

9. PARKLANDS COMMUNITY CENTRE - PEGASUS TOY LIBRARY - LEASE

General Manager responsible:	General Manager Community Services DDI 941-8607
Officer responsible:	Manager Community Facilities
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PURPOSE OF REPORT

1. The purpose of this report is to seek the approval of the Burwood/Pegasus Community Board to issue a new lease to the Pegasus Toy Library Inc. to occupy part of the Parklands Community Centre for the purposes of providing toy lending services to the eastern suburbs.

EXECUTIVE SUMMARY

2. The Parklands Community Centre was gazetted in 1988 as a Local Purpose (Community Centre) Reserve being Lot 1 DP 51630, located at 75 Queenspark Drive. The lease premises is the former meeting rooms in the Community Centre which has been allocated to the Toy Library which was previously in the main hall but relocated to the meeting rooms to accommodate the Council when shifting the recreation programmes from Queen Elizabeth II Park. Groups using the former meeting rooms can now utilise the facilities in the adjoining Parkview Lounge.
3. The lease between the Council and the Pegasus Toy Library Inc. expired on 31 March 2012 and the Pegasus Toy Library has requested a new lease. The **attached** plan shows the location of the leased premises within the Parklands Community Centre, highlighted in orange.
4. The proposed lease is for a term of three years with two further rights of renewal of three years making a total term of nine years if the rights of renewal are exercised.
5. The annual rental was \$400 plus GST. The new rent will be set in alignment with rents charged to similar community groups.

FINANCIAL IMPLICATIONS

6. The Council's Sporting Bodies Leases Charging Policy does not apply to sports clubs and not-for-profit organisations that occupy Council owned facilities on reserve land.

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

7. Yes.

LEGAL CONSIDERATIONS

8. The Community Board has delegated authority to approve the granting of a lease under Section 61(2A)a of the Reserves Act 1977. A new lease is not able to be issued until such time as the requirements of the Reserves Act have been met.
9. Section 61(2A)a of the Reserves Act 1977 - this section of the Act empowers the Council to grant a Lease to any person, body, voluntary organisation or society for the following purposes – community building, playcentre, kindergarten, Plunket room, or other like purposes. Such a lease may be granted for a term of up to 33 years.

Have you considered the legal implications of the issue under consideration?

10. Yes.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

11. Christchurch City Council is committed to promoting the healthy, happy development of children to their full potential, both as children now and for the future well-being of our community.

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

12. Yes, Activity 2.2 Strengthening Communities.

ALIGNMENT WITH STRATEGIES

13. This lease is aligned with the Children's Strategy, by providing facilities to ensure that Christchurch will be known as the city that is good for children, young people and their families.

Do the recommendations align with the Council's strategies?

14. Yes.

CONSULTATION FULFILMENT

15. A formal notification process under the Reserves Act 1977 is not required as the intended lease use is consistent with the classification for local purpose (community centre) use. Consultation is not required under the Reserves Act 1977.

STAFF RECOMMENDATION

That the Burwood/Pegasus Community Board, under delegated authority from the Council:

- (a) Approve the granting of a new lease to the Pegasus Toy Library Inc over part of the Parklands Community Centre, being approximately 80 square metres of Lot 1 DP 51630, located at 75 Queenspark Drive, a Local Purpose (Community Centre) Reserve of 3614 square metres, for a period of up to nine years broken into three terms with right of renewal at the end of the first period of three years. The right of renewal being subject to the Council being satisfied that the terms and conditions of the lease have been complied with, and that there is sufficient need for the activity specified in the lease, and that in the public interest some other sport, game, or recreational activity should not have priority.
- (b) Authorise the Corporate Support and Community Support Unit Managers to negotiate and settle the rent with Pegasus Toy Library Inc. and that the Corporate Support Unit Manager conclude and administer the terms and conditions of the lease.

BACKGROUND

16. Pegasus Toy Library Inc became an incorporated society in 1991 and is a member of the Toy Library Federation of New Zealand established to operate a toy library service to serve the needs from infants to 12 years of age. They provide a service which responds to the physical, social, emotional and intellectual development of children and respects the cultures of all families/whanau.
17. The Toy Library's current membership includes 76 families.
18. The Toy Library operates two sessions per week on Wednesdays and Saturdays.