
Waihoru Spreydon-Cashmere-Heathcote Community Board Information Session/Workshop AGENDA

Notice of Information Session/Workshop:

A Waihoru Spreydon-Cashmere-Heathcote Community Board Information Session/Workshop will be held on:

Date: Thursday 26 September 2024
Time: 4:30 pm
Venue: Boardroom, Beckenham Service Centre,
66 Colombo Street, Beckenham

Membership

Chairperson	Callum Ward
Deputy Chairperson	Keir Leslie
Members	Melanie Coker
	Will Hall
	Roy Kenneally
	Tim Lindley
	Lee Sampson
	Tim Scandrett
	Sara Templeton

20 September 2024

Principal Advisor

Jess Garrett
Manager Community Governance,
Spreydon-Cashmere-Heathcote
Tel: 941 6289

Jonathon Jones
Community Board Advisor
941 5563

Jonathon.Jones@ccc.govt.nz
www.ccc.govt.nz

Note: This forum has no decision-making powers and is purely for information sharing.

To watch the meeting live, or a recording after the meeting date, go to:

<https://www.youtube.com/channel/UCGweLMco4E1ilUpXZ7voUgA>

To view copies of Agendas and Notes, go to:

<https://www.ccc.govt.nz/the-council/meetings-agendas-and-minutes/>



TABLE OF CONTENTS NGĀ IHIRANGI

Karakia Timatanga 3

Waiata 3

1. Apologies Ngā Whakapāha 3

2. Open Forum Te Wā Kōrerorero 3

INFORMATION SESSION ITEMS

3. Christchurch Yacht Club Lease - Application for new building and improvements 5
The time allocated for this briefing is 30 minutes.

4. Connecting with Young Residents on Community Issues 17
The time allocated for this briefing is 15 minutes.

**5. Elected Members’ Information Exchange Te Whakawhiti Whakaaro o Te Kāhui
Amorangi.....19**

Karakia Whakakapi 19

Karakia Tīmatanga

Kia tau te mauri o runga	<i>May the essence of above settle here</i>
Kia tau te mauri o raro	<i>May the essence of below settle here</i>
Paiheretia te ture wairua	<i>Bind together that we can't see and bind that</i>
Paiheretia te ture tangata	<i>we can see</i>
Hei pou arahi i a tātou i tēnei wā	<i>And have them guide us at this time</i>
Kia tika te whakaaro	<i>May the thought be true</i>
Kia tika te kupu	<i>May the words be true</i>
Tihei Mauri Ora!	

Waiata

<p>Manu tiria manu tiria</p> <p>Manu werohia ki te poho o Te Raka</p> <p>Ka tau rērere</p> <p>Ka tau mai i te Ruhi</p> <p>E tau e koia a</p> <p>Koia koia ko Tarauriki</p> <p>Kī mai i Māui</p> <p>Ehara i te whitu me te waru e</p> <p>E tau e koia, koia</p>	<p>Te whakamārama</p> <p>This song tells the story of Māui changing into a kererū and following his father into the underworld whereupon he returns with the kūmara.</p> <p>The kūmara is seen not only as food for the body but also food for the mind, thus referring to the importance of mātauranga.</p>
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1. Apologies Ngā Whakapāha

An apology for absence was recieved from Tim Lindley.

2. Open Forum Te Wā Kōrerorero

2.1 Open Forum - Christchurch Yacht Club Design

Bryan Treleaven, President Christchurch Yacht Club will speak on behalf of the Christchurch Yacht Club regarding the Christchurch Yacht Club design.

3. Christchurch Yacht Club Lease - Application for new building and improvements

Reference Te Tohutoro: 24/1419006







Presenter(s) Te Kaipāhō: Jason Tickner, Parks and Recreation Planner

1. Detail Te Whakamahuki

Timing	This information session is expected to last for 30 minutes.
Purpose / Origin of the Information Session	To inform the Community Board of a request by the Christchurch Yacht Club to undertake building works and improvements at 239 Main Road, Moncks Bay.
Confidentiality	The workshop and any shared information are not confidential.
Background	<p>The Christchurch Yacht Club (the Club) hold deed of licence (LTO) in perpetuity with the Christchurch City Council (the Council) for the exclusive use and occupation of the site at 239 Main Road, Moncks Bay.</p> <p>Under the LTO no buildings or other improvements shall be erected upon or made to the licensed property without the prior written consent of the Council, which delegation sits with the Community Board.</p> <p>The Club have been in correspondence with the Council since 2023 regarding their plans to develop the site to provide storage, security, and boat launching improvements. The plans include (see Attachments):</p> <ol style="list-style-type: none"> 1) Construction of a new storage building on the southwestern boundary, 2) Extending the existing pier/concourse to the northwest of the existing clubhouse, 3) Installing new concrete slipway for launching boats on the western boundary. <p>The new building is to provide storage for rescue boats and junior dinghies currently stored in the open or under the existing clubhouse.</p> <p>As part of the original application the Club had proposed building a 1.4m high pool style fence on the east side of the licence area but have now withdrawn this from the proposal.</p>
Key Issues	<ul style="list-style-type: none"> • Potential opposition to the proposal, especially from the landowners directly opposite the development. • Impact on viewshafts and amenity effects on surrounding properties. • Inhibited access to the site on the west end, noting that access is still proposed from the east side/carpark side (note: the lease is in exclusivity).

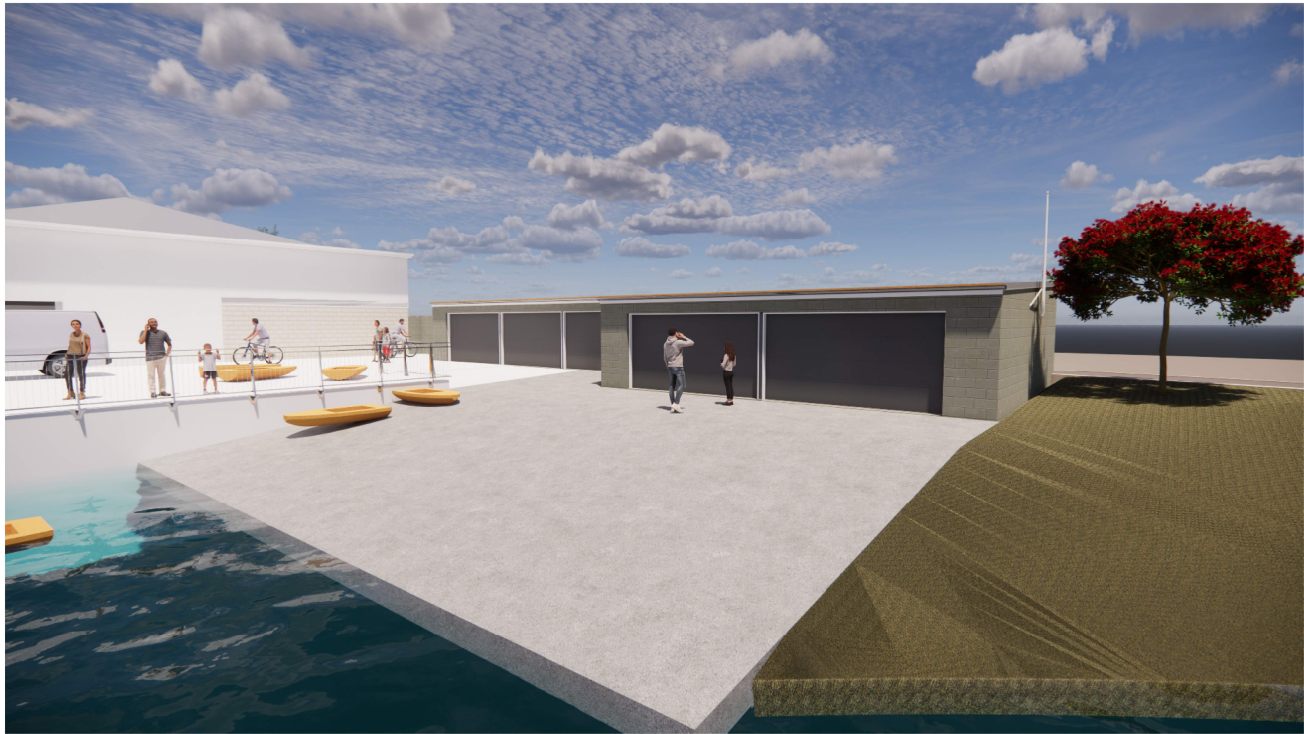
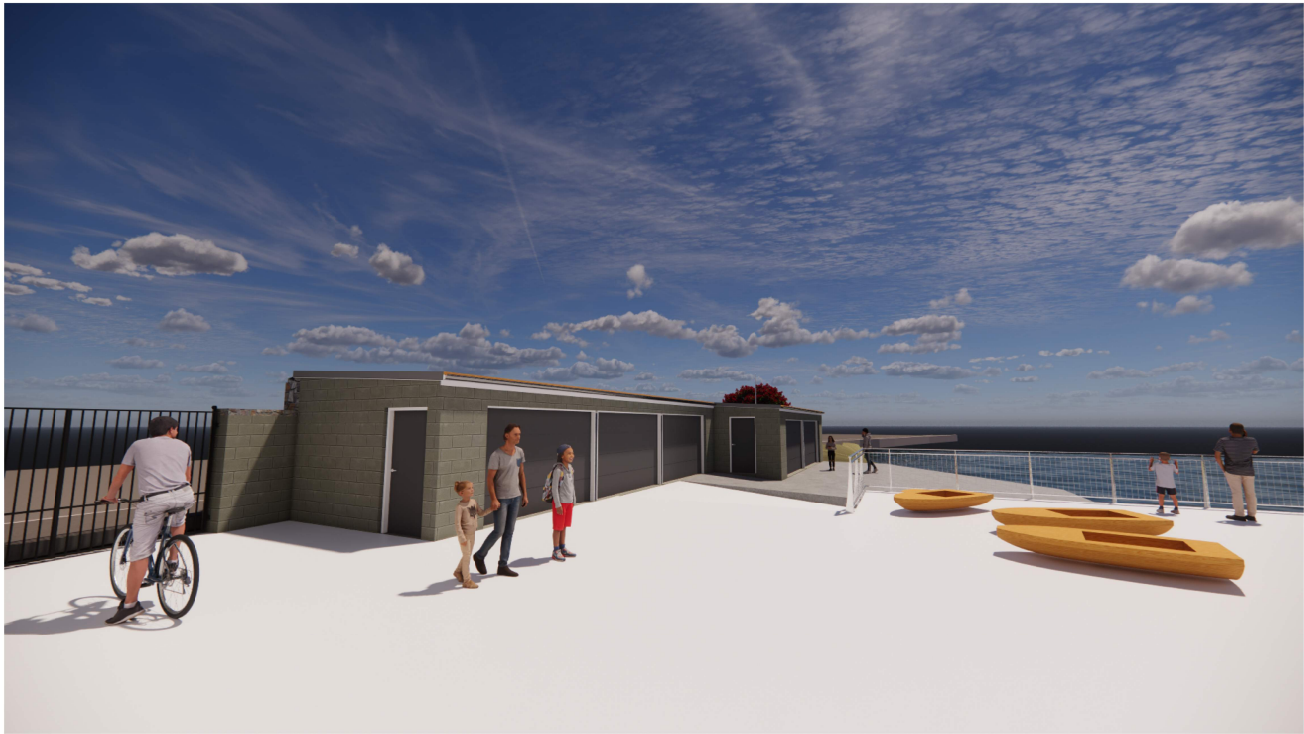
	<ul style="list-style-type: none"> Resource consenting and environmental issues – works in a coastal environment (Regional Council Resource Consent) and building structures on boundaries (City Council Resource Consent).
Next Steps	<ul style="list-style-type: none"> Mana Whenua engagement. Community engagement – informing and inviting the community to provide their opinion on the building/structures proposed on a Council leased site. Council officers and the Club meet to discuss community feedback and consider any further mitigation or changes to the proposal. Officer report and recommendation to the Community Board seeking a decision regarding the Club’s requested building and improvements. If the Community Board consent the proposal under the LTO, the Club will need to make further applications for building and resource consent (both with the City Council and Regional Council).
Useful Links	

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A  	Christchurch Yacht Club Plans	24/1642746	7
B  	Christchurch Yacht Club Proposal Presentation	24/1642747	11
C  	Christchurch Yacht Club Forward Planning	24/1642748	15

Signatories Ngā Kaiwaitohu

Author	Jason Tickner - Parks & Recreation Planner
Approved By	Kelly Hansen - Manager Parks Planning & Asset Management Rupert Bool - Acting Head of Parks



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USE ONLY THE "BUILDING CONSENT AUTHORITY" APPROVED DRAWINGS & ASSOCIATED DOCUMENTATION FOR CONSTRUCTION - VERIFY ALL DIMENSIONS ON SITE BEFORE PRODUCING SHOP DRAWINGS OR COMMENCING ANY WORK.

PROJECT TITLE:
CHRISTCHURCH YACHT CLUB
LOCATION:
239 MAIN ROAD MONCKS BAY, CHRISTCHURCH

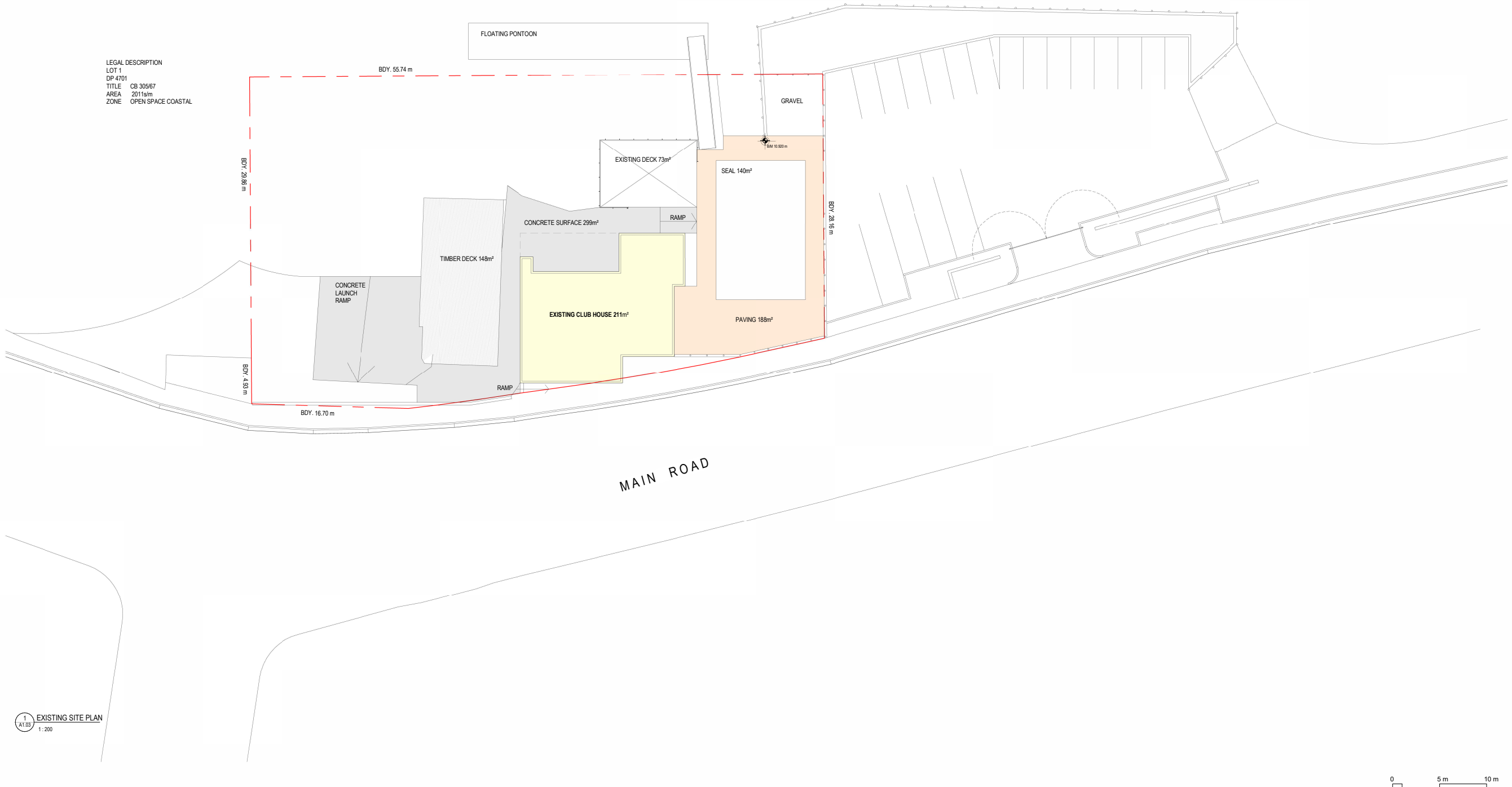
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VIEWS

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Checked WF

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Revisions
1 27/09/22 PIM Application
2 12/03/24 RC Revision

Drawing Status
PIM
Drawing No A0.00
Revision 2



1
A1.03
EXISTING SITE PLAN
1:200

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PROJECT TITLE:
CHRISTCHURCH YACHT CLUB
LOCATION:
239 MAIN ROAD MONCKS BAY, CHRISTCHURCH



BUILDING NORTH



TRUE NORTH

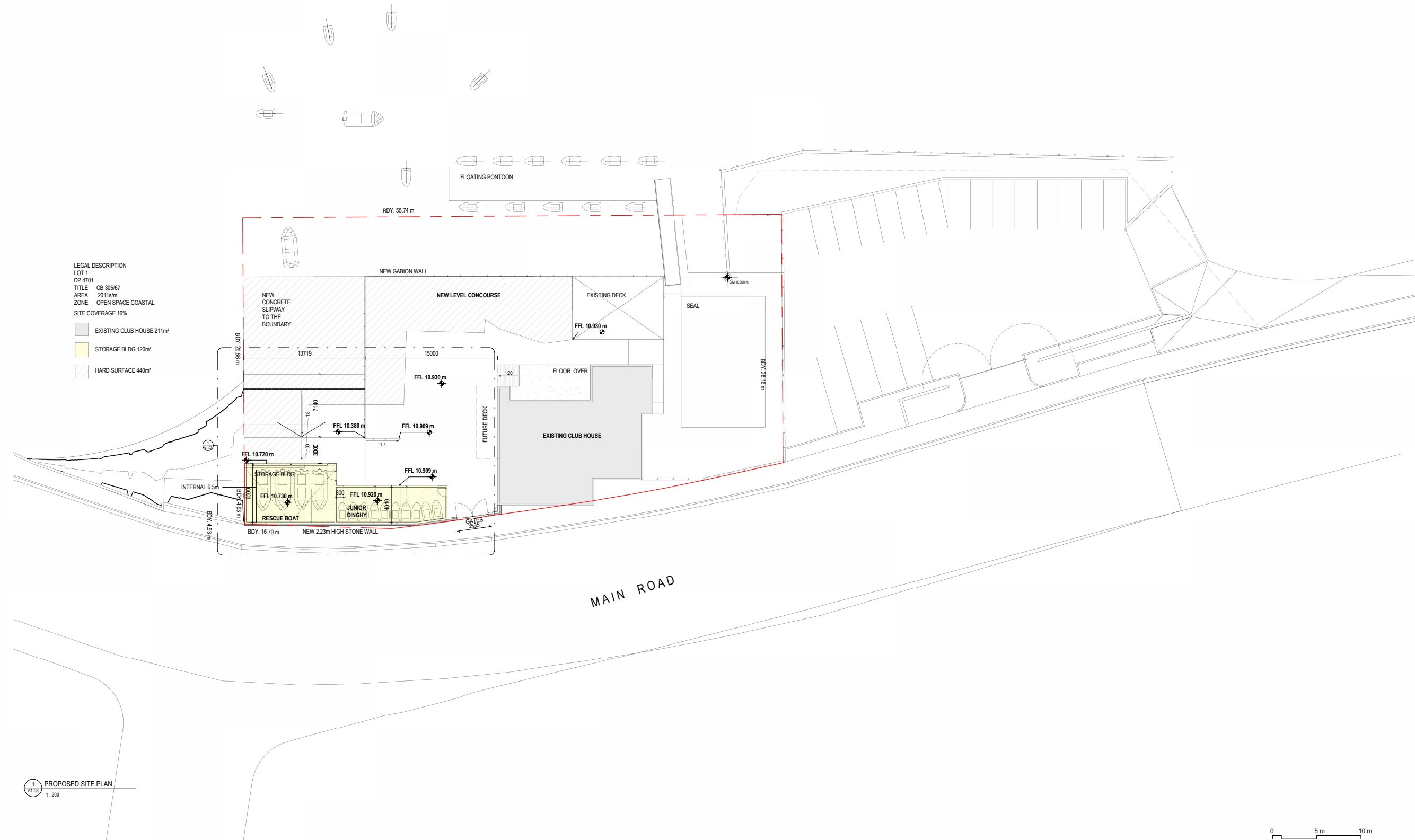
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Revisions
1 27/09/22 PIM Application
2 12/03/24 RC Revision

Drawing Status
PIM
Drawing No A0.01
Revision 2



1
A1.03
PROPOSED SITE PLAN
1 : 200

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PROJECT TITLE:
CHRISTCHURCH YACHT CLUB
LOCATION:
239 MAIN ROAD MONCKS BAY, CHRISTCHURCH



BUILDING NORTH



TRUE NORTH

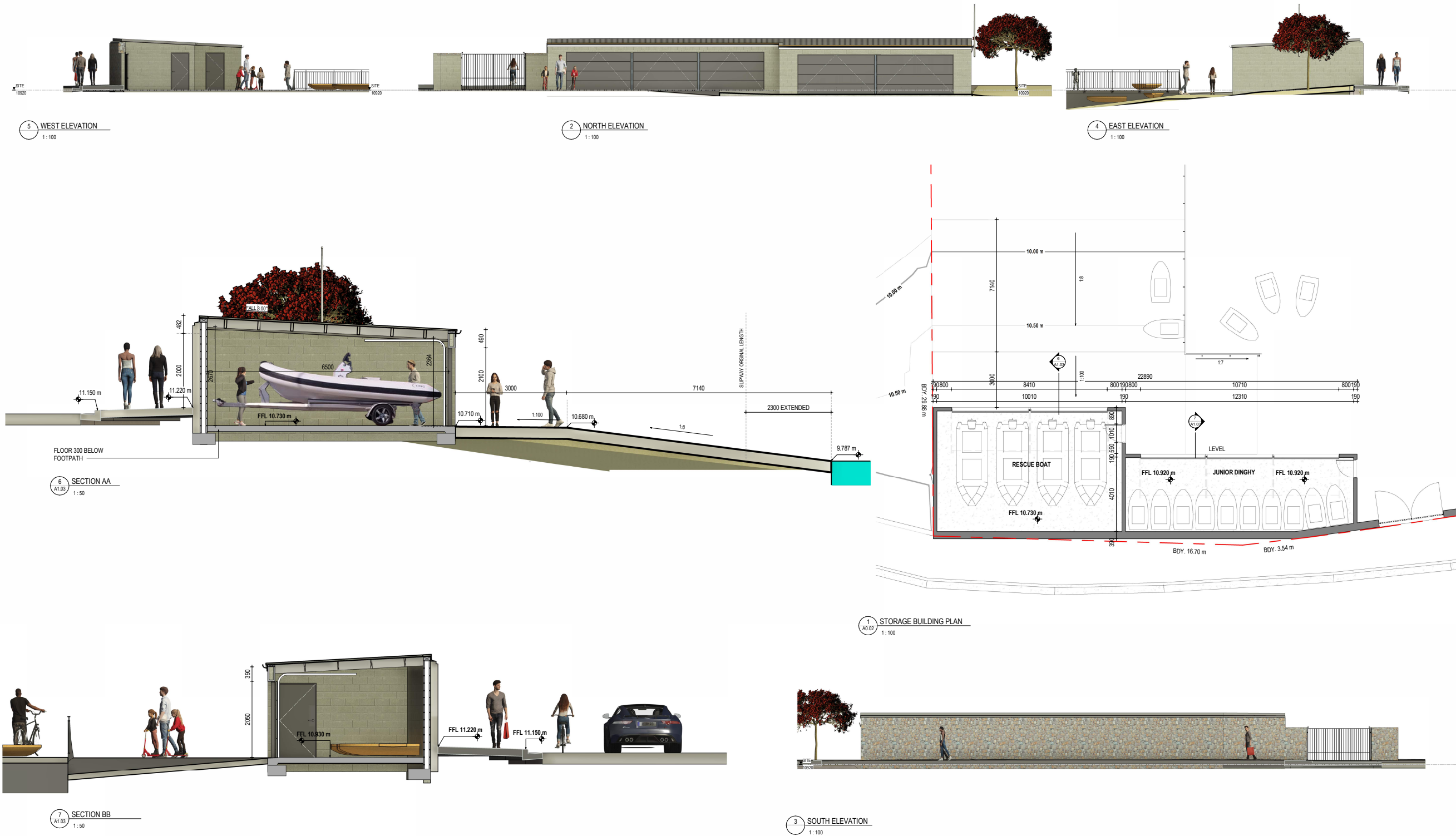
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PROPOSED FLOOR
PLAN

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Revisions
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2 12/03/24 RC Revision

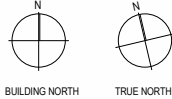
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Drawing No A0.02
Revision 2



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PROJECT TITLE:
CHRISTCHURCH YACHT CLUB
LOCATION:
239 MAIN ROAD MONCKS BAY, CHRISTCHURCH



Drawing Title
STORAGE BUILDING

Drawing Details
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Checked: WF

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Revisions
1 27/09/22 PIM Application
2 12/03/24 RC Revision

Drawing Status
PIM
Drawing No: A1.03
Revision: 2

Version 3

Christchurch Yacht Club

5-7-24

Redevelopment of Clubhouse and Land Based Facilities

Westside Facilities Project

The Christchurch Earthquakes of 2010/2011 caused significant damage to the Christchurch Yacht Club Clubhouse.

CYC have determined that major reinstatement or a total rebuild of the Clubhouse is required for the ongoing success of CYC.

February 2021 – A group of several senior members of CYC chose to do some exploratory work to assist CYC to determine the most viable outcome to address the damaged Clubhouse issues.

Site Review

Prior to addressing Clubhouse issues, it was concluded that the site occupied by CYC should be reviewed in total, to determine existing use, and how to create much better utilization of the entire site, to be more in keeping with today's sailing activities, increased interest from the new coastal pathway, and health and safety requirements of 2024.

CYC have accepted and adopted the findings of the proposal to initially proceed with the Westside Facilities Project, prior to addressing a strategy for the Clubhouse building.

Financial Constraints

Financial constraints indicate it to be unwise to consider including the Clubhouse redevelopment and the Westside Facilities Project together as one project.

Hence the formation of

The Westside Facilities Project as presented here.

Clubhouse Building

In proceeding with Westside Facilities, it is based on -

The Clubhouse Building redevelopment remaining on approximately the same footprint as the existing building, whether ultimately a reinstatement or rebuild.

Insert here – 3 images - aerial view of CYC, Rigging area, CYC Clubhouse
and **Wayne Flemings Drawings**

Why are the Westside Facilities Required?

Increased membership particularly our junior members and supporting families in the learn to sail program, and more senior members, seriously overcrowds the rigging area on the east side of the Clubhouse.

The public carpark, which is for the so-called exclusive use, of CYC on race days, is completely full of yachts being rigged on race day.

General Public

The general public regardless of the exclusivity sign, continually launch their water devices such as, paddleboards, jet skis and powerboats from the public area.

The general public are free to roam through the rigging area, which is a health and safety issue with the boom of yachts waving about on windy days.

Larger rigging area essential

A much larger rigging area away from the public is now required for more space to rig yachts, hoist sails, and for health and safety reasons for our members.

The new expanded rigging area is within CYC's existing license title and unusable at present.

The yachts on the westside of the Clubhouse will launch and retrieve on the expanded slipway on the westside, therefore freeing up the launching area on the east side beach.

Patrol boats RIB (Rigid-hull inflatable boats)

The CYC fleet of patrol boats are stored inside on the ground floor of the Clubhouse.

They require a power-driven winch to launch them directly in front of the large red door of the Clubhouse, down a steep launching ramp into the sea.

Member activity around launching the patrol boats requires very careful health and safety protocol.

These patrol boats will be relocated to the larger of the boatsheds on the drawings, and well away from people walking past during launching and recovery.

The new facility will facilitate much quicker and safer launching in an emergency on the water, for either our members, or the general public who on numerous occasions have been rescued by CYC patrol boats.

Club owned Junior Yachts

The smallest of these being a fleet of Optimist Yachts, plus other small yachts, and their rigging, are presently also stored on the ground floor of the Clubhouse.

These will be relocated to the smaller of the new sheds on the Westside

The question may be asked – why not relocate the Patrol Boats and Junior Yachts to the new former Rowing Club site when it is completed?

CYC own several other yachts, and Patrol boats. Too many to store them all on the Westside. These other boats will be stored in the Rowing Club Site building, plus other equipment such as temporary marker buoys including ground tackle, and maintenance of CYC boats will be done at the Rowing Club Site.

The Optimist fleet need to be on the Clubhouse site, where parents and families are welcome.

Likewise, the key Patrol Boats for immediate access shall be at the CYC's Clubhouse and race management headquarters.

The Westside Facilities are essential for the forward strategic plan of the Redevelopment of the Clubhouse.

When the Clubhouse redevelopment occurs, whether it be reinstatement or rebuild, CYC will need to continue to operate during the entire construction process, including race management and all other functions of a sporting club.

All the patrol boats and yachts plus fittings stored in the Clubhouse, will be required to vacate the Clubhouse building in total.

Clubhouse reinstate / rebuild

The reinstate/ rebuilt whatever Clubhouse that evolves, will have more freedom of design options, without requiring consideration for housing patrol boats and yachts on the ground floor.

Alternative options considered –

there is no other location within the CYC existing license title available to meet the requirements as outlined above.

Alternative Options Considered but discounted

- 1 Smaller westside building but larger clubhouse to continue with ground level storage discounted because rising sea level and building code requirements to raise the building height above existing height would be intrusive to neighbours.
- 2 Smaller westside building footprint: discounted due to number of key patrol boats and junior yachts that cannot be stored further away from the Clubhouse racing, training, and working area.
- 3 The Club must continue to remain operational during all construction stages on the site.

Summary

The completion of this project will greatly enhance the sailing functions of the Christchurch Yacht Club,

and the visual appearance of CYC for all who live nearby, or those passing by the Christchurch Yacht Club – the home, of our most appealing Moncks Bay for 133 years

CYC founded in 1891

CHRISTCHURCH YACHT CLUB – Forward planning Strategy

June 2024

HISTORICAL REFLECTION though to the present .

The Christchurch Yacht Club was established in 1891 in Monck's Bay (originally known as 'Christchurch Sailing Club') and has been an active sailing club every year since.

The current Clubhouse was repaired following earthquake damage and provides essential facilities for the Club and its members and sailors.

The Christchurch Yacht Club has very much been part of the local and greater Christchurch Community since its inception .Successive members and committees have shown enthusiasm and commitment – even in adversity and challenging economic and social times – to ensure that the sport of sailing is available to the whole community and that its Clubhouse is also available for community based activities and events. The Club's facilities also serve as a key location for emergency services when necessary , being the last land based facilities which include rescue boats etc and trained volunteer personnel

Over the last 20 years the Club has developed the car park and hard standing areas located to the east of the Clubhouse , in conjunction with its landlord , the Christchurch City Council . The seawall protection to this east development was provided by the City Council's contractor and is essentially rock filled gabion baskets and deep timber post piling and boarding . The gabion basket walks have proven to be extremely stable and reliable . They were backfilled with rocks and compacted hardfill. The top layer was either asphaltic concrete or concrete paving tiles.

The Club has an active committee who provide stewardship and support to promote sailing facilities for dingy sailing at all levels and ages.

The recent challenges for the Committee have included the maintaining of membership levels and a focus on the land based facilities which are essential for the optimum operation of the yacht Club . The Club is well equipped with safety rescue craft and vessels to operate sailing events in the Estuary (and sometimes at other venues like Akaroa , Pigeon Bay)

FORWARD PLANNING

The ongoing success of the Club will be ensured if membership is strong and facilities are maintained and appropriate for the environment and community .

Rising sea levels and associated environmental matters need to be addressed and the current Committee are very aware of their obligations in this regard.

The current Committee have appointed an ex officio committee to investigate and advise how the Club can evolve and plan for improvement in the land based buildings at its main site and location in Monck's Bay .

The Committee (referred to as the 'Project Working Group') has identified that the most urgent priority is the provision of new buildings for the weather proof , secure, storage of the main fleet of small/ medium rescue vessels , associated equipment rather than the Clubhouse itself . Secure storage is also required for learn-to-sail dinghies and junior member sailing yachts and launching trolleys .



4. Connecting with Young Residents on Community Issues

Reference Te Tohutoro: 24/1444658
Presenter(s) Te Kaipāhō : Jessica Garrett, Manager Community Governance (Waihoru Spreydon-Cashmere-Heathcote)

1. Detail Te Whakamahuki

Timing	This information session is expected to last for 15 minutes.
Purpose / Origin of the Information Session	To present a project concept for engaging with young residents in the Waihoru Ward.
Confidentiality	The workshop and any shared information are not confidential.
Background	<ul style="list-style-type: none">Recent discussions between the Board and the governance team have highlighted a gap in understanding the needs and priorities of the youth in our ward.There is currently limited insight into how young people feel about key issues affecting their lives and communities.To ensure the Board is addressing matters that resonate with them, it is essential to explore how we can best engage with the youth, gather meaningful feedback, and identify the issues that matter most to them.Understanding the most effective ways to connect with our youth will allow the Board to engage more meaningfully and ensure their voices are heard in decision-making processes.
Key Issues	<ul style="list-style-type: none">Effective Management: Re-prioritising activities within the governance team to ensure that the approach to engaging with the youth is impactful, and can be undertaken alongside existing board actions and priority projects.Inclusive and Respectful Engagement: Developing methods that not only capture the attention of young people but also foster a meaningful, inclusive, and respectful dialogue, ensuring their voices are genuinely heard.Sustainable Outcomes: Creating initiatives with tangible, long-term impact, ensuring that successful engagement strategies and tools are embedded for continued use beyond the current Board’s term, promoting lasting youth involvement in local governance.
Next Steps	<ul style="list-style-type: none">Discuss and workshop the governance team’s proposed project, timeframes, and requirements with a view to implement before the end of 2024.Discuss existing board priority actions and projects, identifying where this project sits within the priority list to ensure deliverables are met.

Useful Links	<ul style="list-style-type: none">N/A.

Attachments Ngā Tāpirihanga

There are no attachments to this coversheet.

Signatories Ngā Kaiwaitohu

Author	Jess Garrett - Manager Community Governance, Spreydon-Cashmere-Heathcote
Approved By	John Filsell - Head of Community Support and Partnerships



5. Elected Members’ Information Exchange Te Whakawhiti Whakaaro
o Te Kāhui Amorangi

This item provides an opportunity for Board Members to update each other on recent events and/or issues of relevance and interest to the Board.

Karakia Whakakapi

Tukuna te wairua kia rere ki te taumata Ko te matatika te mātāpono hei arahi i ngā mahi Ka arotahi te tira kia eke panuku, kia eke Tangaroa Haumi e, hui e, tāiki e	<i>May the spirit be released to soar to its zenith Ethics is the principle that guides our work As we focus on the success for our community Bring together! Gather together and bind together!</i>
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