

4. APPLICATION FOR EXTENSION TO THE ST MARTINS SCOUT DEN ON KING GEORGE V RESERVE

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The purpose of this report is to seek a recommendation from the Board to Council concerning an application from the St Martins Scouts to extend their Scout Den upon King George V Reserve.

King George V Reserve is situated on Centaurus Road, St Martins. The Reserve is connected to the riverbank esplanade reserve and Hansens Park. The Scouts have a licence (issued on 5 February 1957) to occupy the whole site, the Reserve being available to the public to use. On the 27 August 1997 Council resolved to put the processes in place to establish a formal lease with the Scouts. At present, the Scouts and Council are negotiating a new lease to replace the licence. The new lease needs to be in place before any construction work takes place. When the Council made its resolution to put a lease in place, the Council resolved to put the lease under section 231 of the Local Government Act 1974. The correct leasing provision should have been section 601 of the Local Government Act. The Council needs to rescind its resolution to make a correction before a proper lease can be put in place.

The St Martins Scouts have requested permission from Council to extend the main hall to enable the construction of an indoor climbing wall.

The extension of the hall will involve the removal of the rear 4m of the existing Skyline Garage to allow the construction of an 8.5m high extension of the main hall. The new extension will also extend over the Reserve either side by 1m x 4m (a site plan will be tabled).

Officers believe that the extension will have little impact upon the Reserve, but wish to minimise any impact by requiring a landscape plan to be produced and implemented by the Scouts. The building is also to be painted.

Recommendation: That the Board recommend to Council that permission be granted to the St Martins Scouts to extend the hall subject to the following conditions:

1. The St Martins Scout Group to obtain all necessary Resource and Building Consents before any development commences upon the site.
2. The applicant is to submit a landscape plan to the Parks Manager for approval before commencing work upon the site. The applicant is to complete the implementation of the plan at their cost.

3. The applicant is to submit a colour scheme for the building for the Parks Manager's approval, prior to commencing work upon the site.
4. The leased/construction area being maintained by the St Martins Scout Group in safe and tidy condition at all times.
5. All costs associated with the development and subsequent maintenance of the associated buildings and structures upon the site being paid for by St Martins Scout Group.
6. The St Martins Scout Group is to show proof of having obtained \$1,000,000 public liability to the Area Parks Officer (Consents) before commencing use of the climbing wall.
7. The St Martins Scout Group is to show proof of having an Occupational Safety and Health Hazard Plan in place, before commencing operations upon the site to the Area Parks Officer (Consents).
8. Before any tenders are let or work commences upon the site, discussions are to be held with the Parks Manager's designate, the Area Parks Officer – Sockburn Service Centre, to ascertain the Council's requirement through the development phase of the construction of the facility.
9. A bond of \$2,000 is to be paid by the St Martins Scout Group or successful principal contractor to the Christchurch City Council / Area Parks Officer – Sockburn Service Centre 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.
10. The St Martins Scout Group is to show proof of an Operating Procedures Manual and Health and Safety Plan in place for the climbing wall before commencing operational use of the wall. The Operating Procedures Manual must meet Industry Standards.
11. That the resolution of the Council on 27 August 1997 “That the Parks Manager and Property Manager negotiate with the St Martins Scout Group a lease agreement, to the satisfaction of all parties, as per the provisions of section 231 of the Local Government Act 1974” be rescinded.

12. That a lease under section 601 of the Local Government Act 1974, be granted to the Scout Association of NZ for the area of CT 401 – 290, for a maximum term of 10 years on terms and conditions that are satisfactory to the Council Legal Services Unit.
13. That the Property Manger be authorised to administer the terms and conditions of the lease.