

Kōrero mai | Let's talk

Submissions of Christchurch Yacht Club building work proposal

Jul 18, 2025 - Aug 03, 2025

Q1 Have you submitted on the Christchurch Yacht Club proposal before?

Multi Choice

Yes

Q2 Is there anything you'd like to tell us before we make a decision on the Yacht Club's proposal?

Long Text

Spokes supports this new plan. The new proposal is much more open and safer. It looks like a 6m gap with open fencing on the plan which significantly improves visibility. We understand the plan still needs to be looked at by a traffic consultant who can confirm the safety of the design.

This plan is much better than the original design which had some serious safety concerns for cyclists and pedestrians. Spokes believed the 3535mm-wide gate within a 4m gap with high walls and poor visibility was an accident waiting to happen.

Spokes would like to thank the Christchurch Yacht Club sincerely for listening and acting on the feedback. We appreciate that the changes have compromised some of your vision for the site, but it has resulted in a safer outcome for others using the area.

Q5 Name of organisation/business

Short Text

Spokes Canterbury

Q8 First Name

Short Text

Anne

Q9 Last Name

Short Text

Scott

Q1 Have you submitted on the Christchurch Yacht Club proposal before?

Multi Choice

Q2 Is there anything you'd like to tell us before we make a decision on the Yacht Club's proposal?

Long Text

The western side of the CYC club is in urgent need of repair and updating to make it much more attractive and useful to the club as its other useful area on the eastern side is diminishing due to the increase use of other public users which often block out our rigging and launching areas making it difficult to operate. Opening up the west side will provide much needed space to operate our junior sailing and allow better use of the available space for our inflatable rescue fleet.
Richard Ineson

Q5 Name of organisation/business

Short Text

A life member of Christchurch Yacht Club

Q8 First Name

Short Text

Richard

Q9 Last Name

Short Text

Ineson

Response No:
3

Contribution ID: 38460

Q1 Have you submitted on the Christchurch Yacht Club proposal before?

Multi Choice

No

Q2 Is there anything you'd like to tell us before we make a decision on the Yacht Club's proposal?

Long Text

the yacht club have the old woolshed platform that has sat idle for many years. why are they not progressing this. it seems they are trying to grab additional space for building. will they forfeit the existing woolshed platform and simply have the proposed space beside the yacht club? I don't believe the yacht club should have both spaces.

Q5 Name of organisation/business

Short Text

Q8 First Name

Short Text

Brad

Q9 Last Name

Short Text

Guy

Q1 Have you submitted on the Christchurch Yacht Club proposal before?

Multi Choice

No

Q2 Is there anything you'd like to tell us before we make a decision on the Yacht Club's proposal?

Long Text

I have a financial interest in a property across the road from the proposed Christchurch Yacht Club storage shed development. I am concerned about the effect on the views and values that the property has enjoyed for many many decades. The loss of property value and amenity have not been considered at all by the Christchurch Yacht Club in their submission and they have not contacted us to discuss how their proposal would affect neighbours – despite their claim to have made contact.

I contacted the Commodore of the yacht club on 31.07.25 to try and understand the need for the proposed new storage buildings and try and suggest alternatives to their proposal which may offer a better long term solution with less to no effect on the neighbouring properties and perhaps be a less expensive option for them.

As I understand the yacht clubs current situation the existing main club house building needs to be rebuilt as it is well below the earthquake standard and there is a time constraint to get this done. I walked around the building on 31.07.25 and have a number of photos highlighting this issue.
The proposed storage sheds are for storage of boats while the main clubhouse is rebuilt. I understand there are no plans or funding for the rebuild of the main clubhouse at this time.

The club does have a partially completed rebuilt platform/boatshed to the East of the main clubhouse which now requires remedial work to the steel coating to help it last longer and be aesthetically more appealing. I understand there is no timeline for this work at present.

There could be a temporary storage option put in place on the partially completed platform to the East – a cheaper option in the meantime, which provides more space, presumably fits within existing consents and wont effect views or property values. While being a little further away, there is the excellent coastal pathway that could be used to wheel yachts along. A temporary storage option could be a much more economical and achievable option for the club in the interim until the clubhouse is fixed and then staged work can be undertaken on the platform.

It seems that the proposed new storage structure is a more convenient option for the yacht club at present rather than proceeding with work on the platform as the storage sheds are closer to the launching ramps. A small convenience for a few – the storage of a handful of boats, should not be the determining factor in this application.

The existing slipway to the west of the main clubhouse where larger boats are currently slipped, cleaned and repainted is being removed as it doesn't comply with modern requirements. I consider this a pity as it always added to the aesthetic of the area but understand that environmental standards need to be met.

The proposed space for the new storage sheds would be better left bare and used as an option for rigging club yachts. The yacht club mentioned in their submission their concern about the public being around their yachts as they are being rigged in the public parking spaces adjoining the main clubhouse. This seems a simple and logical solution to the ongoing problem they have identified.

I believe there are better long term options for the club that wont alienate the neighbours and affect the values and aesthetics they purchased and have enjoyed for years.

Thanks you for consideration of my submission, I am happy to speak to this submission and answer any questions that may be raised.

Graeme Moore

Q5 Name of organisation/business

Short Text

Q8 First Name

Short Text

Graeme

Q9 Last Name

Short Text

Moore

Response No:
5

Contribution ID: 38307

Q1 Have you submitted on the Christchurch Yacht Club proposal before?

Multi Choice

No

Q2 Is there anything you'd like to tell us before we make a decision on the Yacht Club's proposal?

Long Text

Seems like a great idea. Will tidy up a very messy, and potentially dangerous area, replacing it with a secure storage area.

Q5 Name of organisation/business

Short Text

Q8 First Name

Short Text

Tony

Q9 Last Name

Short Text

Brunt

Response No:
6

Contribution ID: 38312

Q1 Have you submitted on the Christchurch Yacht Club proposal before?

Multi Choice

No

Q2 Is there anything you'd like to tell us before we make a decision on the Yacht Club's proposal?

Long Text

The proposed boat shed will block the only view of ocean we have from our property, hence devaluing a very large asset. We feel it would be unfair for the proposed boatshed to be approved.

Q5 Name of organisation/business

Short Text

Q8 First Name

Short Text

Steve

Q9 Last Name

Short Text

Parratt

Response No:
7

Contribution ID: 38315

Q1 Have you submitted on the Christchurch Yacht Club proposal before?

Multi Choice

No

Q2 Is there anything you'd like to tell us before we make a decision on the Yacht Club's proposal?

Long Text

This can only be a positive going forward, for the club, community and all sailors. It is an asset that can be USED by the community. As Christchurch grows, this build will be part of a growing community. The new build is no higher than the existing building. The suggested fencing is a necessity for Safety. It will be a fantastic building that is needed, as the old club is unsafe and ugly. Thankyou. Kate Hulme

Q5 Name of organisation/business

Short Text

Q8 First Name

Short Text

Kate

Q9 Last Name

Short Text

Hulme

Response No:
8

Contribution ID: 38317

Q1 Have you submitted on the Christchurch Yacht Club proposal before?

Multi Choice

No

Q2 Is there anything you'd like to tell us before we make a decision on the Yacht Club's proposal?

Long Text

This is a great club supporting a lot of young sailors. They've persevered for a long time with their badly damaged building. They're a very important member of Moncks Bay community and it will be great to see them with a purpose built facility.

Q5 Name of organisation/business

Short Text

Q8 First Name

Short Text

Brendon

Q9 Last Name

Short Text

Clarke

Response No:
9

Contribution ID: 38322

Q1 Have you submitted on the Christchurch Yacht Club proposal before?

Multi Choice

Not sure

Q2 Is there anything you'd like to tell us before we make a decision on the Yacht Club's proposal?

Long Text

Q5 Name of organisation/business

Short Text

Q8 First Name

Short Text

Irene

Q9 Last Name

Short Text

Murdoch

[See the attached submission on the following page](#)

Christchurch Yacht Club Building Proposal 30/7/25

My name is Irene Murdoch, my phone number [REDACTED] I live at [REDACTED] Moncks Bay, opposite the present decking where yachts are frequently rigged & derigged. I am opposed to the new buildings being proposed by the Christchurch Yacht Club.

The area is so beautiful & the Christchurch Yacht Club want to destroy the ambience of the area. I am opposed to any new buildings on the Estuary foreshore.

The two images below taken from the Christchurch City Council Lets Talk opening web page. The top image is an old photo looking east showing the Yacht Club in its glory. How grand it looks.

The second image shows an artist impression of the new Christchurch Yacht Club structure. How ugly it looks, The road, houses on the opposite side of the road have been left off the images. In fact all the houses in the back ground have been left out of the image. How dishonest.





Response No:
10

Contribution ID: 38324

Q1 Have you submitted on the Christchurch Yacht Club proposal before?

Multi Choice

Yes

Q2 Is there anything you'd like to tell us before we make a decision on the Yacht Club's proposal?

Long Text

Q5 Name of organisation/business

Short Text

Q8 First Name

Short Text

Kevin

Q9 Last Name

Short Text

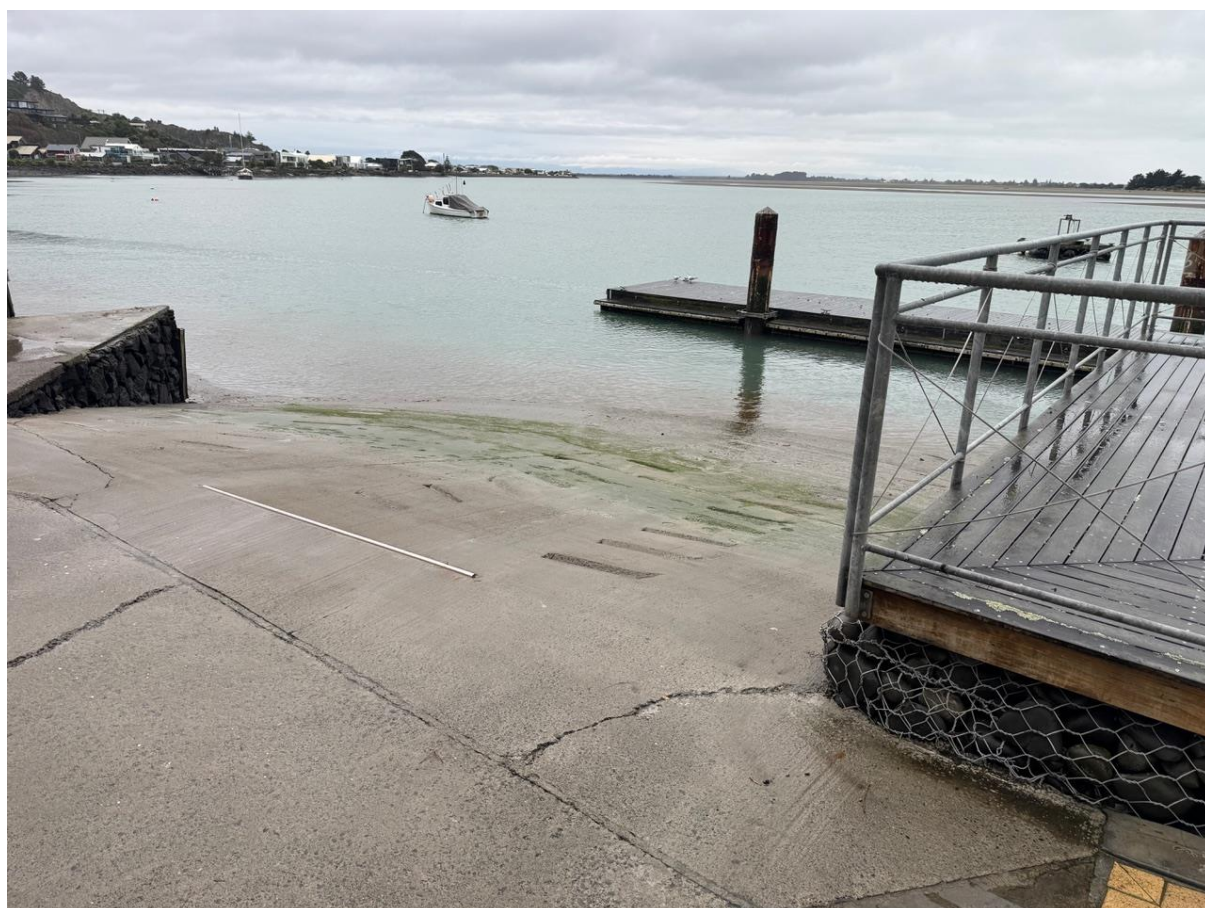
Murdoch

See the attached submission on the following page

Christchurch Yacht Club Building Proposal 30/7/25

My name is Kevin Murdoch, I live at [REDACTED] Moncks Bay, opposite the present decking where yachts are frequently rigged & derigged. I am opposed to the new buildings being proposed by the Christchurch Yacht Club.

I have lived in Moncks Bay for most of my life when I started surfing at 14 years old, before I had my drivers license, I launched my surfboard on the old slipway on an out going tide & paddled round to Sumner. Paddling back on an in coming tide. Young people are still doing this today. Now, I am too old to surf, I launch my stand paddle board from the same spot, as do a lot of people. This is the only spot in Moncks Bay where you get easy access to the Estuary at low tide. See the old stone wall on the left which goes back to the 1800's. Are they going to destroy this? Photo below, the easy access to the Estuary, it has changed a little since I first launched my surfboard in 1965.



I believe the design Christchurch Yacht Club is proposing is ugly, the entrance gate, (which is not shown in the images on the CCC website) has a prison look & will be opposite my lounge windows. Giving me a ghastly out look. Tagging of the wall would be a problem & the stone wall proposed would be very to difficult clean to remove tagging from.

The Christchurch Yacht Club has temporary fencing around the decking where the proposed building is to be situated. The temporary fencing is covered with fabric which has many months ago been tagged & is still tagged. (see attached photo) One of the tags is that old it has virtually faded away. I do not believe the Christchurch Yacht Club can be relied upon to look after the buildings they presently have. How can they look after more buildings. The Christchurch Yacht Club gardens are disgraceful.

Bryan Trelevan President of the Christchurch Yacht Club stated at the Redcliffs Residents Assn Committee meeting 11 November 2024 that he had checked all the houses fronting the Estuary in the vicinity of his proposed Building & confirmed the building would not impact on the views of the houses. I do not believe this is the truth, he has not been to my house to check the impact of the proposed building on my view. Next door to me is [REDACTED] a single story house. The proposed building would completely block his view.

Furthermore, I am against any further structures proposed by Christchurch Yacht Club.

The loss of view from my house, [REDACTED], across the estuary directly across the Main Rd from the Christchurch Yacht Club, will be devastating. My view goes across the estuary to the Southern Alps. A world-class view. Using the elevation measurements, as supplied by Council, for the updated design of 4.57m above footpath level to the apex of the roof of the proposed building, I will lose this view from both ground and 1st floor. There will be a significant loss in the value of my property with the loss of the view. The vertical bar fencing/gates with the prison look is being retained.

The new building proposal has the look of very budget housing. The design has no architectural flare. Similar, but worse, to the Army huts built to house the huge intake of NZ soldiers during World War 2. Photo of Army Huts below. What a terrible sight from the walkway and for the residents from their houses. Second photo, from my first floor looking where the Christchurch Yacht Club's proposed new building will go. Look at the view which it will take away from both residents and the Coastal pathway. It is taking away. The proposal has the buildings sitting against the footpath with no setback. Every other building/house in the area has complied with Council setbacks.

The Yacht Club already has one unfinished building, only a deck at present (the old rowing club); surely they should finish this before starting a new building.



Photo below: What a beautiful view that will be taken away if the Christchurch Act Club goes ahead..



Kevin Murdoch



Q1 Have you submitted on the Christchurch Yacht Club proposal before?

Multi Choice

No

Q2 Is there anything you'd like to tell us before we make a decision on the Yacht Club's proposal?

Long Text

My name's John Murdoch, and I live at [REDACTED] no longer in the Christchurch Yacht Club area, but I've spent a lot of time there growing up. I sailed Optimists, P-Class, and Starlings, paddled SUPs on the estuary, and swam at Sandy Beach. I know the place well, and I'm honestly shocked by what the Yacht Club is proposing. I'm strongly opposed to the Christchurch Yacht Club's (CYC) proposed building work.

What's proposed:

- A large new building (13.47m long, with three gabled roofs), west of the current club.
- A big new concrete area extending into the estuary.
- Tall fencing surrounding the entire site—old and new buildings, and the space around them.

This proposal goes against several Christchurch City Council (CCC) strategies:

- Public Open Space Strategy 2010–2040, which talks about accessible, shared open spaces that protect natural and coastal values.
- Estuary Management Plan 2020–2030, which warns against more barriers or hard structures along the estuary edge.

The new building and fencing would:

- Block views and access
- Change the natural landscape
- Cut off Sandy Beach, a safe, sheltered public space used by families, paddleboarders, and kayakers

Ignoring Previous Feedback

In 2023, the public was asked about fencing in this area. The result? 28 out of 29 submissions said no, yet it's back in this revised plan. That feels disingenuous.

The club's plan would also block views from Te Ara Ihutai / the Christchurch Coastal Pathway, used by far more people than the CYC's ~115 members, of whom only 20 or so sail on weekends in summer.

Safety Claims Don't Justify the Scale

The club says it needs the new building and fenced-off concrete area for safety—particularly around launching rescue boats. But there are simpler solutions:

1. Use removable pedestrian barriers during winching.
2. Build low, gated fencing only around the winching area—hidden by the existing building.
3. Use clearer signage to reserve the carpark on race days for safer rigging.

The new concrete space is supposed to be a rigging area, but most sailors prefer to rig beside their car or trailer, not walk across a carpark to a separate pad. And the steep ramps near the club are less safe for beginners than launching at Sandy Beach.

If safety is the real concern, why not focus on fixing the current earthquake-prone clubhouse, which the CCC has already flagged under the Building Act?

The Club also hasn't made it clear whether the old building will be rebuilt or repaired. It seems premature to approve a second building when they haven't sorted the first one. If a new main building is needed, it could be designed to store the rescue boats underneath, meeting modern floor level requirements.

In summary:

The CYC proposal is at odds with council strategies, harms the environment, cuts off public access, and ignores past consultation. There are simpler, less damaging ways to deal with the club's safety concerns.

I ask the Council to reject the proposal and instead focus on protecting public space and the estuary.

John Murdoch

[REDACTED]
Kind regards,
John Murdoch
[REDACTED]

Q5 Name of organisation/business

Short Text

Q8 First Name

Short Text

John

Q9 Last Name

Short Text

Murdoch

Q1 Have you submitted on the Christchurch Yacht Club proposal before?

Multi Choice

Yes

Q2 Is there anything you'd like to tell us before we make a decision on the Yacht Club's proposal?

Long Text

Please see attachment below

Q5 Name of organisation/business

Short Text

Q8 First Name

Short Text

Andrew

Q9 Last Name

Short Text

Whiteside

See the attached submission on the following page

Christchurch Yacht Club Building Work Proposal

I am against any further structures proposed by Christchurch Yacht Club for the reasons outline below.

Community

The Christchurch Coastal Pathway was designed to complement the estuary and coastal environment while honouring the area's rich Māori and European history. Originally envisioned by residents, the project was managed through a partnership between the Christchurch City Council, the local Community Board and the Christchurch Coastal Pathway Group

The area the Club leases is Open Space - Coastal Zone (policy 18.2.2). The purpose of the Open Space Zone is to provide open space for a range of passive and active recreational activities, along with limited associated structures. This zone applies to both public and private open spaces that contain high natural environment and historical and cultural heritage values. The zoning opposes any new physical barriers or engineering works that alter the estuary's natural edge.

Ecology

- The estuary is recognised internationally and has won awards for its ecological significance The Avon-Heathcote Estuary / Ihutai and immediate surroundings has had 144 bird species recorded between 1840 and 2014, including 54 resident species, 20 seasonal visitors, 61 vagrants and nine species which are now locally extinct. Of these, 47 native and migratory species are described as either being a) resident all year round, b) resident and breeding, c) resident with seasonal population influxes, or d) seasonal or regular visitors. The species of birds that are regularly seen on the productive seabed area that the Yacht Club proposes to cover in high carbon footprint concrete are:
 - Bar-tailed Godwit / Kūaka
 - Pied Stilt / Poaka
 - Royal Spoonbill / Kōtuku Ngutupapa
 - South Island Oystercatcher / Tōrea
 - Variable or Black Oystercatcher / Tōrea Pango
 - White-faced Heron / Matuku Moana
 - White Heron / Kōtuku
 - Kingfisher / Kōtare
 - Black-backed Gull / Karoro
 - Black-billed Gull / Tarapuka
 - Red-billed Gull / Tarāpunga
 - Welcome Swallow / Warou
 - White-fronted Tern / Tara
 - Cormorant /Kawau

The Estuary of the Heathcote and Avon Rivers acts as a nursery area for many fish species, particularly the commercially exploited flounders, and provides an essential migration route for culturally valuable diadromous species, such as freshwater eels, lamprey, common smelt and brown trout, which spend different phases of their lifecycles in freshwater and the ocean. Thirty-four species of fish representative of both marine and freshwater habitats have been

recorded at the Avon Heathcote Estuary / Ihutai. Sixteen species of fish were recorded during a 2011 survey of the Estuary, and sampling found no evidence for large scale changes in fish communities

There invertebrates on the tideline in the area proposed to be covered by concrete. These include mudflat snails spotted top shells, purple-mouthed whelks, tuangi cockles (*Austrovenus stutchburyi*), glass shrimp and crabs. Seagrass is also present.

Visual

I am against the new proposal of 13.47-metre-long with 3 gabled peaks of 4.87m metre-high structure would be the dominating structure on the estuary boundary. It would be a large solid barrier on which tagging would likely occur.

It will significantly affect open views for the local neighbours.

The visual impact of a large concrete structure is not in keeping with the natural environment of the coastline.

It will be an imposing uninspired structure in a significant beautiful historic bay not in keeping with the walkway enhancement. It would also effectively serve as a fence limiting access to the public which has previously opposed.

Fencing

Despite previous consultation receiving feedback from the local community which had 99% of people opposed, fencing has been re-introduced to the proposal. Any fencing would restrict public access and a hindrance to those with mobility challenges.

History

The slipway and cradle have a historic presence in the bay - a hint of the past. Many paintings have pictured the bay including the slipway, such as a Margaret Stoddart (a famous local New Zealand artist).

Safety

At their oral presentation to the Community Board, the club raised a safety issue regarding the launching of their rescue boats. Within the Club's safety manual, it is a requirement to place cones to prevent passage of people when launching to manage this safety risk. If this inadequate a simple barrier or gate could be installed as the passageway is narrow. Sailors prefer to rig by their trailers in the car park. They also prefer to launch at the sandy beach to the east as it's a safer way to get in the water due the tidal eddy, and the sand prevents damage to the hull at launching time.

Future

I suggest that the club looks at finishing and upgrading existing neglected structures which have met the needs of club members for over 130 years. The new 'rowing shed' was to provide additional boat storage but now sits as a derelict rusty structure. If this was completed there would be storage for rescue boats if the club needs to rebuild/renovate.

The club building itself has been identified as earthquake prone under section 133AL of the Building Act 2004. Further it is identified as a priority building which means that it has a higher risk. The club is required to carry out building work to ensure that the building is no longer earthquake prone. This was required to be completed by 2024 and has now been extended to 2027. Rather than building a new structure, the club should be focused on addressing the safety of the current club building.

Conclusion

I hope the community board listens to the concerns of local people, the Estuary Trust and the Redcliffs Residents Association, giving more weight to the people directly affected. So far, this seems sadly lacking with previous consultation and feedback being ignored. The community board should carefully consider the very important irreversible ecological impact this proposal would have on our estuary.

In light of the significant ecological, visual, historical, and community concerns outlined above, I strongly oppose the Christchurch Yacht Club's proposal for further structural development on the estuary edge. The proposed building and associated concrete works are inconsistent with the values and objectives of the Open Space – Coastal Zone, which prioritises natural character, public access, and ecological integrity. The estuary is a treasured and internationally recognised habitat, home to diverse bird, fish, and invertebrate species, and any development that compromises its health and accessibility is a step in the wrong direction.

The visual impact of the proposed structure—its scale, height, and materials—would dominate the landscape, disrupt the aesthetic harmony of this historic bay, and diminish the experience for pathway users and local residents. The reintroduction of fencing, despite overwhelming public opposition, further undermines the community's trust and access to this shared space.

Rather than expanding, the Christchurch Yacht Club should focus on restoring and maintaining its existing facilities, including addressing the urgent seismic safety requirements of its current building. This approach would honour the club's long-standing presence while respecting the environmental, cultural, and recreational values that make this area so unique.

Q1 Have you submitted on the Christchurch Yacht Club proposal before?

Multi Choice

No

Q2 Is there anything you'd like to tell us before we make a decision on the Yacht Club's proposal?

Long Text

coastal pathway has been an added feature that brings more people into our community. this has risks in terms of keeping the public and the club users all safe. This new development will allow safety craft and our junior fleets to launch and retrieve safely.

The life boat has access to the floating pontoon when it cannot get back to its head quarters or needs to off load crew or members of the public who have been saved. This development will allow the club to make this even more easily available especially if additional emergency craft and vehicles are required in attendance.

the public still have access to all areas for swimming and water activity, the club just wants to ensure everyone is safe while doing this. The Westside development will enhance this greatly.

Q5 Name of organisation/business

Short Text

Q8 First Name

Short Text

Garry

Q9 Last Name

Short Text

England

Response No:
14

Contribution ID: 38429

Q1 Have you submitted on the Christchurch Yacht Club proposal before?

Multi Choice

No

Q2 Is there anything you'd like to tell us before we make a decision on the Yacht Club's proposal?

Long Text

This proposal should tidy up what is currently a rather messy area to the west of the clubhouse. It will also make the launching and retrieval of rescue boats a much safer operation.

Q5 Name of organisation/business

Short Text

Q8 First Name

Short Text

Don

Q9 Last Name

Short Text

Le Page

Response No:
15

Contribution ID: 38459

Q1 Have you submitted on the Christchurch Yacht Club proposal before?

Multi Choice

No

Q2 Is there anything you'd like to tell us before we make a decision on the Yacht Club's proposal?

Long Text

This plan looks great and will be a huge improvement over the current building, which looks to be in serious need of a renovation.
This will also be of benefit to the public, with better access to the water, thanks.
Diana Fahey

Q5 Name of organisation/business

Short Text

Q8 First Name

Short Text

Diana

Q9 Last Name

Short Text

Fahey

Q1 Have you submitted on the Christchurch Yacht Club proposal before?

Multi Choice

No

Q2 Is there anything you'd like to tell us before we make a decision on the Yacht Club's proposal?

Long Text

Kia ora,

Thank you for the opportunity to provide further feedback on the Christchurch Yacht Club redevelopment plans. While I appreciate the Club's efforts to respond to previous consultation, I wish to formally object to the proposed redevelopment for the following reasons:

1. Impact on Public Access and Community Use

The area surrounding the Yacht Club is a valuable shared space used by walkers, cyclists, families, and beachgoers, paddle boards and children jetty jumping. throughout the year. The proposed development—particularly the extended concrete concourse, fencing, and new buildings—risks restricting free public movement, interrupting walking routes, and diminishing the casual recreational feel of the area.

This is not just a private club facility—it is located in a highly visible and much-loved public coastal setting. Any expansion must respect the rights of all users, not just club members

2. Loss of Scenic Views and Visual Amenity

Many nearby residents—including myself—have enjoyed long-standing, uninterrupted views of the water from our homes. The new structures shown in the proposal will create a physical and visual barrier between homes and the estuary.

The addition of multiple new buildings and raised structures significantly alters the low-profile, open nature of the current site. This redevelopment will have a permanent and negative impact on the visual character of the area.

3. Existing Facilities Are Sufficient

The Club already has access to a substantial and functional clubhouse, boat storage, and waterfront access. There has been no public evidence provided that the Club's current facilities are at capacity or unable to support their activities.

Also the plans show storage for 4 safety boats which the club does not have. So is this area going to be used as a private storage are for the club members.benifit ?

If this redevelopment is driven by a small number of members, it raises questions about how well the Club's needs align with the wider community's interests. The scale of the proposed expansion does not seem justified by the actual use levels or public benefit.

4. Risk of Overdevelopment in a Natural Setting

This site lies within a sensitive estuarine environment. The increased concrete footprint, development intensity, and potential traffic and activity congestion may disrupt the natural character of the shoreline.

It is crucial that future planning in this area prioritises ecological balance and preserves the open, natural, and accessible character of our coastline.

5. Lack of Transparency and Consultation

While feedback was gathered in 2024, many nearby residents (myself included) were unaware of the full extent of these plans until recently. There needs to be more proactive outreach to locals whose homes and lives will be directly impacted

The changes to public view, access, and enjoyment warrant much deeper community engagement than what appears to have occurred.

Conclusion

I respectfully request that the Council does not approve the current redevelopment proposal in its current form. Instead, I urge a pause and reconsideration of the project scale, with a stronger emphasis on community values, environmental sensitivity, and shared use of the waterfront.

Thank you again for considering this submission

Ngā mihi,

Robert ollis

Redcliffs resident

Q5 Name of organisation/business

Short Text

Q8 First Name

Short Text Robert

Q9 Last Name

Short Text Ollis

See the attached submission on the following page

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Thank you again for considering this submission

Ngā mihi,

Robert ollis

Redcliffs resident

Q1 Have you submitted on the Christchurch Yacht Club proposal before?

Multi Choice

Yes

Q2 Is there anything you'd like to tell us before we make a decision on the Yacht Club's proposal?

Long Text

A Timely Improvement to an area of Moncks Bay that is the centre piece. The proposed building and ramps blend well and are not too intrusive. The new facilities will allow the club to function more safely by separating safety boat winches and sailors setting up their boats. It also frees up area in the public car park and allows progress towards the ultimate goal of upgrading the main club building. I fully support and commend the Christchurch Yacht Club for actively improving the facilities available to club and community.

Q5 Name of organisation/business

Short Text

Q8 First Name

Short Text

Ken

Q9 Last Name

Short Text

Atkins

Response No:
19

Contribution ID: 38474

Q1 Have you submitted on the Christchurch Yacht Club proposal before?

Multi Choice

No

Q2 Is there anything you'd like to tell us before we make a decision on the Yacht Club's proposal?

Long Text

I don't think we should be putting more concrete into the estuary for environmental and aesthetic reasons.

Q5 Name of organisation/business

Short Text

Q8 First Name

Short Text

Linda

Q9 Last Name

Short Text

Lau

Response No:
20

Contribution ID: 38490

Q1 Have you submitted on the Christchurch Yacht Club proposal before?

Multi Choice

No

Q2 Is there anything you'd like to tell us before we make a decision on the Yacht Club's proposal?

Long Text

I live in the area. This looks amazing and would be a huge utility for the area. It looks fantastic and I'm so pleased that it might get done. I support.

Q5 Name of organisation/business

Short Text

Q8 First Name

Short Text

Sebastian

Q9 Last Name

Short Text

Stapleton

Q1 Have you submitted on the Christchurch Yacht Club proposal before?

Multi Choice

Not sure

Q2 Is there anything you'd like to tell us before we make a decision on the Yacht Club's proposal?

Long Text

Opposition to the Revised Christchurch Yacht Club (CYC) Building Work Proposal

I strongly oppose the revised proposal by the Christchurch Yacht Club (CYC), which includes:

Construction of a large new building (13.47 metres long, with three gabled peaks up to 4.87 metres high) west of the existing yacht club structure.

Creation of a significantly expanded concrete area extending into the estuary.

High fencing enclosing the entire complex, including the proposed new building, expanded concrete area, and existing club facilities.

1. Conflict with Council-Endorsed Strategic Documents

The proposal contradicts the objectives of key Christchurch City Council (CCC) policies:

a. Public Open Space Strategy 2010–2040

Goal 1: Maintain accessible, multi-use open spaces while preserving natural, cultural, and heritage values.

The proposed building and concrete development encroach on natural landscape and foreshore, in direct conflict with this strategy.

b. Estuary Management Plan 2020–2030

Goal 4: Preserve open space, ensure public access, and prevent further degradation of the estuary margin.

The plan highlights growing demand for access to open space and specifically recommends against additional structures such as sea walls or other engineered barriers. This proposal defies those recommendations.

2. Negative Environmental and Social Impacts

The development would:

Block views and degrade the natural landscape: The structure is taller than previously proposed and would introduce extensive fencing, fundamentally altering the estuary's visual character.

Restrict public access:

The proposed fence extends both east and west of the existing building, obstructing access to a sandy beach currently used by paddleboarders, kayakers, and families. This beach is safer and more accessible than alternatives in the area.

Damage estuarine ecology:

The concrete platform and building would cover valuable foreshore habitat. Species such as mudflat snails, tuangi cockles, seagrass, and many birds—including kūaka (Bar-tailed Godwit), tōrea (Oystercatchers), kōtare (Kingfisher), tarāpuka (Black-billed Gull), and the threatened kororā (White-flipped Penguin)—rely on this habitat.

3. Ignoring Prior Public Consultation

In 2023, CCC ran a public consultation on fencing the area. Of 29 submissions received, 28 opposed the proposal. This overwhelming opposition was noted at the time, and the fencing plan was not approved.

It is disingenuous of the CYC to reintroduce the same fencing element under a revised proposal, and deeply disappointing that CCC appears to be entertaining it, contrary to previous decisions and community feedback.

4. Conflict with the Christchurch Coastal Pathway Vision

The estuary-side Te Ara Ihutai / Christchurch Coastal Pathway is a heavily used public amenity promoted as a “world-class walkway” offering uninterrupted views across the estuary. The proposed building and fencing would disrupt both the experience and the views, undermining significant public investment and long-term vision for the pathway.

5. Disproportionate Impact for Limited Benefit

The CYC serves a relatively small membership (approx. 100–130), with an estimated 20 boats sailing on weekends during the season. The scale of this development would benefit a small group while significantly impacting the natural environment and broader community enjoyment.

6. Flawed Justification: Safety Claims

CYC states the development is needed for safety during launch and rigging operations. However, viable, far less

intrusive alternatives exist:

For rescue boat launching: Temporary pedestrian barriers or minimal fencing (with lockable gates) along the narrow launch area could be deployed only when needed. These measures are already part of the Club's safety procedures and could be enhanced without permanent structures.

For rigging concerns in the carpark: The CYC already holds the right to reserve the carpark. Better signage and earlier notification on race days could mitigate these issues. In fact, many sailors prefer rigging near their vehicles, and often choose the eastern beach to launch due to easier conditions.

7. Premature Proposal Given Existing Building Risks

The current yacht club building has been identified as earthquake-prone and is listed as a priority building under section 133AL of the Building Act 2004. The Club has until 2027 to resolve its status.

At a recent submission hearing, CYC appeared uncertain whether the existing building must be demolished or could be repaired. The new structure for rescue boats appears to be a workaround, despite the fact that:

Any replacement building will likely require elevated floor levels (e.g. 1.6m minimum), potentially creating space for boat storage underneath—negating the need for a second building.

The proposed new structure is being designed without confirming its necessity or compatibility with a future clubhouse rebuild.

Conclusion

This proposal contradicts CCC's own planning strategies, undermines public consultation outcomes, and poses long-term risks to the ecological and visual integrity of the estuary. There are practical, low-impact alternatives to address the Club's operational concerns without resorting to unnecessary construction and habitat loss.

Instead of prioritising expansion for a small group, attention should be given to resolving the earthquake risk of the existing structure and completing the long-delayed rebuild of the rowing shed on the eastern corner of the bay—currently an eyesore along the Coastal Pathway.

I urge the Council to reject this revised proposal in the interest of protecting public access, ecological health, and the natural character of this special area.

Q5 Name of organisation/business

Short Text

Q8 First Name

Short Text

Harrison

Q9 Last Name

Short Text

Whiteside

Q1 Have you submitted on the Christchurch Yacht Club proposal before?

Multi Choice

No

Q2 Is there anything you'd like to tell us before we make a decision on the Yacht Club's proposal?

Long Text

I oppose the Christchurch Yacht Club's proposal to build a new storage shed along the southwestern boundary and any fencing that would restrict public access.
The new building would block open views of the estuary, one of the main features of the Christchurch Coastal Pathway. This goes against the Public Open Space Strategy 2010–2040, which seeks to protect natural landscapes and coastline values.
The Estuary Management Plan 2020–2030 (Goal 4) prioritises keeping the estuary edge open and free of barriers. Adding another structure, hard surfaces, and a fence would alter the natural coastline and reduce public amenity. When fencing was last proposed in 2023, the overwhelming majority opposed it, and those concerns remain valid today.
There is already an unfinished storage facility built by the club further along the pathway toward Sumner, which impacts the natural environment and views. Approving another building would compound these negative effects and set a precedent for further encroachment on the estuary.
The Coastal Pathway is promoted as a “world-class walkway” with uninterrupted views across the estuary. This proposal would significantly spoil that experience for thousands of users and permanently affect the character of the area.

Q5 Name of organisation/business

Short Text

Q8 First Name

Short Text

Ben

Q9 Last Name

Short Text

Whiteside

Response No:
23

Contribution ID: 38534

Q1 Have you submitted on the Christchurch Yacht Club proposal before?

Multi Choice

No

Q2 Is there anything you'd like to tell us before we make a decision on the Yacht Club's proposal?

Long Text

The proposed plan will tidy up the appearance of the Yacht Club facility and improve the safety of the site for both the club and the general public. I support the plan as proposed.

Q5 Name of organisation/business

Short Text

Q8 First Name

Short Text

Christopher

Q9 Last Name

Short Text

Jennings

Q1 Have you submitted on the Christchurch Yacht Club proposal before?

Multi Choice

Not sure

Q2 Is there anything you'd like to tell us before we make a decision on the Yacht Club's proposal?

Long Text

While I no longer live in the area, I strongly object to any buildings on the edge of the Estuary, in particularly this additional building at the Christchurch Yacht Club in Moncks Bay. The building seems so unnecessary, the Christchurch Yacht Club has a dwindling membership around 100 people. The membership is a shadow of my time in the late 80's when the membership was double what it is presently.

While I now live at [REDACTED] Sydenham, I have had a long association with the Moncks Bay community. As a child I sailed at the Christchurch Yacht Club in an Optimist & Pclass.

Q5 Name of organisation/business

Short Text

Q8 First Name

Short Text

Peter

Q9 Last Name

Short Text

West

Q1 Have you submitted on the Christchurch Yacht Club proposal before?

Multi Choice

Not sure

Q2 Is there anything you'd like to tell us before we make a decision on the Yacht Club's proposal?

Long Text

Date: 31 July 2025

To: Paris Porter

Subject: Objection to the Revised Christchurch Yacht Club Building Proposal

Dear Sir/Madam,

I am writing to formally object to the Christchurch Yacht Club's (CYC) revised proposal to construct a large new building (13.47 metres long with three gabled peaks of 4.87 metres) and associated concrete areas extending over the estuary to the east of the existing club building.

First, I'd like to comment that it is my belief that the Club is repeatedly sending in similar but WORSE submissions containing all the elements which have already been turned down! Also, I'm sure there is a phenomena of "submission fatigue" as a result.

Could the submitters please explain why this proposal mitigates the problems of the first 2 submissions.

This proposal is fundamentally inconsistent with several council-endorsed strategies, including the Public Open Space Strategy 2010–2040 and the Estuary Management Plan 2020–2030. These documents prioritise equitable public access, protection of the natural landscape, and preservation of the estuary's ecological and recreational value. The proposed development contravenes these principles in several significant ways.

Specifically, the proposed structure and surrounding works will:

- Obstruct public views and degrade the natural estuary landscape;
- Restrict public access to open space and the shoreline;
- Permanently alter the coastal environment and ecological balance.

Further concern arises from the inclusion of a new fence extending from the proposed building past the existing yacht club. A nearly identical fence was proposed in 2023 and rejected following public consultation in which 28 out of 29 responses opposed it. The reintroduction of this element, despite clear and recent community opposition, is both disappointing and disingenuous.

The proposed construction would also directly impact Te Ara Ihutai Christchurch Coastal Pathway, a 6.5-kilometre shared walkway enjoyed by the public for its uninterrupted estuary views and open space. Building adjacent to this treasured pathway would significantly compromise the experience and amenity it currently offers.

While the Club states that the new structure is required to house rescue boats, these are already accommodated within the existing building. The timing and scale of the new building suggest the real intent is to provide additional storage for members' private boats—an amenity that benefits a small group at the community's expense.

Furthermore, the Club has already received approval for an enlarged rowing shed which extends over the estuary. It is also relevant to note that the current CYC building has been identified as earthquake-prone under section 133AL of the Building Act 2004. It is classified as a priority building with a deadline of 2027 for seismic strengthening or replacement. If the Club is genuinely concerned about safety, efforts and resources should be focused on the mandatory rebuilding of the existing unsafe structure.

In summary, the Christchurch Yacht Club's revised proposal prioritises private interests over public good, undermines established environmental and open space strategies, and threatens the ecological and recreational value of the estuary. I respectfully urge the Council to decline this application in full.

Thank you for considering my submission.

Yours faithfully,

Susan Pamela Jacomb

Q5 Name of organisation/business

Short Text

Q8 First Name

Short Text

Susan Pamela

Q9 Last Name

Short Text

Jacomb

Q1 Have you submitted on the Christchurch Yacht Club proposal before?

Multi Choice

No

Q2 Is there anything you'd like to tell us before we make a decision on the Yacht Club's proposal?

Long Text

My daughter and grand children have all benefited from sailing at CYC. They are all the better for the wide range of experiences they were exposed to that continue to show in their adult lives.
CYC is not just local it has a far wider reach; many of their life long friends from sailing did not live and go to the same schools but formed friendships and volunteer links back to the club because they had a chance to learn to sail and race.
Tide and the Coastal Pathway both impact on the club and the safe launching of rescue boats and sail boats, this new development will protect not only the public but also the sailors and support crews while allowing access to continue to be available for all. This project will benefit the community for many years to come.
I fully support this going ahead.

Q5 Name of organisation/business

Short Text

Q8 First Name

Short Text

A

Q9 Last Name

Short Text

Marshall

Response No:
27

Contribution ID: 37713

Q1 Have you submitted on the Christchurch Yacht Club proposal before?

Multi Choice

Yes

Q2 Is there anything you'd like to tell us before we make a decision on the Yacht Club's proposal?

Long Text

I think it is a positive to the community that this club is wanting to update the facilities. It will be a benefit for all.

Q5 Name of organisation/business

Short Text

Q8 First Name

Short Text

sean

Q9 Last Name

Short Text

milner

Q1 Have you submitted on the Christchurch Yacht Club proposal before?

Multi Choice

Not sure

Q2 Is there anything you'd like to tell us before we make a decision on the Yacht Club's proposal?

Long Text

We would prefer it not to go ahead with the additional structures being built as this will block the view of the coast from our drive way. It is such a nice view to see the water and coast when walking / driving down our lane way. this will also make a difference when it comes to selling our property as having a view is important and the feeling of the area. Could you re look at the area where there is platform that is surrounded by temporary fencing. That space will not be in front of peoples house.

Q5 Name of organisation/business

Short Text

Q8 First Name

Short Text

Sarah

Q9 Last Name

Short Text

Dixon

Q1 Have you submitted on the Christchurch Yacht Club proposal before?

Multi Choice

Yes

Q2 Is there anything you'd like to tell us before we make a decision on the Yacht Club's proposal?

Long Text

Hi
Resident of [REDACTED]
It appears that this new Rescue Boat Storage Shed will completely block any views of the Estuary from our shared driveway
The current view is unobstrcuted and very appealing . This will result in complete loss of any view
The plan does not take into consideration our loss

Q5 Name of organisation/business

Short Text

Q8 First Name

Short Text

gary

Q9 Last Name

Short Text

mason

Response No:
30

Contribution ID: 37947

Q1 Have you submitted on the Christchurch Yacht Club proposal before?

Multi Choice

Yes

Q2 Is there anything you'd like to tell us before we make a decision on the Yacht Club's proposal?

Long Text

This looks Fantastic. Good to see a positive way ahead for the future.

Q5 Name of organisation/business

Short Text

Q8 First Name

Short Text

Michael

Q9 Last Name

Short Text

Bamford

Response No:
31

Contribution ID: 37978

Q1 Have you submitted on the Christchurch Yacht Club proposal before?

Multi Choice

Yes

Q2 Is there anything you'd like to tell us before we make a decision on the Yacht Club's proposal?

Long Text

This is a great proposal. Will be of benefit to the yacht club, younger sailors and improve the area. It's fantastic!

Q5 Name of organisation/business

Short Text

Q8 First Name

Short Text

Vanessa

Q9 Last Name

Short Text

Payne

Response No:
32

Contribution ID: 37981

Q1 Have you submitted on the Christchurch Yacht Club proposal before?

Multi Choice

No

Q2 Is there anything you'd like to tell us before we make a decision on the Yacht Club's proposal?

Long Text

Looks good, should enhance the area

Q5 Name of organisation/business

Short Text

Q8 First Name

Short Text

Mark

Q9 Last Name

Short Text

Siddall

Response No:
33

Contribution ID: 37986

Q1 Have you submitted on the Christchurch Yacht Club proposal before?

Multi Choice

No

Q2 Is there anything you'd like to tell us before we make a decision on the Yacht Club's proposal?

Long Text

Looks like a very positive upgrade for this part of the foreshore which is currently not in a very good shape.

Q5 Name of organisation/business

Short Text

Q8 First Name

Short Text

James

Q9 Last Name

Short Text

Maynard

Response No:
34

Contribution ID: 37988

Q1 Have you submitted on the Christchurch Yacht Club proposal before?

Multi Choice

Q2 Is there anything you'd like to tell us before we make a decision on the Yacht Club's proposal?

Long Text

Great udea
Very supportive

Q5 Name of organisation/business

Short Text

Q8 First Name

Short Text

Gillian

Q9 Last Name

Short Text

Campbell

Response No:
35

Contribution ID: 37989

Q1 Have you submitted on the Christchurch Yacht Club proposal before?

Multi Choice

No

Q2 Is there anything you'd like to tell us before we make a decision on the Yacht Club's proposal?

Long Text

Sounds like a fantastic idea, this area is well overdue an update and will tidy up the look around the yacht club as well as making this more functional for the club to use. I can't see any negatives with this proposal

Q5 Name of organisation/business

Short Text

Q8 First Name

Short Text

andrew

Q9 Last Name

Short Text

Payne

Response No:
36

Contribution ID: 37991

Q1 Have you submitted on the Christchurch Yacht Club proposal before?

Multi Choice

No

Q2 Is there anything you'd like to tell us before we make a decision on the Yacht Club's proposal?

Long Text

The development looks to be in keeping with the beachside style of building, and doesn't look out of place. The development of facilities for community groups to enjoy the estuary should be encouraged, and having safe storage for assets means they will last longer

Q5 Name of organisation/business

Short Text

Q8 First Name

Short Text

Andrew

Q9 Last Name

Short Text

Congalton

Response No:
37

Contribution ID: 37993

Q1 Have you submitted on the Christchurch Yacht Club proposal before?

Multi Choice

Not sure

Q2 Is there anything you'd like to tell us before we make a decision on the Yacht Club's proposal?

Long Text

I Think any improvement to club facility that improves water safety and gets/keeps people active as a sport or recreation should be encouraged

Q5 Name of organisation/business

Short Text

Q8 First Name

Short Text

Thomas

Q9 Last Name

Short Text

Bennett

Response No:
38

Contribution ID: 38278

Q1 Have you submitted on the Christchurch Yacht Club proposal before?

Multi Choice

No

Q2 Is there anything you'd like to tell us before we make a decision on the Yacht Club's proposal?

Long Text

I fully support this submission.
These are essential developments to create fit for purpose yacht club site.
Andrew Miller

Q5 Name of organisation/business

Short Text

Q8 First Name

Short Text

Andrew

Q9 Last Name

Short Text

Miller

Response No:
39

Contribution ID: 38011

Q1 Have you submitted on the Christchurch Yacht Club proposal before?

Multi Choice

No

Q2 Is there anything you'd like to tell us before we make a decision on the Yacht Club's proposal?

Long Text

This storage will help the club and public immensely.
It has been designed to fit in with the existing environment and will really tidy up the area.

Q5 Name of organisation/business

Short Text

Q8 First Name

Short Text

Jacqui

Q9 Last Name

Short Text

Jolliffe

Q1 Have you submitted on the Christchurch Yacht Club proposal before?

Multi Choice

No

Q2 Is there anything you'd like to tell us before we make a decision on the Yacht Club's proposal?

Long Text

The yacht club is an historic feature of not just Redcliffs, but also Christchurch. It's one of the oldest yacht clubs in the country.

Further, it is a superb facility for the city and people of the city.

Well worth any investment.

Q5 Name of organisation/business

Short Text

Q8 First Name

Short Text

Geoff

Q9 Last Name

Short Text

England

Response No:
41

Contribution ID: 38069

Q1 Have you submitted on the Christchurch Yacht Club proposal before?

Multi Choice

No

Q2 Is there anything you'd like to tell us before we make a decision on the Yacht Club's proposal?

Long Text

Living in the area its hugely important that access to the pontoon and wharf remain free access to the public. In the summer Pasifika family's use it regularly which adds to the richness of life in the area.
My other concern is around whether there is a contingency around ensuring the building is completed, given it is using Club funding. Further around the walkway west is the disgraceful unfinished boatshed, leaving an unsightly mark on the area. Can the CCC be sure this won't happen with this build?

Q5 Name of organisation/business

Short Text

Q8 First Name

Short Text

Donna

Q9 Last Name

Short Text

Thomson

Q1 Have you submitted on the Christchurch Yacht Club proposal before?

Multi Choice

Yes

Q2 Is there anything you'd like to tell us before we make a decision on the Yacht Club's proposal?

Long Text

Please see the attached submission.

I am concerned about the process that has been followed. Specifically:

1. CYC being permitted to bring in a fence that has already been consulted on
2. The process the council has followed - I appreciate that council staff have acknowledged there was an error.
3. The inaccurate and misleading statements CYC representatives made at their oral submission.

Please note: My family are long-standing members of CYC, we live in the nearby area (directly opposite), and we are frequent users of the area for recreation.

Q5 Name of organisation/business

Short Text

Q8 First Name

Short Text

Eileen

Q9 Last Name

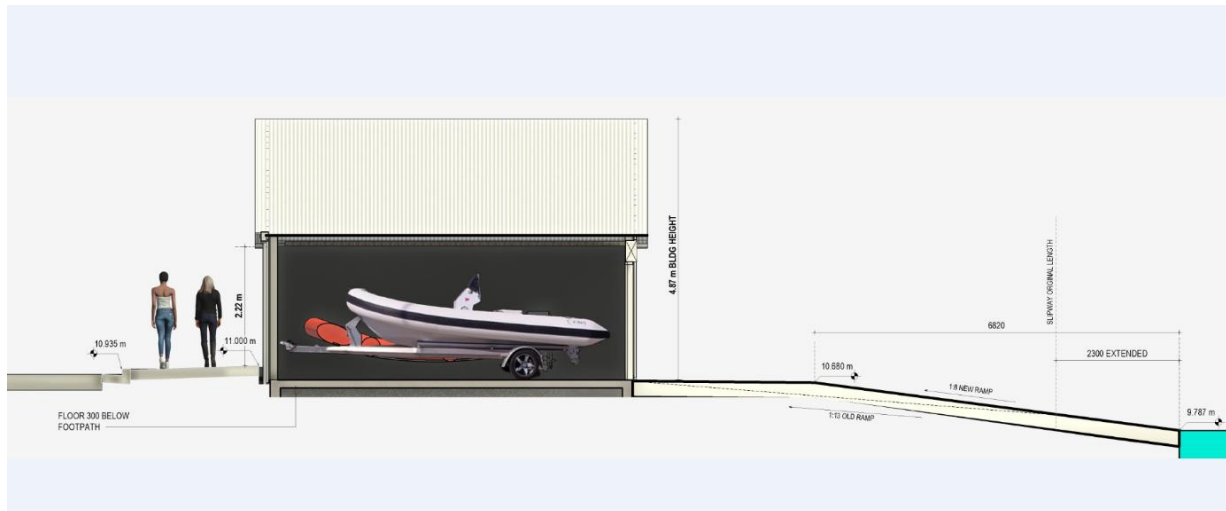
Short Text

Whiteside

Christchurch Yacht Club Revised Building Work Proposal

I am opposed to the Christchurch Yacht Club (CYC) proposal as it is proposed to build:

- A large building, 13.47-metre-long with 3 gabled peaks of 4.87m to the west of the current yacht club building
- An associated new large concrete area extending out over the estuary. This area is significantly greater than the current area to the east of the yacht club.
- High fencing around the full complex, including the proposed building and associated new area, existing building and area to the east of the club building.



The CYC proposal is inconsistent with the following documents which have been endorsed by the Christchurch City Council (CCC).

- **Public Open Space Strategy 2010-2040.**

Goal 1 is to provide an accessible, and equitably distributed, multi-use open space network while protecting natural, cultural and heritage values. This included the protection of natural landscape, and coastline.

- **Estuary Management Plan 2020 – 2030: 5 key goals.**

Goal 4: Open space. This includes ensuring access and preventing degradation of the estuary margins.

This document specifically identifies that demand has grown for public access to the remaining open space around the estuary, and that the presence of structures such as boat ramps and sea walls has constrained access. It further states that any new physical barriers or engineering works that alter the estuary's natural edge should be opposed.

The proposed structure, fencing and accompanying large areas of concrete are inconsistent with these documents. They will:

- **Detract from the natural landscape.**

- **Block views.**

The structure is now significantly higher than in the original proposal and the new proposal includes extensive fencing.

- **Restrict access.**

The proposed fence potentially restricts access around the yacht club and extends to east and west of the current yacht club. Further, the construction of the large concrete area and new building which are being proposed would prevent access to the only other sandy beach in the bay. This beach is currently accessible to the public and is used to launch their paddleboards and kayaks, and by families with children and dogs to play as it is set down from the road and so provides a safe area without the same risk as the other sandy beach to the east of children or dogs running onto the road.

- **Permanently alter the coastline and ecology of the area.**

The proposed concrete area and building will cover a large area of foreshore. This foreshore is covered with invertebrates (e.g., mudflat snails, spotted top shells, purple-mouthed whelks, tuangi cockles) and seagrass which play important role to the ecology of the estuary, and many species of birds use this area at low tide. The following birds have all been observed to use this area: Kūaka Bar-tailed Godwit, Poaka Pied Stilt, Kōtuku Ngutupapa Royal Spoonbill, Tōrea South Island Oystercatcher, Tōrea Pango Variable or Black Oystercatcher, Matuku Moana White-faced Heron, Kōtuku White Heron, Kōtare Kingfisher, Karoro Black-backed Gull, Tarāpuka Black-billed Gull, Tarāpunga Red-billed Gull, Warou Welcome Swallow, Tara White-fronted Tern, and Kawanu Cormorant. Of further concern is the effect on the kororā, the white-flipped penguins, who nest and live along the stretch of coast between Moncks Bay and Redcliffs, and nest in the rock sea wall adjacent to the where it is proposed the new building and concrete area will be located.

Further to the above objections based on the CCC's own guiding documents, I am further opposed to the revised proposal as it includes building a fence for which public consultation was undertaken in 2023, which overwhelmingly was against a fence being constructed and was not approved. The CCC received a total of 29 responses, of which 28 expressed opposition to the fence proposal. The concerns I and others in the community expressed when the fence was first proposed remain i.e., the fencing will significantly affect the natural open space and obstruct views, and access. It is disappointing and disingenuous of the Club that they are ignoring the concerns that have previously been expressed. It is also extremely disappointing that the CCC is allowing the fence to be re-introduced with the revised proposal, given the previous consultation and decision.

Also, there has been considerable investment in Te Ara Ihutai Christchurch Coastal Pathway, and the Coastal Pathway is promoted as "a world-class walkway, 6.5-kilometre long shared walkway that lets people enjoy the estuary while travelling the coastline." The proposed structure and fencing would significantly impact on the walkway as it is proposed to build this up against the walkway and it will obstruct the currently uninterrupted views across the Estuary.

Te Ara Ihutai Christchurch Coastal Pathway

A walkway along the coast, connecting Ferrymead to Scarborough.



The Christchurch Coastal Pathway was a community-driven project that, with Council support and funding, successfully delivered a world-class, 6.5-kilometre-long shared walkway that lets people enjoy the estuary while travelling the coastline from Ferrymead to Scarborough Beach.

The CYC has a membership of around 100-130 people with a maximum of about 20 boats sailing at any one time, typically only 1-2 days per weekend from September to April. If accepted, this proposal would privilege a few to the detriment of the natural environment and ecology, and over the enjoyment of the many who use the areas and the concerns of those who live in the area.

Response to the Issues CYC Claim to be Driving the Proposal

The proposal is to build the new structure to house and launch their rescue boats (currently housed in and launched from their existing building) and to provide a new larger area for sailors to rig their boats. The CYC at their oral submission claim that the reasons for this proposal are related to safety:

- Members of the public enter the area when the safety boats are being winched in and out of the water. Currently to mitigate the risk own safety procedures. CYC safety policy is that cones are to be placed on either side of the area when winching is occurring. If this method is being deployed and is not effective, there are alternative, less intrusive and less costly solutions that could be adopted:
 1. Pedestrian barriers (see image below) with messaging about no entry could be put out when the rescue boats are to be winched on either side of the narrow area in which the winching occurs.



2. A fence (with gates for access) could be constructed on either side of this narrow area. The gates could be locked to prevent members of the public entering this area when winching is occurring. This fencing would be minimal and would be out of sight as it would be blocked from sight by the current CYC building.

- There is a risk to members rigging their boats in the carpark which can be busy at times due to other users of the area also parking there and CYC state that the proposed large concrete area will be for rigging. CYC already have the right to reserve the carpark for their members' use. If CYC were to put the sign out that notifies the public of this early on race days, this would reduce any risk.

Further, the proposed solution may not be one that appeals to sailors. Sailors prefer to rig their yachts close to their cars / trailers (for easy access to their gear). Additionally, the sailors, especially junior or less experienced sailors prefer to launch their yachts in at the beach to the east of the club (rather than at the boat ramps near the CYC building) as the beach area is less affected by the current. Sailors using steep concrete ramps, which can become slippery and in an area more affected by current, and having sailors walking backwards and forwards through the carpark between the new rigging areas and their cars / trailers increases safety risks, rather than reduces them.

If the club is concerned about safety, they should be focused on addressing the safety of the current yacht club building. The current yacht club building has been identified as earthquake prone under section 133AL of the Building Act 2004 and as a priority building (i.e., is high risk). The club have an extension to 2027 to resolve this.

At their oral submission, it seemed that they were unclear if the existing building would have to be a re-build or if it could be repaired, and the new building for the rescue boats was proposed as solution while they worked through this. For this reason, their proposal seems to be premature. The design advanced for the new building is without:

- Confirming the necessity for this. With the requirements for recent new residential buildings in the area to be constructed with a minimum floor level of 1.6m, it would be reasonable to assume that similar requirements will be placed on the yacht club building which means that there will be space under the existing or new building for the rescue boats to continue to be stored in the location of the current building, and without the need for another separate structure to be built.
- Establishing the compatibility with the design for a new building if this is required.

Conclusion

The Christchurch Yacht Club proposal represents a significant departure from the values and priorities outlined in the Christchurch City Council's own strategic documents. It threatens to compromise public access, natural views, and the ecological integrity of the estuary - an area that holds both environmental and community significance.

The addition of a large structure, expansive concrete areas, and fencing contradicts previous public consultation outcomes and privileges the interests of a small group over the broader community. The proposal diverts attention and resources towards premature and unnecessary expansion, rather than addressing the urgent need to address the safety concerns of the existing earthquake-prone clubhouse and complete the rebuild of the rowing shed in the eastern corner of the bay that has been an eyesore on Te Ara Ihutai Christchurch Coastal Pathway for several years.

The safety concerns raised by the Club, while important, do not justify the scale and impact of the proposed development. There are alternative, less intrusive and less environmentally damaging solutions available. These include temporary pedestrian barriers or minimal fencing and more proactive management of controlled access, that could effectively address safety risks without the environmental and social costs of the proposed development.

For these reasons, I strongly oppose the revised proposal. I urge the Council to reject this proposal and instead uphold its commitment to protecting open space, preserving the estuary's natural environment, and respecting the voices of the local and wider community.

Response No:
43

Contribution ID: 38087

Q1 Have you submitted on the Christchurch Yacht Club proposal before?

Multi Choice

Yes

Q2 Is there anything you'd like to tell us before we make a decision on the Yacht Club's proposal?

Long Text

I do not support the yacht club's proposal. I think the fencing now proposed will be a hinderence to the people who use the sandy beach, for dog walking, picnicking, swimming etc. The new wall will be an attraction to taggers. The estuary is eccologically significant and should not be further encroached upon.

Q5 Name of organisation/business

Short Text

Q8 First Name

Short Text

Jean

Q9 Last Name

Short Text

Britt

Q1 Have you submitted on the Christchurch Yacht Club proposal before?

Multi Choice

Yes

Q2 Is there anything you'd like to tell us before we make a decision on the Yacht Club's proposal?

Long Text

Opposition to Christchurch Yacht Club Revised Building Proposal

I strongly oppose the Christchurch Yacht Club (CYC) revised building proposal due to its significant environmental, community, and policy implications.

Summary of the Proposal

CYC is seeking to:

- Construct a large 13.47m building with three 4.87m-high gables west of the current clubhouse.
- Install a substantial new concrete surface extending into the estuary, larger than the existing area to the east of the building.
- Erect high fencing around the entire complex, including the new building, concrete area, and existing facilities.

Conflicts with Council-Endorsed Documents

The proposal is inconsistent with key Christchurch City Council (CCC) plans:

- Public Open Space Strategy (2010–2040)

Goal 1 promotes accessible, multi-use open space while protecting natural, cultural, and heritage values.

- Estuary Management Plan (2020–2030)

Goal 4 emphasizes maintaining access and preventing further degradation of estuarine margins. It explicitly discourages physical barriers or works that alter the estuary's natural edge.

The proposed building, fencing, and concrete development directly conflict with both of these strategies.

Key Concerns

- Visual and Environmental Impact

The proposed building and fencing will obstruct natural views and degrade the estuary landscape. The increased height and fencing exceed the original plans, further diminishing the area's openness.

- Loss of Public Access

The new fencing would restrict access on both sides of the yacht club. Importantly, it would block public use of a small sandy beach west of the club—a safe, sheltered area frequently used for paddleboarding, kayaking, and by families and dog-walkers.

- Ecological Harm

The proposed development would destroy a biologically rich foreshore inhabited by mudflat snails, cockles, and seagrass, and frequently visited by birds including godwits, spoonbills, oystercatchers, and the threatened white-flippered penguin (kororā), which nests nearby.

- Disregard for Public Opinion on Fencing

A 2023 public consultation on fencing resulted in 28 of 29 responses opposing it. Despite this, the fencing is now reintroduced as part of this revised proposal—disregarding prior public input and council decision-making.

- Impact on Te Ara Ihutai / Christchurch Coastal Pathway

The proposed development would abut the award-winning 6.5km shared pathway, severely impacting the uninterrupted views and the open character of this community asset.

Scale of Use vs. Scale of Development

CYC's active use is limited: roughly 100–130 members and typically 20 boats operating on 1–2 days per weekend between September and April. This proposal privileges a small group at the expense of the environment and public enjoyment.

Inadequate Justification for Proposed Development

CYC cites safety concerns as a driver of this expansion, specifically around:

- Public interference during rescue boat winching.
- Sailors rigging boats in a shared carpark.

However, these concerns could be addressed with minimal and less intrusive measures:

- For Rescue Boat Safety: Use of temporary pedestrian barriers with safety signage or discreet fencing with lockable gates around the winch area (hidden from public view behind the current building).
- For Rigging Safety: CYC already holds the right to reserve the carpark. Improved signage and early placement of notices on race days would reduce risk.

Furthermore, sailors prefer rigging near their vehicles and often launch from the eastern beach due to gentler conditions—making the proposed concrete rigging area less practical and possibly less safe.

Premature Expansion

This proposal appears premature given unresolved issues with the existing building:

- It is earthquake-prone and a priority structure under the Building Act 2004.
- At CYC's oral submission, it was unclear whether a rebuild or repair is needed.
- Any future new building would likely require elevated floor levels, potentially providing storage beneath—rendering the proposed new structure redundant.

Conclusion

This proposal undermines CCC's strategic environmental and public space commitments. It threatens natural habitats, restricts public access, and contradicts earlier public consultation outcomes. It prioritizes expansion for a small group over broader community benefit and fails to address pressing safety and building concerns in a proportional, environmentally responsible way.

I urge the Council to reject the revised proposal and instead commit to:

- Protecting open space and public access.
- Preserving the estuary's ecology and character.
- Respecting the views of the local and wider community.

Q5 Name of organisation/business

Short Text

Q8 First Name

Short Text Andrea

Q9 Last Name

Short Text Wylie

Q1 Have you submitted on the Christchurch Yacht Club proposal before?

Multi Choice

No

Q2 Is there anything you'd like to tell us before we make a decision on the Yacht Club's proposal?

Long Text

Christchurch Yacht Club is an iconic sailing Club in NZ, with local history dating back to 1891 that needs to be preserved and continued. A successful community sailing club that has coached thousands of young children into sailing, along with allowing all generations of sailors to access the water. The Clubs sailing facilities need to be modernised and need to provide safe access to the water for learn to sailing through to local and national sailing regattas. Health and Safety is a priority to all water users that access the water from CYC sailing club. Parking, storage, rigging and secure safety fencing should be continued to allow this Club to flourish for community users.

Q5 Name of organisation/business

Short Text

Q8 First Name

Short Text

Layton

Q9 Last Name

Short Text

Martin

Response No:
46

Contribution ID: 38139

Q1 Have you submitted on the Christchurch Yacht Club proposal before?

Multi Choice

Yes

Q2 Is there anything you'd like to tell us before we make a decision on the Yacht Club's proposal?

Long Text

Seems a Shame not to add a cafe Fabulous location and will make money for the Yatch club

Q5 Name of organisation/business

Short Text

Q8 First Name

Short Text

Robyn

Q9 Last Name

Short Text

Ching

Response No:
47

Contribution ID: 38186

Q1 Have you submitted on the Christchurch Yacht Club proposal before?

Multi Choice

Not sure

Q2 Is there anything you'd like to tell us before we make a decision on the Yacht Club's proposal?

Long Text

Personally I preferred the previous plans in which the boat shed was lower profile. I continue to object to the high fence around the site which is visually obtrusive and I consider unnecessary. A low fence with a gate that could be closed on sailing days would serve the purpose of reducing the conflict between sailing and public access. When the club is not using the site responsible access could then be maintained as at present.
Kind regards

Q5 Name of organisation/business

Short Text

Q8 First Name

Short Text

Pat

Q9 Last Name

Short Text

McIntosh

Q1 Have you submitted on the Christchurch Yacht Club proposal before?

Multi Choice

No

Q2 Is there anything you'd like to tell us before we make a decision on the Yacht Club's proposal?

Long Text

This development is value added for the whole community. It continues to allow access for all while upgrading that access. Members of the community have raised concerns regarding limitations to their access. Yes on sailing days there will be limitations for the wider public, however this permanent structure, supporting slipways and wider access is there 365 days of the year, while the club uses it for approximately 23 weekends (at most 60 days of sailing). With the stunning coastal pathway on our doorstep, the community is busier than ever, keeping the public safe is paramount.

The club prides itself on giving our youth access to the sailing dream, there are underpinning skills that become lifelong learning. Launching and retrieving sailing boats and safety craft from the beach (which is used by the wider public) can be a health and safety challenge, this new design will aid and support keeping this activity as safe as possible.

We are also the only safe harbour extraction point for emergency services such as Sumner Lifeboat and Coast Guard, this development will be an added bonus to support these services enabling the floating jetty to be emptied efficiently should this be required and to allow our sailing boats to launch and retrieve from another site on the property away from traffic.

Q5 Name of organisation/business

Short Text

Q8 First Name

Short Text

Ele

Q9 Last Name

Short Text

England

Q1 Have you submitted on the Christchurch Yacht Club proposal before?

Multi Choice

Yes

Q2 Is there anything you'd like to tell us before we make a decision on the Yacht Club's proposal?

Long Text

The gate to allow access to the pontoon is a good inclusion however it looks like it can be locked. It would ideally be a pedestrian/accessible friendly passage that retains public access to the pontoon at all times. Public access to the pontoon is something that should be future proofed and not left to the whim of the club and who is on the committee of the day.

Q5 Name of organisation/business

Short Text

Q8 First Name

Short Text

Hugh

Q9 Last Name

Short Text

Wilson