

## 1. PORRITT PARK: ARAWA CANOE CLUB - BUILDING REPLACEMENT

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Corporate Plan Output: Consents 9.4.10	

The purpose of this report is to enable the Council to consider an application by the Arawa Canoe Club to demolish its present building situated on its lease site on Porritt Park, beside Kerrs Reach and replace it with a new building in accordance with the attached plans.

### CONTEXT OF REPORT

The land upon which the lease site is situated is Part Lot 3, DP 14075 SO8242 (CT 13K/1017) which was gazetted in 1950 (page 1565) as land held by the City Council under the Public Works Act for river works. This land was taken under the Public Works Act for the construction of Kerrs Reach.

Section 2 of the Public Works Act 1981 states:

*"Local authority means any ... Council ... and any other personal body, however designated, having authority, under any Act, to undertake the construction or execution of any public work."*

Council permission must therefore be obtained before any construction work is commenced on the land which is held by the Council under the Public Works Act 1981. This permission cannot be delegated from a full Council meeting.

### DESCRIPTION OF PROPOSAL

The Union Rowing Club Incorporated originally held the lease of the present site, the lease being signed on 26 January 1983. This lease was reassigned to the Arawa Canoe Club Incorporated on 13 September 1996.

The present building is the original building that was built on the site. At the time of it being built it was intended that it would be a temporary building, being replaced in approximately five to ten years' time with a more permanent building.

The existing building is in poor condition and requires significant maintenance. It is not satisfactory for the Club's current requirements particularly in the amount of kayak storage available. The existing building was moved to its current site in 1957 under a temporary permit from the then Christchurch City Council.

The planned clubrooms are of a very similar footprint to the present building but being two storeys allow for additional canoe storage space while still retaining the other existing facilities. Kayak storage will be more than double the existing capacity.

The planned building has been designed by local architects to avoid the construction of "just another box on the Reach". There will be substantial landscaping, which will result in the visual aspect of this site being significantly improved. The Club states that with the redevelopment of the building no change is intended in the type of activities participated in on the site. The Club is not interested in applying for a liquor licence for the premises.

### BACKGROUND

The Arawa Canoe Club was incorporated in 1968 and acquired the use of the present clubrooms in 1991 by leasing the building from the Union Rowing Club. At that time the Club had seven craft and 35 members. The Club membership in July 2001 was 235 and growing, with the Club owning 23 boats, and having net assets of nearly \$70,000 as at 31 March 2001.

The Club presently has a total storage capacity for 80 craft in the clubrooms. This is full at present. The Club currently has a waiting list of people wanting to join the Club who are holding off until boat storage at the clubrooms is available to them. The new clubrooms will have an expanded storage capacity for 170 craft, new ablution facilities, gymnasium and meeting/training room. The redevelopment of the site will also include upgrading the car park and landscaping of the building (see attached plan).

## **FINANCE FOR REDEVELOPMENT**

The expected redevelopment cost is approximately \$170,000. This will be financed as outlined below.

Community Trust Grant	\$50,000
Arawa Canoe Club savings	\$30,000
Hillary Commission loan	\$45,000
Club benefactor	\$15,000
Funds to be raised	\$30,000
Total	<u>\$170,000</u>

The Club is anxious to begin construction of the building, because some of the grant money for the development is conditional upon construction of the building commencing within a certain time.

## **RESULTS OF CONSULTATION**

The Club has approached the occupants of all residences between 137 and 159 Locksley Avenue and the Property Manager for Housing New Zealand that owns houses in the area and obtained their signatures agreeing to the proposed new building. These properties are the most affected by the proposal, being situated across the other side of Kerrs Reach, overlooking the Arawa Canoe Club site.

At the request of the Community Board, the Club undertook further consultation with residents in Avonside Drive in view of the site and with Christ's College as a lessee. All those consulted signed the plans to indicate their agreement to the proposal.

## **CONCLUSION**

The Arawa Canoe Club is a very well managed Club and the proposed redevelopment of the lease site at Kerrs Reach will greatly enhance the environment in this area. Officers recommend that the Council approve the Arawa Canoe Club's application to demolish the present building and construct a new one subject to the following conditions:

1. The car parks that are a requirement of this development are to be sealed.
2. The Arawa Canoe Club is to obtain all necessary Resource and Building Consents before any development commences on the site.
3. The applicant is to submit a landscape plan to the Parks and Waterways Manager for approval before commencing work on the site. The plan is to include landscaping which will ultimately grow to a sufficient size to integrate the eastern side of the building effectively into the surrounding landscape. The applicant is to complete the work required to complete the implementation of the plan at their cost.
4. The applicant is to submit a colour scheme for the building to the Parks and Waterways Manager or their designate for approval prior to commencing work on the site.
5. The lease/construction area is to be maintained by the Arawa Canoe Club in a safe and tidy condition at all times.
6. All costs associated with the development, and subsequent maintenance of the associated buildings and structures upon the site are to be paid for by the Arawa Canoe Club.
7. Before any tenders are let or work commences on the site, discussions are to be held with the Parks and Waterways Manager's designate, the Parks and Waterways Area Advocate (Shirley Service Centre), to ascertain the Council's requirement through the development phase of the construction of the facility.
8. A bond of \$2,000 is to be paid by the Arawa Canoe Club or the successful principal contractor to the Christchurch City Council before work commences on the site. The bond less any expenses incurred by the Council is to be refunded to the payee on completion of the work.
9. The existing trees on the site are to be protected for the duration of the contract period, with no soil or equipment being placed inside their outer drip line.

**Recommendations:**

1. That approval be given by the Council, as required by the Public Works Act 1981, to the Arawa Canoe Club's application to demolish the Club's present building at Kerrs Reach, and to construct a new building as shown in the amended plans (dated 24 November 2001) as revised and accepted by the Christchurch City Council's Urban Design Section, on the same site subject to the nine conditions outlined above.
2. That the Council investigate the possibility of installing a permeable hard surface on the unformed accessway to the club.