

# TAYLOR'S MISTAKE SURF LIFE-SAVING CLUB (INC.)

P.O. BOX 1120 :: CHRISTCHURCH

12 April 1989

General Manager  
Christchurch City Council  
P O Box 237  
CHRISTCHURCH

Dear Sir

TAYLORS MISTAKE SLSC (INC)  
WRITTEN SUBMISSION TO THE CHRISTCHURCH  
CITY COUNCIL TOWN PLANNING AND PARKS  
AND RECREATION COMMITTEES  
MEETING 18 APRIL 1989

The Taylors Mistake Surf Life Saving Club wish to advise that the written submissions will be presented by Mr Malcolm McClurg, Acting Club Captain, and Ms Christine Thomas, NZSLSA Southern Regional Field Officer, to the combined meeting of the Town Planning and Parks and Recreation Committees, 4 pm, Tuesday 18 April 1989.

1      INTRODUCTION

This submission is being made to the Christchurch City Council to express our sincere concern over the issue of the baches, and the future of the Taylors Mistake Surf Club, the Canterbury Surf Life Saving Movement, and future safety of swimmers at Taylors Mistake.

Our submission is supported by the attached report (and presentation in person) by Ms Christine Thomas to illustrate the influence of the baches on Taylors Mistake SLSC, and the potential impact on the Canterbury Surf Life Saving Movement, should these baches be removed totally from Taylors Mistake.

The first issue of this submission relates to the Holiday Zone and the question of "need" for bach accommodation.

The second issue relates to the road closure, and in particular the retention of part of the Crown Grant Road north of the surf club.

The third section covers general comments on the two reports that are not related to surf club issues, but are points that we consider should be made.

However, what is not recognised is the importance of bach residents in these rescue statistics. Every year we have rescues carried out by members who were staying in baches, outside normal patrol hours or in areas not normally patrolled by the surf club.

The rescue reports attached are only two examples of many that have occurred, but illustrate both time and location when members from baches are on hand.

The argument that residents on freehold properties can provide the same service is not supported as their numbers are less and distance to travel is too great to be of use.

I myself am a resident of a freehold property, having been an occupant of a bach for 8 years, and could not provide the same service now as was possible from the bach.

It is for these reasons baches above the immediate foreshore, Hobsons Bay and the beach end of the "Row" should remain, as access and view from other areas are restricted.

Providing the Holiday Zone would also retain a large pool of residents to be on hand in the event of an emergency. Halving the population would increase the risk of a drowning occurring outside patrol hours.

#### 2.1.2 Membership

Over many years the baches have contributed largely to our membership, providing members with local knowledge and introducing friends to the movement.

The surf club was originally founded in 1916 by bach owners and today 6 of the 10 committee members are either bach owners or their direct family.

Of the current membership of 168, including the 'Nipper Movement', 57 are either bach owners or their direct family and a large number of the remaining members were introduced to the surf club through either parents renting baches or staying with friends who own them.

Retaining baches in a Holiday Zone will maintain a membership pool that is essential for the club to survive, and one that cannot be replaced by the existing residential properties.

The justification for this statement is that of the 33 freehold dwellings, 20 are now permanent homes, 3 are rented on a long term basis, 9 are used as holiday homes, and 1 is derelict.

Greater development will occur as a result of the sewer, and more properties will become permanent homes.

In the Concept Plan for Reserve Development, access was to be restricted to surf club and residents. The surf club's response was to close the road and provide a parking area for residents.

The reasons for the road closure or restricted access were stated in the "Guidelines" report, page 33, clause 7.6. These being: traffic congestion, conflict between pedestrians and vehicles, and the considerable danger to children.

In the following discussion page 34, clause 7.7, it was considered desirable that the road around the foreshore be stopped to allow pedestrian access or recreational walking.

Having acknowledged the problems and proposed a number of recommendations, the council now appears to be pursuing a completely opposite policy by not closing or restricting road access, but allowing it to continue and extend around the very foreshore it was attempting to protect under an Esplanade Reserve. This has been done without consulting all affected parties, including the surf club.

In the opinion of the surf club, this is a totally unnecessary intrusion of vehicles along the foreshore and will create even greater danger to pedestrians using the foreshore walkway.

In the guidelines report, upgrading of the surf club and its environment was recommended. This was potentially possible with the termination of the road at the surf club and allowing the landscaping on the adjacent "reserve" on Lots 8 and 9 to extend to the surf club. This would have linked this "reserve" to the beach and absorbed the surf club from its bleak isolation into the existing hillside environment.

In all our previous submissions we have not overlooked the needs of the foreshore residents and realise development of their properties cannot occur unless off-street car parking can be provided.

With the prospect of permanent damage to the foreshore environment and greater risk to pedestrians, the council must reconsider its decision to retain 10 m wide strip of Crown Grant Road and provide the affected residents with a site for garages that would allow development of their properties.

The most obvious site for such facilities is at the base of the "reserve" on Lots 8 and 9 taken by the City Council for road diversion purposes. (A photo of the area is attached).

9.1(a) "that the rural land on hills enclosing the bay remain predominantly natural, tussock covered and unbuilt in character" and the CUC reference above.

4.2 Clause 3.2 "Need"

The total reference to the surf club's need for bach accommodation, clause 3.2 'Need', is incorrect and does not recognise the surf club's true needs for bach accommodation.

4.3 Clause 3.3 "Development Possibilities"

- (a) Reference to location of Area (1) and the risk of rock falls.

This has not prevented a similar subdivision along the southern edge of Heberden Ave in Sumner approved by the Christchurch City Council.

- (b) The reference to landscaping and the opinion of the Council's Landscape Architect "that large scale landscaping would be required to reduce the impact of such a development and such landscaping would in itself conflict with the existing open landscape" illustrates another incorrect statement.

Forestry is permitted as a conditional use on Rural 1 zoned land and in 1988 the owner of the farm land above the proposed Area (1) had sprayed and prepared a vast area for planting of hardwood trees. Had this plantation been established, the above comments of the Landscape Architect would have been irrelevant and may still be, if economic and more favourable climates prevail.

5 CONCLUSIONS

The report presented to the Town Planning Committee on the Residential Holiday Zone is inconsistent and insufficient in detail for the council to adopt the recommendation of the City Planner.

The fact that much of the conclusion is based on an incorrect observation of the surf club's needs and that development would conflict with the surrounding landscape are sufficient reasons for the council to reject the recommendation and call for a scheme change for a 40 bach Residential Holiday Zone that should include most of the existing baches.

The retention of part of the Crown Grant Road north of the surf club is totally inconsistent with the "Guidelines"

Use appropriate box

# WATER RESCUE REPORT FORM

(MINOR INCIDENTS)

**IMPORTANT:** THE LONGER MAJOR INCIDENT (YELLOW) RESCUE REPORT FORM MUST BE FILLED IN FOR A SERIOUS RESCUE OF IF RESUSCITATION USED.

DATE: 18/1/87 TIME: 1-30 approx.  
NAME: - unknown - Children AGE: 5, 12, 14.  
ADDRESS: - unknown - SEX: MALE  FEMALE

ABILITY IN SURF: GOOD  AVERAGE  POOR

CLOTHING: TOGS  JEANS OR HEAVY CLOTHING

ALCOHOL SMELL ON BREATH: YES  NO

WATER ACTIVITY: BATHING  BOARD RIDING  FISHING  BOATING  OTHER

PLACE OF RESCUE: Hobsons Bay to left of Clubhouse.

FLAGGED AREA: INSIDE  OUTSIDE

REASON FOR RESCUE: Being taken out to sea in rip.  
Rescue occurred in small bay not patrolled. The club appreciated the efforts of its members staying in batches in this bay for their assistance.

ALARM SIGNAL: SIGNAL FROM WATER  OBSERVED FROM BEACH

DESCRIBE: Noticed in distress by batchholders.

METHOD OF RESCUE: NO AIDS  LINE  TUBE  CAN BUOY  SKI  BOARD  IRB   
SURF BOAT  CHOPPER  CANOE  OTHER

TIME FROM ALARM TILL RESCUED: 5. MINUTES

RESCUED BY: Tim & Lynn Cook. (Batchholders)

NAME OF CLUB: Taylor's Mistake.

CONDITION OF VICTIM:

BREATHING: YES  NO  CONSCIOUS: YES  NO

COLOUR: Normal. TIRED  PANICKING  EXHAUSTED

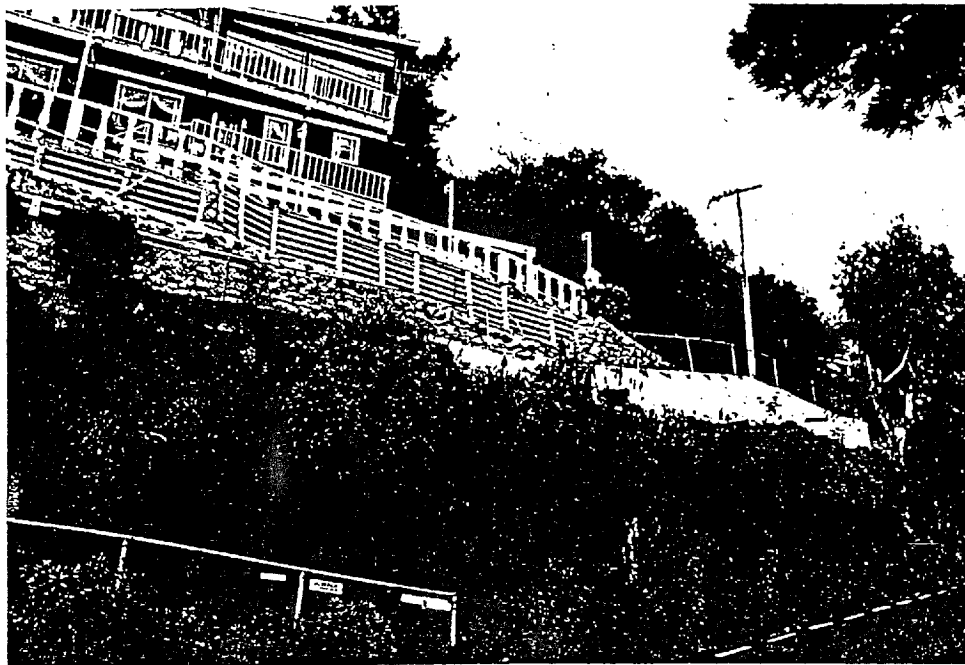
OUTCOME:

WALKED OFF  ASSISTED FROM BEACH  SENT TO HOSPITAL  DEAD

YOU MAY USE THE REVERSE OF THIS FORM TO DESCRIBE THE RESCUE FURTHER.



supporting Surf Life Saving in New Zealand



An example of destructive and visually appalling road access to private residences on Scarborough Hill - we don't wish to let this happen around the Taylors Mistake foreshore.



The preferred site for garages which could be set into the hill and partially-buried to reduce their impact - parking in the foreground would be eliminated and the garage area absorbed in a well planted reserve.

In water  
a raised hand is  
the signal of distress.  
Remember it.



AFFILIATED TO WORLD LIFE SAVING



## THE SURF LIFE SAVING ASSOCIATION OF NEW ZEALAND

Address all correspondence to EXECUTIVE OFFICER,  
P.O. BOX 9205 WELLINGTON, NEW ZEALAND. PHONE 848-325

P.O. Box 22-454,  
CHRISTCHURCH

12 April, 1989

The General Manager,  
Christchurch City Council,  
P.O. Box 237,  
CHRISTCHURCH

Dear Sir,

It was with some concern that my attention was brought to the uncertain future of the baches at Taylors Mistake pending a decision from the Christchurch City Council Town Planning Department.

As a National Field Officer for the Surf Life Saving Association of New Zealand, one of my major accountabilities is to assist Clubs on a consultancy basis in the interests of promoting and fostering Surf Life Saving in New Zealand.

I have therefore been asked to prepare a submission outlining the possible outcomes of a court order requiring the removal of the baches. In essence the effect this would have directly on the Surf Club and indirectly on the Taylors Mistake bay itself.

### Important links between the baches and Surf Club:

Mr. McClurg has outlined the important link the baches have to the Club in providing a suitable community family oriented environment essential to the continuation of the Club. It is important to understand this concept and the invaluable support it lends the Club's structure. Thus, the principal reason for the baches to remain is not to provide accommodation for members of surf patrols as the report indicates. Further elaboration may be needed to understand this fully,

The notion that surf patrollers join a Club of their own accord to voluntarily patrol the beach because of a strong desire to provide a community service for the public is wrong. Survey's of various Surf Clubs around the country and in Australia have shown this is not the case, and that the majority of people join after being introduced by a friend or family member.

It is essential for the survival of the Surf movement in Canterbury that there are at least three strong Clubs to support the others. Members from these Clubs regularly help out on patrols at Sumner and Pines Beach where Clubs have fewer members. The strong Clubs also provide the bulk of competitors at carnivals and thus largely comprise Canterbury representative teams on tour. We need to be able to offer all Clubs the opportunity to compete in competitions of a reasonable standard so that members have the incentive to train and maintain fitness levels which are essential whilst on patrol. It is through this avenue that we are most likely to attract public attention and gain sponsorships that benefit the Club's operational spheres. The competitions are largely run by officials from the strongest Clubs who have the time and energy to oversee the running of them.

The Future of Taylors Mistake Surf Life Saving Club:

The Surf Life Saving Club at Taylors Mistake relies heavily on the baches to provide a large proportion of its membership, not only patrol members. This community environment has given the Club the support it needs to flourish and become one of the strongest all-round Clubs in the Canterbury district. By removing this backbone from the Club I believe the Club will slowly degenerate losing members until it too requires assistance to maintain its voluntary patrols. With Taylors Mistake being one of the most dangerous swimming spots in Christchurch, (the other is Sumner), this is indeed a very horrifying prospect. The Council would therefore be wise to consider the serious ramifications of such consequences should they be allowed to develop.

I would therefore urge that the Council and bach holders reach an amicable agreement such that the courts are able to authorise the continued occupation of the baches, under strict Council control. This will ensure Taylors Mistake beach remains a safe and attractive beach available for the citizens of Christchurch to recreate at in the knowledge that their safety has been adequately catered for.

Yours faithfully,



Christine Thomas  
National Field Officer



# Membership: Taylor's Mistake S.L.S.C. 1989-90.

## Back Owners:

T. Graham Team Manager.  
 Mrs D. Graham Womens Chapoone 1988/89 Nationals.  
 P. Hill Club Solicitor  
 H Goldsmith Patron  
 D. Neate Coach  
 R. Green (S)  
 Ms M. McClurg (S)  
 J. McKeown (S)  
 O McKinley (S)  
 M Cambell (S)  
 B Carter (S)  
 R. Moore (S)  
 D. Parse (S)  
 B Rowe (S)  
 J. Turpin (S)  
 M. McDonald (S)  
 Mrs P. Goldsmith (S)  
 Mrs R. Neate (S)  
 J. McDermott (S) Buldo Bay  
 Tony Graham (S) " "

(20)

## Direct Family Members

H. Buchanan <sup>JRS Office</sup> Social Concener  
 W Eastwick Buildings.  
 D. Hill Publicity  
 E Hunter (S)  
 G. McClurg President  
 G McClurg  
 T. McClurg  
 L. McKeown  
 T. Smith  
 B Rahurahu.  
 S. Cook.  
 B. Morse  
 B Turpin Coach

(13)

## Nippers Under 14.

D. Neate  
 M Neate  
 K Cooke  
 D. McClurg  
 A Stewart  
 H Stewart  
 J. Hobson  
 D Hobson

(8)

## Summary

Active - Patrols.  
 Active - Administration  
 Social.  
 Nippers

Back Owner	Direct Family
-	10 (3: administration)
4	2
16	1
<u>-</u>	<u>8</u>
20	21

Members Not Associated with Baches or Residential Properties.

- |              |                      |             |                |
|--------------|----------------------|-------------|----------------|
| R Anderson   | IRB. Committee.      | A Regan     |                |
| D Anderson   |                      | M Regan     | Treasurer      |
| O Bacon      |                      | M Seaward   | (S)            |
| A Bell       |                      | G Saxton    |                |
| P Bell       |                      | M Saxton    |                |
| M Bowerston  |                      | T Restall   | IRB Committee  |
| R. Boyle     |                      | G Restall   | IRB            |
| D Clavidge   |                      | P. Seal     |                |
| T Clavidge   |                      | A Bruce     |                |
| P. Carpenter | Coach                | P. Brehaut  |                |
| S Davis      |                      | T Spiers    |                |
| N Blismore   |                      | N Stevens   |                |
| S Fahay      |                      | M Stevens   | IRB. Committee |
| N Fahay      |                      | F Stewart   |                |
| S Harrow     |                      | K Stokes    |                |
| B Harrow     |                      | B Stone     | (S)            |
| J Harris     |                      | L Stone     | (S)            |
| N Hides      |                      | A Tipping   | (S)            |
| D. Holmes    | Club Capt.           | N Green     |                |
| G Huston     | IRB. (S)             | D Ward      |                |
| L. Jago      | (S)                  | M Ward      |                |
| J Johnson    | (S)                  | F Brown     |                |
| G LeCren     | Coach.               | D Brown     |                |
| H Mahon      |                      | J Lucas     |                |
| P. Mahan     |                      | M Ross      |                |
| P. Mc'Brien  |                      | L. Robihear |                |
| G Moore      | Committee.           | I Coates    |                |
| M. Mead      | IRB Committee        | R Smith     |                |
| S. Mc'Brien  |                      | C Cordar    |                |
| B McKenzie   |                      | G Hamilton  |                |
| I Mac Donald | Committee-Patrols.   | J Thord     |                |
| D Mac Donald | (S)                  | P Hansen,   |                |
| J. McNaught  | Innal Past President | J Clement   |                |
| J. Monck     | Secretary            | G Still     | (S) Nippers    |
| R Munt       | (S)                  | N Cross     | (S) IRB        |
| S Pilgrim    |                      | N Duckmant  | (S) IRB        |
| B Rathay.    | (S)                  | A Grant     | (S)            |