

6. CHANGE OF LEASED AREA FOR REDWOOD COMMUNITY CRECHE ON REDWOOD PARK

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Corporate Plan Output: Leases	

The purpose of this report is to seek approval to change the area of Redwood Park currently leased to the Redwood Community Creche.

This report was before the Shirley/Papanui Community Board at its meeting on 4 October, for information. The Board supported the proposed change to the lease.

BACKGROUND

The Parks Unit has prepared a plan (attached) to upgrade the Main North Road entrance to Redwood Park. The plan has been released for public consultation and work is expected to start around Christmas this year.

CHANGE TO THE LEASED AREA OF REDWOOD COMMUNITY CRECHE

One of the key objectives of the redevelopment is to increase visibility and sight lines into the wider area of the park, adjacent to the tennis courts. To achieve this changes are required to the existing outdoor play area of the creche. The Parks Unit has worked closely with the creche management and staff at the Redwood Library to develop the current proposal.

The creche have funding to upgrade play equipment. However, the work has been deferred until the changes to the leased area are completed. The Parks Unit will assist the creche with relocating some of the existing play equipment they wish to retain. The cost of fencing the new area is to be met by the Council.

RESERVE CLASSIFICATION

This particular part of Redwood Park is classified as Local Purpose Reserve (Community Buildings). Section 61 (2A)a of the Reserves Act gives the Council the power to grant leases of local purpose reserves for uses consistent with the specified classification without the need to publicly notify or obtain consent from the Minister of Conservation.

The Legal Services Unit advises that a new lease is required where there are changes to an existing leased area.

The new leased area will cover approximately 746 square metres, which comprises 246 square metres of buildings and 500 square metres outdoor play area. This is an increase of approximately 90 square metres on the existing leased area. This will give the creche flexibility to increase the number of children they cater for in the future without the need to extend their lease area. There are regulations governing the number of children a facility can take based on a ratio of children to outdoor play area.

CONCLUSION

The Parks Unit believes that there will be significant benefits to the park layout as well as improving safety by separating pedestrian and vehicle movements for casual park users and those visiting the library, creche or kindergarten. The creche's outdoor play area is a pivotal point in the whole proposal and these improvements cannot be achieved without changing the creche's leased area.

Although there is no statutory requirement to notify the public regarding the lease, the Parks Unit will carry out its normal consultation process in relation to the redevelopment proposal. Local residents will be advised of the proposed changes as part of the that process. The Parks Unit is comfortable with the current proposal. Accordingly staff are recommending that the application be approved subject to a number of conditions.

Recommendation: That, pursuant to S61(2A)a of the Reserves Act 1977, the Redwood Community Creche be granted a lease over 746 square metres or thereabouts of RS41271 Local Purpose Reserve (Community Buildings) being part of Redwood Park, subject to the following conditions:

1. The existing deed of lease to the Redwood Community Creche dated 20 September 1995 being surrendered.
2. The new lease being for a period of 20 years less 1 day.
3. The lease terms being negotiated by the Property Manager in consultation with the Area Parks Officer (Consents).
4. The leased area being maintained by the Redwood Community Creche in a safe and tidy condition at all times.
5. All administration costs associated with putting the new lease in place being the responsibility of the Council.
6. The cost of fencing the new leased area being met by the Council.

Deputy Chairman's

Recommendation: That the above recommendation be adopted.