

13. FENDALTON SCOUT GROUP - IDRIS RESERVE

Officer responsible Parks Manager	Author Rod Whearty, Area Parks Officer
Corporate Plan Output: Leases, licences and applications	

The purpose of this report is to obtain approval for the Fendalton Scout Group to erect a new Venturer building/storeshed and to obtain a formal lease for their other existing buildings upon the site.

This report is before the Fendalton/Waimairi Community Board for information and comment prior to being considered by the Parks and Recreation Committee for approval.

BACKGROUND

The Fendalton Scout Group has had a presence on Idris Reserve since 1969 when they constructed their original den. The group paid a “pepper corn” rental of 10 centres per annum to the Waimairi District Council however no formal lease agreement was ever put in place.

Idris Reserve has a legal description Lot 18, DP 6101 of 1,254m², Reserve number 4083 (R.4083) being situated at 5 Idris Road. Waimairi District County purchased the reserve on the 22 of November 1928, subject to Section 12 of the Public Reserves and Domains Act 1908.

The reserve had not been classified previously before November 1999, when a report was placed before Council to classify the reserve as Local Purpose (Community Buildings) Reserve to reflect the predominant use of the reserve.

AMALGAMATION

Recently the Fendalton Scout Group has amalgamated with the Merivale Scout Group following the sale of the Merivale Scout Group’s site adjacent to the Merivale Mall in Akela Street.

Funds from the sale of the Akela Street site has enabled the group to undertake redevelopment of the Idris Road site, including a proposal to demolish an old existing building and replace it with new meeting room for venturers and a storeshed.

CLUB MEMBERSHIP AND USAGE

The club has a growing membership of boys and girls, currently numbering around 80 members in the following age groups.

Kea Scouts- 6 to 8 year olds

Cub Scouts- 8 to 10½ year olds

Scouts- 10½ to 15 year olds

Venturer Scouts- 14½ to 19 year olds

Much of the success is credited to the amalgamation of the 2 groups which has increased the resources, membership and talents of both groups to the point where they are able to deliver strong youth orientated programmes.

The existing facility is used frequently through the week by the various groups.

INCREASED PUBLIC USAGE AND LEASED AREA

Until now the scouts have had the exclusive use of the entire reserve. The Parks Unit's intention is to lease only part of the reserve back to the Scouts. The proposed lease will cover the "foot print" of the building with a small margin around the outside to cater for future extensions.

This particular aspect has been discussed with Committee representatives from the Scouts, who are comfortable with the current proposal. The reason for the change is that officers wish to encourage more frequent and wider use of the reserve by the local community.

The proposal change has some major advantages for the Scouts, in that they are relieved of maintenance requirements for the grounds which has often been a strain on their resources in the past.

The Parks Unit will prepare a landscape plan for the reserve to reflect the wider public usage. The Scouts will get the benefit of higher quality and improved surroundings, which on their own they would have been unable to provide or sustain.

The Fendalton Scouts propose to undertake a major upgrade of their facilities upon the Idris Reserve site. The improvements have been made possible through the funds generated from the sale of the Akela Street property.

BUILDING DEVELOPMENT

The current proposal provides for the removal of an old existing wooden building at the rear of the site, replacing it with a new building that will have a room for the venturer scouts and an attached storeroom. In addition to this, a major upgrade of the existing main facility is also programmed.

The proposal is to completely strip and replace the interior and exterior of the main building with a more youth friendly environment, which will offer improved training facilities. The committee believe this will enhance the visual appearance of the building, improving its street appeal and promote scouting as a modern up to date youth oriented organisation, whilst at the same time significantly improving conditions for its members.

The Scout committee is still considering design details for the replacement building and at the time of writing this report and there are no plans of the replacement building available at this time. The Parks Unit is assisting the committee to ensure that the design and appearance of any buildings are appropriate for the site.

BRICK SUBSTATION

Located upon the frontage of the reserve is an old redundant Southpower substation. These old brick buildings were once common place around the city, however many have been demolished and replaced over recent years.

The Parks Unit wishes to retain this particular building for its historical and architectural significance of a bygone era. The Parks Unit will discuss the retention of this particular building with Orion representatives in the near future.

CONCLUSION

The Fendalton Scout Group has been active upon Idris Reserve for many years. The amalgamation with the Merivale Scout Group, and resulting membership growth has ensured their need to use the site for many years in the future.

This is merely formalising an existing situation that has been in place for many years. Accordingly officers recommend that the Fendalton Scout Group's application to construct a replacement building upon the site, and obtain a formal lease over the area occupied by the buildings be approved.

Recommendation: That it be recommended to the Parks and Recreation Committee that the Fendalton Scout Group's application to construct a replacement building, and alter their existing building on Idris Reserve be approved, subject to the following conditions.

1. The Council granting a lease to The Scout Association Of New Zealand, as allowed by section 61 (2A)(a) of the Reserves Act 1977, in accordance with the requirements of the Public Bodies Leases Act 1969, for a period of one day less than 20 years (non-registered lease period) over 350 square metres(or thereabouts) of Idris Reserve upon which the Fendalton Scout Group buildings are located.
2. All necessary Resource and Building Consents be obtained before the demolition of the old building, construction of the new building and alterations to the existing facilities begins.
3. The design, appearance, and construction of the new building are to be approved by the Parks Manager, or his designate prior to construction commencing upon the site.
4. Any landscaping of the buildings required by the Parks Manager is to be completed by the applicant at their expense.
5. The lease terms and conditions being negotiated by the Property Manager in consultation with the Area Parks Officer.
6. The leased area to be maintained in a safe and tidy condition at all times.

7. All costs associated with the preparation and issue of the lease, site development and subsequent maintenance of associated buildings and structures are to be the responsibility of the Fendalton Scout Group.
8. The Fendalton Scout Group to liaise with the Parks Unit representative (Area Parks Officer, Fendalton) to ascertain site requirements prior to letting any tenders for the removal of the old building or construction of the new facilities.
9. The successful contractor to pay a \$2,000 bond to cover access to the site during the construction period. The bond less any expenses incurred by the Council will be refunded to the contractor upon vacating the site.
10. Approval to lapse if the Group has not made substantial progress upon the development within two years of the approval being granted.

Chairman's

Recommendation: That the foregoing recommendation be adopted.