



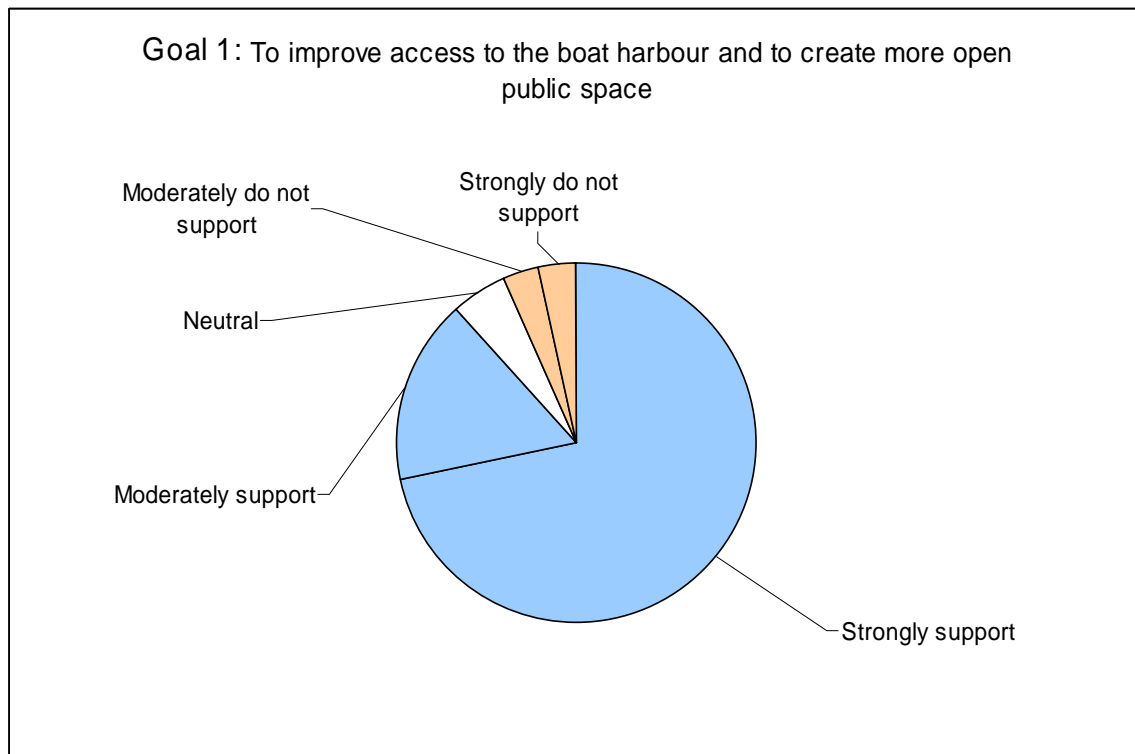
Appendix 3: Clyde Quay Boat Harbour Urban Design Brief: Online Feedback Summary

An online feedback form was posted on the Royal Port Nicholson Yacht Club website, from the end of November 2010 to 20 January 2011, to provide the general public with a mechanism for providing feedback on the Clyde Quay Boat Harbour design brief. Sixty three people provided feedback using the form. Most of these people provided feedback as individuals. Three people provided feedback on behalf of a group. These groups were Capital Swim Club, Hoe Tonga Pacifica Waka Ama Association and Tunui A Te Ika Waka Ama Club

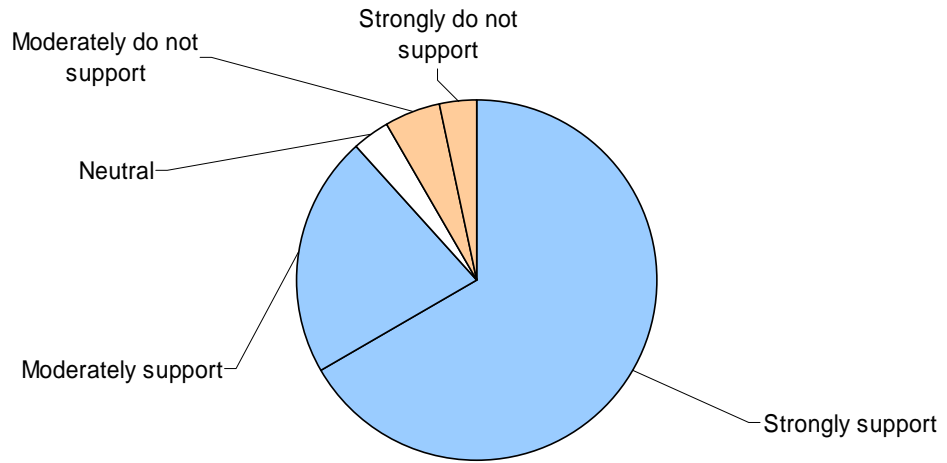
Question 1 asked respondents to rate their support for each of the five goals of the Clyde Quay Boat Harbour restoration project as either ...

- Strongly support
- Moderately support
- Neutral
- Moderately do not support
- Strongly do not support

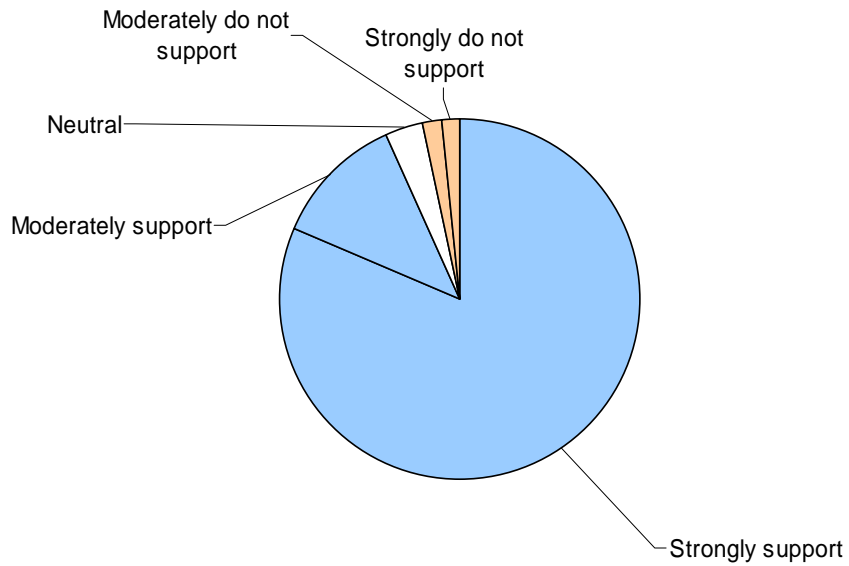
The following graphs illustrate the degree of support for each of the five goals.



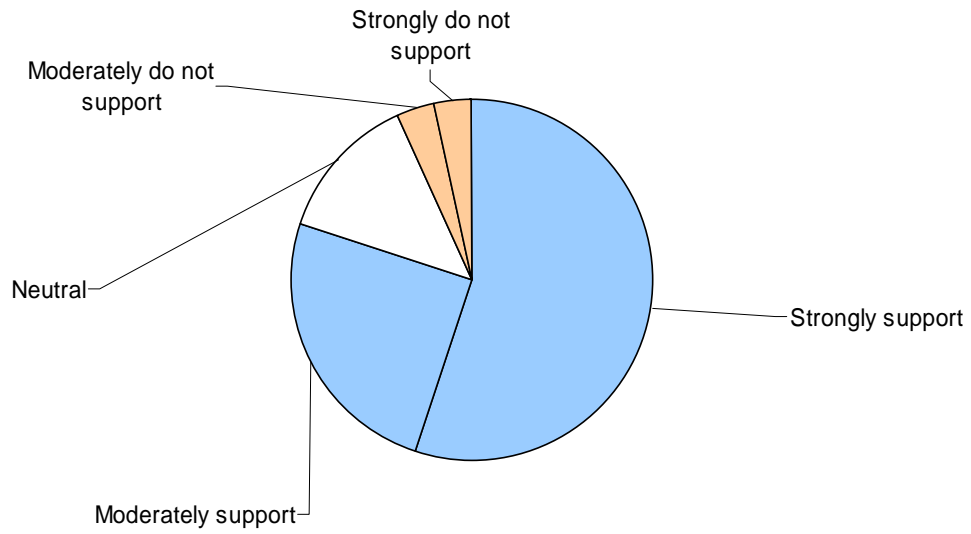
Goal 2: To encourage greater public use and enjoyment of the boat harbour



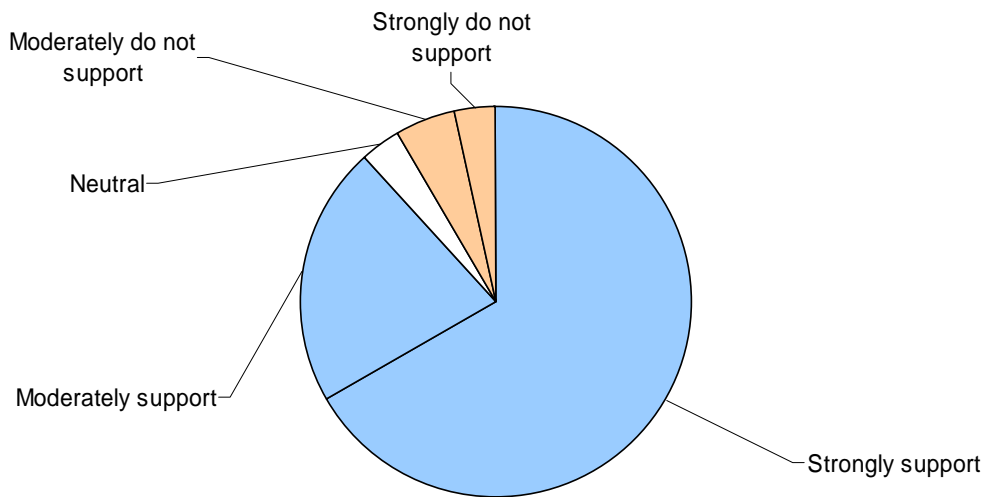
Goal 3: To upgrade the infrastructure so that the usefulness of the boat harbour for the recreational sport of yachting is enhanced



Goal 4: To create opportunities for other ocean water sports to have a presence in the harbour



Goal 5: To make changes to the harbour that enhance its heritage value



Question two asked respondents to list any further goals which they thought the Clyde Quay Boat Harbour restoration project should address. The following responses were received.

Fix up or replace the cedar cladding on the club house.
Some place, I suggest West Wall, where a boat can be adjacent to vehicle access for major loading/ unloading exercises. I am thinking ships stores for overseas trips, motor removal, mast removal and replacement.
From a club perspective I think it needs to be remembered that there are many existing club members whose usage of the facilities may be affected by these changes, particularly if there are more general public members around. The changes should not adversely affect the ability of club members to use the facilities by creating too much competition for space.
I believe that there should also be consideration to ensure separation of foot traffic from cycles etc. The main Oriental front is heavily used by skaters, bikes, joggers, etc. I believe the proposed board walk is ideal for strolling tourists and walkers. It is not ideal for bikes, joggers, skaters etc. Clear signage should indicate this and be backed up by local bylaws. The top pavement however should continue as mixed transport (although a dedicated cycle lane would prevent bikes weaving in and out of walkers at high speed).
Dredge and clean the bottom. Who knows what is down there.
Why not put up some signs right now to indicate to the public that they are welcome to pass along the waterfront. Also the comment about graffiti in the area presumably relates to the derelict section near the base of the western breakwater that actually does not seem to be part of Clyde Quay Basin and is a disgraceful mess that ought to be tidied up immediately. I cannot see any connection with this mess and the current use or functionality of the basin.
Greater public awareness of the Port Nic Yacht club, in particular the sailing academy and allowing more people to experience sailing in Wellington with greater emphasis on this medium.
Clean up the storm water that dumps rubbish. Dredge the marina
Perhaps dredge/clean up the seabed.
It should have a marina
Restoration of the derrick and restoration of the slipway would, in my view, be more in keeping with the function (and heritage) of Clyde Quay as a working yacht basin than many of the other proposals I've seen mooted.

Question three asked respondents to comment on the appropriateness of the ideas designed to improve access to the harbour and to create more open public space that were contained in the design brief. The following responses were received.

I think extending the walkway will encourage more people to walk along the harbour and watch all that goes on while still leaving enough space for yachting to tie up their boats is fantastic.
Good idea & all seems to be covered

I think the idea of improving entry /exit especially at eastern end is valuable: this will encourage people into the area
The walkway around three perimeter sides will enhance open public space. Very appropriate
This is a very exciting project, looking forward to the changes
We agree that the area is regarded by the public as being "private" so opening it up and designing walk ways that flow down to the quay are encouraged. This also frees up space on oriental parade (good for roller bladers and slow / youth cyclists etc).
Access to this area will be great but it needs to have not just access but reasons for going into the area other than just access. What I mean by this is there needs to be cafes, sitting areas, viewing areas and it must be open so it doesn't encourage tagging or low life to the area
I think the creation of the broad walkway and the development of the cafe are great ideas for this.
Very appropriate.
Excellent ideas will provide another view for public who enjoy walking along Oriental Parade
Car parking is limited. To encourage greater use of the harbour will mean more cars. Consideration should be given to extra carparking.
It is fantastic, a job well done
Highly appropriate as this is a wonderful space that needs to be shared more widely.
The plans put forward will provide more inclusive access to this beautiful location and encourage greater participation in Ocean Sports activity in Wellington
The design brief identifies the current impression that this area is a private one. It is very pleasant to wander along the front of the boat sheds and the provision of walkways along the harbour front is an excellent proposal. Important to make the start and finish of the walkway naturally inviting at the pool end and at the Waitangi Park end. The pool end has the most challenges and suggest coloured paving or tiles to join with the promenade at the Freiberg Pool beach.
I think it is essential that boat shed tenants be able to easily access the water with dinghys. The plan states that this is an aim but is vague on how to achieve it with a boardwalk in the way.
Good. Foot traffic needs to be directed from the footpath that surrounds the sailing sheds through the enhancement of walkways and access.
great
Our club supports the proposed ideas and would further support designs which incorporate Maori elements.
This will require robust and skillful management to avoid conflict. Maintenance of the facility will need proper funding and resourcing so it doesn't get shabby.
I think the design mockups look great. My only concern would be around security for the boats, boat sheds and clubhouse with easier access and more people around.
The ideas look good - it's a lovely part of the waterfront and makes sense to

provide better access to the public, as long as we still have easy access to the boatsheds and the yachts. We use the yacht club for sailing but we also cycle along the footpath, so having an alternative path for pedestrians would be good.
As a mooring tenant I am concerned about increased people traffic causing increased damage to infrastructure and littering in the area. Sometimes the area at present is very scruffy with litter washed up everywhere.
have not studied options yet
I am most concerned that the creation of a walkway will create undue difficulties in transporting dingys to the waters edge, and at low tide impossible for launching.
I'm not keen to see the public swarming through the harbour to be frank; there is already enough of a problem with vandalism of sheds and boats without getting more people in there.

Question four asked respondents to comment on the appropriateness of the idea to establish the Wellington Ocean Water Sports Centre in the Clyde Quay Boat Harbour that was contained in the design brief. The following responses were received.

Great idea will get more tourist involved in water in wellington
Moderate idea, safety for boats moored in the harbour will have to be kept in mind.
This has the potential to be a highly used facility which will help bring together like minded organisations.
This seems a way to open the area to a number of sports: a very positive step
Mild concern about extra car traffic that this could generate - parking is fairly fully used already. Also, don't want another building popping above the roof-line of the boatsheds (like the existing yacht clubrooms) creating a further cavern between the sides of Oriental Parade.
Believe this makes sense, combining resources and location adds to the 'atmosphere'
Sport Wellington strongly encourages sports to work together and share facilities, resources and knowledge as much as possible, "1+1=3"
I like the idea of this.
I support the concept. I am slightly concerned that it might be trying to cram too many things into a limited space. If the other goals are compromised by trying to achieve this goal in addition to the others then I would think concentrating on the other 4 goals and doing them well would be better.
Excellent idea. Captures and exploits a unique aspect of the Capital City :-)
Very interested in this design brief. Have a few concerns as to how the amenities will be shared among interested groups and if waka were to be part of this group then would like to look at storage, security, access and ramps for entry into and out of water, unsure if there will be enough room for this in a shared environment. Very happy with prospect of sharing resources like

support, coaching boats, having education centre etc which could easily branch into navigation by stars, utilising wind, currents and ocean.
OK
It is an ideal location
it keeps everything in one place, a hub for ocean sports in wellington. so it sounds like an excellent proposal.
Excellent idea
Providing specific facilities for Ocean Water Sports will be a tremendous advantage to the quality and choice of water sports available in the Capital.
Support
A positive addition to the Wellington water front. Such an ocean sports centre should not just be focused on getting more kids involved but more adults (locals and tourists) involved in sailing and various other water sports. The sailing academy still needs to be the dominant activity in this centre, this is where the majority of future memberships and sailors will come from.
As long as the RPNYC runs it
The centre construction must not obstruct our views. We would be very concerned if the centre was any higher or impacted our view more then the existing buildings.
The sports centre sounds like a great idea. Our club would appreciate having access to those types of facilities to help train new paddlers and host our club events.
Will strongly oppose any attempt to have a larger building in this area - especially a higher building
Great scheme
Great
Seems sensible. We are less likely to use these facilities but we have used the Sailing Academy so again it sounds like a good idea to combine the facilities, as long as the facilities can meet the needs of the different sports without too much compromise to any one of them.
The proposal to install the floating pontoon for visiting ocean yachts will not work as there is not enough depth of water and it cannot be dredged due to bedrock apparently.
Have not studied options yet
We live at 136 Oriental Parade and want to know the height of the proposed building opposite (adjacent to Freyberg Pool) as we are worried that it will obstruct our view. Could you tell us the height of the proposed building if it comes above the existing wall.

Question five asked respondents to comment on the appropriateness of the civic amenities and public activities which are proposed to be established in the Clyde Quay Boat Harbour that were contained in the design brief. The following responses were received.

This definitely needs to be done.
All good.
I particularly support the inclusion of the education centre: this would be a great amenity for Wellington schools as well as those further away. This could be part of a package to attract schools from outside the region to bring students to Wellington for trips and camps etc
Sounds good!!
Absolutely!
I like the idea of this.
Great
ok
This will continue to enhance Wellington and the boat harbour
Creating public areas and the inclusion of a cafe will draw the wider public to the area.
support
I would like to see Back lighting (indirect) of the outer breakwater so that night views of the harbour are enhanced. Yachts would be silhouetted against the lit harbour breakwater.
Openness needs to be seen as a way to attract future club members and sailors. However, I don't feel a Port Nic cafe is a necessary addition. The facilities still need to focus for member and, as a secondary function, be available as a function centre. Harbour sails can happily be located at the sailing academy rather than cluttering the central areas. I don't see a market for remote controlled sailing and propose this is struck off the list.
Are there any proposals to provide showers and toilet facilities?
Is there too much on the list?
I have some reservations about the need for this. Remember, there is a very tiny part of the city/harbour set aside for yachting and this has already diminished with the works at the OPT. Chaffers Marina will shortly become the marina with the least to offer the boating community in the country. Other sports have designated places e.g. rugby clubs, horse racing, netball etc and nobody wants to turn them into public facilities. Marinas are nice for the public to look at but the boating community must come first. It would be nice to think this will be done responsibly, and with the interests of the boating community in mind, but looking at the works over the last 10 years at Chaffers Marina I wouldn't expect it.
Agree that attracting people is important for providing vibrancy and life to the area, so a cafe is definitely a good idea. We occasionally use the wardroom facilities and it's such a fantastic location that it should be more accessible to all of Wellington. Parking is always a problem - not sure how easy it is to fix though.

Have not studied options yet
Any new cafe will need to be special and unique. Consistent high-quality service is essential to retaining customers in a cafe-soaked city.

Question six asked respondents to comment on a list of improvements to be made to the 'on the water' facilities in the Clyde Quay Boat Harbour that were contained in the design brief. The following responses were received.

Maybe being able to walk along the breakwater to get closer to the action when there are things happening in the inner harbour i.e. youth match racing
Excellent ideas.
Floating marina berths for both permanent vessels and visiting yachts will enhance the visual variety of the harbour.
I like the idea of walk on marina berths. Upgrading the marina facilities in this way seems worthwhile to attract boat owners etc.
Marina development and increased wharfage makes sense.
Good for the active yachting community, good for safety
This is a must. The boat harbour has degraded every year and if it is to be a boat harbour it must have good facilities. I can't believe it has actually taken this long to get to this point and why other projects have come first.
Strongly in favour of these aspects of the design brief. All of the Sailing Academy and Youth Scheme berths, and the upgrade of the mooring facilities are desperately needed. The central pontoon and walk on Marina berths on the sea walls would be spectacular improvements to the boat harbour.
Again - very appropriate
ok
It has been a long time since we have seen any enhancements to the Clyde Quay Boat Harbour, this is over due.
very appropriate, at the moment there is a disconnect between the "on water" activities and the facilities required to service it.
Excellent
Make sure the boat harbour is dredged to allow deep draughted vessel access
Support. these are necessary for the current activities taking place on the harbour and the proposed water sports centre is an exciting concept.
I currently moor my boat behind the breakwater and have absolutely no desire for a walk on marina berth, Wellington has plenty of these already, so I am strongly against this part of the project. If the desire was to create more berths then having a system of fixed pole moorings rather than buoys might achieve this at much less cost and visual impact.
Strongly feel the need to make better use of the space and think better moorings and the pens on the outer wall are very necessary. Would also like to see the harbour dredged to improve boat access especially for visiting keelboats.
Good plan.
Good

Good
Fantastic
Quite keen on improving the moorings and facilities since we use them currently. But if the prices rise too much then our skipper won't be able to afford to use the facilities - so just a warning about not pricing out the amateur sailors and skippers. But the improvements sound really good.
I don't approve of the proposal to put walk on facilities to the positions along the walls. At present the boats there are pretty secure, because access is only via the water. Security will have to be provided, so the costs of rental will have to increase to cover the security and additional facilities provided. If I wanted to be on a marina, I would be in Chaffers or the other marina's in Wellington. If the fingers are installed I may be forced to move out of CQ because my vessel is too large to go onto the other rows of moorings. The fore and aft moorings are integral to the history of the facility that will be lost.
I strongly support the tidying up and re-arrangement of the fore and aft moorings as they are currently in a poor state. I also strongly support the proposal of floating jetties as at the moment at low tide only one yacht can fit in at the jetties at low tide! All the remaining jetty space is unusable. I am somewhat concerned at the idea of walk on moorings along the sea walls! The going rate for walk on moorings starts at around \$300 per month which would mean a massive price increase for all the current birth owners.
Have not studied options yet
The idea of a finger pier from the club is a good idea. It will attract national and international visitors alike. I am concerned that the cost of mooring ones boat in the marina will become prohibitive, as it stands the annual cost of mooring is unduly expensive (considering all moorings are maintained by the holder), currently annual fees are high and continue to rise. One should remember that the marina will only be an exciting place and beautiful if people can afford to keep a boat there. Already the marina is not at full capacity.
Sounds great; my only concerns are around how the cost will be met, and where the boats in the harbour will be berthed while works are going on.

Question seven stated that the harbour was listed as a Heritage Area in the Wellington City Council District Plan and asked respondents to comment on any features within the harbour which you believe it is important to preserve and also please comment on any features within the harbour which you think could be adapted. The following responses were received.

You could adapt the area directly behind where you hire the bikes as at the moment that is where all the driggins go to get high and it can be quite dangerous.
It is important to keep a heritage factor.
I like the traditional boat sheds with their wooden doors: would like to see these preserved/ adapted if necessary.

Boatsheds! must keep. Walkways and access need enhancement.
Heritage areas only become important when you are trying to remember the past. Wellington has very little of this on the water front and to place this into that category and still improve facilities would be fantastic
The boat sheds, the breakwaters and the slipway are all valuable historic features. Above all else the sheds should be maintained and protected as a matter of priority.
Excellent!
As I understand it the boat sheds are privately owned. Consideration should be given to turning them into mini galleries and be a show case for local artists, potters crafts and arts. Bringing the boat sheds under public ownership may be necessary. If this is the case already then a change in use will be necessary.
Boat sheds kept as is, the walkway area made wider to accommodate greater activity in the area.
Being a heritage site should never restrict improvements. For the site to remain useful it needs to progress with the times.
We need to protect our heritage but this does not mean freezing the current buildings. The heritage of this area is as a much visited place and the current facilities do not provide for this. The proposal maintains the heritage of the area while promoting the waterfront at a place to visit. I support this approach.
To create modern marina style berths on the breakwaters would be a great change in the heritage aspect of the area. Moorings are a much more traditional way to secure yachts and have a very different visual presence and functionality that happens to be in many eyes much more attractive than a marina facility. I think it is good to stay with the traditional appearance of the basin and make it distinct from the Chaffers Dock and Evans Bay facilities. As well as being more in keeping with the heritage aspect the variety of mooring types adds to the attractiveness of the area for the visitor.
I think it is dangerous to go to far. The shed ok but nothing more. Its a working environment not a museum.
Good
The boatsheds are pretty iconic - but they could do with a bit of a refresh. Not sure if that runs into "who pays" arguments, but clearly they'd all have to be done at the same time.
As written above I think the fore and aft moorings including the wall moorings are integral to the fabric of the facility that shouldn't be messed with. Walk-on facilities along the walls is the thin edge of the wedge to converting to a marina like all the others in the world.
Have not studied options yet
To be honest, Clyde Quay is great the way it is and I think any upgrades are likely to detract from the charm of the place.

Question eight asked respondents to provide any general comments that they may have had about the project.

More public space is required. In addition, the sloping nature of the pedestrian
--

<p>area makes it less conducive to pedestrian traffic. The RPNYC veranda creates a "break" in the space, reducing the idea that this is a public space.</p> <p>The "wall" of the aquatic centre needs to be converted into a feature, perhaps with a wider veranda area, and access through the wall into the aquatic centre. This will encourage traffic both into and from the aquatic centre, increasing the use and usability of the space.</p> <p>Ease of access at both ends, and a smoothing of the flow of traffic is required.</p>
<p>Would like a small section of the roofs to be used as an elevated platform</p>
<p>We live at 1B/140 Marina, Oriental Parade and have concerns about height impairing our view of the harbour. And request to be contacted when Resource Consent is being sought.</p>
<p>I think this is a great idea as it will help create a longer more pleasant walkway from shed 5 all the way around into Evans Bay. Maybe even put in a cycle way?</p>
<p>Very exciting plan, full marks.</p>
<p>I believe the design brief and visuals give a good idea of how this project could look. I support the proposal and will be interested to see more detailed costings and the timeline for the completion of various stages of the project.</p>
<p>Omitted from spec -</p> <ul style="list-style-type: none"> - level of utilisation - success conditional on access, weather, or white elephant? - cost - and how paid for - rates, govt, grants? - timeframes? - risks? - opportunities? - consequences - for local residents/businesses? - competition for funds/priority e.g. vs. national art gallery?
<p>I applaud the Royal Port Nicholson Yacht Club in initiating this project: working with the council to extend the waterfront amenity in this way shows great foresight and vision and would benefit the city as a whole.</p>
<p>A great development plan, may it happen.</p>
<p>Overall it seems like a great proposal, well and thoroughly thought out - hope it goes well!</p>
<p>Great to see energy & resources being invested in this busy environment! Thank you</p>
<p>Currently Oriental Bay is the smiling face of Wellington or the waterfront but Clyde Quay is very much the missing front tooth in that smile.</p>
<p>Lets get it done - sooner than later!</p>
<p>A great deal of work has been undertaken by many groups and I congratulate the Yacht Club for undertaking this initiative and involving other watersport groups.</p>
<p>Overall I support the proposal.</p>
<p>I hope that the new breakwater has been planned by an expert and not just placed where it appears to be good to prevent waves in strong NE winds from</p>

entering the eastern end of the boat harbour. WCC previous planning examples are not good example i.e. Oriental Bay breakwater.
Great! awesome plan and a long needed spruce up of a really neat area of wellington city.
I fully support civic investment in this project to maximise the facility as an integral part of the Wellington lifestyle.
It is a project that is long overdue. progress has been held back by the selfish interests of a few mooring holders.
My wife thinks that the cafe is important
This is the last piece of the Eastern harbour that has not been developed and the improvements will complete what is a fantastic continuous development of the harbour foreshore. It also is a key catalyst to stimulate the use of the harbour through a great range of water sports. A fantastic project.
Overall, positive plans for the future. However, it is important that sight is not lost of our title, the Royal Port Nic Yacht Club. The key word being club, a place for members to enjoy and who pay a membership for such privileges. Whilst the area needs to be open to the public, lets ensure its a place members can be proud of and enjoy visiting without trying to push too many commercial entities. Focusing on several key commercial activities, such as the sailing academy and function centre is going to help the club more than dabbling in other ventures, ie. cafes and model yachts, that may not be as successful. We must ensure that all Wellingtonians are given the chance, however, to join as members.
It would be good to make some progress after such a long time
See comments above under Item 4, which would be our concern generally relating to any new structures. Please keep us informed as the plan develops. regards
While our club supports the proposal, we do have some questions about whether it would impact on our current arrangements with the Freyberg pool. We currently have access to the underground shed at the pool where we store a large proportion of our gear. We also have two W6 waka located to the side of Freyberg beach but they have exposed to the elements and sometimes damage. We would be interesting in discussing whether we might be able to gain access to the yacht club amenities.
Generally a very good idea. Currently the club seems a very private/elite area. It would be great to see more public use of the space.
any larger buildings in the proposal will be strongly opposed walkways etc fine
Necessary to do something for the Club to survive in an appropriate form. Congratulate the Executive on hard work done and wish it every success with endeavours.
I like most of the proposed upgrades other than the concerns listed.
Clyde Quay has always been a nice economical, entry level alternative to Chaffers Marina. If the berthing costs go up too much it would undoubtedly

chase away many existing boat owners and further discourage new people from starting out in yachting which is struggling to maintain numbers never mind growing in any way.

Have not studied options yet

The plans are not at all complete, and no proper decision could possibly be reached on what has been provided. Have the financial implications for the club been fully costed? It is possible the club could pay more money having another commercial venture in it's building. Also the club is under-utilised, however this will not help and could hinder that. Encouraging yachties to come to the bar more often during the week, and earlier after sailing on a Saturday should be a goal. This can be done with better discounts on the club card, and different specials during the week. The bar is by town stds expensive, and this means club members drink their own beer on their boats.

Opening the area up may well encourage new members so it is a good goal. However club members need a lot more detail before being able to make an informed decision.