONHEAD – PROPOSAL TO UNDERTAKE BUILDING EXTENSIONS

Officer responsible Parks and Waterways Unit Manager	Author Tony Hallams Policy and Leasing Officer DDI 9418320
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The purpose of this report is to enable the Riccarton/ Wigram Community Board, acting on behalf of the Council as lessor, to consider an application by the Kidsfirst kindergartens Avonhead to extend their present building by creating a new office area, and to enlarge the current kitchen and storage facilities.

BACKGROUND

Kidsfirst Kindergartens Avonhead is one of 62 kindergartens located in the Canterbury and West Coast regions that comes under the auspices of the Canterbury Westland Free Kindergarten Association. Kidsfirst Kindergartens Avonhead provides education and care for 90 pre-school children, with at least another 94 children on the kindergarten's waiting list. The kindergarten operates on a sessional basis and is staffed by three trained registered teachers. At various times teacher aides are employed to assist the teaching staff in the individual needs of children who have special needs and/or abilities.

The applicant has indicated,

- *'That the administrative demands now required of the teaching team has significantly increased since the kindergarten was originally built in the mid 1960s and as a result the existing office area provides inappropriate working conditions for the teaching team. The proposed extension will also create extra space in the children's locker area by relocating the storeroom, and by removing the existing office additional play space for children will be gained'.*

At the initial meeting between applicant and the report writer to discuss the application the applicant was advised to consult with neighbours on the proposal. The applicant has obtained permission from residents at the following addresses;

- 51 Staveley Street
- 53 Staveley Street
- 55 Staveley Street
- 55A Staveley Street
- 2 Bevington Street
- 4 Bevington Street
- 6 Bevington Street
- 8 Bevington Street
- 10 Bevington Street
- 12 Bevington Street
- 14 Bevington Street
- 14A Bevington Street
- 16 Bevington Street
- 18 Bevington Street
- 20 Bevington Street

DESCRIPTION OF THE PROPOSAL

A plan provided by the applicant detailing the proposal is attached under Appendix One. A site description in an overhead photograph is detailed under Appendix Two indicating the existing structure. The existing structure sits on land designated as recreational reserve. The intended building additions will be undertaken inside the present lease boundary, which is fenced off by the kindergarten. Photographs provided by the applicant detailing this area are included under Appendix Three.

RELEVANT CURRENT POLICY

The Riccarton/ Wigram Community Board has the delegated authority from Council, (8 November 2001), to approve the lessee's building additions on the reserve.

ISSUES FOR CONSIDERATION

There have not been any issues established that would preclude the report writer from recommending the application be approved.

Traffic and Parking

The applicant has indicated they have met with the Council's Traffic Planner in the Environmental Services Unit, who has indicated;

- 'There are no traffic non-compliance issues relating to the proposed project as the kindergarten enjoys existing use rights'.

For the Board's reference the applicant has indicated;

- 'That the number of teaching staff working at the kindergarten will not increase as a result of any building additions, nor will the numbers of children attending the kindergarten'.

With the above information in mind it is considered there will be no increase in traffic levels through the proposal

NEW BUILDING ACTIVITY

The applicant has indicated that any building works will be carried out over a Christmas Holiday Recess, with access for tradespeople to undertake works from the front of the site, not through the park. It will be necessary for the applicant however to pay a bond of \$2,000 to cover the cost of any peripheral park area being effected by any building activity, and not being properly reinstated by the applicant or contractor.

Staff in the Parks and Waterways Unit are comfortable with the proposal.

NATURAL + PEOPLE + ECONOMIC STEP ASSESSMENT

#	CONDITION:	Meets condition ✓✓0*	HOW IT HELPS MEET CONDITION:
The Natural Step			
N1	Reduce non-renewable resource use	N/A*	
N2	Eliminate emission of harmful substances	N/A	
N3	Protect and restore biodiversity and ecosystems	N/A	
N4	People needs met fairly and efficiently	NA	NA - See People Step + Economic Step
The People Step			
P1	Basic needs met	✓✓	Enhances a service already being provided in the area
P2	Full potential developed	✓✓	Contributes to the educational development of children
P3	Social capital enhanced	✓✓	Enables pre- school children and their parents to interact
P4	Culture and identity protected	✓	Enables children from a variety of cultures to interact
P5	Governance and participatory democracy strengthened	N/A	
The Economic Step			
E1	Effective and efficient use of all resources	✓✓	Enables the better use of an existing resource
E2	Job rich local economy	N/A	
E3	Financial sustainability	N/A	

Staff

Recommendation: That the Riccarton/Wigram Community Board approve the application by the Canterbury Westland Free Kindergarten Association to extend their Kidsfirst Kindergartens Avonhead building as shown on the attached plans subject to the following conditions:

1. Kidsfirst Kindergartens Avonhead is to obtain any necessary resource and /or building consents before work commences on the site
2. The profile of the intended building additions and colour scheme is to match the existing building
3. The lease/construction area is to be maintained by Kidsfirst Kindergartens Avonhead in a safe and tidy condition at all times.

4. All costs associated with the building additions and subsequent maintenance is to be paid for by Kidsfirst Kindergartens Avonhead
5. Before any tenders are let or work commences on the site, discussions are to be held with the Parks and Waterways Area Advocate at the Sockburn Service Centre to ascertain any requirements that Council may wish to impose during the building extensions.
6. A bond of \$2000 is to be paid by Kidsfirst Kindergartens Avonhead or successful principal contractor to the Christchurch City Council via the Parks and Waterways Unit Area Advocate at the Sockburn Service Centre. The bond less any expenses incurred by the Council will be refunded to the payee upon the completion of the work.
7. Kidsfirst Kindergartens Avonhead through the Canterbury/ Westland Free Kindergartens Association is to show proof of having obtained \$1,000,000 public liability insurance to the Parks and Waterways Unit Policy and Leasing Officer before work commences on the site.
8. Kidsfirst Kindergartens Avonhead through the Canterbury /Westland Free Kindergarten Association is to show proof of having an Occupational Health and Safety Plan in place before any work commences on the site.

Chairman's

Recommendation:

That the Officer's recommendation be adopted.