
REPORT 5
(1215/12/IM)

LINDEN SCOUT HALL, KOWHAI PARK

1. Purpose of Report

This report seeks to provide the Community Board background to Councils intention to demolish the former Linden Scout Hall in Kowhai Park in the 2011/12 year

2. Executive Summary

This building was abandoned by Scouting New Zealand and transferred to Council in November 2007 as Scouts no longer had a use for the building.

It was one of two former scout halls that transferred in Tawa at this time. The other building was the Scout Hall at Willowbank Reserve which is now leased to the United Sri Lanka Association.

The building was not in good condition with significant deferred maintenance. Officers sought to identify suitable users for the building and called for expressions of interest for its future use in 2008.

A combination of groups who expressed interest in the building at that time were granted occupancy of the building on a month to month basis and were to demonstrate to Council that they would utilise the building fully.

Today there are three users of the facility who have a combined utilisation of up to 15 hours per week, the main user being Wellington Taekwon-Do

The following factors were considered in support of the decision to demolition the building:

Age and condition

Fit for purpose nature

High cost of the required maintenance work

A low level of building utilisation

Affordability for ratepayers of managing a growing number of buildings from dissolved or amalgamated clubs

3. Recommendations

Officers recommend that Tawa Community Board:

- 1. Receive the information.*

4. Background

The building is identified in the attached map, Appendix 1.

This building was built in 1949, formally owned by Scout Association of New Zealand and was used by Linden Scout Group until 2006.

Scouts transferred the ownership to Council in November 2007 when Linden Scout Group merged with another group and the building became surplus.

In February 2008, Officers advertised for interested parties to occupy and utilise the building. While a number of groups showed interest this process was of limited success as none of the groups were considered viable in terms of the level of proposed building use or the level of resources available to them to take on the management of the building. As a solution Officers requested that 4 of the individual groups work together. A proposal from North Wellington ITF Taekwon-Do Club Incorporated, Hutt Valley Fencing Club, Wellington Aikido Club and Onslow Judo Club was then assessed as the best users of the facility. Wellington Aikido Club subsequently withdrew from the arrangement

A licence to occupy was eventually granted for the three remaining groups with a rental agreed but never paid.

Current Situation-with Building Occupancy

The building has been used by Taekwon-Do for the last 3 years on a month to month basis.

The existing building has limitation due to its size and available floor space At a recent meeting it was agreed that if more floor space was ideally required then it would be sensible in terms of cost efficiency that the investment be directed in to a new facility.

Officers will continue to work with Wellington Taekwon-Do, should they wish to pursue consideration of the development of a new building in the northern suburbs.

Building Condition

This building was constructed in 1949 and has suffered from a lack of maintenance prior to being transferred to the Council.

The building is now in very poor condition:

- Piles need to be replaced and the floor levelled
- Exterior window frames are in poor condition and will need replacing
- Exterior weather boards need extensive repairs and a full building repaint
- The roof needs to be fully replaced to weatherproof the facility
- The interior floor needs replacement. Health and Safety issues for users are becoming evident.

Contact Officers: *Paul Andrews, Manager Parks and Gardens and Hanita Shantilal, Senior Property Advisor*

