

## 12. HALSWELL SCOUT GROUP PROPOSED BUILDING EXTENSION

<b>Officer responsible</b> Parks and Waterways Manager	<b>Author</b> Rod Whearty, Parks and Waterways Area Advocate, DDI 372 2510
Corporate Plan Output Leases and Applications	

The purpose of this report is to approve an application made by the Halswell Scout Group to extend their present leased area by approximately 170 square metres to enable them to build a 144 metre (12 by 12 metre) extension to their existing building upon Halswell Domain. The Community Board have the delegation from Council to make this decision.

### SCOUTS APPLICATION AND CURRENT USE

The Halswell Scout Group has made application to Council to build a 12 by 12 metre extension to their existing building on Halswell Domain to cater for the high demand being place on their current facilities (see attached plan of proposed building extension, and aerial photograph). Halswell Scout Group has had an association with the Domain since the early 1950's when they originally shared facilities with one of the sports clubs, before obtaining their own lease of their present area in 1987.

The existing building is currently used 6 days a week with Saturdays being the only day where there is not some organised scouting activity taking place. At the annual Scouting "Census" in June 2000 Halswell Scout Group was recognised as the largest and most rapidly expanding group in New Zealand. The huge increase in residential development recently in the Halswell area (which will be ongoing for some years to come) will place further demands on the resources of the Halswell Scout Group.

The current membership of Halswell Scouts is well in excess of 200 requiring over 30 scout leaders to co-ordinate and deliver the scouting activities. The existing facility is restricting the activities and numbers of children that can be cater for, therefore the proposed extension is vital to enable Scouts to continue to provide access to scouting opportunities for all local children and youth.

### NEW LEASE REQUIRED

Legally, it is not possible to vary an existing lease agreement to accommodate an increase in the area being leased, and therefore a new lease agreement which covers the existing and additional areas of land to be leased will need to be entered into. All scouting leases are held in the name of the parent body, The Scout Association Of New Zealand. As with any new lease on land held under the Reserves Act it will require Public Notification and the consent of the Minister of Conservation.

### HALSWELL DOMAIN EXTENSION

Board members will be aware of the demand for more sports fields in the area resulting from the growing residential area, and the current proposal that ultimately provides for a further 10-11 hectares to be added to the Domain through reserve contribution once the adjoining residential development is completed.

Staff recently had an on site meeting with all the associated sports clubs including the scouts to update them on where the current stage of development was up to, which included a walk around the domain and inspection of the recently constructed sports fields.

The clubs were advised of the Scout's proposed building extension and the area in question. They were all comfortable with the proposal as it doesn't impact upon any of the existing sports clubs facilities or sports areas in the Domain.

### BUILDING DEVELOPMENT

The scouts have estimated that their development would cost around \$60,000 to complete if the project was contracted out to construct with no input from them. The scouts already have a substantial portion of this figure in savings but are hoping to reduce the final cost with access to voluntary labour and discounted materials through the groups resources and parent contacts.

The building extension will be of concrete block construction to match in and compliment the existing building. Further discussions will be held with the Parks and Waterways Unit regarding the final design of the building closer to the time of construction to ensure the building is successfully integrated into the park and it's surrounds.

## CONCLUSION

The Halswell Scout Group is an active and thriving community group providing opportunities for many local children to take part in scouting activities in the Halswell area. The groups application for additional land to extend their building is easily justified. The Parks and Waterways Unit supports the scouts application.

**Recommendation:** That the Community Board approve the Halswell Scout Groups application to extend their lease area by 170 square metres to enable them to construct a 12 x 12 metre extension to their existing building on Halswell Domain, thereby making a total lease area of approximately 356 square metres, pursuant to section 54 (1) (b) of the Reserves Act 1977 for a period of one day less than 20 years, subject to the following conditions.

1. Public notification and subsequent approval by the Minister of Conservation.
2. The Scout Association Of New Zealand, surrender their present lease over the present site, which is dated the 6<sup>th</sup> April 1987.
3. All necessary Resource and Building Consents be obtained by The Scout Association Of New Zealand, before demolition of the old building, and construction of the new building and alterations to the existing facilities begins.
4. The design, colour, and appearance, of the new building is to be approved by the Parks and Waterways Manager, or his designate prior to construction commencing upon the site.
5. Any landscaping of the building required by the Parks and Waterways Manager is to be completed by the applicant at their expense.
6. The lease terms and conditions being negotiated by the Property Manager in consultation with the Parks and Waterways Policy and Leasing Administrator.
7. The leased area is to be maintained in a safe and tidy condition at all times by the applicant, or principal contractor.
8. All costs associated with the preparation and issue of the lease, site development and subsequent maintenance of the associated buildings and structures is to be the responsibility of the Scout Association Of New Zealand.
9. The Halswell Scout Group is to liaise with the Parks and Waterways Unit's representative (Parks and Waterways Advocate, Sockburn) to ascertain site requirements prior to the letting of any tenders for the removal of the old building or construction of the new facilities.
10. The applicant or successful principal contractor is to pay a \$2,000 bond to Council (Parks and Waterways Advocate – Sockburn) before work commences upon the site. The bond less any expenses incurred by the Council will be refunded to the payee upon vacating the site.
11. This approval will lapse if the club has not made substantial progress towards the completion of the development within two years of approval being granted.

**Chairperson's Recommendation:** That the Officer's recommendations be adopted.