

Community information session Q&A summary

Te Nukutai o Tapoa - Naval Point Redevelopment – Western Redevelopment

Date: Tuesday 29 July 2025

Location: Naval Point Club

- The questions are grouped by topic.
- Some questions and answers have been summarised for clarity or length.
- In some cases, additional information has been added after Council staff sought further advice after the meeting.

Topic / question	Details
Storage space	
Does the size of the storage building shown on the plans account for growth?	<ul style="list-style-type: none">• The details of the future storage buildings are a concept only and have been developed with representatives of the Naval Point Club and Whakaraupō Recreation Inc (WRI) based on current storage needs and consideration for future growth.• The proposed storage space in the multi-purpose building is 700 square metres. For context, this is 100 square metres larger than the recently constructed Coastguard Canterbury building.• In addition, the building has a mezzanine level to provide increased storage.• The current plan includes an initial design for the layout. Future design work will aim to increase efficiency to optimise storage opportunities.• Investigations are underway for a separate storage building for rescue boat storage with the footprint of a building shown on the concept plans
Kayak storage and ability to access at sunrise	<ul style="list-style-type: none">• Storage space for individual clubs will be considered in future design stages and in coordination with individual groups.• Individual storage needs to be considered as a part of the layout of the storage space.• Security and access options will be considered as a part of this work.
Consultation around storage needs	<ul style="list-style-type: none">• There have been two expressions of interest processes and a survey to gather information about the storage needs of the various groups.• WRI will review plans with all user groups to confirm their needs and what they could fund.• The storage layout needs to consider further details and efficiencies.
Cost	

How much will it all cost and what is the Council's contribution?	<ul style="list-style-type: none"> • The Council has allocated \$27 million for the overarching Naval Point – Te Nukutai o Tapoa Redevelopment project. The budget for the Western Redevelopment, starting with Stage Four will be determined during the detailed design phase. It is anticipated that additional funding will be required to support Western Redevelopment through future CCC Long Term Plan's. • The cost for WRI's multi-use hub building is currently being confirmed including a business case. Current estimates include \$7M-\$13M for the new multi-use hub. • The storage facilities would cost between \$2,000-\$3,000 per sqm. pending the scope and specification required. • The construction risk is limited as WRI only have to fundraise for the superstructure costs as the contaminated fill risk remains with the Council. • The Council has already supported some design funding for the multi-purpose building with WRI. If there is a tangible community benefit for the ratepayer (e.g. public toilets), the Council might support it accordingly.
Roads, walkways and car/boat parks	
What are the plans for the haul out yard?	<ul style="list-style-type: none"> • Space for a haul out facility is not included in the long-term Tapoa - Naval Point site redevelopment. • Space and funding have been allocated as a part of the Stage 1 Tapoa – Naval Point project works to support the current haul out facility and to ensure it is compliant with environmental regulations. • Council staff are supporting ongoing discussions with LPC, ECAN and Ngāti Wheke on a solution for boat maintenance in Whakaraupō - Lyttelton Harbour.
When will the Magazine Bay walkway to the Torpedo Boat Museum be completed?	<ul style="list-style-type: none"> • The walkways that provide access to Magazine Bay are located within Park Terrace. • Christchurch City Council has budget for the Park Terrace project which includes upgrades to the walkways and connections. • The approximate timeframe for creating a scope for the works is within the next year.
Miscellaneous	
How will the building hold up in the worst winds?	<ul style="list-style-type: none"> • Any future building proposed for the site will need to meet all relevant NZ Building Code requirements including specific code requirements for the coastal location. • This level of detailed information will be considered during the building design process at a later date.
Is Starks boat ramp closing down?	<ul style="list-style-type: none"> • The Council has no knowledge of any closure of the boat ramp adjacent to the dry dock off Cyrus Williams Quay. • Discussion on opportunities to improve the Starks ramp will be considered, including improvements to support safe boating and ramp use during southerly conditions

	(and when the use of the public boat ramp at Tapoa – Naval Point is not as suitable).
Is there potential to use the old piece of land by the oil tanks for further storage as we did for SailGP?	<ul style="list-style-type: none"> • This land is owned by LPC and is subject to a long-term lease. • Council staff understand that the use or purchase of this land is not available for future use at this time.
Is Magazine Bay suitable for swimming?	<ul style="list-style-type: none"> • There has been ‘bad’ readings over the quality of water standards. • The readings (available at lawa.org.nz) currently provide information to protect the public given there have been some issues with the sewer and stormwater network since the earthquakes. • ECan’s surface water team has been working to build a predictive water quality model for the bays in Whakaraupō/Lyttelton Harbour. It is hoped the model will give daily predictions of water quality at some of the bays. • It is understood that this system will be improved over the next few years.
Suggestions raised by attendees	
<i>Suggestion</i>	<i>Council staff comments</i>
A southerly ramp over the east side of the public ramp.	<ul style="list-style-type: none"> • The Council design team will look into the benefits of this option as a part of the overall planning and design works.
A toilet Block should be built near the jetty.	<ul style="list-style-type: none"> • Council staff will review this once the details of the Multi-Use hub are clear and future of old NPCL building is resolved.
<p>If the proposed footpath were to be moved 2m further southwest, another 10 boat Parks could be added.</p> <p>Under the current plan for the storage shed is detailed, 10 parks will be lost.</p> <p>There could be 20% more room but there is lost space because of the triangle shape.</p>	<ul style="list-style-type: none"> • Council staff will follow up with site users (and CTYS) regarding options for site circulation and car parking layouts. We aim to ensure that optimum car parking is considered for site development. • Council staff are keen to gain input that will provide efficiencies and improve site user experiences.
If the multi-purpose building is not ready to be built for another five years, another 30 car parks could be created until this is ready to be built. Potentially could have one way driving at the north.	<ul style="list-style-type: none"> • Council staff will follow up with site users (and CTYS) regarding options for site circulation and car parking layouts to ensure that optimum car parking is considered for site development.
Design should be reviewed from a windsurfer usage point of view.	<ul style="list-style-type: none"> • Council staff are keen to work with all interested user groups to ensure that opportunities for recreational users are considered.

	<ul style="list-style-type: none">• Council staff will follow up with representatives from the windsurfing groups on site development opportunities.
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