

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

Officer responsible Parks Manager	Author John Allen, Area Parks Officer (Consents)
Corporate Plan Output: Leases	

The purpose of this report is to obtain 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 (See attached plans and elevations).

LEASE ISSUES

Although the Shirley Playcentre has been located upon the existing site for many years, no formal lease has been put in place. It is therefore necessary to put a lease in place to protect the Canterbury Playcentre Association's future tenure of the site (see attached plan), it also being a requirement of the Reserves Act. The Association has requested that their 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 upon 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 purposely 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 upon 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 for one staff and three for parents attending the Playcentre. There are car parks upon 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 going to be sited upon 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 upon the proposed location. The proposed building will be partially screened from the street by an existing conifer which will be retained. Much of the other planting which screens the existing building will have to be removed to enable the existing building to be removed off the site. Officers are working with the Canterbury Playcentre Association to minimise the removal of the existing plantings and further plantings will be required to screen the new building from the road. This is a resource consent requirement, a landscaping plan to be approved by the Parks Manager before resource consent is applied for.

Recommendation: The Board recommend to Council that a lease is put in place over approximately 769 square metres of Shirley Community Centre Reserve in favour of The Canterbury Playcentre Association, to secure their tenure of the site, which will enable them to build their new building pursuant to section 61(2) of the Reserves Act 1977 for a period of one day less than 20 years subject to the following conditions:

1. The Canterbury Playcentre Association to obtain all necessary Resource and Building Consents before any development commences upon 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 upon the site. The applicant is to complete the work required to implement the plan at their cost.
3. The applicant is to submit a colour scheme for the building for the Parks Manager's approval, prior to commencing work upon 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 by the Canterbury Playcentre Association and the contractors in a safe and tidy condition at all times.
6. That the Canterbury Playcentre Association has no prior rights to any car parks situated upon the Shirley Community Centre Reserve.

7. All costs associated with the development and subsequent maintenance of the associated buildings and structures upon the site to be paid for by the Canterbury Playcentre Association.
8. Before any tenders are let or work commences upon the site, discussions are to be held with the Parks Manager designate, the Area Parks Officer, at Fendalton Service Centre, to ascertain the Council's requirement 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 upon the site. The bond less any expenses incurred by the Council will be refunded to the payee upon the completion of the work.
10. The conifer which partially screens the existing building from Chancellor Street is to be retained and protected from onsite construction work.

Chairperson's

Recommendation:

That the Officer's recommendation be adopted and that the Shirley Community Centre Management Committee be kept advised of the progress of the work.