

## 12. CHANGE OF LEASED AREA FOR REDWOOD COMMUNITY CRÈCHE ON REDWOOD PARK

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Corporate Plan Output: Leases	

The purpose of this report is to enable the Shirley Papanui Community Board to comment on a proposal to change the area leased to the Redwood Community Crèche on Redwood Park, prior to the matter being considered by the Parks and Recreation Committee, for recommendation to Council. The Legal services Unit advises that a new lease is required where there are changes to an existing leased area.

### BACKGROUND

The Parks Unit has prepared a plan to upgrade the Main North Road entrance to Redwood Park (see attached plan). Board members will recall allocating Project Funds for this proposal earlier on in the year. The plan is currently out 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 to the redevelopment of this area was 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 crèche. The Parks Unit has worked closely with the Crèche Management and staff at the Redwood Library to develop the current proposal.

The crèche has funding to upgrade its play equipment however are currently holding off with this work until the changes to the leased area are completed. The Parks Unit will assist the crèche with relocating some of the existing play equipment they wish to retain. The cost of fencing the new area is the Council's responsibility.

### 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 new leased area will cover approximately 746 square metres, which comprises 246 square metres of buildings and 500 square metres of outdoor play area. This is an increase of approximately 90 square metres on the existing leased area. This will give the crèche 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, crèche or kindergarten. The crèches outdoor play area is a pivotal point in the whole proposal and these improvements can not be achieved without changing the crèches leased area.

Although there is no statutory requirement to notify the public regarding the lease, the Parks Unit is carrying out our normal consultation process in relation to the redevelopment proposal, so local residents will be advised of the proposed changes as part of 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:** The Shirley Papanui Community Board recommend to the Parks and Recreation Committee that the Redwood Community Crèche be granted a new lease area covering 746 square metres or thereabouts on RS41271 Local Purpose Reserve (Community Buildings) being part of Redwood Park under Section 61 (2A)a of the Reserves Act, subject to the following conditions:-

1. That the existing deed of lease to the Redwood Community Crèche dated 20 September 1995 be surrendered.
2. The new lease be 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 Crèche in a safe and tidy condition at all times.
5. All administration costs associated with putting the new lease in place will be the responsibility of Council.
6. The cost of fencing the new leased area to be met by the Council.

### Chairperson's

**Recommendation:** That the officer's recommendation be adopted.