

10. MARSHLAND SCOUT GROUP - MARSHLANDS DOMAIN SCOUT HALL

Officer responsible Parks & Waterways Manager	Author Tony Hallams, Policy and Leasing Officer, DDI 371-1320
Corporate Plan Output: Leases and Applications 9.4.10	

The purpose of this report is for the Community Board to consider an application received from the Marshland Scout Committee, on behalf of Scouting New Zealand, to extend their present lease, and to also enable them to extend their existing hall to provide storage for equipment.

RELEVANT CURRENT POLICY

Under a Council Resolution dated 12 December 2001 the Community Board has the power to grant leases or licences on reserves pursuant to Sections 54, 56, 58A, 73 and 74 of the Reserves Act 1977.

DESCRIPTION OF THE PROPOSAL

The applicant seeks to extend the hall to provide storage for equipment, including a tractor, several tents and a range of camping and scouting equipment. Currently most of this equipment is stored in the ceiling of the hall creating problems in accessing the equipment. Mrs Blackmuir, Assistant Group Leader, has indicated there are over 70 members in the group, with members coming from Belfast, Brooklands, Redwood, Parklands and Kaiapoi. She indicated numbers in the group are steadily increasing.

Plans detailing the proposed extension are attached. The area of the existing hall is approximately 192 square metres, with the proposed addition approximately 48 square metres.

The Committee is currently planning fundraising strategies for the extension, looking at "pub" charities, a fair, and various other charities. They hope to have at least half the money required by the end of 2002.

In preparation for the extension shrubs are being propagated to replace those that may be lost during the construction of the storeroom.

ISSUES FOR CONSIDERATION

The issues that have been considered are as follows:

- Appearance of the proposed new additions;
- Encroachment of the proposed building addition onto the Domain area;
- The Scout Hall not having a lease.

Appearance of Proposed New Additions

Originally the applicant indicated they wished to construct and attach a skyline garage as a new storeroom. Following discussions with the Council in July 2000 the applicant revised the proposal and the proposed storeroom is to consist of a concrete slab floor, and concrete block walls, with an iron roof. The proposal should be aesthetically cohesive with the existing building profile.

Encroachment of Proposed Building Addition onto Domain Area

It is considered that any building encroachment within the reserve will be minimal. The applicant cannot build at the rear of the building facing west because the existing building sits directly against the domain boundary (refer to the attached overhead photograph).

No Current Lease

The original licence was signed between the Marshland Domain Board and the Scout Association of New Zealand on 30 June 1969, although this has long expired. The Scout Association of New Zealand will need to negotiate a new lease for the facility, which should include the building footprint for the proposed storeroom addition.

CONCLUSION

The Parks and Waterways Unit supports the proposal, as there is a need for the Marshland Scout Group to provide extra storage facilities to serve the needs of the group. It is recommended that the Community Board support the proposal, together with a new leasing arrangement for ten years, subject to the specified conditions.

Recommendation: That the Board approve the lease of approximately 240 square metres of Marshlands Reserve to Scouting New Zealand, on which to maintain the existing hall and build a new storeroom pursuant to Section 54 (1)(b) of the Reserves Act 1977 for a period of ten years (with a right of renewal for a further ten years less one day subject to satisfactory performance during the initial lease period and the Scout Group still being strong in numbers), subject to the following conditions:

1. Public notification.
2. Approval by the Minister of Conservation.
3. Scouting New Zealand to obtain all necessary Resource and Building Consents before any development commences upon the site.
4. The applicant to submit a landscape plan to the Parks and Waterways Manager or her designate the Parks and Waterways Area Advocate, Shirley Service Centre, to obtain approval before commencing work upon the site. The applicant to implement the plan at their cost.
5. The applicant to submit a colour scheme for the building to the Parks and Waterways Manager or her designate the Parks and Waterways Advocate, Shirley Service Centre, to obtain approval prior to commencing work upon the site.
6. The lease terms being negotiated by the Property Manager in consultation with the Parks and Waterways Unit's Policy and Leasing Officer. The existing licence to be surrendered prior to the arrangement of a new lease.
7. The lease/construction area being maintained by Scouting New Zealand in a safe and tidy condition at all times.
8. All costs associated with the development and subsequent maintenance of the associated buildings and structures upon the site being paid for by Scouting New Zealand.
9. Scouting New Zealand to show proof of having obtained \$1,000,000 public liability insurance to the Parks and Waterways Unit's Policy and Leasing Officer before commencing work upon the site.
10. Before any tenders are let or work commences upon the site, discussions to be held with the Parks Manager's designate the Parks and Waterways Area Advocate, Shirley Service Centre, to ascertain the Council's requirements through the development phase of the construction of the facility.
11. A bond of \$2,000 to be paid by Scouting New Zealand or the successful principal contractor to the Parks and Waterways Area Advocate, Shirley Service Centre, on behalf of the Christchurch City Council, 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.

12. The new lease agreement will terminate with no compensation payable to the licensee should the lease be surrendered or terminated for any reason.

**Chairperson's
Recommendation:**

That the abovementioned recommendation be adopted.