

Whakatane Rowing Club Inc – D.O.C. Concession Application Form3b

A) Description of Activity: Please describe the proposed activity in detail,

The Whakatane Rowing Club would be utilised by rowing members to exercise in , to launch boats from outside it's premises for, single scullers, double scullers, quad scullers, and octi scullers. To do this the club needs unimpeded access from the club to the steps on the Whakatane River Bank at multiple times daily. They then need to launch small coach boats that are motorised to run behind or beside the rowing boats so that coaches can give training advice to the rowers. Once rowing is finished or training then the rowers need to have access to the steps to lift the boats from the water and take them on their shoulders back to the club boat shed to wash down outside and then dry them and store them away. Any maintenance to the boats like rigging and derigging is done outside the boatsheds and also loading of boats onto trailers so that they can be hauled to regatta's once regatta season starts usually October – March of each year.

Where the site is located, please use NZTM GPS co-ordinates

Whakatane Rowing Club Incorporated is located, 80 Landing Road, Whakatane.

We intend to use the The Rowing Club building for ;

Training rowers, housing rowing boats, coaching boats and all the oars and equipment that go along with rowing.

The top part of the club is a Gymnasium which has at least 12 Rowing Machines, weights & 6 exercise cycles upstairs. The upstairs boat shed houses at least 12 Rowing boats. The downstairs shed holds at least 16 larger rowing boats.

We also have 6am morning training for our School Rowers , who then shower and use the Kitchen for breakfast (Porridge, Cereal & Toast) before going off to school. We also have 3 -5pm afternoon training for school rowers, and learn to row classes for adults as well. There are also Masters training rowers who can come in and use the club and boats at any time of the day.

The Club is also used for Committee Meetings once a month and Club functions.

Now and again the hall is hired out for functions or meetings by the general public.

Whether we intend to make any changes to the infrastructure is;

Firstly dependant upon obtaining a long term lease, as it would defeat the purpose of spending money on the current building if the lease period does not give the club sufficient time to recoup the intended outlay. Secondly dependant upon funds available and applications for grants and thirdly upon the support of our club members, and parents.

It is our intention to bring the premises up to a better standard and lower the maintenance costs of the building. There are always improvements and upgrades that can be made to buildings of a significant age. The toilet blocks could do with an overhaul and could be extended, the windows on the club could do with changing as they are the old wood frames to name a couple of wants. This

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would all be dependant on a long term lease being granted

At the moment we would like to concentrate on obtaining a long term lease which will then place the club in a position to reassess our building requirements and what the club members would like to do.

Please include the name and status of the public conservation land, the size of the area for which you are applying and why this area has been chosen.

Land description: Part Section 238 Parish of Waimana, situated Block I Whakatane Survey District. All certificate title Volume 1112, folio 165.

Area : 3215 m², (As defined on survey office plan 35656 less 73 square metres proclaimed street S.O. 42189)

Land Status: Recreation Reserve by New Zealand Gazette 1951 page 903 owned in fee simple by Her Majesty the Queen, held in trust as a reserve for recreation purposes, subject to the Reserves Act 1977.

This area is chosen for where the Rowing Club Building is situated on the bank of the Whakatane River. It has easy access to the Whakatane River and the Club has an existing building on land which has been leased since the early 1950's. The club rooms were under construction in 1953.



If necessary attach further information including a map, a detailed site plan and drawings of proposal

Attachment 3B:A

2018/2019 Year

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Current Owner	DEPARTMENT OF CONSERVATION
Postal Address	C/O Whakatane Rowing Club PO BOX 285 WHAKATANE 3158
Property Location	80 LANDING ROAD, WHAKATANE
Valuation Number	07106 867 00
Category	Residential
Area (in hectares)	0.3215
Legal Description	PT ALLOT 238 WAIMANA PSH -REC RES (9 ACRES ERODED AND NOT VALUED)
Certificate of Title	/
Nature of Improvements	BLDG OB OI
Rates Assessed	\$1,309.12

B) Alternative sites considered:

**Could this structure or facility be reasonably located outside the public conservation land?
Provide details of other sites/areas considered.**

No as the existing building would cost too much to remove and build again as well as have the steps access to the river that is already there.

Could any potential adverse effects be significantly less (and /Or different) in another conservation area or another part of the conservation area to which the application relates? Give details/reasons?

No any adverse effects would not change or make a difference in another conservation area as access to the river is essential for the rowing activity to commence anywhere.

C) Larger Area – Applying for a larger area than the structure/facility.

Yes

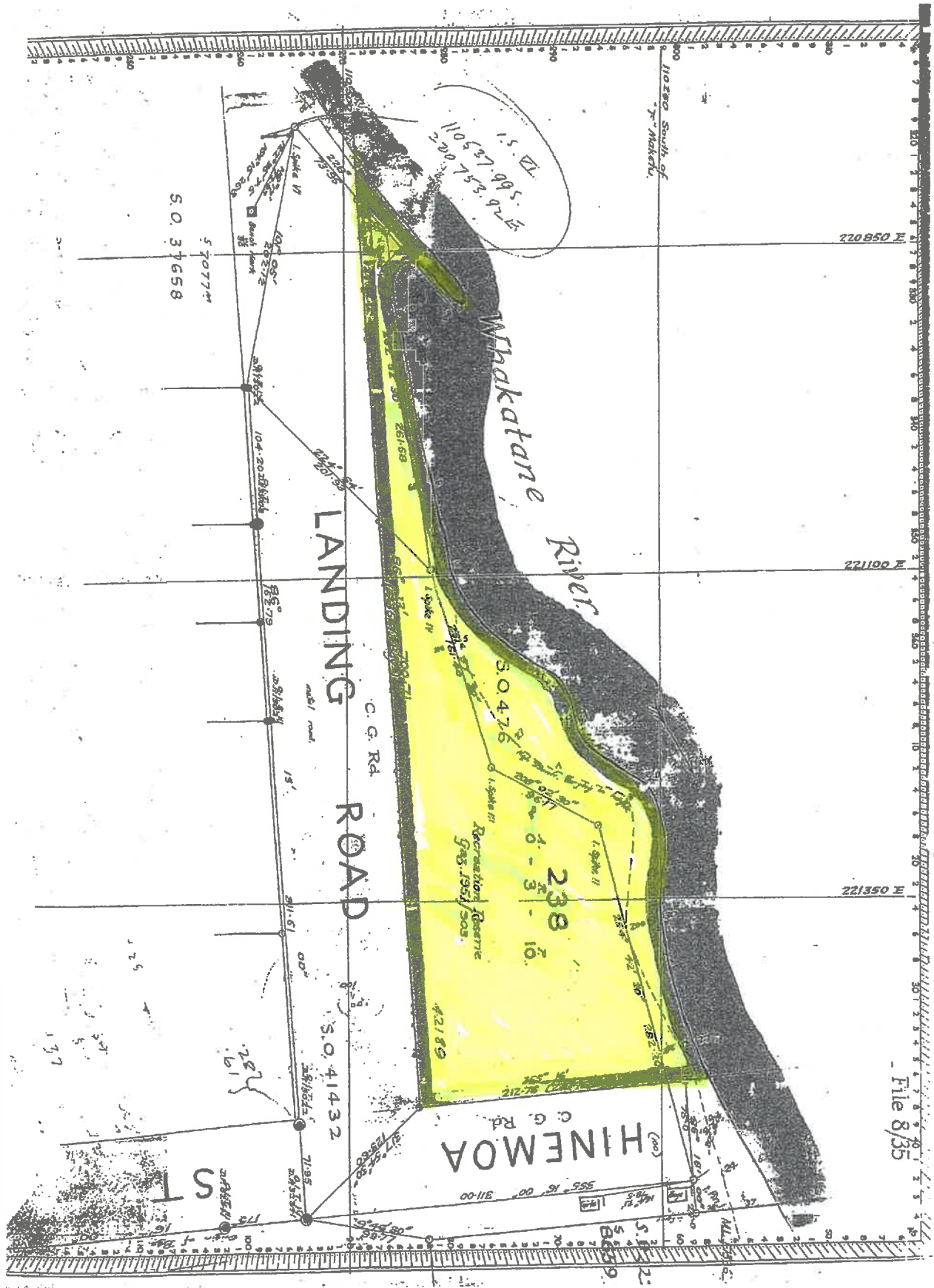
Please detail the size difference in the box below

Building Area =

Land Area = .3215

Attachment 3b:C

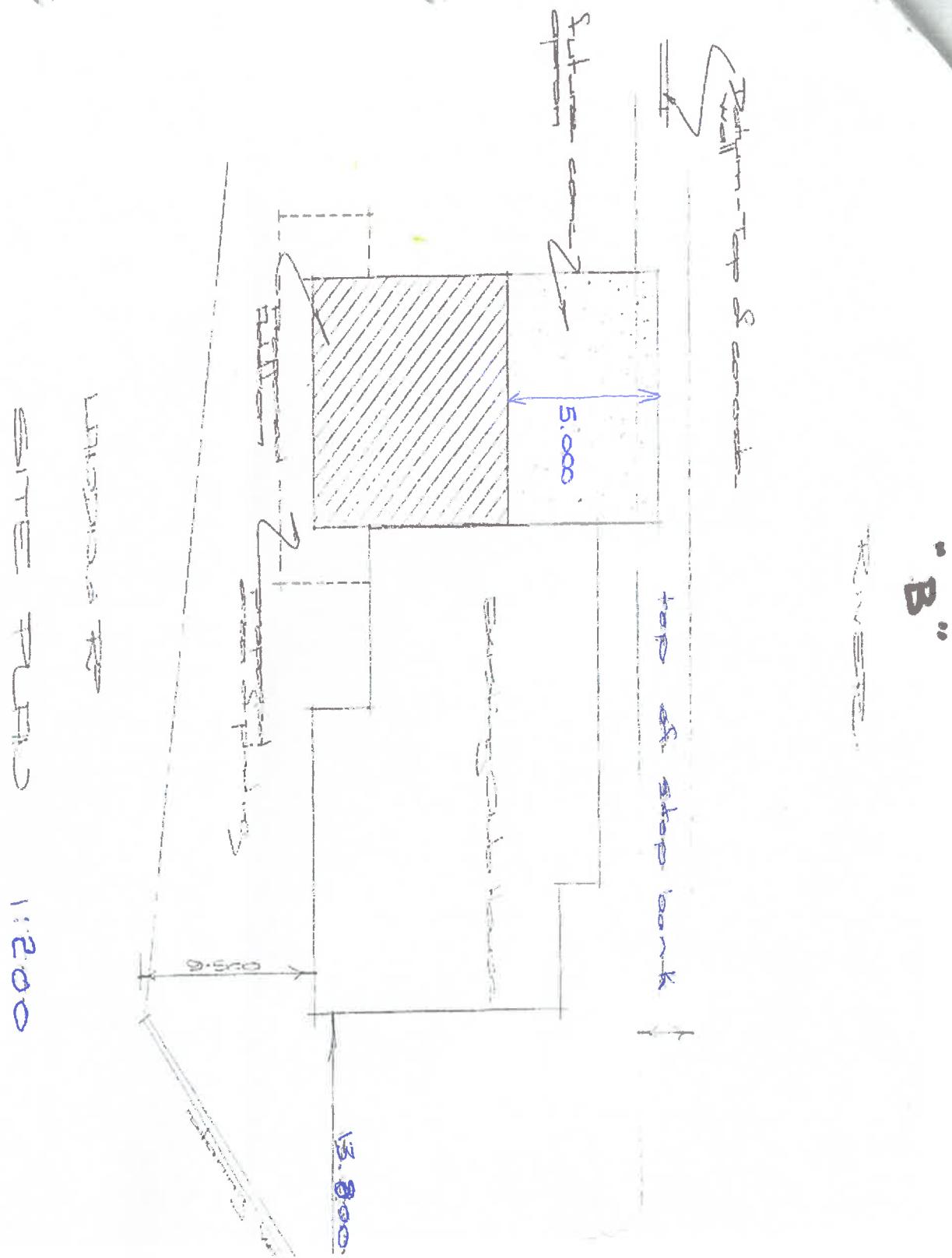
3b:C





C

D





The area we are applying for is larger than the Rowing Club Building Structure. In attachment 3b:C above the blue arrows depict the path the boats and oars are carried from the boat sheds to the water. The rowers carry boats and oars up the bank from the boat sheds on both sides of the club. Then over and down the bank to the river steps. The weight of the boats in some cases require up to 12 or more rowers to lift and manoeuvre over the hill. There has never been a safety issue in the past 50 years with the boats being carried down the slope onto the steps. The steps are used by the public as well and generally they give way when our rowers are accessing the river.

It is a necessary and integral part of carrying out the rowing club activity, to have clear access to and from the river steps to launch the boats. Evidence to support above claim shown in following photos



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