Submissions received on Christchurch Yacht Club building work proposal, November – December 2024

Organisations / Business

ID	Is there anything you'd like to tell us before we make a decision on the Yacht Club's proposal?	Name / Organisation
30422	Comments from the Avon-Heathcote Estuary Ihutai Trust The proposal as shown on the CCC website indicates there will be some reclamation of estuarine habitat (Te Ihutai). Fundamentally the Estuary Trust is opposed to any development which reduces the extent of the estuary. The plans as shown on the CCC website are unclear as to the actual area of reclamation needed for the new slipway and gabion and the b extent of area of estuary likely to be impacted (e.g. shading of the seabed), by other structures. We would therefore expect that the Yacht Club's plans, when further developed, would be submitted to Environment Canterbury as an application for a resource consent (being an intrusion into the Coastal Marine Area) . That would be an opportunity for the Trust, and the wider community, to form a clearer opinion of the proposed development and make a submission on the consent application. We are also concerned about the visual disruption which would be caused by erecting a new boat shed between the Coastal Pathway and the area. The estuary has become a new-found attraction for recreationalists using the new pathway; the Estuary Trust believes that the open space associated with the estuary is a precious taonga in its own right and should not be disturbed by new developments directly on the water edge, especially in areas currently widely used by the public. We also note that the artist's impression of the building does not show a visually appealing structure. Our vision since 2003 has always been; Toitū te taonga ā iwi Toitū te taonga ā Tāne Toitū te taonga ā Tangaroa Toitū te iwi Communities working together for Clean water Healthy ecosystems Open space	Tanya Jenkins, Avon-Heathcote Estuary Ihutai Trust
30633	Spokes has concerns that the driver of a vehicle exiting the yacht club will be unable to see pedestrians and cyclists on the shared path. This section of the shared path is narrow at this point and the 2.23m high stone wall has a curve in it. It has been said that the access will only be used infrequently for emergency vehicles and towing vehicles. These are likely to be large vehicles and could do a lot of damage if they hit someone. Please look at ways to change the design to mitigate this safety issue.	Anne Scott, Spokes Canterbury

Individuals

ID	Is there anything you'd like to tell us before we make a decision on the Yacht Club's proposal?	Name
28605	A positive improvement	Ben Hart
28622	The site needs it, well used by the community but is limited to space currently available. Minimal disruption to local communities and required to increase participation	Michael Crabtree
28625	This building will disturb the site line of the estuary for the public . Why are they not rebuilding such facilities at the derelict "rowing" boathouse? The club plan to rebuild their existing building and further storage should occur within that footprint. No date is given for public consultation at the library.	Anthony Page

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28626	Looks good maybe add some more landscaping around the building especially around the concrete walls as it looks intimidating brooding over the footpath	Tom Blain
28630	Good Morning . We live across the road from yacht club . Is the actual club house also being re built ? If not ? Then we feel this a complete waste of money . That clubhouse is a real eye saw . It needs to be demolished and rebuilt . It is a safety hazard due to earth quakes. It is not level. The council she be taking over that peace of property and have an amazing opportunity to build something special . Re club / cafe on top boat storage under neath etc . The views are amazing and would be a waste not to use that sites full potential . Please don't just put a plaster on something that could be outstanding . Regards Dean and Deb Ross	Dean Ross
28631	The plans are cheap looking and completely change the look and feel of the area in a very negative way. There has to be another way to accommodate the club's needs with the public's use of the area! The current site allows for views of the water while walking, biking and driving etc. The plan to add buildings blocks views and access making this area look like a high security prison with great views for the inmates! This is a popular community spot for fishing, swimming, sitting and enjoying the estuary but a block/stone wall will change the feeling and connection people have with our magnificent estuary. There are not many places where people get direct access to the water! The current buildings and structures are also important Redcliffs history that survived the earthquakes and give a sense of longevity that is desperately needed in our city. It has been a relief to all that the walkway has been completed and area can be enjoyed but not if we can't see the estuary! I wonder if this plan is another way for the club to effectively fence the site?	Karen Silvers
28632	We live across the road and are concerned that this will impede the estuary views. The buildings will also reflect the traffic noise back to the residential properties across the road. We oppose this.	Andrea Wylie
28635	I think the proposal is terrible. I live opposite and would be appalled to lose the view of the esturary from these storage units being built. We have been putting up with looking out onto the fenced deck area for years. Building a permanent structure there that's over 2m high is ridiculous. It will discourage public access to the space, which is intentional by the club and should not be allowed to proceed. The council should ensure that public land is accessible to all people, any amenities compliment not detract from the local environment and are in keeping with the recent upgrades to the coastal pathway.	Abby Moore
28821	The over 2m stone wall on the edge of the new coastal path effectively reduces the width of the pathway quite significantly, is it possible to set that wall back and install a garden bed similar to the gardens closer to the car park that don't reduce the amenity of the pathway?	Hugh Wilson
28854	I support this development. It will allow the club to move forward with is replacement of other facilities and improve the function of this iconic and historically important Christchurch club.	Ken Atkins
29369	Great to see. Looking good. A lot of history with that club. Good to see them moving forward. We have been involved for 4 generations.	Michael Bamford
29408	Sounds like a great investment in the area and the local community!	Vaughan Bamford
29472	Hi It's great to see some proposed investment in this site. However i would definitely NOT support this proposal in the current form. Key questions for me are: - what is a coherent plan for the Moncks bay waterfront area. The rest of the yacht club is clearly still suffering EQ damage and there does not appear to be any plan - what is the status of the other white elephant project in terms of the replacement boat shed further along the road - can we get an integrated plan for these - can the slipway with public access be improved This is a significant opportunity for the area and needs thought. I appreciate this level of public consultation and look forward to more community dialog Regards Caleb Nicolson	Caleb Nicolson
29627	I support the proposed site plan. I welcome a new pontoon and place for boat access. This area is very popular with non yacht club members for swimming and kayaking, so pleased access will be improved via the pontoon and slipway. This site is on the new Coastal Pathway and thus improving and enhancing the area adds to the enjoyment of the many visitors to this part of Christchurch and the estuary recreational area.	Cynthia Roberts
29637	It looks very reasonable, given that it will make the club more viable, and should be neater than the current almost derelict appearance and temporary fencing. It is important to separate the rigging area from those parts used by the public. Inevitably there will be some interference with views of the estuary but there is no way to prevent this and I think it is outweighed by the advantages. The wall adjacent to the Coastal Pathway will be key to the appearance from the public road and footpath. This should be highly textured (rock cladding is good) or segmented, to break up the flat surface and needs to be sympathetic to the area. Very important aesthetically as it is so prominent and right on the estuary edge.	Pat Mcintosh

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29662	I'm in support. It will be great to see the site better utilised in order to have a more fit for purpose club facility. I see there are only a couple of houses across the street and a driveway which might have views impacted (along with vehicle and pedestrian traffic). It would be great if consideration could be given to how to break up the visual impact of the street side concrete block wall. In losing some sea view, maybe the exterior could have an attractive mural, hedging, climbing vine etc. Something which will deter tagging etc.	Dave Lu
29685	Anything for growing the community I think this is fine, especially considering the new walk way.	Callum Wisbey
29693	I think the proposals look great. Be much tidier area, and very useful for club and others. Areas look safer also than they do now.	Lynnette Thomson
29724	No	Kris Tynan
29726	Looking to the future, Christchurch Yacht Club is keen to develop this under-used area to provide storage for junior dinghies and rescue boats as well as to secure the area for safety reasons as there are significant hazards with boats launching and it is difficult to control public access. The existing clubhouse is due for replacement after earthquake damage and the existing boat storage will become non-viable with new floor level requirements. The proposed development will provide benefits for junior coaching and operational safety as well as being a precursor for the renewal of the clubhouse building.	Richard Entwistle
29769	I am a Redcliffs resident and a sailor (though no relationship with Christchurch YC) and I support this development.	Sutter Schumacher
29829	I believe that the yacht club has been a great part of the community for a very long time, and it would be nice to see the site get a revamp. It can be an asset for the community well into the future as well as continuing to give our children options to enjoy all the area has to offer. The existing equipment at this end of the yacht club is no longer fit for purpose as health and safety and environmental regulations have moved forward requiring the club to manage these risks in a more appropriate manner. Please support this local club to carry on being part of this community for another 100 years.	Lachlan Gavigan
29857	This is long overdue and should really enhance the area by making the facilities of this Club more attractive to anyone in the area wanting to have a safe place to learn to sail. It will also be another reason why people from outside the area might want to visit. If the club is paying for this then it should happen and can only enhance the amenities the seaside suburbs have to offer.	Luke Mahon
29858	A good idea to enhance the area and make it more useable space	Anne Stanley
29872	I support the proposal. I would like the current ugly looking haul out slipway on the west side tidied up. It looks ugly. I support a haul out area for smaller boats that the club uses, but not an industrial scale facility to maintain bigger boats. They can go to a commercial facility such as Lyttelton. On related issue. I do not support the boat shed building “deck” to the east of the yacht club - the one built in the last 4 or so years and subject to a rust issue and currently fenced off. Do not allow any expansion of this such as a building built on the deck. Should never been allowed in the first place. The coastal marine foreshore should not have multiple facilities built for seperate groups. I suggest leave the deck but get rid of the steel ramps - fix or resolve the deck piles rusting if possible. Maybe encase the piles with concrete. Add guard rails. Then make into a public deck. We don’t want endless boat sheds and ramps dotted along our coast. Build one facility and build it good and make all groups combine or share it.	Luke Van Pomeren
29913	I live nearby and like sitting in my car nearby so I can watch the sea and the boats.	Susan Beckett
30094	Christchurch Yacht Club Building Proposal My name is Kevin Murdoch, I live at [redacted], 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 believe the design Christchurch Yacht Club is proposing is ugly, the entrance gate, (which is not shown in ant images on the CCC website) has a prison look & will be opposite my lounge windows. Giving me a ghastly out look. The 16.70 meter long stone wall will be bad for reverberating sound, especially loud motor vehicles echoing back to wards the homes on the opposite side of the road to the 16.7 meter stone wall. 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. (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, also attached photo of the Christchurch Yacht Club garden, a disgrace. 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 240 Main Rd, a single story house. The proposed building would completely block his view.	Kevin Murdoch

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	Furthermore, 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 local 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 lease 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 A 16-metre-long x 2.23-metre-high structure would be the largest structure on the estuary boundary. It is longer than the existing yacht club. It would be a large solid barrier on which tagging would likely occur. 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. 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). Future I suggest that the club looks at finishing and upgrading existing neglected structures which have been met the needs of club members for over 130 years. The new 'rowing shed' was to provide additional boat storage, sits as a derelict rusty structure. The club has more than enough storage for existing sailors and their rescue boats (which are stored in the existing club building. The club building itself is 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.	
30169	I live nearby and use the area frequently for recreation, and I have family who have been members of CYC.	Eileen Whiteside

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	*See attachment	
30170	I am a local resident lives adjacent and a member of the Yacht Club	Andrew Whiteside
30176	I applaud the Yacht Club for taking steps to improve the site in Moncks Bay. Developing anything at all these days is very difficult, and the dedication of the club to improving the amenity in the area is superb. The proposed development looks like it will significantly improve the visual appeal of the site, while allowing for many more people to make use of the sailing facilities, both sailors and non-sailors. At the very least the hardstand reclamation should be approved to increase the amount of usable space to the club, which will reduce pressure on the public carpark at the east end of the site, resulting in less competition between sailors and members of the public for space I presume that this project is the first step towards the eventual rebuild of the clubhouse, and would have to happen at some point in the future anyway. It would be great to get this done, allowing the club to continue to develop and grow while the clubhouse project project gets off the ground - which will obviously be a significant undertaking in terms of both time and effort for a voluntary community organisation.	Luke Riedinger
30182	Looks good, great asset and well used space. Would they consider matching the storage building style with the existing clubhouse. It looks to be stone and grey, weatherboard white would match the existing boathouse and preserves the outlook for passerby and residents across the road. Could the height and size of storage building be considered/changed, the size looks to be somewhat blocking view for cyclists using shared path to what's coming from the other side/around the corner.	Norma Kloosterman
30187	I certainly agree that the Yacht Club needs to be upgraded. The existing building is in a poor state of repair and the platform on the way to Shag Rock is incomplete. Initially I think any available funds should be channelled into repairing/augmenting the building and finishing the structure on the platform.	Jack Smith
30188	I can certainly understand the Yacht Club's desire to upgrade their exisiting facility but wonder at their priorities. Currently they have a very dilapidated building and a partially finished platform on the way to shag rock. It seems to me any funds they have should be firstly put towards upgrading their exisitng building and completing the structure on the platform.	Jack Smith
30217	The clubhouse is in need of extensive repair. The money should go into this and create more space below it. There is also a storage facility yet to be built further round the bay. Why don't they complete that first? Let's look at the complete picture. Too many incomplete projects.	Max Peacock
30222	I am against any this yacht club development. In this case the street view is ugly and oppressive. The cycle/walk way has just been completed which looks great and now the yacht club wants to build a 'block' that will cast shade over the walkway and be seen as a blight on the landscape.	Michael Esposito
30257	Hi We live at 242 m Main and have for over 10 years Had look tonight after work how it would impact visually It would be a reasonable loss of the view of the water / estuary so on that grounds we would not support the current design Thanks Gary and Claire	Gary Mason
30381	I am against the Yacht Club's proposal. I think the extension will be an attraction to taggers. The new wall will also shade the walkway and may make it a dangerous spot in winter.	Jean Britt
30408	Christchurch Yacht Club Building Work Proposal I am opposed to the Christchurch Yacht Club (CYC) proposal to build a large structure 16-metre-long x 2.23-metre-high) next to the current yacht club building, with associated large concrete areas extending out over the estuary. This proposal is inconsistent with the following documents endorsed by the Christchurch City Council. · 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.	Susan Jacomb

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	The proposed structure and accompanying large areas of concrete, will block with views and access for the public, and will detract from the natural landscape as well as alter the coastline. Further there has been considerable investment in Te Ara Ihutai Christchurch Coastal Pathway. The proposed structure would significantly impact on the walkway as it is proposed to build this up against the walkway and it will obstruct views across the Estuary. As demonstrated below, the Coastal Walkway is promoted as “a world-class walkway, 6.5-kilometere long share walkway that lets people enjoy the estuary will travelling the coastline.” Additionally, the proposal is to build the new structure to house the rescue boats, whereas these are currently adequately stored in the current building. It seems like this is a bid by the yacht club to access more land and facilities for their members, at the expense of the enjoyment of the wider community. The CYC already have been given greater storage with the much larger rowing shed (extending out over the estuary) that they have been permitted to build. The current yacht club building also is required to be re-built as it has been identified as earthquake prone under section 133AL of the Building Act 2004 and as a priority building which means that it has a higher risk. The club have an extension to 2027 to complete this. Rather than building a new structure, the club should be focused on addressing the safety of the current club building.	
30416	We are against the building extensions as stated - (1) The proposed new wall along the walkway, approx 23 metres long will reflect road noise into properties on the south side of the road. (2) There is no need for the proposed new storage buildings as the old rowing club base can be finished and this will give plenty of storage for the club yachts and pickup craft. (3) The club should retain and upgrade one slipway for large yachts and launches to provide income for the club. (4) Yes some upgrade to the concourse areas surrounding the club is definitely needed. (5) The main club building is in very poor state of decay and needs to be repaired or rebuilt in the near future. (6) In conclusion we feel the concourse areas surrounding the club should be upgraded and no more new building work on the road side be permitted as there is the old rowing club building area - when finished can provide all the extra covered space.	Lois & Rik Gant
30417	I am strongly opposed to any construction work or additional buildings added to the Christchurch Yacht Club for the following reasons: Visual & Environmental impact The coastal pathway has been built at substantial cost/investment to the community and one of the most attractive aspects is the view across from Moncks Bay across the estuary to Southshore and Shag Rock. To now have this view obstructed and replaced with a near 17mt block wall standing some 2.2mts+ in height, which will be a magnet to the local taggers and “graffiti artists” is beyond comprehension! I also understand that the established Coastal Zone opposes any additional construction as this area is designated as ‘an area of at least High Natural Character in The Coastal Environment’ in your own CCC District Plan. While on the subject of visual impediments I would have hoped that the Yacht Club would have invested first and foremost in the repair or replacement of the current clubhouse, which currently boasts adequate underneath storage for the size of the club. This is a deteriorating asset and one wonders how soon any new building would decline in appearance due to lack of maintenance to be in the same state as the clubhouse. In addition, the club was expected to replace the old Rowing Shed which is a rusty eyesore at this time. I understand the club has received a substantial payout for the shed so that should be their priority, especially as the Coastal Pathway was adjusted in width to allow for its new construction… The construction would have a high carbon footprint through the use of concrete to create foundations and slipways out into the estuary. This would clearly have a negative environmental impact on invertebrates in the foreshore and seabed. These invertebrates are part of the diet of the fish and bird life. Community The coastal pathway was designed after substantial community input, and in partnership with the CCC, community board and others. The outstanding result reflects the wishes of the community while taking care to protect the birdlife (both migratory and resident) and sea life in the area. The addition of a block building can only be detrimental to native wildlife in this area and seems to override all the ecological efforts taken at the time the coastal pathway was approved and built, simply to satisfy a small group that have adequate facilities as it stands. It is a thoughtless erosion of wildlife habitat in an area of natural beauty which will reduce the numbers of birds and other wildlife that can be seen and enjoyed by the local community as well as visitors to the area. P2 Increased noise affecting quality of life of residents. The construction of a long, high block wall on the proposed site is not only an eyesore but will also create a sound barrier, bouncing the sounds of the passing traffic off wall back to the neighbouring properties and the cliffs on the land side of main road.	Chris Moores

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	Currently the noise caused by cars, buses and the increasing number of fuel tankers that drive along this route dissipates out across the estuary. Design issue? There is a question on the design itself as the profile on drawing A0.01 appears to show a slight overlap onto the current Coastal Pathway where the ramp is shown. If correct, this shows a further abuse of the design requirements by the Yacht Club to keep within the footprint of the current land. While I already oppose the whole project, I find this disrespectful of the community and the investment in the building of the coastal pathway if the drawings are accurate. Personal Impact I have already referenced the increased noise issue rebounding off the block wall. In addition, the loss of view from my property out across the estuary has a financial impact on the value of my property as the sought-after views that were key when I bought the home and I enjoy now, will no longer be available from living spaces to the front of my home. In summary, I believe that the club should repair their current clubhouse to a good post-earthquake standard, build the rowing shed (to return some of the area's established history) and focus on sailing in this wonderful environment. This project should not be allowed to proceed.	
30423	Whilst I do appreciate the need for boat storage at the Chch yacht club, I would like to object to this proposed plan. 1. The long block wall will look rather unsightly and does not fit in with the estuary environment. The building looks unattractive from the coastal walkway and street frontage. 2. Diminishes the effort gone into the coastal walkway to enhance the estuary waterfront and give the public access to this waterway. 3. Will block the view of many neighbouring properties. 4. The current ChCh yacht club is very run down and not cared for. It is obviously not fit for purpose (because of the submission of this proposed addition). A redesign of a building on the current footprint with new boat shed underneath could prove to be a better use of the space. 5. FYI. As an effected neighbouring property, we did not receive any notification of this proposed building work. I suspect this may have occurred with other neighbouring properties as well which therefore will effect the number of responses you recieve.	Kaye Mcgrail
30424	I have only heard about this this week (25/11/24) which is disappointing as we live opposite the yacht club and only brought to my attention by another neighbour that heard about it through word of mouth. I think they need to fix up what they already have as what is there is not utilized a lot in fact cannot remember seeing adults sail from here only children learning to sail which I must admit is a great sight but with a building that is proposed we would miss seeing that. I would hate to see the bird life disrupted and miss the view.	Helen Landrebe
30429	There appears to be not much left of the beach at Moncks Bay to the left of the club facing North. I like to swim there sometimes & others do as well from 242 Driveway.	Julia Pringle
30439	Does this mean the steel deck around the corner is made redundant This makes my decision very uncertain on this new proposal	Helen Allpress
30514	Is there anyway that the Mt Pleasant club will move back to their zone and the club on Beattie St Sth Brighton change its name to New Brighton club...yes I know New Brighton doesn't have a sailing club but why not? Also, would like better facilities for the canoe group that meet at the Owles Tce Union St carpark they are amazing supportive for the woman with cancer. A few picnic tables + plants I guess it's not possible due to the rubbish dumpers and whitebaiters but there's quite a few people meet there. Don't really care about the proposal..but any chance you will spend dollar for dollar in New Brighton..	Vicky Rathgen
30582	I am strongly against the Christchurch Yacht Club building work proposal to construct a new storage building on the SW boundary, extend the existing wharf to the NW of the clubhouse, install a new concrete slipway on the W boundary, and put a new gate between the proposed storage building and existing club house. I understand the need for boat storage, however this proposal lacks consideration of the Avon-Heathcote Estuary Ihutai environment, the neighbouring residents, and the rest of the community. Although the proposed building work and gate will remain within the footprint of the leased site, they have a significant impact on surrounding vistas, access to the foreshore, and the aesthetic value of the area. The design is ugly with no redeeming features for anyone apart from a small number of club members who would use the shed for storage. The Yacht Club is already involved in this site and the boat shed platform in Moncks Bay in a way that encroaches on other's enjoyment of the areas. The current proposal further detracts from other's having access to the shoreline. They may have a policy of welcoming the public to use the outdoor spaces, however these spaces now have limited utility for others. https://static.wixstatic.com/media/7f5a80_daf21f1709834032812361661 2a9df92~mv2.png/v1/fill/w_872,h_605,al_c,q_90,enc_avif,quality_auto/first%20shed%201892.png https://static.wixstatic.com/media/7f5a80_1a9dbf375f62440197f6364bff614faa~mv2.png/v1/fill/w_858,h_523,al_c,q_90,enc_avif,quality_auto/Shag%20rock%20wharf.png These historical photographs from the Yacht Club website (https://www.cyc.net.nz/history) show how much public beach space has already been lost in this location. The needs of flora and fauna in this area have been completely ignored. The foreshore and the beach have been compromised and access restricted. The proposal indicates a wish by the club for further environmental intervention and degradation, and restriction of access. This is not acceptable.	Michele Laing

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	The Yacht club state on their website (https://www.cyc.net.nz/history): 'The New Clubhouse, together with the new facility on the old rowing club site, when completed will be prime strategic assets in Moncks Bay, appealing not only to our sailing and boating members, but the entire community of the surrounding coastal villages and beyond, and to the many who are enjoying activities and now using the wonderful new, almost completed Coastal Walkway to Sumner, which passes within one metre of both buildings and our surrounding rigging and launching area'. There appears in this statement a belief that the entire community will benefit from this club's facilities. Unfortunately the facilities have not provided any practical use to anyone else in the community. Instead, access to the waterway has been undermined, and the community sees ugly structures dilapidating before their eyes month after month, year after year. The Yacht Club needs to resolve the issues with their current structures and rebuild these encompassing storage facilities in a way that provides utility as well as aesthetic value. The community requires a plan for all these facilities from the Yacht Club, that takes their neighbours and biodiversity into consideration. The Yacht club state on their website (https://www.cyc.net.nz/history): 'The walkway will add another strong flavour of value to the Club, much like the Christchurch to Sumner tram did many years ago, when it also passed within one metre of the Clubhouse on the same tracks as the walkway does now, bringing club members and sightseer's from the city to the club to sail, or enjoy watching yacht racing in the bay'. The Yacht Club are now proposing a shed that turns it's back on the walkway, degrading the experience of walking in Moncks Bay, reducing the enjoyment of this place. The proposed building has no sympathy with it's environment, bringing no . The Yacht club state on their website (https://www.cyc.net.nz/history): 'The Christchurch Yacht Club certainly has a strong vision for the future of the club, for many more years of boating and social activities in the bay'. The current proposal shows no strong vision for the future of the club in this location and no strong flavour of value to residents. It indicates a piecemeal hodgepodge approach to site development, lacking sensitivity to the environment of the Avon-Heathcote Estuary Ihutai, the neighbourhood, and to efficient use of club funds. The Avon-Heathcote Estuary Ihutai is part of a complex system of waterways, with high exposure to coastal inundation and tsunami risk. The Yacht Club makes no mention of measures to manage these risks. This is a very disappointing proposal, more like a Stalin Russia era building than the inspiring sympathetic architecture that Christchurch Surf Life Saving Clubs and He Puna Taimoana have employed to gain function and aesthetic value on our waterfronts, reflecting their location in the Christchurch suburbs, the indigenous plants and natural environment. I suggest that the Yacht Club engage with architects, landscape architects, and planners to form a thorough plan for all their buildings and structures, and bring this to the community.	
30585	As a neighbouring resident I strongly object to the further development of the Christchurch Yacht Club leased land as proposed. As the applicant's own visualisation demonstrate, the proposed structures will have a significant negative impact on the visual amenity of the area and substantially impact the view shafts of properties and recreational users of the coastal walkway. Attached images show the significant impact the structures will have on the foreshore and neighbouring proprieties Fig 1 = Current view from 242 Main Rd properties, Fig 2 Resulting loss of amenity. (Yet owners of these properties were not considered or notified in the consultation period). The development appears poorly considered from an urban and landscape design perspective and is totally inappropriate for such a sensitive environment as identified in the Chch City Plan. Such a extensive redevelopment of the water edge will also likely impact marine and birdlife which as identified during the walkway construction is at risk in the area. While we acknowledge the clubs need to provide storage, the proposal as presented will have an unnecessarily negative impact on the area, coastal amenity and the asset that the Coastal Walkway has become. The club currently occupies significant faculties that if upgraded and maintained could provide the functions that the proposal seeks to construct. Sadly, the club has a very poor record of maintaining and operating its current facilities and it is likely the proposed additional structures will quickly deteriorate to the current standards of the club. As a responsible lessor, I believe the Council has a responsibility to require the lessee to make good, maintain and attended to the public safety risks of the current structures before considering any further unnecessary development on Coastal Foreshore. I also submit that the consultation process conducted to date has been poorly delivered, provided an unbalanced process in flavour of the applicant and not met consultant principles by • Not providing direct notification to significantly impacted property owners (Ref attached fig 2 for impact on a 'non notified property owners at 242 Main Rd) • Not maintained notification signage on the subject site As a result not allowed effected parties or wider community transparency of the proposed development. *See attachment	John Mcgrail
30594	We are not in agreement with the current proposed upgrade to the yacht club as set out in your email to me and also in the newspaper of 7 November 2024, Bay Harbour news, for the following reasons: 1.Our view of the estuary from the top storey of our home at 1 Moncks Bay Lane will be obstructed by any new building. The current fencing and advertising on the fencing already obstructs the view. 2.The diagram representing the new proposed building does nothing to enhance the particular charm of the area and indeed will detract from it. It appears to be a windowless concrete bunker which is not in keeping with the village atmosphere nor the new beautiful coastal pathway which goes alongside. 3.The yacht club already has 2 structures at its disposal that it can use, being the unfinished boat shed platform(which we have not been advised as to the outcome of the dispute, despite seeking funds from the community) and the current yacht club. That is not fit for current purpose with its state of disrepair and general neglected state. Either or both of these structures should be used to accommodate any new storage requirements, whatever their status. Building a new structure to overcome inadequacies or deficits in the current structures seems short sighted. 4.Any new building or fencing off of new structures will restrict the local and wider community's access to the foreshore and beach. The beach at the end of Moncks Bay Lane has already had	Kathy Page

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	access almost cut off with the new pathway. Proposed new slipways and buildings in front of the Lane will make it impossible to access this piece of foreshore forever. 5.We would be interested as to what Ngai Tahu's view of this further restriction of the foreshore might be. 6.Any new building will be expected to conform with what the current property owners are required to, namely existing footprint and height scales in accordance with the coastal inundation plans. It would seem paradoxical were the Council to allow the yacht club to circumvent this. 7. We are concerned that community feedback via the RRA has not occurred. Our understanding that a feedback session was to occur was not advertised locally and you yourselves advised that there was to be no feedback session. This is of concern and needs clarification. 8.Ideally we would prefer that the current yacht club is upgraded on its current footprint and that storage requirements are catered for within such building. The boat shed platform status needs clarification. 9.The property values in the immediate locale will be adversely affected and will likely affect resale values. Yours sincerely Kathy Page	
30596	For the reasons below I cannot yet decide whether I support this proposal or not. I love the Christchurch Coastal Pathway and use it – mostly between Marriner Street and Ferrymead - several times a week. And now that the promenade on the seaside of the Esplanade has been smoothly sealed I and all those that I have spoken to love the selection of almost traffic-free (and mostly smooth) routes from Scarborough all the way in to Christchurch CBD. Please consider this as my formal feedback before CCC makes a decision on the Yacht Club's proposal. I ask to speak in my own right at any hearing that you hold to consider this application. The proposed site plan (screenshot immediately below) as shown on https://letstalk.ccc.govt.nz/chchyachtclub does not include the details of the various vehicle routes, namely – Christchurch Coastal Pathway, – on-road bike lanes, and – the roadway itself. Nor are these shown to scale nor are the widths marked. What height are the sheds labelled as: - Rescue boat? - Junior dinghy? And will you please add a site elevation to the letstalk webpage? Does the exiting club house truly protrude through the new 2.23m high stone wall? Additionally will there be any warning lights and/or buzzer when the gates marked “Gates 3535” are open or opening? What are the height and specification of these gates please? I ask that the consultation documentation be updated to - include to scale all the various vehicle routes please. - Include an elevation diagram (or diagrams) of the road-facing facade. - Confirm or deny any other safety measures. This will allow those interested and concerned to understand what is truly proposed here. The current proposed site plan is seriously deficient. Is there a diagram that explains Rule 7.4.3.7 of CCC’s District Plan please? The important safety concern is that all users have a clear and timely view of all traffic so as to minimise the risk of collision and injury.	Chris Abbot
30605	I oppose the Christchurch Yacht Club building work proposal. I believe the facilities for this small club should be contained within the current building footprint, which is adequate. The proposed building work more than doubles the existing clubhouse length along the estuary frontage. This ugly concrete structure will block access and views to the estuary for residents and users of the coastal pathway and is not in keeping with the natural environment of the area.	Ashley Rule

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	Club facilities are used on some weekends over the summer but the loss of views and access by the proposed building work is permanent for residents. The Christchurch Yacht Club website states, "…as the Club is developing the former Sumner Rowing Club site in Moncks Bay, to house the fleet of rescue and coach boats, and launching of yachts" The Yacht Club should focus on completing the Rowing Club platform as intended. This will give them any storage they seek and allow for the completion of the coastal pathway, which they are holding up. The proposed 16m long concrete garages and associated work is not in keeping with the estuary management plan and will negatively impact on the natural beauty of this historic area.	
30606	I oppose the ChCh Yacht Club (CYC) proposal to build a 16m long x 2.23m high structure next to the current yacht club building. The current land and assets managed by the CYC are all neglected, and in a state of very poor repair. The building they propose is not in keeping with the amenity of the coastal pathway, will block views and access to the estuary, and I have no confidence it will be well maintained by the Club. They would use it on occasional summer weekends, but it would remain there permanently for all to see. The CYC already have storage under their clubrooms, and have committed to building a large shed on the platform standing waiting for it (and impeding the Coastal Pathway) over the estuary. I feel this project is more than they can manage and is unwarranted given their low membership.	Meg Rule
40001	Regarding the CYC building proposal: • The proposal fails to respond to a location and views that are significant in the context of Christchurch • Significant views along the coastal path would be impacted by buildings that are poorly designed and don't respond to their context • Views from a significant section of the coastal path would be lost, including views to the bar, the spit and Rapanui • Heritage elements of Moncks Bay would be obscured or removed with little reference to them. This includes rock walling which appears to be outside the licence, the slips and views from the north to the clubhouse building • A master planning exercise for the whole of the licence area is essential to ensure impact of any building/rebuilding is limited, and future opportunities for the site aren't compromised • Piecemeal redevelopment without addressing the site's issues is not appropriate. Objectives should be to respond to the landscape setting, minimise the footprint of all buildings, avoid direct impact on the estuary and tidal areas, and to protect key views significant to the city and its cultural heritage • An extensive arrangement of buildings across the site with storage buildings with blank walls and garage doors prominent in key views does not warrant support • Surveillance from the Main Road is not provided for (CPTED principles), and the proposal does not respond to the coastal path and the significant investment the community has made in it • Existing building intrusions and constraints on the coastal path are not addressed, and are added to with the access gate proposed north of existing clubhouse After a full master planning process and consideration of landscape and heritage matters a proposal should be developed that: • Avoids blank walls to boundaries • Does not have a row of doors and blank walls dominating key views • Accommodates and responds to the coastal path • Avoids further impact on views along and from the coastal path • Preserves views of the estuary • Recognises views from the estuary and views to and from Rapanui • Allows for views to from the existing or a redeveloped clubrooms building • Allows for flexibility and a staged redevelopment of the site • Avoids further impact on the estuary ecology and tidal flows • Achieve a design quality appropriate to a coastal/estuary setting • Preserves, reflect and interprets heritage elements • Use materials and colours that limit visual impact and respond to the setting • Resolves issues relating to the clubhouse and the coastal path	Steve Hines

Christchurch Yacht Club Building Work Proposal

I am opposed to the Christchurch Yacht Club (CYC) proposal to build a large structure 16-metre-long x 2.23-metre-high) next to the current yacht club building, with associated large concrete areas extending out over the estuary. This proposal is inconsistent with the following documents endorsed by the Christchurch City Council.

- **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 and accompanying large areas of concrete, will block with views and access for the public, and will detract from the natural landscape as well as alter the coastline.

Further there has been considerable investment in Te Ara Ihutai Christchurch Coastal Pathway. The proposed structure would significantly impact on the walkway as it is proposed to build this up against the walkway and it will obstruct views across the Estuary. As demonstrated below, the Coastal Walkway is promoted as "a world-class walkway, 6.5-kilometere long share walkway that lets people enjoy the estuary will travelling the coastline."

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.

Additionally, the proposal is to build the new structure to house the rescue boats, whereas these are currently adequately stored in the current building. It seems like this is a bid by the yacht club to access more land and facililities for their members, at the expense of the enjoyment of the wider community. The CYC already have been given greater storage with the much larger rowing shed (extending out over the estuary) that they have been permitted to build. The current yacht club building also is required to be re-built as it has been identified as earthquake prone under section 133AL of the Building Act 2004 and as a priority building which means that it has a higher risk. The club have an extension to 2027 to complete this. Rather than building a new structure, the club should be focused on addressing the safety of the current club building.



Fig 1. Current View

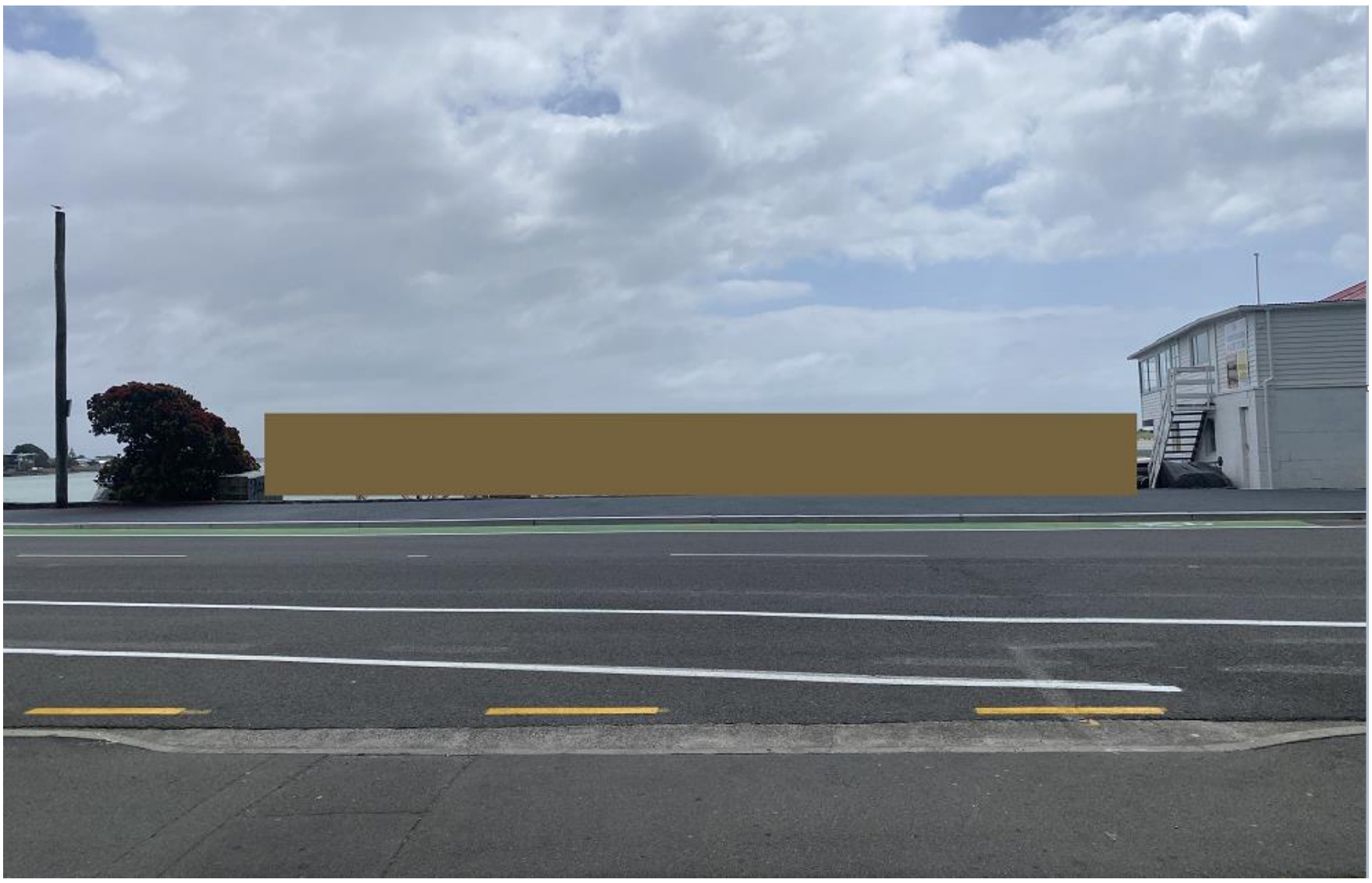


Fig 2. Resulting view