Feedback received on the updated design for Christchurch Yacht Club building work proposal, May 2025

Feedback	Name	Previous submitter
Thanks for the update. We still oppose this structure being built on the coastal pathway. So many people use this pathway for the views. The Council spent millions on this and now a building is going to block views. We also live opposite this and it will block our sea views. Any building should be on the brick area between the yacht club and floating jetty! Easy for storage and out of sight with internal access to the main building if required. I wish to record my opposition to the new CYC boat storage sheds. I would like to propose that the Yacht Club in tandem with the CCC run a public meeting for local affected residents to explain the process whereby decisions are being made, given a proposed meeting by the RRA was cancelled. Various discussions about designs are premature given we in the local community are still in the dark regarding the plans for the existing boat ramp as well as rebuilding of the current earthquake damaged CYC. A public meeting would be the appropriate venue for the CYC to set out their proposals and for the Council to explain their decision making process.	Neil and Andrea Wylie	Yes
Disappointed with flawed interaction with community - fencing was rejected buy every local but one ... obstruction of council open sea scape - ocean views that was part of previous by laws. This must be media presented . Very Disappointed with what was bias presented	Andrew Whiteside	Yes
I live at [redacted] Unfortunately I am a little confused with the submission/objection process, now a completely different set of plans for the proposed development have been submitted. I wish to object to this new building. How to I go about it? Please do not add this email to my previous submission, submitted 19 November 2024. Following discussions with other residents I may make some changes. These new plans raise a completely new set of objections. The design has been changed to a building of three narrow & high pitched roofs although they have kept the vertical bar fence & gates which still have the prison fencing look. These newly proposed narrow high pitched buildings from the street & from my house & many other residents view have the look of those common, cheaply built multi unit residential units springing up around Christchurch, the closest one being on Ferry Rd just over the Ferry Bridge when going towards the city. No one wants to look at these units from the back. The drawings provided give no elevations, height of the buildings. I feel this is deliberate attempt to mislead/confuse. I suspect the buildings will have a wall height at a minimum of three meters & a roof pitch height of a further two meters at the minimum. This is a total of five meters at the minimum. I would like this elevation/height confirmed, along with the floor level. This new building will completely obstruct my view of the Estuary, more so than the previous design. At the meeting with the Redcliffs Residents Assn, 11 November 2024 Bryan Treleaven, President of the Christchurch Yacht Club, said that he had checked all the houses fronting the Estuary in the vicinity of the proposed building & stated any building work would not impact on the views of the houses. Bryan was not telling the truth. He did not come to my house to check if my view would be obstructed. Now this new design will obstruct views more significantly than the previous design because of the extra height. Page 2 of the redesigned proposal shows how much of the view will be obstructed. Looks as if this imaged was taken from my house. Please the Revised Building Work Proposal in the attachment A.	Kevin Murdoch	Yes
Thank you for the opportunity to comment on the revised plans. We have no objection to the proposals for the west side of the clubhouse but are concerned about the proposed high fence on the east side. We commented on this on 23 Sep 2023. - see below - and our views have not changed. Although the club may well be within their rights to exclude the public, there is a long history of public access to the waterfront here and a lockable fence would clearly put an end to this. We were informed by the Commodore in 2023 that the gate would not be locked and would only be closed when rigging and sailing was actually being undertaken, which is a very small proportion of the time. Given this, we felt that temporary fencing that could be erected when required was a much better option. We were also concerned about the aesthetics of a permanent high fence in a sensitive area. I have been asked to pass the thoughts of the committee on to you.	Redcliffs Residents Association	Yes
The sightlines on the Christchurch Coastal Pathway are at their most dangerous as a cyclist (or pedestrian or other active transport user) passes the Christchurch Yacht Club clubhouse (the Google maps aerial view above (Main) Road in this Google Maps view. This is particularly so for active transport users travelling west from Sumner to Redcliffs. (The other area of poor sightlines is where the Pathway passes through the Redcliffs shops just east of Beachville Rd).	Chris Abbott	Yes

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Feedback	Name	Previous submitter
Cyclists heading west along this otherwise open section of the Christchurch Coastal Pathway towards Redcliffs and Christchurch CBD will appear very suddenly to motorists exiting the new open space between the existing clubhouse and the new storage building for the rescue boats (the building with 3 peaked roofs in the attachment labelled Christchurch Yacht Club updated plans). And for cyclists (and other active transport users) travelling past this new entrance will have minimal warning of vehicles existing the new open space. For westbound active transport users this is because of the bulk of the existing clubhouse and the way it encroaches on the Christchurch Coastal Pathway. For eastbound active transport users this is because of the bulk of the new rescue boat shed and its surprising lack of gap between it and the Christchurch Coastal Pathway. This poses unnecessary injury risks to cyclists and other users of active transport – and corresponding guilt and/or regret of any motorist involved in and injury accident. Firstly, can you please confirm that gates to this space will not open out onto the Christchurch Coastal Pathway? The new plan – as obtained from https://letstalk.ccc.govt.nz/index.php?cID=2014 – provides no details of how the gates will open. Nor is there any mention in the revised proposal of warning lights or any traffic management procedures. Secondly, will you please be explicit about - the opening direction of the gates - safety infrastructure. - operating rules – or lack of them -? Thirdly will you please explain why the rescue boat shed is so close to the Christchurch Coastal Pathway, and advise what planning rules apply and what exceptions – if any – are involved? On the new plan the eastern entry/exit is not shown. Can you please reassure me that it will be open as shown partly in the artist's impression labelled East side fencing proposal? Better still can the proposal be updated to show the full extent of the proposal for the whole site, especially to the east of the clubhouse? Please reserve a spot for me to talk at any hearing. But I hope that answers to my questions will make my appearance unnecessary. I have copied Spokes Canterbury, of whom I am still an active member – but a little less active than in the past…		
Dear Christchurch City Council Planning Team, I am writing to formally oppose the Moncks Bay Yacht Club's newly proposed addition of an extra storage building on the leased land at Moncks Bay, as outlined in the updated proposal (Reference: New Proposal Link). While I support the enjoyment of our estuary by all, this latest proposal presents several significant concerns: 1. Loss of Estuary Views and Property Value Impact The estuary frontage is one of the most treasured aspects of living in this area. Residents benefit greatly from uninterrupted views of the estuary and its natural surroundings, contributing significantly to the amenity and value of their properties. The addition of further storage buildings and fencing will intrude heavily on these views, replacing a cherished natural outlook with built structures. This visual obstruction will have a direct, negative impact on residential property values, including my own home, which I purchased for this treasured view (4 Moncks Bay Lane). The consequence of this proposed buildings impact should not be overlooked in evaluating this proposal. 2. Restriction of Public Access and Use The Moncks Bay estuary area is a vital, multi-use public space enjoyed by a broad cross-section of the community. It currently offers unrestricted access for activities such as paddleboarding, kayaking, swimming, walking, fishing, and general recreation, all activities we and many others enjoy on a weekly basis. Erecting additional fencing and structures will restrict public access, both physically and psychologically, creating a sense that the space is reserved for exclusive use rather than remaining open and welcoming to the wider public. The reduction in access to the slip way, jetty and the creation of more barriers will deter a range of non-yacht club users who currently value this important community asset. From discussion with members of the yacht club, this is the intention, and I strongly oppose this.	Abby Moore	Yes

Feedback received on the updated design for Christchurch Yacht Club building work proposal, May 2025

Feedback	Name	Previous submitter
3. Iwi Consultation and Cultural Impact The estuary holds significant cultural and historical importance. What consultation has been undertaken with the wider community including mana whenua regarding this proposal? Restricting access to such a site should not proceed without full and respectful engagement with local iwi, the Redcliffs Residents Association and wider community, any feedback provided should be made transparent to the public. 4. Outstanding Issues with Existing Club Facilities It is concerning that the Yacht Club is seeking permission for further development when existing projects remain incomplete. The platform that was previously constructed for the purpose of storing boats — and which has had subsequent issues — remains an unresolved eyesore on the estuary edge. Before any new construction is considered, a clear and enforceable plan must be presented for how the existing platform will be remediated or completed appropriately. Granting further permissions without resolving outstanding obligations would set a worrying precedent for project accountability on public land. 5. Noise and Environmental Impact Has a noise review been conducted regarding the potential increase in noise pollution from the construction of the proposed building? In particular, how has the possibility of increased traffic noise reflection back toward nearby dwellings been considered? This is an important aspect of environmental and residential impact that must not be overlooked. 6. Proportionality of Impact Versus Benefit It is critical to question whether the small benefit to a niche club justifies the significant, permanent impact on the wider public. On recent Sundays, fewer than 20 sailboats have been active on the water for less than a couple of hours. Does the need for easier rescue boat storage for a small group of users outweigh the loss of open space, amenity, and public access for hundreds of community members? Community interest must be the priority in managing public land. 7. Transparency and Fairness of the Consultation Process It is concerning that the revised proposal has not been made publicly available on the Let's Talk platform, but only distributed via email to those who previously submitted. This approach restricts new public input, lacks transparency, and gives the appearance of decisions being driven by a small, self-interested group rather than the broader community interest. I am keen to understand when the community meeting is going to be taking place and how local community members will be informed. I believe a date in May was being planned, but this has not been communicated to us yet. Given the last one was cancelled, many of us would appreciate a platform where the affected public can actually be heard. Meaningful public consultation must be open, accessible, and well-communicated — particularly when changes to public spaces are being considered. In summary, I respectfully request that: • The application for additional storage by Moncks Bay Yacht Club is declined until outstanding issues are resolved; • Proper iwi consultation is conducted and documented; • A thorough and transparent review of community versus private benefit is undertaken; and • Open, public consultation processes are reinstated for any future proposals affecting this valued public space. Thank you for considering these concerns and the wider community impacts of this proposal. I look forward to your response.		
The plans looks fantastic for the new Yacht club. While I do not sail, I live locally and have grown up with the club. We also were married at the yacht club prior to the earthquakes. It would be wonderful to see it restored/rebuilt and adequate boat storage be reinstated. It's a real asset to the community and those who sail and love the water. It's great to see so many kids and young people getting g involved in the club and I've had a lot of positive feedback from friends in the area who are involved in sailing. Despite other comments I've seen on social media, I am not aware of any conflict between the yachting community and other water users. We are actively involved in the surf club and also regularly use this part of the estuary. I hope to see it go ahead without delay or hold ups. There has been a long wait for this work to be completed and there's a lot of excitement to finally see some movement.	Hanna Laredo	No
Just want to say we fully support the new plans. We live in Redcliffs and fully support progress and growth for our local community and sailing club. We are not associated with the club, but are local Redcliffs residents and we like the new plans.	Robin and Ant Knowles	No

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Feedback	Name	Previous submitter
As a 29-year Redcliffs resident I'm just writing in full support of the Yacht Club's plans to upgrade and expand their facilities on their leasehold on Main Road. It's well past due and the updated solutions are quite handsome. I would even have supported the original plans.	Samuel Zelter	No
I am writing to express my strong opposition to the proposal allowing the Moncks Bay Yacht Club to expand their buildings and install additional fencing along the estuary frontage. This stretch of the estuary is a much-loved and widely used public space. Adding more structures and restricting access would not only impact the natural beauty of the area but would also diminish the community's ability to enjoy this special environment. Many residents, including myself, value the open, accessible nature of this space — it is part of what makes Moncks Bay so unique and treasured. Public land along the estuary should remain open and welcoming to all, not further privatised for the benefit of a single organisation. Any moves that limit access or alter the character of the area should be carefully reconsidered with the wider community's wishes and the long-term environmental impact in mind. I urge the Council to reject this proposal and to prioritise the preservation of public access, open space, and the natural character of the Moncks Bay waterfront. Thank you for considering this important matter.	Leonie Stead	No
I am not a member of the yacht club but even i have heard of the on going issues with the yacht club. Please can Christchurch City council actually back this historic club in order that they get back to the standard prior to the earth quake. So far your involvement has been disastrous. Aim to get the club back to the facilities it had before the quake.	Charmaine Farrington	No
I wish to record my opposition to the new CYC boat storage sheds. I would like to propose that the Yacht Club in tandem with the CCC run a public meeting for local affected residents to explain the process whereby decisions are being made, given a proposed meet by the RRA was cancelled. Various discussions about designs are premature given we in the local community, are still in the dark regarding the plans for the existing boat ramp as well as rebuild of the current earthquake damaged CYC. A public meeting would be the appropriate venue for the CYC to set out their proposals and for the Council to explain their decision making process.	Kathy Page	Yes
Kia ora - please accept my further feedback (Attachment B) on the updated CYC plans.	Eileen Whiteside	Yes
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	Andrew Whiteside	Yes

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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 effect open views for the local neighbours. 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 feed back from the local community 99% of people opposed fencing so why is this being re-introduced? Any fencing would restrict pubic access and a hindrance to disabled.		

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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.		
We think that the revised design is worse than the earlier one, it restricts the view and shades the walkway corridor. Also provides poor access to the launch area. The existing rowing club platform should be finished which would provide all the extra building space required for storage and would not cause any objections.	Lois & Rik Gant	

Attachment A

Additional Information to add to my original Submission submitted to Piata Costello 19/11/25

New Building Proposal from Christchurch Yacht Club. I strongly object for the following reasons.

The loss of view from my house [redacted] cross 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.





CYC proposed a similar wire fence around the Yacht Club that 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. There has been considerable investment in Te Ara Ihutai Christchurch Coastal Pathway. 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. 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 while travelling the coastline.”

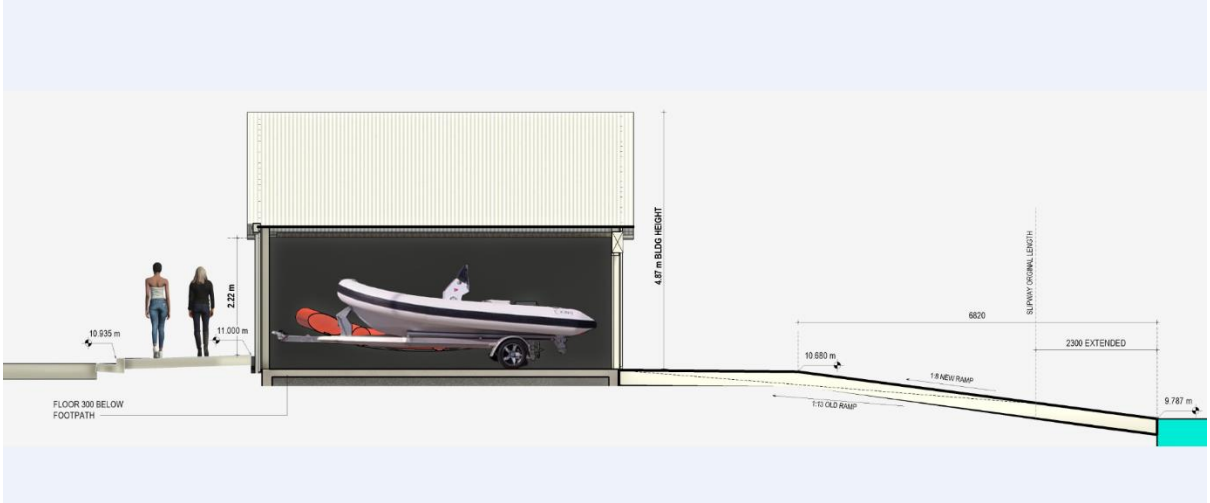
The proposal is to build the new structure to house their rescue boats, whereas these are currently stored in the current yacht club building. I can only conclude that the CYC are wanting the extra storage space that would come from moving the rescue boats into the proposed new building, to house member’s own boats, rather than members keeping these at their homes. The CYC has a membership of around 100-130 people with a maximum of about 20 club boats only sailing at any one time. This really does seem likely priviledging a few. Additionally, the CYC already has gained greater storage with the much larger rowing shed (extending out over the estuary) they were granted permission to build.

The current yacht club building 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. If the club are so concerned about safety, which is the rationale they give for the need for the new sheds (to house their rescue boats) and the fencing, then the club should be focused on addressing the safety (rebuilding) of the current yacht club building.

The CYC proposal, with their their perceived needs for a shed for their rescue boats and desire for fencing, should not be granted at the expense of the enjoyment local residents and wider community, and the environment.

Christchurch Yacht Club Revised Building Work Proposal

I am opposed to the Christchurch Yacht Club (CYC) revised proposal to build a large structure 13.47-metre-long with 3 gabled peaks of 4.87m (as described in the plan below provided by the Christchurch City Council - CCC) to the east of the current yacht club building, with associated new large concrete areas extending out over the estuary.



The CYC proposal is inconsistent with the following documents which have been endorsed by the 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 is inconsistent with these documents as it will:

- Block views. Noting that in the new proposal, the structure is now significantly higher than in the original proposal.
- Restrict access for the public.
- Detract from the natural landscape.
- Permanently alter the coastline and ecology of the area.

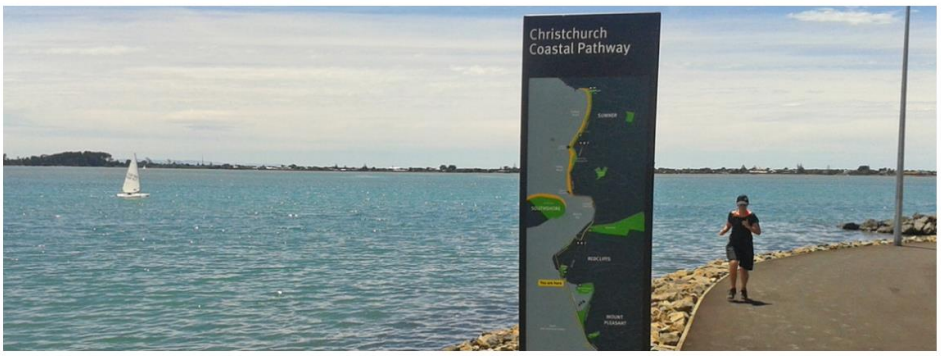
I am further opposed to the revised proposed as it now includes building a fence from the new proposed building and past the yacht club to the east of the current club building. In 2023 the

CYC proposed a similar wire fence around the Yacht Club that 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.

There has been considerable investment in Te Ara Ihutai Christchurch Coastal Pathway. 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. 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.

The proposal is to build the new structure to house their rescue boats, whereas these are currently stored in the current yacht club building. I can only conclude that the CYC are wanting the extra storage space that would come from moving the rescue boats into the proposed new buiding, to house member's own boats, rather than members keeping these at their homes. The CYC has a membership of around 100-130 people with a maximum of about 20 club boats only sailing at any one time. This really does seem likely priviledging a few. Additionally, the CYC already has gained greater storage with the much larger rowing shed (extending out over the estuary) they were granted permission to build.

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The CYC proposal, with their their perceived needs for a shed for their rescue boats and desire for fencing, should not be granted at the expense of the enjoyment local residents and wider community, and the environment.