

**Waihoru Spreydon-Cashmere-Heathcote Community
Board Information Session/Workshop
MINUTES ATTACHMENTS**

Date: Thursday 26 September 2024
Time: 4:33 pm
Venue: Boardroom, Beckenham Service Centre,
66 Colombo Street, Beckenham

TABLE OF CONTENTS NGĀ IHIRANGI	PAGE
2.1. Open Forum - Christchurch Yacht Club Design	
A. Christchurch Yacht Club Background	3
B. Christchurch Yacht Club Design Presentation	8
3. Christchurch Yacht Club Lease - Application for new building and improvements	
A. Officer Presentation Christchurch Yacht Club Proposal	24
4. Connecting with Young Residents on Community Issues	
A. Officer Presentation Connecting with Young Residents on Community Issues.....	34

Christchurch Yacht Club

17-9-24

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 redevelopment of Clubhouse and land based facilities

Westside Facilities Project

drone view of CYC on race day



small section of rigging compound on race day



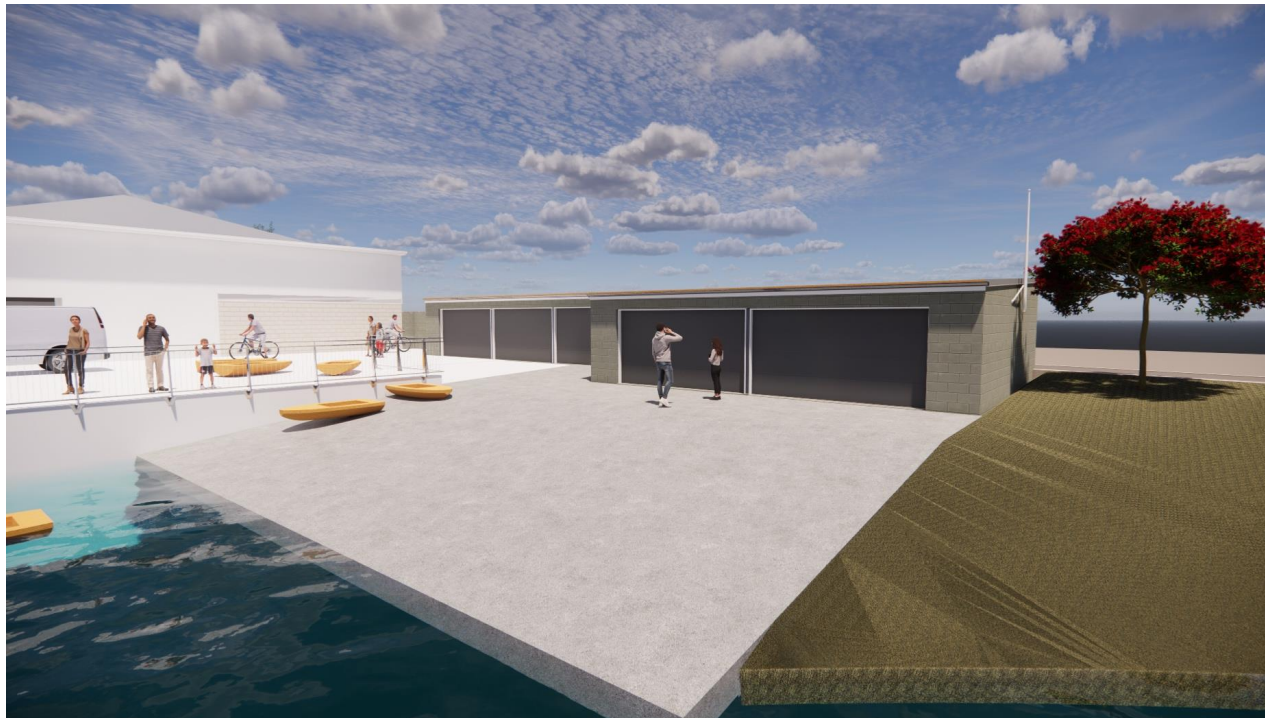
clubhouse slipway



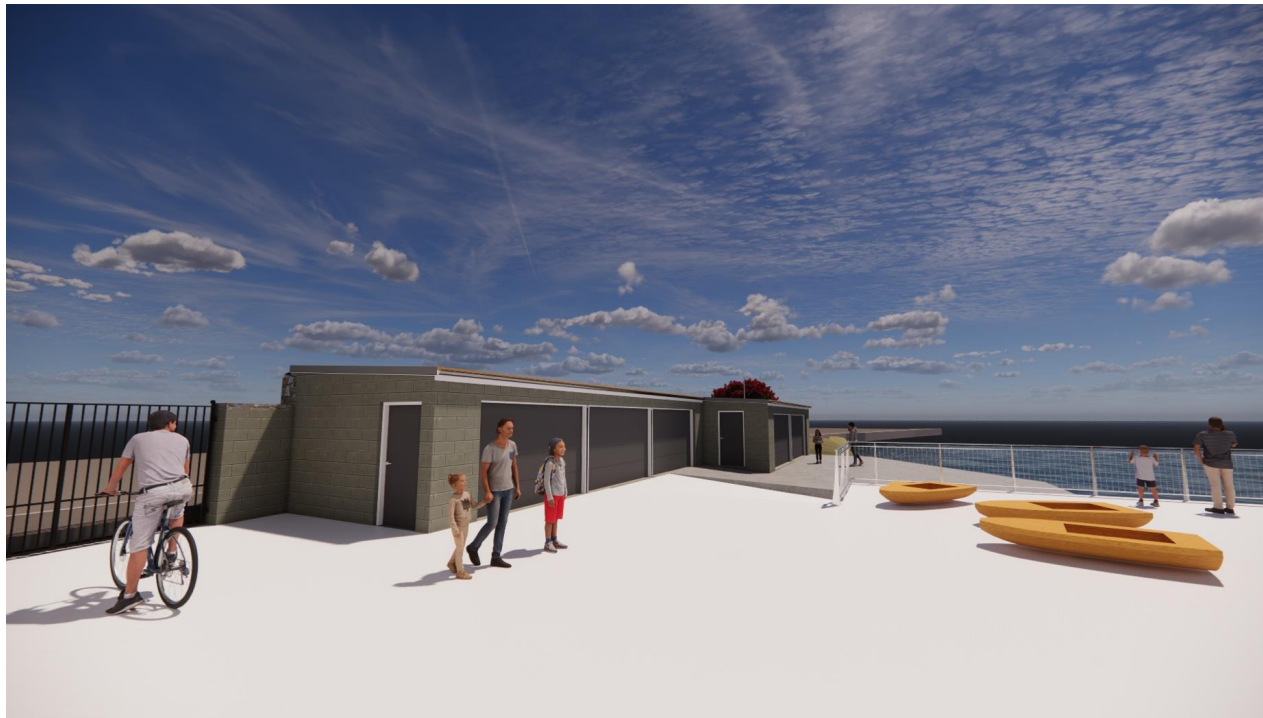
view from seaward side



seaward view - of priority patrol boat storage for immediate rescue services



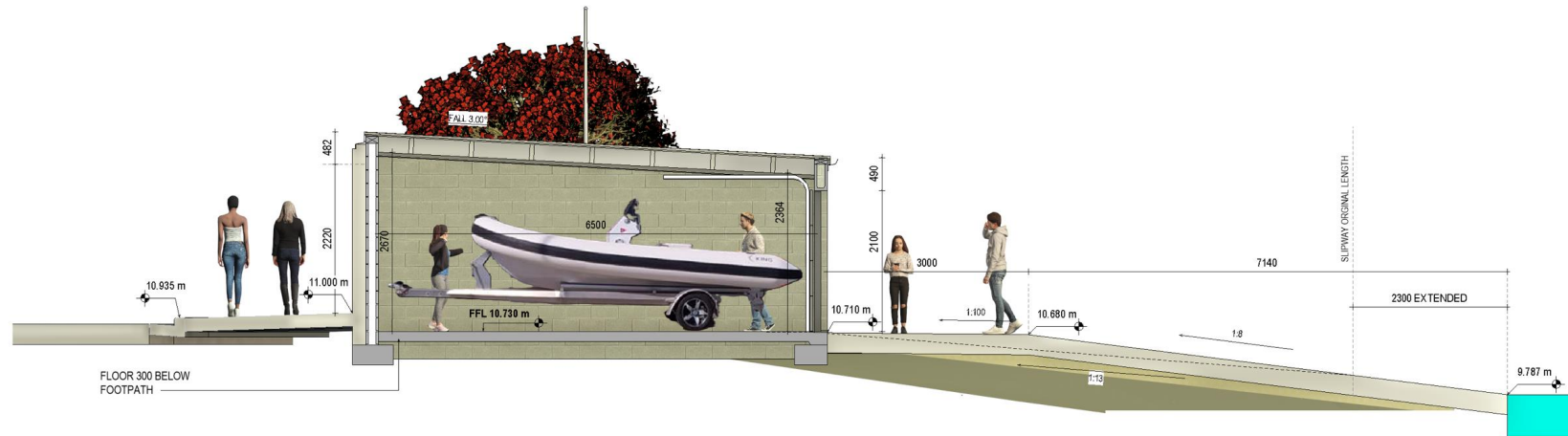
view from clubhouse junior yacht storage and rigging area



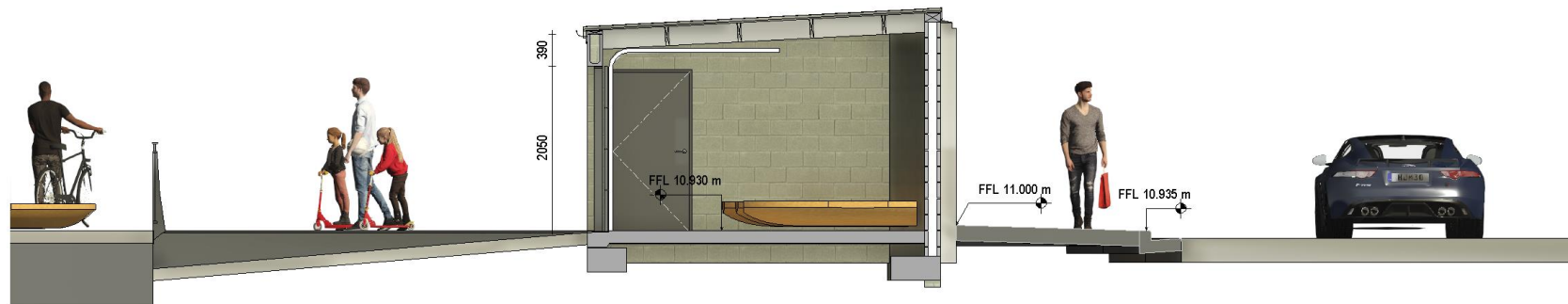
road view - elevation from west



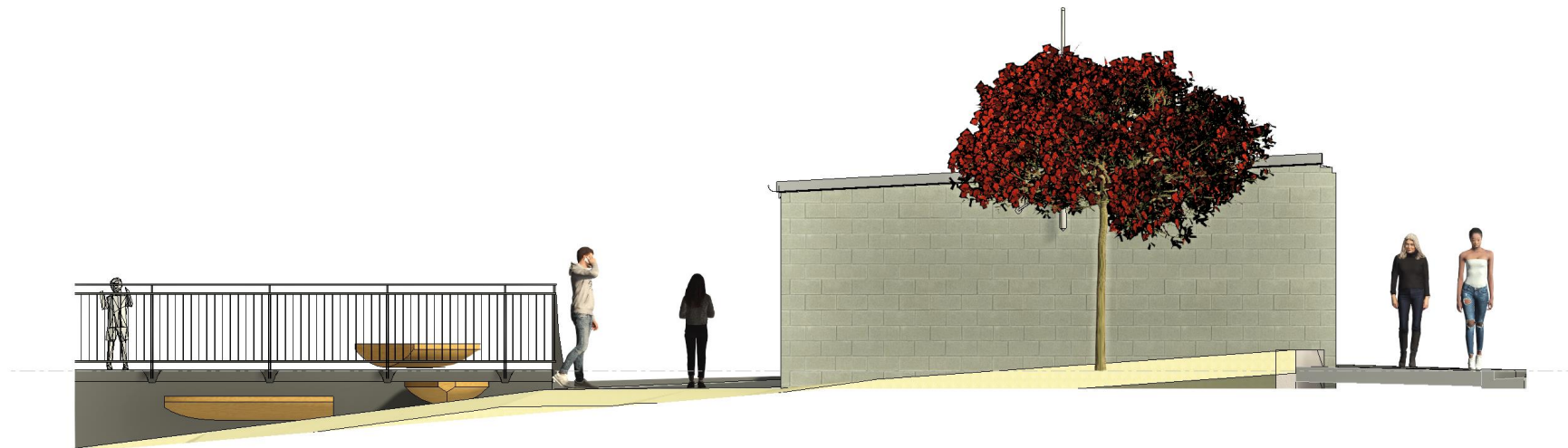
patrol boat storage – for immediate rescue services



junior yacht storage



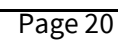
west end view - patrol boat storage



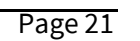
main road - north view



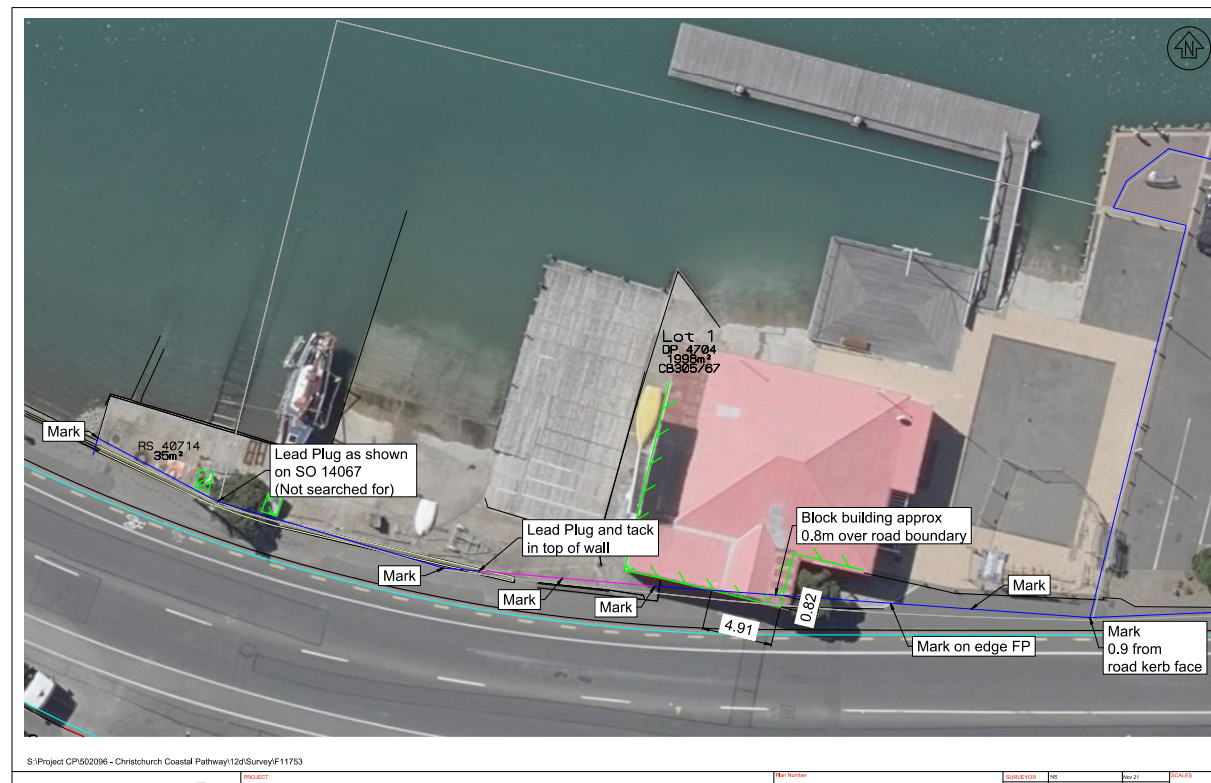
Attachment B Item 2.1



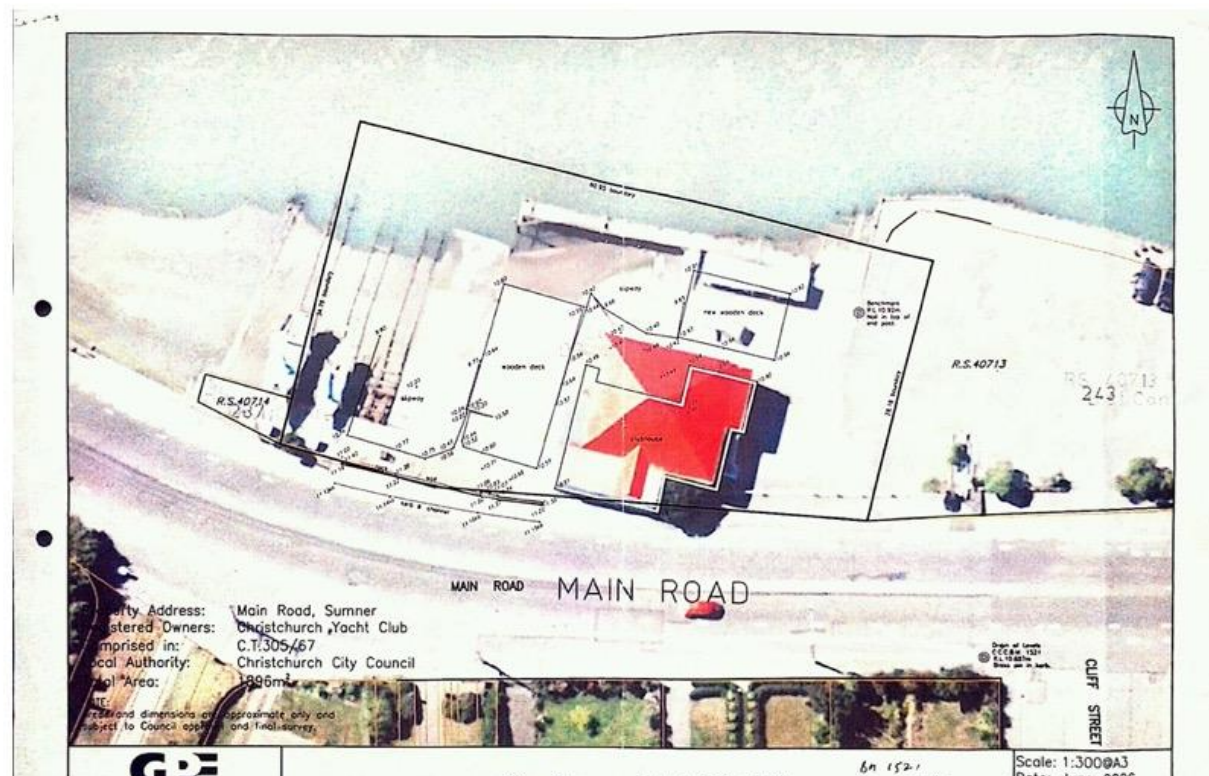
Attachment B Item 2.1



old image of site



old image of site - 2



Christchurch Yacht Club

Building and Improvements Proposal

Jason Tickner and Felix Dawson

Background

- The Club has been in Moncks bay for over 130 years
- The current club house is over 85 years old and has an Earthquake prone building notice
- In the 1971 Council purchased the land from the Club and granted a Deed of Licence to club in perpetuity for the clubroom portion of the site
- The Club approached Council last year and have been working through options to provide more workable boat storage, improve rigging area and boat launching solution
- This proposal pre-empts the future renewal of the clubhouse and allows yacht club to continue to operate when the club is rebuilt.
- Fundamentally the proposal is to support and allow the club to operate and function as per their lease conditions



The Site

239 Main Road, Moncks Bay

26 September 2024



Christchurch Yacht Club - application to vary lease

The Site

- The site is approximately 2,011m² and is a freehold title (not vested as reserve)
- The site contains the Club house, jetty, pontoon, ramp, drydock and rigging area
- Is accessed via CCC Yacht Club Reserve and carpark to the east
- Directly opposite four residential properties
- Existing yachts/boats stored under Clubhouse or in temporary fenced area
- The Coastal Pathway bounds the site along the road boundary.

26 September 2024

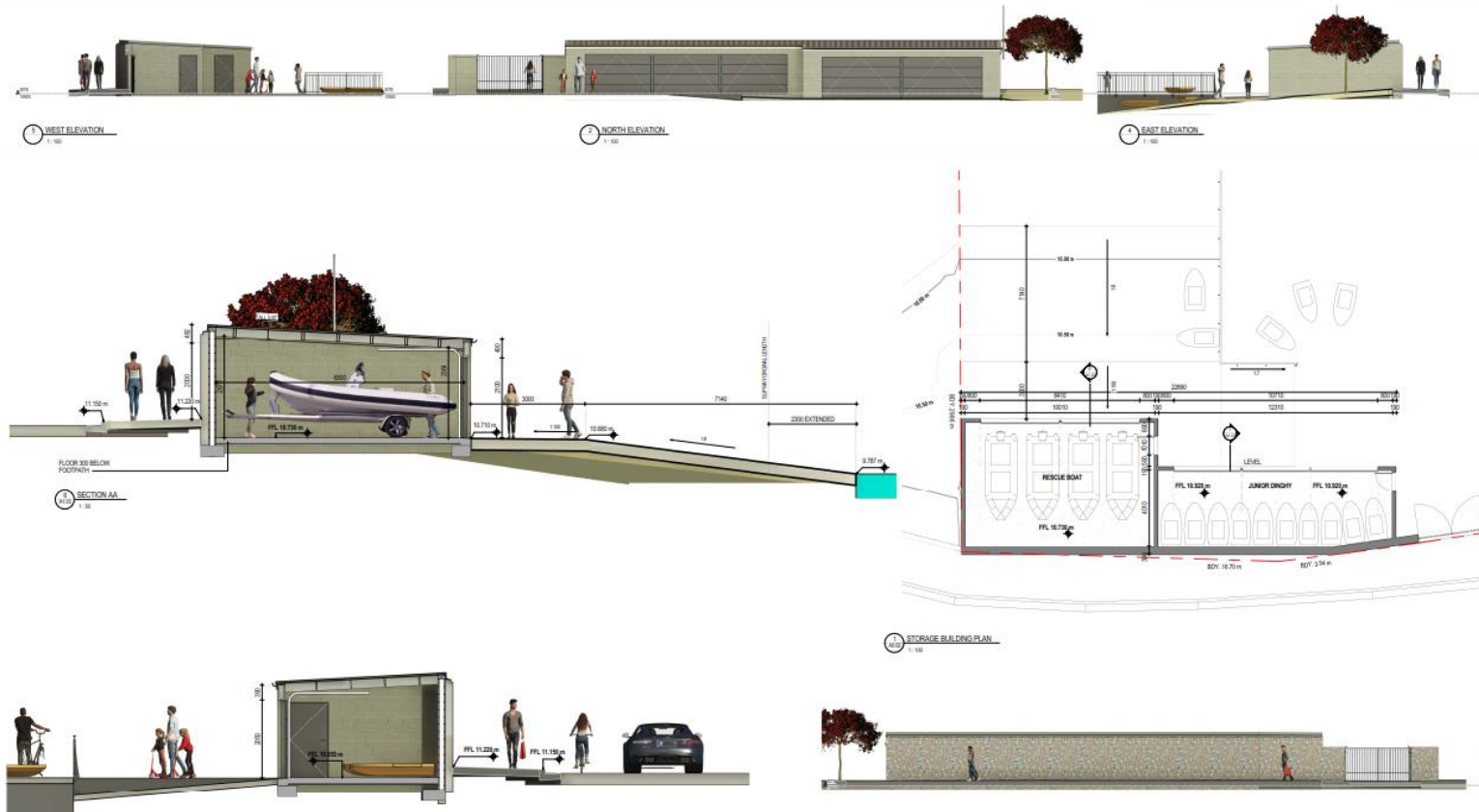
Christchurch Yacht Club - application to vary lease



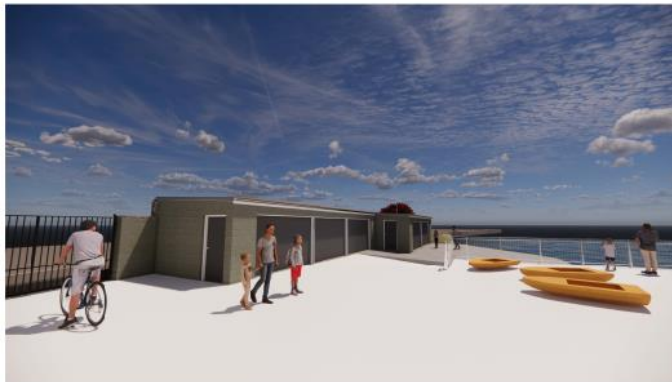
Attachment A Item 3



Proposal



Proposal



Christchurch Yacht Club - application to vary lease

26 September 2024

Key Issues

- Potential opposition to the proposal, especially from the landowners directly opposite the development.
- Impact on viewshafts and amenity effects on surrounding properties and walkway users.
- May inhibit 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).
- 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

- Complete Mana Whenua engagement (underway)
- Community engagement – informing and inviting the community to provide their opinion on the building/structures proposed on a Council leased site. (October – November)
- Council officers and the Club meet to discuss community feedback and consider any further mitigation or changes to the proposal (December/January)
- Officer report and recommendation to the Community Board seeking a decision regarding the Club's requested building and improvements (early 2025)
- 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).



Any Questions?

Connecting with Young Residents on Community Issues

Waihoru Governance Team

Project Concept – September 2024

Waihoru Community Board Plan

Participatory democracy

Local government is being delivered in an environment of increasingly complex social issues, a decreased trust in government, both locally and centrally, increased disengagement and polarisation.

We are keen to explore ways of connecting and engaging with a wider range of people through the projects they support and the approaches used for these.

Investigate establishing a youth council as a pilot programme

Investigate establishing a youth council as a pilot programme.

A pilot youth programme is established.

The 'why': Youth voice

- Better understand youth voices
- What matters to young people
- Gap in understanding of youth priorities
- How do youth feel about key issues affecting their lives
- How can we gather meaningful feedback
- What are the most effective ways to connect with youth

First steps: Initial hui

- Before the end of 2024 – propose November
- 3-4 Board members
- Held in the Boardroom
- Targeted engagement
 - Approach existing contacts and networks
 - Leadership networks
 - Youth aged 12 to 18

Outline: Initial hui

- Introduction
 - What/Who is the Board (civics education)
 - What the Council does (scoping, also what council doesn't do)
 - transport/traffic, Parks, events, waterways, etc
- Workshop
 - Supported by governance team and staff (i.e. traffic planning)
 - What is it like being a young person in the Waihoru area?
 - What's important to you?
- Connections to the Board
 - Report back and find alignment to Board/Council priorities

Moving forward: Possibilities for 2025

- Build on initial hui
 - Future hui in 2025 possibly April
 - Open to a wider group of people
 - Reflect on Board's plan and what could be useful in future plans
- Council's Schools tours and outreach
 - Metro Community Partnerships team will do outreach to high schools in early 2025, to promote civics
- Innovative engagement
 - Explore innovative ways for young people to engage – using Libraries resources, i.e. young people could make a film/video of their priorities