



NAVAL POINT CLUB
L Y T T E L T O N

4 May 2004

The Mayor
Christchurch City Council
P O Box 237
CHRISTCHURCH

Dear Sir

**SUBMISSION TO LONG TERM COMMUNITY PLAN
CHRISTCHURCH 2004**

Who we are and why that is important...

The Naval Point Club Lyttelton, through its founding clubs Banks Peninsula Cruising Club and Canterbury Yacht and Motor Boat Club, has a long history of service to the community and the sport of sailing and recreational boating extending back to the early part of last century. Throughout this period the founding clubs have played an important role in the community, encouraging and supporting those with a passion for sailing, cruising, competition, boating and water use of all types.

This tradition continues to the Naval Point Club which today boasts a membership in excess of 850 full members. This egalitarian mix of recreational water users represents virtually all forms of boating use and activities on Lyttelton Harbour including wakas, introductory sailing dinghies, racing skiffs, dragon boats, catamarans, trailer yachts, keelers, sea kayaks and powerboats. The Club provides a range of activities including learn to sail, youth and performance coaching, regular club racing events for all levels of competition, cruising events, community fundraising, education and safety training, race management and rescue boat training, cruising events and national, regional and international yachting and water sport events. These activities involve many non club members from Christchurch and the wider region, and in the case of major events from throughout the country and abroad.

In addition to these activities the Club has an interest in and objective of fostering other water related activities and is without doubt the Principal Stakeholder of the community's recreational marine interests in this area.

Uniting the Banks Peninsula Cruising Club (Inc) and The Canterbury Yacht and Motor Boat Club (Inc)

Naval Point and its founding Clubs have had a close association with this area for all of their long history. Collectively the Club has amassed an enormous amount of reliable and practical knowledge, experience and understanding of the complexities surrounding this site, the uses and demands of the recreational boating community, the diverse interests of various disaffected groups, the sea and climatic conditions, the marine industries supported by recreational boating, the history and relationships of local and port authorities/company, organisational and engineering failures, the passion and the heartbreaks.

No single group can boast this continuous level of interaction and involvement with this saga that has plagued the region to the detriment of a generation of Canterbury sailors and boaties.

In the pursuit of the provision of boating facilities for present and future generations the Club and its members have sacrificed a great deal. To help make it viable boaties were urged to support the failed public float in 1993 to create a safe small boat harbour in Magazine Bay and replace the failing tyre breakwater. Boat owners were again called upon to support the Mark Truscott/Salt Water Marinas development to enable the Lyttelton Marina to be viable. Boat owners abandoned the safety of the inner harbour to support the new project with high but unfounded optimism. The Banks Peninsula Cruising Club's historic and architectural award winning club house was demolished by Lyttelton Port Company and remaining vessels forcibly removed. Boat owners suffered the personal trauma akin to the destruction of a home plus hundreds of thousands of dollars worth of boat and berth losses in the storm of October 2000.

The dedication and continued determination by the Naval Point Club and its members to see this sorry saga put right is a testimony to our resilience.

This is our submission.

The work required...

We submit that the objectives of this Plan would be best met by the Christchurch City Council committing to the completion of the staged development of the Naval Point and Magazine Bay area to provide a thriving and safe small boat harbour and recreational marine centre of which all Christchurch residents can be proud.

This can only be achieved with a well planned and comprehensive staged development of the area which must involve full consultation with the Club as Principal Stakeholder and the various other community groups, recreational marine industries including local marine businesses and tourism operators.

The coordinated design and development of this facility can not rely, for fundamental aspects of the development, upon unseen proposals from

unknown commercial developers with motivations not compatible with the objectives of this Plan.

The Christchurch City Council together with the Banks Peninsula District Council and the stakeholders must develop a detailed concept for the full development of the land and sea based facilities meeting the needs of the recreational marine users and the aspirations of the Canterbury community. The value to the community in economic development opportunities, sporting and recreational activities, community and health benefits and direct financial returns for City ratepayers must be thoroughly investigated before this opportunity is given away to private sector interests. To achieve this we submit that the Christchurch City Council must plan now for significant future investment in land and sea based recreational marine facilities in this the only suitable non tidal location in Canterbury.

Further we submit that the Council budget immediately and separately for the development of a comprehensive design and investigation of a detailed proposal for the full development of this area in conjunction with the stakeholders.

We submit that such a proposal, prior to public consultation, must have addressed and made provision for the following;

- Protection of the Magazine Bay area from wave action in the form of a fixed breakwater.
- Relocation of the NPCL activities and other community based users to an area at Naval Point.
- The construction of a multi purpose building for the Club, Coastguard and other community groups.
- The construction of a new multilane slipway for both public and Club and other community group use.
- Floating jetties to enable the efficient and safe launching and retrieval of vessels at the slipway.
- Provision of separate wash-down facilities for the public and Club.
- A protected non vehicle ramp on the seaward side of Naval Point for dinghies, waka, dragon boats, kayaks, windsurfers etc.
- Substantial flat land areas for running of large scale regional, national and international water based events.
- Provision for parking trailers and cars.
- Provision for secure compound storage for rigged trailer yachts.
- Provision for public car parking and pedestrian access to coastal features.
- Public toilets.
- A haulout operation for displacement vessels and maintenance facilities
- The full development of displacement boat berths (marina)

- Land and water based facilities for tourism and recreational marine operators.
- Navy, cruise ship and visiting boat facilities
- Provision of industrial land based developments to support and promote Canterbury's marine industries.
- Retail, hospitality and, if appropriate, residential activities.
- Attractive public spaces and landscaping

Only with a comprehensive plan meeting the requirements and objectives of the recreational user groups, tourism and marine industries and the wider community can the objectives of this Plan be achieved.

Community control of a well considered staged development and strong relationships with community and private sector interests sharing a common vision will be required to ensure that the unfortunate history of this embattled area is turned around for good.

We submit that, in addition to the \$3million currently allocated to this project, the Plan make provision for the investment of funds in the order of an additional \$7million over a period of 4-6 years.

Anticipated outcomes...

The residents of Christchurch City and the wider Canterbury region can, by adopting the recommendations of this submission, look forward to enjoying the numerous benefits that the opportunity to access and enjoy the harbour resources brings. Safe and convenient access for trailer yachts, power boats, dinghies and other water craft will open up New Zealand's most popular pastime to many thousands more Cantabrians previously and wisely intimidated by the facilities and hazards currently encountered. Growth in recreational and competitive water sport activities such as sailing, waka, dragon boating kayaking etc will lead to **greater health and community benefits for participants and their families.**

Membership growth and increased interest in club activities will enable Naval Point Club to provide expanding services to the community in a wide range of fields including safety education and risk management, race management and rescue boat training, learn to sail and performance coaching, community fundraising and regional, national and international regattas and events. The viability of and development of a regional Sailing Academy, proposed by Naval Point Club and Canterbury Yachting Association will be enhanced significantly. The objectives of this enterprise, including the enhancement of sailing skills across Canterbury's varied yacht racing fleets, will **enable Canterbury's most talented**

sailors to remain in Canterbury and train for international and Olympic competition.

A return to local waters for hundreds of Canterbury owned launches and keelboats will also return to Canterbury the servicing and maintenance business plus other discretionary spending which is currently being taken out of the region (estimated in a recent survey at \$1,500,000 per annum). **Immediate and direct employment and flow on economic benefits can be anticipated as a result.** In addition the provision of berths and increase in the displacement vessel fleets will open up these recreational opportunities to be shared by non boat owners. Naval Point Club would again be able to encourage and provide the opportunity for members and others to experience sailing and competition by crewing on a keelboat.

Membership growth and increased volunteer participation will also enable Canterbury to host more significant National contests such as the Nuplex P and Starling youth Regatta held this summer. With more than 200 competitors plus their families and supporters this event stretched Canterbury's yacht club resources and volunteers to their limit.

With the adoption of these recommendations Canterbury can expect to rival and frequently out bid Auckland for major national and international class events and championships.

Substantial national and international profile plus the significant economic benefits of increased visitor numbers can be anticipated.

The development, in a coordinated way, of facilities for tourism and recreational marine operators will enable expansion of services to meet and develop tourism and local recreational marine potential. The immediate and long term employment and economic benefits of this are likely to be well spread throughout the community. The focusing of a location for Canterbury's marine manufacturing, design and servicing industries will enable these industries collectively to **develop higher national and international profile providing significant economic growth and employment opportunities for Canterbury.**

A comprehensively designed and fully developed safe small boat harbour and recreational marine centre will become a significant local attraction. In addition to good fishing off the breakwater, public access to the shoreline and facilities together with the movement, sounds and views associated with marine activities will create a vibrant environment with an appeal to all.

Visiting the harbour facility and perhaps enjoying hospitality services will be, like a trip to the beach, a walk on the Port Hills or a coffee on The Strip, yet another great experience available to Christchurch residents.

Such a facility will also draw significant visitor numbers and will be a destination building on the appeal of features such as the Gondola, Brighton Pier and the Christchurch Art Gallery.

What do we all have at stake...

Should the Christchurch City Council not adopt these recommendations there is a likelihood that the full development of land and sea based facilities at Lyttelton will either not proceed or will be completed in a piecemeal fashion without proper planning to the detriment of legitimate recreational and community interests.

Not only will this result in the failure of the Long Term Community Plan to achieve the outcomes listed above but it would likely result in **poor utilisation of community owned land and inefficient or wasteful public spending on inappropriate facilities.**

In addition community groups such as Naval Point Club will find it increasingly difficult to attract and retain members and volunteers resulting in diminished participation in recreational marine sports activities. Present services in training and coaching, learn to sail, safety race management etc would reduce with falling membership and volunteer numbers. The lack of a well planned safe small boat harbour and recreational marine centre may lead to the fragmentation of divisions within Naval Point Club and **a loss of cohesion and focus for recreational marine activities in Canterbury.**

Without proper provision for the needs of recreational users the ability of the region to host national and international contests would be seriously jeopardised.

There has been a long history of mismanagement of this area and of the opportunity that it presents for the people of Christchurch. At a time when Government has quickly identified the benefits of protecting recreational marine facilities in public ownership there is now a one off chance now to get it right for present and future generation to enjoy.

Naval Point Club Lyttelton is very excited about the opportunity to be involved in helping to ensure that this opportunity is grabbed with both hands and a facility created which all people in Canterbury can be justifiably proud.

The next step...

The Club is very grateful for having been given the opportunity to be consulted by BPDC and CCC staff on proposals for the provision of public boating facilities at

Lyttelton. A small group consisting of the Commodore Craig Edwards, NPCL Senior Member Ivan Atkinson, Vice Commodore David Anderson and CYA Vice President Brian Weenink have been meeting on a reasonably regularly basis with representatives from the two local authorities to assist in every way possible with the preparation of plans for the provision of these facilities. We wish to continue to contribute in a positive and proactive way to this process and the overall planning for the entire site. We are happy to make available our combined experience and knowledge surrounding these important issues.

We would like the opportunity to meet with the Christchurch City Council's Sub Committee to further our offer to assist with the planning and implementation of a vision of a Canterbury Recreational Marine Centre.

We wish to be heard in support of our submission.

Yours faithfully
Naval Point Club Lyttelton (Inc)

A handwritten signature in black ink, appearing to read 'Craig Edwards', with a large, sweeping flourish at the end.

Craig Edwards
COMMODORE