

SUBMISSION TO THE COMMISSIONER AND CHRISTCHURCH CITY COUNCIL

ON SCHEME CHANGE 32

Prepared by:

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for the Taylors Mistake Surf Life Saving Club

The Taylors Mistake Surf Life Saving Club wishes to advise the Commissioner and Christchurch City Council that it does not support the removal of the existing baches at Taylors Mistake or Boulder Bay for reasons as previously stated in our submission of 12 April 1989.

Recognising the fact that the baches at Taylors Mistake may be under threat of removal, the Surf Club supports a residential holiday zone within Taylors Mistake for continuity of membership and for the contribution to the Surf Club by many of the bach residents. The Surf Club recognises, also, the special nature of Taylors Mistake and could not support retention of both baches and have a holiday zone.

This season 23.5% of the membership was directly related to the baches, however with increasing development above Taylors Mistake the 21.5% of members from the residential zoned areas may eventually exceed those numbers from baches.

What has not been seriously considered is the large number of members introduced to the Surf Club through the baches, either as previous owners, friends or rented holiday accommodation. This is approximately 56% of our current membership.

The purpose of the figures is not to discredit the benefit of the services of freehold residents at Taylors Mistake, but to recognise the unique contribution provided by baches, or more specifically holiday accommodation in Taylors Mistake.

This accommodation differs from the freehold properties in that the facilities are limited and units small so that permanent occupation is discouraged.

As these units are not permanently occupied they are used by their owners for short periods of the year and tend to be made available to family, friends and the general public, (although this has been discouraged over recent years because of the political nature of the baches), that introduces a greater number of potential members to the Surf Club.

I quote my own family history as an example where seven members of the family have been strong supporters of the Surf Club through the initial availability of a rented bach in the early 1950's. Since the family purchased the bach many friends were encouraged to stay with us and eventually joined the Surf Club.

This pattern of membership introduction would prevail with the creation of a residential holiday zone and be further enhanced if a form of travellers' accommodation were also available in Taylors Mistake.

Development Scale and Form

It is recognised that the development of a recreational holiday zone may have physical limitations and that the size and number of holiday units be restricted according to these limitations, whether this be greater or lesser than the 40 units stated in the memorandum.

The actual number of units is irrelevant, if a sufficient area for holiday accommodation is provided and building development restrictions apply to control the development to ensure the holiday nature is achieved. In addition, a form of travellers' accommodation would provide even greater potential for retaining members with young families.

Need

The Surf Club needs were clearly stated in our previous submission to the Christchurch City Council 12 April 1989 and is again presented with this submission.

We consider all of the previously stated areas of need contribute to the unique character of Taylors Mistake and each cannot be considered in isolation.

1. The provision of general holiday accommodation for existing bach owners and other Christchurch residents, recognises the need to retain the existing character of Taylors Mistake as a holiday area close to the City of Christchurch and not allow it to become just another coastal suburb.

As a result of the sewer, the existing Residential Hill zone is rapidly changing from bach accommodation to permanent residences and eventually the holiday atmosphere will be lost without the baches or a special holiday zone.

2. The provision of accommodation for those involved in Surf Club activities is not necessary to provide accommodation for patrol members over weekends as it has in the past.

However, baches have been very successful in allowing new members or their families to stay at Taylors Mistake. This encourages greater participation of the whole family in Surf Club activities and attracts more members.

If a holiday zone is created with baches and traveller accommodation this can only be seen as a positive move by our committee.

It would allow members with young families the opportunity to stay at the bay, thus retaining their membership - this is a significant reason for many members in their late 20's and early 30's leaving the Surf Club. Through bach rentals and traveller accommodation, families of younger members will also have the opportunity to stay over on weekends or for summer holidays and participate in Surf Club activities, and eventually club administration.

3. Baches provide a source of new members as greater numbers of people have contact with beach activities, including the Surf Club, through the opportunity of buying, renting or borrowing baches for weekends or for periods over school holidays. This does not occur to the same extent with permanent residences on the hill and hence our need for a holiday beach zone if the baches are removed.
4. An informal rescue service has been provided by baches. This service is also provided by board riders who are more often in the water when these situations arise. As many members from bach owners' families are also board riders, these members have also contributed greatly to saving swimmers. One example of an after hours rescue involved two bach residents, Wayne Eastwick and Ian McKeown, and occurred while both were surfing at 8 pm on a Sunday evening. I myself surf and often have had to assist swimmers to shore well outside patrol hours. With holiday homes replacing existing baches at Taylors Mistake, some surfers may be on hand with surf life saving skills to assist swimmers in difficulty.

With the removal of baches, the ability of some baches to have easy access and view of the water, especially in Hobson Bay, will be a serious loss when the Surf Club is not on patrol. The holiday zone cannot replace this service.

5. The above needs have all been expressed with a Surf Club bias. We see the baches and residential areas as essential for our continued existence and that of the surf movement in Canterbury.

However, we do not see the need for a holiday zone as a private bay for the Surf Club membership. We are a community service and organisation that relies on the support of a beach community, and therefore cannot be criticised for trying to retain that community.

We also consider that holiday accommodation contributes to both the physical and social character of Taylors Mistake. Without baches or a holiday zone the constant changes of population from summer to winter, weekends and holidays, would not occur and Taylors Mistake would become another Corsair Bay filled only on fine, summer days. We therefore consider the Christchurch City Council must provide both bach owners and Christchurch residents the opportunity to experience Taylors Mistake longer than just the hours of daylight, and have a seaside holiday only 20 minutes from the city centre.

Conclusion

The Surf Club would support the status quo allowing baches to remain because of their location, but recognises that this may not be possible and therefore supports the proposed holiday zone. Because of the potential impact on the small environment of Taylor's Mistake, the Surf Club does not support both holiday zone and retention of existing baches, but strongly requests that some form of holiday accommodation is retained within the Taylors Mistake Bay.

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TAYLORS MISTAKE SURF LIFE SAVING CLUB