

1. **CANTERBURY PLAYCENTRE ASSOCIATION
LEASE AT SHIRLEY COMMUNITY CENTRE**

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| Officer responsible Parks Manager | Author John Allen, Area Parks Officer (Consents), DDI 371-1699 |
| Corporate Plan Output: Leases | |

The purpose of this report is to seek Council approval to put a lease in place covering the Canterbury Playcentre Association site at Shirley Community Centre Reserve.

The Canterbury Playcentre Association wishes to replace their present building at the centre with a new purpose built building, which complies with Education Act requirements.

LEASE ISSUES

Although the Shirley Playcentre has been located on the existing site for many years, no formal lease has been put in place. It is therefore necessary to protect the Canterbury Playcentre Association's future tenure of the site. It also a requirement of the Reserves Act to have a lease in place. The Association has requested that its present playground area be moved four metres to the north, which will enlarge the present site by approximately 67 square metres. This enlargement will enable the larger combined playcentre/storage building to be accommodated on the site without the need to reduce the area of the playcentre playground. The enlargement will not compromise the open space around the public playground which is situated to the north of the proposed leased area.

THE NEW BUILDING

The Canterbury Playcentre Association has had a building designed to fit the site. Officers requested that the building be designed to incorporate the equipment shed, which is usually separate from the main building on other play centre sites, the reason being that this site is an historic site with the historic Shirley Primary School buildings being the main feature on the site. Officers therefore wanted to ensure that the new building was designed to fit in with the character of the site.

There is a requirement that four car parks be provided, one for staff and three for parents attending the playcentre. There are car parks on the Shirley Community Centre Reserve to cater for on site car parking requirements, however the Council will not designate any of the car parks specifically for this purpose, the car parks being for Shirley Community Centre/Playcentre use as a whole. The main entrance to the playcentre is to be from the Community Centre car park which is accessed off Slater Street, thereby ensuring the safety of children by not requiring them to access the site from Chancellor Street which is adjacent to the playcentre. I have discussed the issue of the car parks with the Chairman of the Shirley Community Centre Committee, who is comfortable with the arrangement as long as the car parks are not designated, and are available on a first come first served basis.

The proposed new building is to be sited on the same site as the existing building, which is situated one metre closer to Chancellor Street than City Plan rules allow. It will therefore be necessary for a resource consent to be obtained before the building can be built on the proposed location. The proposed building will be partially screened from the street by an existing conifer tree which will be retained. Much of the other planting which screens the existing building will have to be removed to enable the building to be removed off the site. Officers are working with the Canterbury Playcentre Association to minimise the removal of the plantings and further plantings will be required to screen the new building from the road. A landscaping plan will be required to be submitted to and approved by the Parks Manager before resource consent is applied for.

Recommendation: That, to enable it to secure its tenure of the site and to construct a new building thereon, the Canterbury Playcentre Association be granted a lease over approximately 769 square metres of Shirley Community Centre Reserve, such lease to be granted pursuant to section 61(2) of the Reserves Act 1977 for a period of one day less than 20 years, and to be subject to the following conditions:

1. The Canterbury Playcentre Association to obtain all necessary resource and building consents before any development commences on the site.
2. The applicant is to submit a landscape plan which shows the screening of the new building from Chancellor Street to the Parks Manager for approval before applying for resource consent or commencing work on the site. The applicant is to complete the work required to implement the plan at its cost.

3. The applicant is to submit a colour scheme for the building for the Parks Manager's approval, prior to commencing work on the site.
4. The lease terms to be negotiated by the Property Manager in consultation with the Area Parks Officer (Consents).
5. The leased/construction area to be maintained in a safe and tidy condition at all times by the Canterbury Playcentre Association and the contractors.
6. The Canterbury Playcentre Association acknowledging that it has no prior rights to any car parks situated on the Shirley Community Centre Reserve.
7. All costs associated with the development and subsequent maintenance of the associated buildings and structures on the site to be paid for by the Canterbury Playcentre Association.
8. Before any tenders are let or work commences on the site, discussions are to be held with the Parks Manager designate and the Area Parks Officer (Fendalton Service Centre) to ascertain the Council's requirements through the development phase of the construction of the facility.
9. A bond of \$2000 is to be paid by the Canterbury Playcentre Association or successful principal contractor to the Christchurch City Council/Area Parks Officer (Fendalton Service Centre) before work commences on the site. The bond less any expenses incurred by the Council will be refunded to the payee on the completion of the work.
10. The conifer tree which partially screens the existing building from Chancellor Street is to be retained and protected from on-site construction work.