



Westhaven <10 Metre Racing Keelboats: The Grass Roots “Pit Lane” Proposal



September 2022



Introduction

- Price increases are making Westhaven unaffordable for smaller active racing keelboats driving them to less expensive marinas outside city
- Owners invest a lot more to host crew and race on the harbour in club events than a pure cruising boat
- These race boats are the grassroots, make the marina vibrant and are an essential feeder to the sport and to owners trading up
- Many boats have already been lost. Seven active [Westhaven Young 88s](#) have gone on the market in last few years and relocated out of the city. More are at risk
- Strong demand for large berths for new launches causing current home of small keelboats (GHJ) to be converted to larger and more expensive berths
- Marina is changing from active sailing centre to a base for static launches
- Threat to unitary plan's objective "principally for recreational and competitive boating activities." *
- Threat to future of sailing and the sailing clubs in the city
- Other classes have secured space within the marina, MRX's, Mullets, Stewart 34s
- Opportunity has been given by Westhaven Marina to submit proposal for a home to the <10 metre, active racing keel boat aka "pit lane"





“Pit Lane” Proposal

“If you didn’t have Westhaven, you wouldn’t have the international success of yachting”

– John Street NZOM, Royal NZ Yacht Squadron yachtsman

Concept

- Visually appealing row of active keel boats
- Finger less berths with piles set at minimum useable width to maximise yield
- Grouped by design type
- Promoted by class flags



“Pit Lane” Criteria

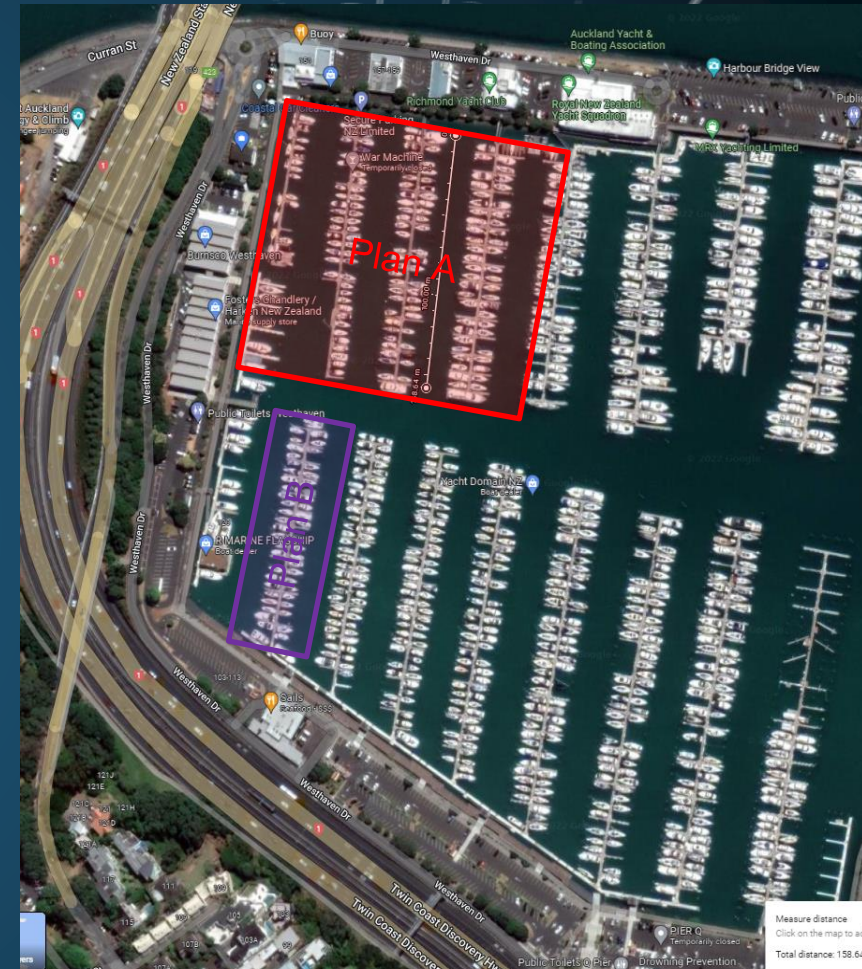
- Must be active racing keel boat
- Less than 10.2 m length overall
- Maintained and kept in reasonable condition
- Member of one of the Westhaven Sailing clubs
- Racing with clubs minimum once per month in winter and twice per month in summer
- Inviting and encouraging new crew to build the sport
- Role model is Tony Smith & Ross 930 Fast Company awarded TV1’s ASB “Good as Gold”

<https://fb.watch/eQsK7bVWzB/>



Location

- **Plan A** – Preferred
 - 10M “finger less” berths on Northern side of marina within sight of and convenient walk to sailing clubs
 - These smaller berths might help with fairway width?
- **Plan B**
 - Location elsewhere in marina as close as possible to clubs
 - K pier?



Commercials for fingerless berths set according to boat length to maintain relativity of marina cost vs boat coats

Size	Daily	Annual	Annual cost / metre	Boats
<8m	\$13.50	\$4,927.50	\$703.93	Pied Piper, 727, Tracker
8<9m	\$16.00	\$5,840.00	\$730.00	Young 88, J88, T850, Marauder, SR 26
9<10m	\$18.50	\$6,752.50	\$750.28	Ross 930, Farr 1020
Current 10m	\$21.50	\$7,847.50	\$784.75	

- Based on cost per metre to provide more equitable overall cost versus boats capital value
- Daily rate is paid monthly per current
- Pile widths to be set according to typical yacht in that size bracket to increase yield for Westhaven

Existing Westhaven Target of 50 Boats

Fast Company	Ross 930
Grunt Machine	Ross 930
Hot Dogger	Ross 930
No Worries	Ross 930
Pepe	Ross 930
Scarlet Fever	Ross 930
Start Me Up	Ross 930
The Entertainer	Ross 930
Wasted Away	Ross 930
Wild Oats	Ross 930
C U LATER	Ross 8m
Flashwave	Farr 1020
Penury	Farr 1020
Ambiance	Farr 1020
Hard Labour	Farr 1020
Shokran	Farr 1020

Raging Hormones	Young 88
Sailor Moon	Young 88
Shirae	Young 88
Simple Minds	Young 88
Sister Moonshine	Young 88
Skitzo	Young 88
Smokey	Young 88
Tickled Pink	Young 88
Time Out	Young 88
Undercover	Young 88
Voodoo	Young 88
Waka Huia	Young 88
War Machine	Young 88
Young Blood	Young 88
Young Magic	Young 88

After 8	Young 88
Dangerzone	Young 88
Dilemma	Young 88
Driving Force	Young 88
Dynamo	Young 88
Fatal Attraction	Young 88
Flash Gordon	Young 88
Gunga Din	Young 88
Heartlight	Young 88
Inner Circle	Young 88
Jamiroquai	Young 88
Legless	Young 88
Mindbender	Young 88
Panama Jack	Young 88
Pink Cadillac	Young 88

Aquaholic	Tracker
Men at Work III	t850
The Taniwha	Stratus 927
ROCKY	SR26
Manawa	Marauder
Juniper	J 88
Yotasaurus	Farr 727
Minx	Pied Piper
Extreme	Young 9.14
Rattle n Rum	SR26
T-REX	SR26
Cool Change	Ross 8.5



- In addition to above the Pied Piper fleet and rest of SR 26s have indicated they would return to Westhaven if they could have a rate relative to their size/value and be adjacent

Appendices



Examples of Young 88s lost to the city fleet

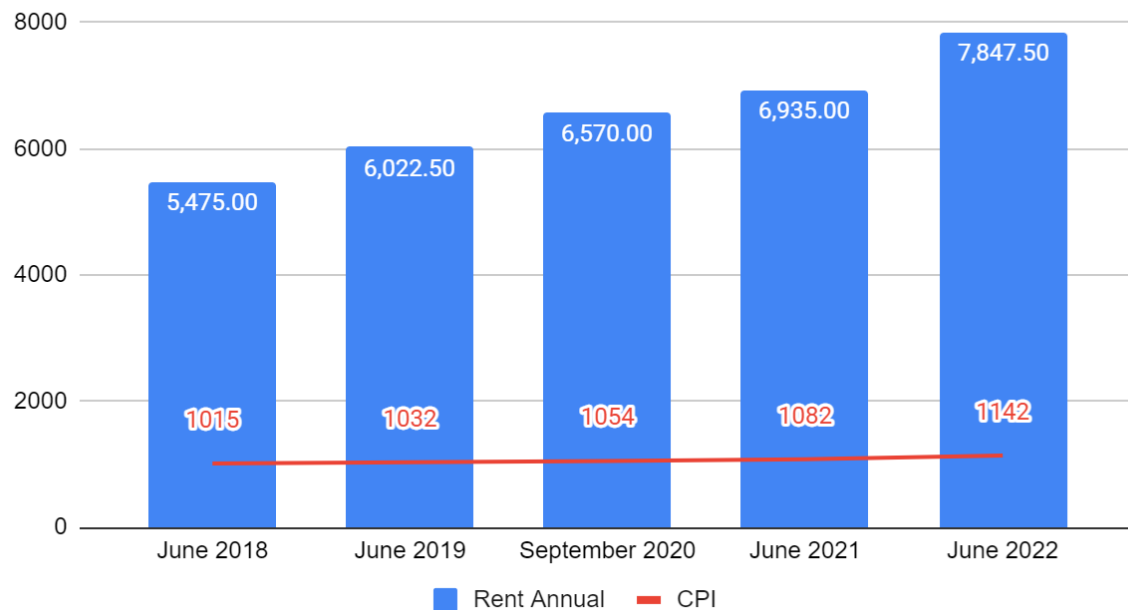
Racing Young 88s that have sold and left Westhaven

Boat	Nationals?	Still racing?	Current location
Men at Work	y	?	Pine Harbour
First Class	y	y	Akaroa
Abracadabra	y	y	Te Ana Lyttleton
Medium Dry	y	y	Te Ana Lyttleton
Outrageous	y	y	Akaroa
Slipstream	y	y	Bay of Islands
Sonic	y	y	Whitianga
Flashback	y	y	Noumea

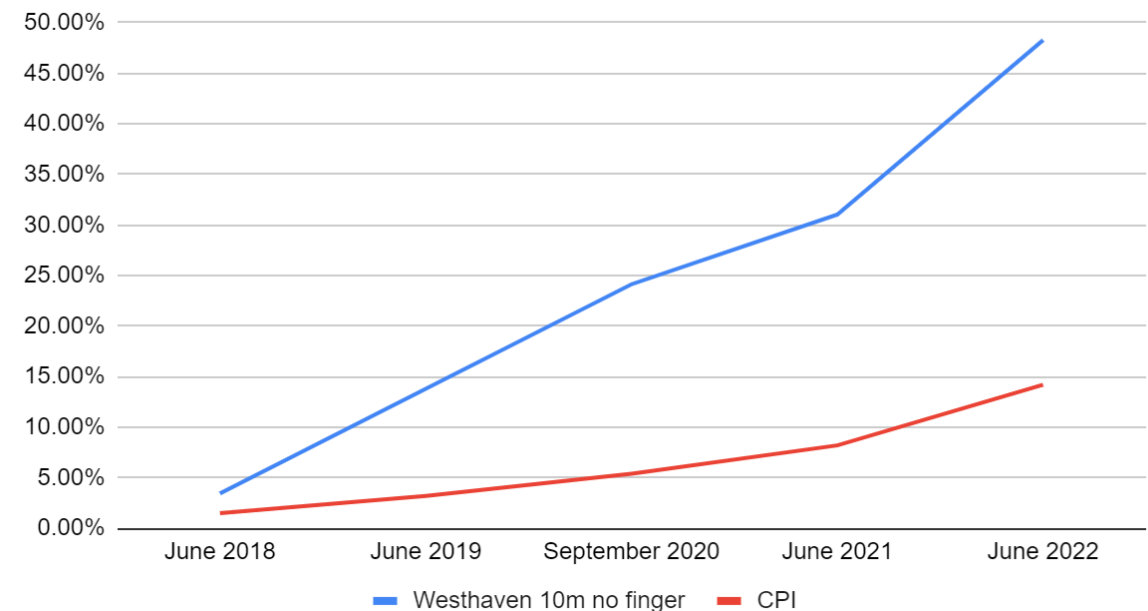
All of the NZ boats are still members of the Young 88 Association , racing actively just not in Auckland anymore

An “economy class” 10M fingerless berth at Westhaven has increased in price by 48% since 2018 vs CPI 14% driving a lot of small boats away

Westhaven 10M Fingerless Berths Annual Cost vs CPI



Compound percentage change since June 2017



City Plan Objectives for Westhaven

- A world-class marina for recreational boating and water sport activities that is supported by other marine and port activities and a limited range of commercial business activities that rely on and benefit from a waterfront and marina location and contribute to the efficient operation of the marina and amenity of the waterfront.
- A safe, convenient and interesting environment, which provides for and encourages pedestrian and cycling use and improves connectivity within the precinct and to adjacent areas of the city.
- The efficient use and development of Westhaven marina, principally for recreational and competitive boating activities.
- Adverse effects arising from activities and development are avoided, remedied or mitigated, in an integrated manner across mean high water springs.

<https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/hgi-district-plan/Documents%20%20PM14/pm14-attachment-e-aup-tracked-changes-part2.pdf>

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I213.2. Objectives [cont.]

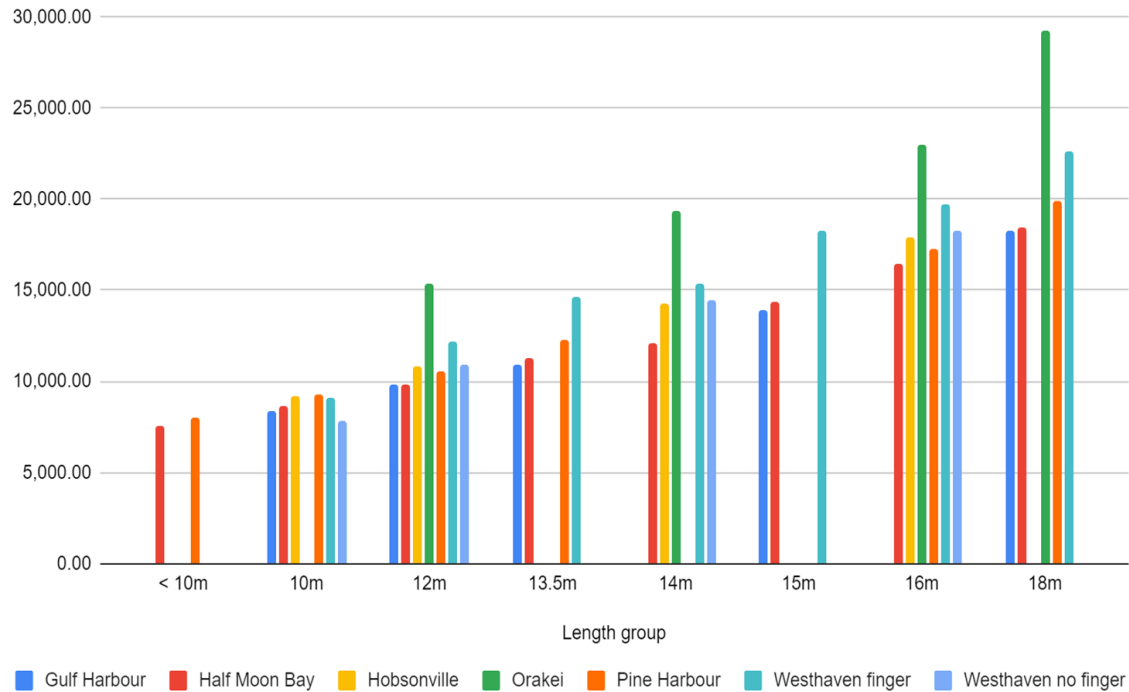
- Encourage development and use of the marina to enhance pedestrian and cycling access to and along the city centre waterfront and adjoining residential areas to the extent that such activities do not compromise the current and future function and growth of the marina for recreational boating and accessory activities.

<https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/hgi-district-plan/Documents%20%20PM14/pm14-attachment-e-aup-tracked-changes-part2.pdf>

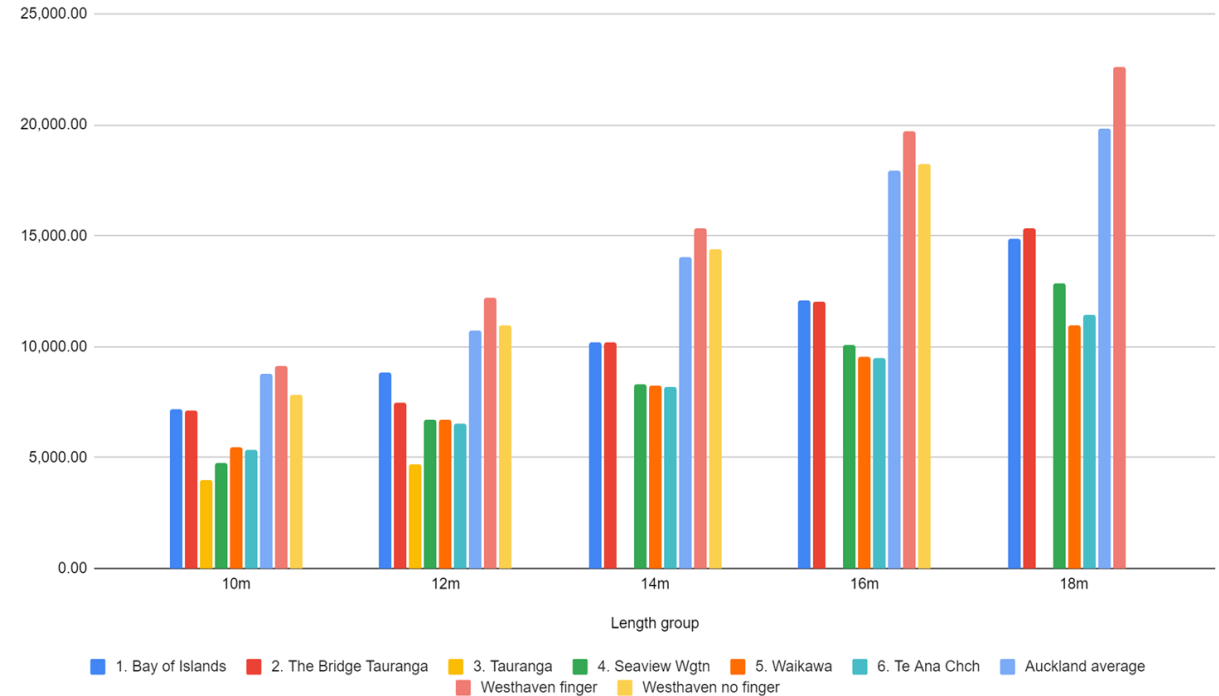
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Westhaven is now same price or more expensive than Auckland's private marina's and a lot more expensive than those outside the city

Annual costs comparison - Auckland marinas



Annual costs - Rest of NZ vs Auckland Average & Westhaven



NB Orakei is an outlier

You would hope the Council might treat marina assets in the same way as other "Car Parks" where the Council tariffs are less than Wilsons

The yield on a 10M “economy” berth can be almost the same as 12 M with finger

Plan A				
Pier length one side		160		
Current widths				
How many 10m berths fit in one 160m side of a marina?				
Google maps shows series of F, 4NF, F. Sets therefore are 4 NF + 2 F				
	10m NF width	4.7		
	10m F width	5.5		
	12m F width	5.85		
	4 NF + 2F total width	29.8		
	How many in 160m?	5.369127517		
	NF	22	103.4	
	F	11	60.5	
			163.9	Just right
	# berths fit	Annual revenue	Total revenue pa	
	10m NF	22	7,847.50	172,645.00
	10m F	11	9,125.00	100,375.00
	Total			273,020.00
	All 10m F	29	9,125.00	264,625.00
				Difference
	12m F	27	12,227.50	330,142.50
				57,122.50
This is only for one side of one pier too. So doubles for a whole pier. Then multiples up across piers.				

Plan C aka "The Bruce"- Reduced width Fingerless only on one side				
Reduced widths for 10m				
What if the 10m berths were narrower and more would fit in?				
Widest <10m boat is Y88 at 3.3m (review of YNZ PHRF measurements)				
Currently, 4.7m non-finger gives .7m either side.				
Reduce to 0.5m either side = berth width 4.3m non-finger. 4.8m finger (incl 1/2 a finger)				
	10m NF width	4		
	10m F width	4.5		
	12m F width	5.85		
How many 10m berths fit in one 160m side of a marina?				
	4 NF + 2F total width	25		
	How many in 160m?	0		
	NF	40	160	
	F	0	0	
			160	Just right
	# berths fit	Annual revenue		
	10m NF	40	7,847.50	313,900.00
	10m F	0	9,125.00	0.00
	Total			313,900.00
	All 10m F	0	9,125.00	0.00
				Difference
	12m F	27	12,227.50	330,142.50
				16,242.50