

SUBMISSION FOR SCHEME CHANGE 32

Architecture of Proposed Residential Holiday Zone

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B.ARCH (Hons) B.B.Sc

1. I am the holder of a Bachelors Degree in Architecture (with Honours) and I am employed currently as an architect by Donnithorne Architects Limited in Christchurch.
2. I have worked on a variety of commercial and residential projects, including the restoration of several historic buildings such as the old municipal chambers for the Christchurch City Council.
3. My Thesis, written during my final year at University, is Titled 'Living on the Queen's Chain' and is a historical look at building and buildings on New Zealand's coastline with a special case study of the baches at Taylor's Mistake.
4. A copy of my Thesis is submitted as evidence with the request that it is returned after consideration by the Commission as it is the only copy available.
5. For the past 22 years I have spent my summer holidays in the family bach at Taylor's Mistake.
6. I have been an active member of Taylor's Mistake Surf Lifesaving Club for 12 years, have been on the Surf Club's Committee for 3 years and have coached numerous surf-lifesaving teams.

A. THE EXISTING BACHES

7. Holiday baches have a long history at Taylor's Mistake with the first one being built in 1897. Since then, baches have been an element of the Taylor's Mistake landscape.
8. Due to the strong relationship between the sea and the bach owners (fishing etc) and the relatively uncontrolled building of them (at one stage there were 72 baches) the baches were sited in a ribbon style development along the edge of the sea.
9. Their architecture was simple and uncomplicated and the buildings were small and human in scale. Materials used were often local to the region or what could easily be transported over the hill from Christchurch.
10. The baches represent a form of 'Regionalism' or more precisely, 'Folk Architecture'.

B. THE PROPOSED RESIDENTIAL HOLIDAY ZONE DEVELOPMENT

11. The minimising of the impact the proposed holiday zone development would have on the environment is important, when considering the design of the overall development and of the holiday units themselves.

Integrating the development into the existing landscape will be achieved by the following means. A number of these recommendations have been taken from the International Federation of Landscape Architects "Guidelines for Coastal Development" (copy attached) and the Ministry of Works and Development Publication, "Coastal Development - Policy Issues and Planning Techniques 1972".

(a) THE SITE

The site selected is well behind the beach on the lower slope of the valley.

As the public users of the beach orientate themselves towards the water, they will not have the holiday development in their primary view.

As for the existing residential houses on the hillside, they will be able to see the holiday development, but they are built and orientated for their primary view of the sea and the beach - the view of the valley is secondary.

(b) THE PROPOSED DEVELOPMENT

- (i) The proposed development is one of small clusters of small scale units around common open spaces.
- (ii) No accessory buildings will be permitted, garages will be attached to units, with up to three units able to be joined. Fencing around the individual units will be limited.
- (iii) The 'cluster' style of development is much more appropriate than the 'ribbon' style of development the baches represent at present (see 'Guidelines for Coastal Development I.F.L. A.').
- (iv) In order to lessen the impact of the roadway on the environment, vehicular access is restricted to the garages only.
The road will be of the narrowest possible carriageway, without a kerb and constructed of 'Gobi Block' or similar, which will merge in with the grass verge of the road.
Pedestrian access along foot tracks will serve the area through the remainder of the holiday zone.
- (v) Fencing around the perimeter of the development will be restricted to a low open wire fence and other areas of 'hard landscaping' (retaining walls etc) will be restricted and controlled.

- (vi) 'Soft landscaping', planting etc, will consist of native coastal shrubs suitable to this region around the development's perimeter and along the roadway, softening the edges of the development. There will be some scope for individual planting around units although the Taylor's Mistake Association would have some control over this.
- (vii) These factors will combine to achieve a balance between the built-up areas of the development and open spaces within and around it (see 'Guidelines to Coastal Development I.F.L.A.').

C. THE HOLIDAY UNITS

12. The proposed ordinances stipulate that the holiday units have a maximum floor area of 70 square metres, be single storey and have a maximum height of 4.5 metres.

This will ensure that the human scale and size of the existing baches will be maintained in this new development.

The floor area, being restricted to a maximum of 70 square metres ensures that the proposed units remain of the size and character of the present baches and are suited for holiday (or short stay) use only. In my opinion, they would not be suitable for long term residential use.

I produce an example floor plan for a 70 square metres holiday unit by way of example.

13. The design and appearance ordinances will encourage simple buildings with pitched roofs, overhanging eaves and of materials and colours that merge into the Landscape and do not conflict with it (I produce example colour charts).
14. Suitable materials would be textured materials like timber in the form of board and batten and corrugated iron roofs in earthtone colours.
15. Buildings with expanses of mirrored glass, or in a white mediterranean style would not be part of this development.
16. The design ordinances will carry through the 'folk architecture' character of the existing baches into the new development and still provide a variety of forms that is an important part of coastal baches.

SUMMARY

17. Taylor's Mistake is not a section of 'virgin' coastline free from development. It is, in fact, an established residential area which makes its situation different from most other coastal bach communities around New Zealand that are situated

in isolated areas (e.g. Awaroa inlet in the Abel Tasman National Park).

For the past 93 years baches have been an important element of the Taylor's Mistake landscape and the proposed residential holiday zone will enable the retention in a most appropriate location and subject to appropriate controls of a traditional architectural feature of the New Zealand identity and way of life.

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GUIDELINES FOR COASTAL ZONE DEVELOPMENT

The problems of coastal development and management, and the role of the landscape architect, were the subjects studied by the XVth World Congress of the International Federation of Landscape Architects, held in Istanbul, September 1976.

After consideration and discussion of 18 reports presented by experts, the participants in IFLA's congress approved the following recommendations as guidelines for coastal zones development and protection plans:

1. All over the world, coastal zones constitute a unique and irreplaceable resource for the production of certain biological elements indispensable to the well-being of man.

It is therefore highly recommended that development and management plans for coastal zones be based on comprehensive studies, taking into due consideration the ecological, aesthetic and cultural factors.

2. Special attention should be paid to the classification and preservation of areas offering aesthetic or picturesque value, as well as those with a specific ecological system, such as the mangrove in tropical areas, the marine and estuarine zones where many a biological system is born, the sub-marine ecosystems, the dunes, etc . . .

3. Every effort must be made to preserve the coastal areas against pollution. In this regard, it is indispensable to control and treat adequately the wastewater released into the sea, and to protect the ocean itself against pollution by any residues and dumps, including petrol and derivatives.

4. Planning and preservation of the coastal zones can not be made efficient nor complete, in any part of the world, unless based on an adequate legislation. The primary objective of any development project and planning of coastal zones should be a balanced development of the seashore.

Housing developments, industrial zoning and transportation facilities should be located in such places where the projects' implementation will cause least damage to the natural environment, and the planning should be based on the respect of natural and cultural values.

5. When the location for a housing deve-

lopment on the shoreline or coastal area has been selected, such development must be carefully planned to maintain the adequate balance between built areas and open spaces.

6. Industrial and commercial developments being necessary in appropriate areas, priority should be given exclusively to coastal-dependant projects, in close relation with coastal economy. Such new developments should be located in areas with existing utilities and means of transportation.

Mining activities should be banned, as far as possible, from any coastal zone where the natural, ecological and scenic resources of the environment are to be preserved.

Off-shore and coastal petroleum developments should be allowed only under strict environmental control, and limited to such sites where they cause the least damage.

7. In order to balance harmoniously the necessary human uses with the preservation of the marine landscape and the coastal natural environment, all coastal plans should determine and delimit specific areas within the limits of which no residential or industrial development can be permitted.

The right of public access to the shoreline should be recognized as a basic principle ruling all coastal planning: no installation or development of any kind should prevent public access to the beaches.

Roads and freeways in particular, should be built inland, with parking terminals connected to the shoreline with trails or public transportation.

8. Uncontrolled ribbon-building of summer houses and holiday installations along the shoreline should be stopped. Developments serving coastal visitors and tourism should only be planned at a human scale, and control must be exercised to ensure that they are integrated in the landscape, and respect the natural and cultural environment, and the witness of local history and culture.

The building of a non-stop concrete wall along the shores must be avoided at all costs.

9. Areas where the ecological balance is fragile must be protected by stringent regulations to prevent invasion by recreation facilities as well as any other activity threatening their sensitive environment.

10. Priority should be given to the restoration of blighted areas, re-afforestation

and reclamation of such areas of the coast which have been damaged or are threatened by irreversible damage.

Such objective is particularly important in such areas which should be used for recreational activities.

11. Environmental impact statements should be the basis for any decision concerning the development of coastal areas.

Such impact analysis should in future be always integrated into the inception of all processes and actions affecting the environment.

12. We finally wish to state that we believe it possible and fundamentally indispensable for man's well-being, that human activities develop, within the coastal zones, in balance with the requirements of environmental preservation, the safeguarding of landscapes and sites ecological and scenic value, as well as historical and cultural values.

IFLA TECHNICAL CONFERENCE, 1977

IFLA's 1977 Technical Conference will be held on 14 — 18 June at Copenhagen in conjunction with the 18th Congress of Scandinavian Landscape Architects which includes the Associations of Danish, Norwegian, Swedish, and Finnish Landscape Architects.

The Scandinavian Congress is to explore its theme subject, "Landscape of the Sound" on 15 and 16 June, while IFLA is conducting meetings of the Bureau, Executive Committee, and Grand Council. The Scandinavian Congress and IFLA are to combine on 17 June to give attention to the IFLA Technical Congress theme, "Landscape Planning of Residential Areas". The last day of the combined programme is devoted to a report on IFLA's status and to an open discussion and evaluation of IFLA and the Conference.

The Scandinavian Congress will be held in the respective Scandinavian languages of the speakers while the IFLA Conference is to be held in English. A post-Congress excursion emphasizing general landscape aspects in Denmark, Norway, Finland, and Sweden has been arranged.

More information will be available about 1 April from: Karen Permin, NK-IFLA Secretariat, 223 Gammeltorv, Post-box 2172, DK 1017, Copenhagen, Denmark.