

## 5. REDCLIFFS/SUMNER COMMUNITY CRÈCHE RELOCATION

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The purpose of this report is to update the Council on the status of the project, and to obtain approval to proceed further with the project.

### BACKGROUND

The Hagley/Ferrymead Community Board at its 29 October 2003 meeting considered the matter of a site for the crèche. It received the information presented by staff and resolved to support in principle staff recommendations to the Property and Major Projects Committee subject to confirmation that Scouting Canterbury has been consulted about:

1. Relinquishing its licence to occupy; and
2. How Scouting Canterbury sees the relinquishment being implemented.

The matter was then referred to the Property and Major Projects Committee's meeting on 31 October 2003 where the following was recommended:

*That subject to written confirmation from Scouting Canterbury that it is willing to relinquish its licence, and whether it has any plans for the building:*

1. *The Council approve in principle the use of the Scout Hall site on Barnett Park for the purpose of locating the Sumner/Redcliffs Community Crèche.*
2. *Officers be requested to develop the design for a crèche on the Scout Hall site and involve the community through the design process.*

Following the recommendation going to the Council meeting on 20 November 2003 the following clause was also added to the recommendation.

3. *That the site be investigated for any contamination.*

The project team has been working on developing conceptual plans to have ongoing discussions with the affected parties.

The information contained in the following report was presented to the Hagley/Ferrymead Community Board at its 3 March 2004 meeting when the Board resolved:

*That the Board receive the information and decide to convey its support for the recommendations set out in the report to the Property and Major Projects Committee, and to the Council.*

### PROGRAMME

The following is a proposed programme for the next stages of the project. It is suggested that a firm programme be completed at the stage of receiving tenders.

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|--|--------------------------|
| 1. Soil contamination testing                      | March 2004               |
| 2. Application for reclassification                | April 2004 – July 2004   |
| 3. Resource consent application                    | July 2004 – October 2004 |
| 4. Building consent application                    | October 2004             |
| 5. Complete negotiations for building construction | March 2004               |
| 6. Council approval to proceed with construction   | October 2004             |

### Contamination Testing

Currently testing of the soil is being carried out to ensure there has been no contamination of the area in which the crèche is to be sited.

## **Change of Classification Process**

Barnett Park is classified Recreation Reserve. A change of classification to Local Purpose (Community Buildings) Reserve is required because the Scout Den site isn't large enough to accommodate the entire outdoor play area of the crèche which will overflow onto Barnett Park.

A legal opinion has been obtained that the siting of part of the playground on the Recreation Reserve will still require the classification of that part of the reserve to be changed, because the playground is for a crèche, and as such is not available for general public use.

The Reserves Act 1977 requires the Council to publicly notify its intention to change the classification for a period of one calendar month so as to give interested parties time to formally object.

The change of classification process requires that the submissions received be considered by the Council, and subsequently the original decision confirmed or otherwise prior to forwarding the confirmed decision to the Minister of Conservation for approval.

The necessary formalities were agreed to by the Parks, Gardens and Waterways Committee at its meeting on 7 April 2004. A recommendation to this effect is contained in that Committee's report to this Council meeting.

## **Rescinding of Previous Decisions**

The Council at its March 2003 meeting adopted the following resolutions in respect of the then proposed site which was situated in the northwest corner of Barnett Park adjacent to the Main Road/Cave Terrace Corner:

(A) *The Council resolved pursuant to section 24 of the Reserves Act 1977 to change the classification of land described in the schedule below, from Recreation Reserve to Local Purpose (Community Buildings) Reserve subject to:*

- 1. Public notification as required by the Reserves Act 1977 being undertaken including a letterbox drop to those parties that are deemed to be directly affected by the proposal.*
- 2. The Agreement of the Minister of Conservation.*
- 3. That the lease agreement with the Redcliffs/Sumner Community Crèche Inc include a requirement that the building remain a community crèche.*
- 4. That the Redcliffs/Sumner Community Crèche Inc be advised that the Council is not prepared to make further funds available to the development of the crèche beyond the \$300,000 already granted.*

### **Schedule**

*1,555 square metres shown as section 1 on drawing number 25697/1 of Reserve 4979 SO Plan 9556*

(B) *That the Council approve the demolition of the toilets situated at the front of Barnett Park to allow the proposed crèche to be built on the site, subject to the following conditions:*

- 1. Public consultation being undertaken with affected parties about the proposed demolition of the toilet block as part of the joint public advertising of the proposed change of classification, and notified resource consent process.*
- 2. That provision of \$28,000 be made in the Parks and Waterways Unit's budget for 2002/03 to accommodate write off costs before the toilet block is demolished.*

Now that a new site for the crèche has been chosen, some of these resolutions are unnecessary. The public advertising as required by both resolutions has been completed. Part 3 and 4 in resolution (A) are still relevant.

No carry forward occurred of the \$28,000 from the 2002/03 budget to accommodate the write off costs for the public toilet, to the 2003/04 financial year, and therefore there is no need to rescind the Council's earlier decision to provide for the \$28,000 write of cost.

The Council needs therefore to pass the following resolutions.

- (A) *That the Council resolve to rescind its earlier resolution pursuant to section 24 of the Reserves Act 1977 to change the classification of land described in the schedule below, from Recreation Reserve to Local Purpose (Community Buildings) Reserve subject to:*

**Schedule**

*1,555 square metres shown as section 1 on drawing number 25697/1 of Reserve 4979 SO Plan 9556*

- (B) *That the Council resolve to rescind its earlier resolution to approve the demolition of the toilets situated at the front of Barnett Park to allow the proposed crèche to be built on the site.*

**Scouting New Zealand**

Earlier this year after a period during which the Scout Troup was inactive, Scouting New Zealand gave notice that it wished to relinquish its licence over the site from 31 March 2004. The Council under the authority delegated to the Facility Assets Manager accepted their request to relinquish their licence of the Barnett Park Site.

**FINANCIAL**

The Property and Major Projects Committee gave approval at its 6 June 2003 meeting for Council staff to negotiate with a preferred contractor for a fixed price contract.

The proposed crèche would be a Council funded building, the Council having allocated \$300,000 towards the project over the 2001/02 and 2002/03 financial years. The Community Trust have approved a \$50,000 grant towards the relocation of the crèche. The crèche has raised another \$69,000. This budget is still applicable.

A request to the Ministry of Education's Health and Safety Fund submitted in August 2003 has been declined.

**Budget**

**Current project estimate costs are summarised as follows:**

Building company estimate	\$320,000
Professional fees (incl building and resource consent and change of classification)	\$54,000
Car parking	\$10,000
Landscaping/fencing	\$29,000
Toilet demolition	\$5,000
<b>Total</b>	<b>\$418,000</b>
Expenditure to date (design/staff costs/consent fees)	\$11,400

**Current Available funding:**

Council funding (2002/03 financial year)	\$300,000
Community Trust funding	\$50,000
Creche funding	\$69,000
<b>Total</b>	<b>\$419,000</b>

An independent, reputable building company experienced in building similar types of buildings has provided an estimate for construction of the building. The building company's cost estimate to construct the building, based on the current design is as follows:

## **Proposed Project Budget Estimate     \$418,000**

NB: The use of the crèche funding is on the basis that the creche defer the purchase of:

- New playground equipment
- New appliances
- New toys

### **SUMMARY**

This project has been a long time in the making. Numerous sites have been considered for locating the crèche. The Council has resolved that the crèche is to be located on Council owned land.

We are now in a situation where staff have worked well with the community in coming up with an option to pursue. This option is a compromise for both the community and the Council and staff anticipate there will still be objections to this option. The current process being followed is robust and has at all stages allowed for interaction between the Council and the community. Staff are continuing to work with the community and affected parties to see how the issues raised by any objectors can be mitigated, with the aim being to have dealt with as many issues as possible before hearings in either the reclassification or resource consent process.

### **NEXT STEP**

There is a need to formally rescind previous Council resolutions regarding the crèche. It is proposed that this happen at the April round of Committee and Council meetings.

- Recommendation:**
1. That staff proceed with the reclassification and resource consent processes associated with the Scout Den site.
  2. That staff begin negotiations with the contractor and negotiate a contract for the crèche building, subject to completion of the reclassification and resource consent processes.
  3. That the Council resolve:
    - A. To rescind its earlier resolution pursuant to section 24 of the Reserves Act 1977 to change the classification of land described in the schedule below, from Recreation Reserve to Local Purpose (Community Buildings) Reserve subject to the Agreement of the Minister of Conservation.

#### **Schedule**

1,555 square metres shown as section 1 on drawing number 25697/1 of Reserve 4979 SO Plan 9556

- B. To rescind its earlier resolution to approve the demolition of the toilets situated at the front of Barnett Park to allow the proposed crèche to be built on the site, subject to the following conditions:
  1. Public consultation being undertaken with affected parties about the proposed demolition of the toilet block as part of the joint public advertising of the proposed change of classification, and notified resource consent process.
  2. That provision of \$28,000 be made in the Parks and Waterways Unit's budget for 2002/03 to accommodate write-off costs before the toilet block is demolished.