

1. CANTERBURY ROWING ASSOCIATION PROPOSAL TO EXTEND THE BOAT STORAGE SHED AT KERRS REACH

General Manager responsible:	General Manager City Environment
Officer responsible:	Acting Greenspace Manager
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PURPOSE OF REPORT

1. The purpose of this report is for the Council to consider a proposal by the Canterbury Rowing Association (CRA) to extend its existing boatshed by "two bays" (9.4m x 16.7m), which will allow an additional 34 boats to be stored in the space created.

EXECUTIVE SUMMARY

2. The Canterbury Rowing Association seek to extend its existing boatshed from approximately 324m² to 478m² to accommodate the rearrangement of storage for existing boats and accommodate the storage of extra boats due to the increased popularity of rowing.

FINANCIAL AND LEGAL CONSIDERATIONS

3. The existing CRA Boatshed is a modern structure, but the CRA would consider moving it to any newly created water sport facility.
4. The Association has obtained the necessary quotations from preferred suppliers for the proposed extension. The estimated cost of the extension is \$60,000.
5. The applicant has indicated the CRA has a building fund and has been successful in obtaining a grant for the partial funding of the structure. It is confident of being in a position to carry out the construction of the building extension, hoping to complete work in time for 2005/06 regatta season, which commences in September/October 2005.
6. The CRA has previously been provided with a lease document to sign for the existing premises, but despite a number of past requests made by the Facility Assets Unit this remains unsigned. Recent enquiries made by the CRA has revealed that the Association's solicitor has mislaid the original document. A covering letter from the CRA is detailed under attachment one.
7. The existing structure and intended additions sit on land held under the Public Works Act 1981, which requires a decision of the Council whether the project should proceed. Because the land is held under this Act it is not necessary to advertise the proposal. Whilst the Canterbury Rowing Association have not signed the existing lease it is considered a new lease could be compiled in the Council's Facility Assets Unit to accommodate the existing and intended building footprint. The applicant has agreed to sign a new lease in the event of Council approving the addition.

STAFF RECOMMENDATION

That the Board recommend to the Council that it support the proposal, subject to the following conditions:

1. The Canterbury Rowing Association to obtain all necessary Resource and Building Consents before any development commences on the site.
2. Any building extension to be painted in a colour to match the existing green colour, without triangular shapes (shades).
3. The Canterbury Rowing Association to ensure the construction area is maintained in a safe and tidy condition at all times.
4. All costs associated with development and subsequent maintenance of the building to be paid for by the Canterbury Rowing Association.
5. The applicant is to enter into a written lease agreement for the site and ensure that any necessary documentation is fully completed prior to any construction works being undertaken.

6. Before any tenders are let or work commences on the site, discussions are to be held with the Parks and Waterways Area Advocate (Burwood/Pegasus) to ascertain the Council's requirements through the development phase of the construction of the facility.
7. A bond of \$2,000 is to be paid by the Canterbury Rowing Association to the Council's Parks and Waterways Area Advocate before work commences on the site. The bond to cover any items not reinstated to the Council's satisfaction as a result of the construction of the new addition. The bond less any expenses incurred by the Council will be refunded to the payer upon the completion of the work.

BOARD RECOMMENDATION

The Board decided to recommend to the Council that the staff recommendations be adopted with the addition of a new condition:

1. That a landscaping plan be prepared and implemented by the Canterbury Rowing Association.

BACKGROUND ON CANTERBURY ROWING ASSOCIATION PROPOSAL TO EXTEND THE BOAT STORAGE SHED AT KERRS REACH

8. The Canterbury Rowing Association has taken initiatives to foster and promote the sport of rowing in Canterbury. The Association has a programme to foster youth rowing and assist rowing amongst schools. Currently nine member clubs support 20 schools and two university clubs. The applicant has indicated participation levels from schools are increasing each year. In Christchurch, Kaiapoi, Ashburton and Timaru, rowing is a growth sport, and the applicant anticipated in April 2005 an increase of 200 rowers over that number competing for their respective schools in 2004.
9. Rowing New Zealand has a structured pathway and development programme for high performance athletes. The Canterbury Rowing Association supports this programme by creating educational opportunities through a Rowing Academy in conjunction with Aoraki Polytechnic, through coaching and the availability of plant and equipment. The Meridian Energy Rowing Centre at Kerrs Reach (in the Avon Rowing Club building) was created to further the Associations contribution to the sport.
10. In 1999 the CRA constructed the present boatshed at Kerrs Reach to house skiffs and equipment. A plan detailing the existing and intended boatshed dimensions is detailed under Attachment One. The CRA presently owns 27 skiffs and a coaching boat which are stored in the boat shed. Thirty five boats from schools are also housed in the boat shed. A serious congestion problem now exists which often makes it difficult for rowers to access their particular boats. Some rowers have to resort to the use of specially made stools to gain access to boats in regular use which are stored on high racks. The applicant has consulted with neighbours and those residents immediately adjacent to the site in Locksley Avenue. Whilst there have been no objections to the proposal one resident has asked that the exterior wall of the existing and intended structure be painted in a plain pattern, instead of embodying the triangular patterns that currently exist.

OBJECTIVES

11. The objectives that will be achieved by the applicant extending the boatshed are:
 - More storage room created to enable an additional 34 boats to be stored.
 - The space gained in the existing part of the boatshed will enable the applicant to rearrange the existing boat racks which can be dedicated to the storage of mostly "fours" and "eights".
 - New storage space will be created to enable the storage of projected new boat purchases by the CRA and schools over the next five years.
 - The extended boatshed area will enable a new specialised boat, an "adaptive Rowing Project" in association with the Halberg Trust, to be stored.

THE OPTIONS

12. The CRA have indicated the Association is “looking to the long-term”, and that any future development of a dedicated water sport facility in Christchurch will influence rowing locally and nationally. Until the facility is available, rowing, kayaking, and outrigger canoes will need to continue to base their activities on the lower reaches of the Avon River. The proposed extension to the boatshed will provide for boat fleet expansion for at least five years.

The options the CRA has considered are as follows:

- Extend the existing building to accommodate net and additional boats.
- Site two shipping containers on the boat apron adjacent to the Leander Building. These containers would have provided secure storage for single scull boats, coaching boats, and other plant items. The applicant indicates that this arrangement could not sustain required boat storage arrangements for the next five years.
- Do nothing and live with consequences of overcrowding, insufficient storage space, and health and safety issues.

PREFERRED OPTION

13. The preferred option is to extend the existing shed to enable existing boats to be rearranged and to accommodate additional boats.

ASSESSMENT OF OPTIONS

The Preferred Option

	Benefits (current and future)	Costs (current and future)
Social	Enhances social interaction by rowing participants.	Nil.
Cultural	Enables all cultures to interact.	Nil.
Environmental	Minimal impact on the environment through enlarged building footprint.	Minimal.
Economic	Enables a number of secondary school participants to use the site, instead of their schools having to build separate facilities.	Approximately \$60,000 projected cost.

Extent to which community outcomes are achieved:

As detailed under Social and Cultural Benefits.

Impact on Council's capacity and responsibilities:

Nil.

Effects on Maori:

Nil.

Consistency with existing Council policies:

Yes.

Views and preferences of persons affected or likely to have an interest:

The applicant has consulted with neighbours.

Other relevant matters:

Nil.

Maintain The Status Quo (If Not Preferred Option)

	Benefits (current and future)	Costs (current and future)
Social	Cramped boat storage area affecting social interaction.	Deprives some possible participants using facility because of overcrowding.
Cultural	Nil.	Nil.
Environmental	Nil.	Nil.
Economic	Nil.	Nil.

Extent to which community outcomes are achieved:

Will not enhance community outcomes.

Impact on Council's capacity and responsibilities:

Nil.

Effects on Maori:

Nil.

Consistency with existing Council policies:

Possible issues of health and safety with boat storage.

Views and preferences of persons affected or likely to have an interest:

Nil.

Other relevant matters:

Nil.