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J Mckeown,
Mediation Committee,
Taylor's Mistake Association,
1 September 1992.

Enclosed for the Association records is a copy of the address made in 1991 to the Christchurch City Council with regards to an application to have the our baches preserved as an historic precinct.

Previous to this application, I had requested that The New Zealand Historical Places Trust have the baches from Hobson's Bay to Boulder Bay inclusive declared an Historic Precinct. Mrs Pam Wilson became very interested in the documentation and pictorial archives I had gathered on the baches and the Bays' history part of the fascination being that this was the first time a bach community had been brought to the Trust's attention.

The Trust at that time could only receive preservation applications on behalf of individual buildings so I provided other bach-holders with a copy of my application to assist them in making their own application. My application which referred to my belief that all baches should be retained as a precinct, was enthusiastically received and processed by the N Z H P Trust which at that time was awaiting the passing of the Land Resource Act.

I had drawn Mrs Wilson's attention to the "Historic Precinct" principle I had read was being used elsewhere, she pointed out that we would need the passing of the Land Resource Act's to allow the Trust to make such an application. In the meantime the city council's list of historic places was due for review and we felt it could prove useful to ask the city council to have it's list of historic buildings/places amended to include all the baches as an Historic Precinct.

Due to health difficulties it had been some time since I had made such a public appearance but I felt it was vital to educate as many people as possible of the history of the Taylor's Mistake area, so a comprehensive presentation was placed before the council committee addressing this issue. A draft copy was forwarded to Mr Hearn Q C prior to this meeting so he could state if necessary if I was endangering our cause in any way. The hearing was attended by all concerned parties. I was fortunate to have the assistance of a good friend who read the presentation to the committee enabling me to

identify for the committee the relevant photographic records. Some months previously I had sent information packages to individual councillors and the Mayor detailing the historic aspects of the Bays. Mrs Wilson confirmed that such activities are invaluable in raising the conscience of officialdom.

Though at times some felt that I was wasting my time pursuing the historic perspective Mrs Wilson was very appreciative of my approach on behalf of the baches and pleased to receive copies of the historical data and photographs, which I was able to duplicate for her. For some time the Trust retained Malcolm McLurg's photo album which I had obtained from Malcolm who generously loaned his precious photos in order that as much detail as possible could be provided for the Trust. Mrs Wilson expressed her appreciation for the "comprehensive information which would be of great assistance if NZHP Trust does eventually get the opportunity to pursue the matter." Mrs Wilson represented the Trust in supporting me at this meeting.

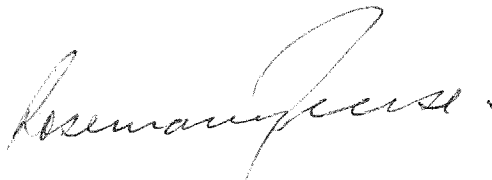
In due course the council dealt with the matter and in effect declined to add the Baches to the council preservation list. From the outset I was aware that this was the likely outcome and was happy that we looked now to be headed for mediation. The important thing was to raise awareness of the historic aspect of the issue. This was done and "Rome was not built in a day".

Later the NZHP Trust wrote to me regarding my application saying that once the new act came into effect it would do all it could to protect the baches as a precinct.

As I understand it Mrs Wilson indeed did make excellent use of the opportunity to serve our association and the wider community and I am very grateful to her for her recent report. Her interest was immediate and has been continuous. I request the Taylor's Mistake Association write to Mrs Wilson and the New Zealand Historic Places Trust thanking them for their support and assistance in this matter.

I also would like to thank Malcolm McClurg for trusting me with his precious photographs.

Yours sincerely,



Rosemary Purse.

PRESERVATION OF BACHES AT TAYLORS MISTAKE BOULDER BAY AND
HOBSONS BAY AS AN HISTORICAL PRECINCT.

July 1991

Note for introduction of reader: I will be reading Mrs Purse's report. Mrs Purse is here and available for questions but she has a voice and respiratory disablement which limits her to only moderate use of her voice.

Mrs Purse's submission:

I was going to start this report with an apology for the length of it, but then I realised that the history of Taylor's Mistake has become so clouded people would understand the need for the detail.

At an earlier date the Historic Places Trust was so overburdened and poorly resourced it was unable to support the Taylor's Mistake Association in its endeavour to protect the baches. When previously approached by bach-owners, attempts to gain assistance were frustrated by the time-constraints placed upon its Wellington-based investigators. That position has changed, thus this current application with their support.

In some submissions on this issue, suggestion was made of a council intention to retain a bach at Taylor's Mistake and one at Boulder Bay under its jurisdiction. Various Town-Planning personnel were approached asked if there was such a policy, each said they had never heard of one but Nicky Ryker was designated the Officer for Taylor's Mistake and amendment 49. When I asked MS Ryker for information regarding such a policy, I was informed that no such policy was known to the department, so I paid no heed to the idea during the preparation of this report. Friday last I received midday, the planner's report stating he holds such a policy. After weeks of work on this report. Who decides who gets what information from Town Planning? Town Planning knew weeks ago yet I was denied this information.

It is the feeling of many in Christchurch, that an articulate minority of new-wave recreational enthusiasts, who have no concern for the needs of the elderly or less active in the community, in conjunction with a few similarly selfish free-holders in the area, have cornered public attention regarding this issue. My application to the Historic Places Trust and my objection to the scheme change is in part, a contribution to redressing what I believe is an imbalance of information in circulation in the city, regarding this issue.

It is not the purpose of this hearing to decide the legality of tenure of the baches at the bays. However since several cross objectors raise some questions as to that situation, I will briefly address comments made by them in their submissions.

Mention has been made regarding the use of public land for bach owner's use. My understanding is that prior to what could be said to be trumped up charges created for the purpose of moving the baches, the bach owners had under the

Town Planning Act what is known as "Prior Rights Usage" of Queen's Chain land. The legal position of the baches has remained confused since that time or they would no longer be there. The signing of ten year limited ground lease for the baches was forced, under duress (and especially in my husband's case under great duress) If this is true then it would seem to me to contravene what I understand as British Justice, the basis of our laws.

Bach owners were denied the right to pay their licenses and have set aside money to do so, so the idea that they are squatters is hogwash and hype. It is important though today to concentrate on the historical aspects of the baches.

Strong exception is taken to the idea that the application to have the baches added to the Historic Places list is a frivolous one. Indeed several of the cross objectors in fact support the idea of preserving baches as historical buildings; though for what seems to be personal and in the main selfish reasons they argue against preservation of these particular buildings, these objectors being, a few of local and in their case vocal free-holders who see the baches as a blight on the potential increase in their property values.

This is nothing new in this area, for there was always pressure to prevent erection of worker's holiday homes in this locality. There are photos there, evidencing how the Hodge family had to take the railway carriages, which comprise some of the most interesting buildings in the bay, across the sand on rollers because previous land owners refused access. The following cross-objectors indicate support of baches or bach sites as historic buildings or places.

Bryan and Sharyn Lane.
Glen Campbell Newman.
Robert Douglas Hopkins.
Otto Snoep.
David Evans.

Mrs Isabella Gray Mills states that present day baches have no historical significance and this is by inference, a statement that baches of some age do have significance historically. It remains for us to show that the baches in question do have historical merit and if so whether it is worth preserving.

Mr. J. Freeman is reminded that bach owners called the fire brigade to the fire which threatened his property as it raced up the cliff fuelled by dry garden rubbish thrown into the area some believe, from his own property. The fire could just as easily have started from a momentary lapse by one of his family members or a member of the public. In this modern world it is not unusual for property owners to be elsewhere when their property is burned down if in fact that was the case in this instance.

I have submitted copies of the official application for listing bach 32 which details our family bach which indeed started it's life as a worker's holiday home. By no means the oldest bach in the Precinct or village as the "Weekly Press" of 1917 called it; I have used the bach I know best as a starting point

and example of folk architecture.

The cottage still consists of the original two tiny rooms. Due to our various health problems which made the original steps difficult for us, a virtual raising of the footpaths in the form of a small deck not requiring a permit was added in 1989 to allow for ease of access. I belong to a group for those who have physical limitations and another group which suffer chronic pain and this improved access assists them too when they visit.

Objectors seem not to have grasped the concept of folk architecture and its significance in the Historic Places Trust's activities. The official application document which we will be reading part later, also speaks to this issue as it does to the technological, landscape, landmark, design, craft, engineering, regional, social, cultural, traditional and community aspects of this particular building and its relationship to others as they comprise an historical precinct.

The folk-architectural aspect is an important one in this issue because frequently buildings so qualified, but perhaps not classified, have been unrecognised as important until demolished, a case in point being the cave-houses so sadly lost to us all. Several cross-objectors have recorded their regret of the destruction of the cave-houses when filing their objections.

Frequently workers' cottages are lost due to gentrification of an area as newly emerging interests create pressures those of advancing years find themselves hard-pressed to deal with. Much has been said about the needs of youthful recreation in the years during which removal of the baches has been under review, but little that I can find has been said about the recreational interests of the elderly people who have used the bay since they were children under previously legally constituted licence and ownership, which became clouded only due to newly emerging interests. WE READ NOW FROM THE OFFICIAL APPLICATION FORM WHICH I PLACED WITH THE HISTORIC PLACES TRUST TO SHOW THE SERIOUSNESS OF THIS APPLICATION. THOSE WHO HAVE COPIES SHOULD TURN TO PAGE 8 WHERE IT READS ARCHITECT / ENGINEER/DESIGNER/CRAFTSPERSON

Mention was made in that application to Mr George Hacksell and his involvement with bach 32 and his contribution to the bay. It must be mentioned also that Mr Hacksell's contribution to the local history and the surf-club are documented in the two reference books available here. Mr Hacksell's first bach Te Ana was built in 1905. The first hut in the row was built in 1913 according to Mr Olgilvie's book.

Theatrical people in earlier days hardly ever saw the sea due to their conditions of employment but Taylors Mistake was host to many overseas theatre companies' personnel on their one day off. The long trek was made over the hill and round the track where bach owners would host them (most frequently at "The

Hermitage" and "Pilgrim's Rest")A welcome break, often the only breath of fresh air in long months of touring.

We carry on that tradition in a small way for friends who are involved in amateur theatrical productions.Recreation does not only take the form of vigorous aggressive athletic activities for the young.A Women's club of largely elderly membership to which I belong, also has expressed the intention of use of our bach for a beach outing without which many of it's members would not be able to contemplate a trip to the bay.

Due to the current difficult economic circumstances, a number of bach owners have children and grandchildren who have little or no employment and who are accommodated free at the baches for varying lengths of time, so from this point of view the development known by objectors as "Rotten Row" is still fulfilling the function of workers' accommodations.Once or twice we have accommodated our workers rent-free at 32 when their lives have been problematical but we are old-fashioned in that our workers are like family. We are experiencing a return of hard-times similar to the period when many of these baches were built.Their erection embodies the effort,courage endeavour,self reliance and determination reminiscent of our pioneers, an example few young people today have been witness to.

The tiny vocal minority who harp about the removal of the baches have vested interests that post-date the importance of historical use of this area.There is room there for all who wish to use the bays.

The present owners' relationship to original owners should not relevant to Change 49.While I could take issue with much that has been said by cross-objectors on the subject, to do so at length, would be a waste of everyone's time.Since they will no doubt come later with their opinion I say this:

Long before I met my husband the situation at Taylors Mistake was troubled.When we married I saw the handling of that problem as his issue. Recently though I have become involved in the attempt to retain these baches,partly because I have come to feel more and more,very strongly for the older bach owners who grew up in an era when they were not encouraged to question authority. Although I am considerably younger than them, I never-the-less have great admiration for their contribution to this country and especially these bays and their history,where several generations of life-savers have been active.

In order to acquaint myself with the issue I married into,I have asked hundreds of people what their opinion is of the baches.I heard,without exception the baches are held with great affection. Passive recreation seekers of all ages enjoy their quaint presence in the bay.Sunbathers,swimmers,picnickers,walkers, serious trampers and fishermen alike, ask and tell of experiences there.There is a sense of disbelief and grief over the destruction of the cave-houses.

Due to ill health I am now retired, and Mr Purse is desperately trying to retire, but we have always considered ourselves workers starting our working lives as apprentice and office junior respectively. We have never had the desire to own more luxurious holiday accommodation. Exhausted by his labours to ensure the success of our small business and the protection of our loyal workers jobs, we are glad to collapse at Taylor's when he can free himself from the pressures to which all small businesses are subject to today. Though he would never tell you so himself, Mr Purse has emphysema and asthma and a shrivelled kidney due it is believed to service for his country when virtually a boy.

Since returning from Japan at the end of the war and his illness after his long stay near Hiroshima and visits into that bombed city, Mr Purse has never had the reserves of energy he enjoyed prior to that time. So it is quite inappropriate for objectors to assume all who were bach owners could or indeed should have created a holiday home elsewhere. When the family bought the bach it was purchased on the open market so it is absurd to say that only a privileged few could have this chance. It was a rare opportunity but an opportunity open to all, as is the sale of a house in any popular street in Christchurch.

I commend to you all, the fact that the bay held for many of those serving overseas, the status of their "Place in the Heart". I have witnessed too long now, the confusion and distress many of the senior bach owners suffer when trying to decipher all the ramifications of the various issues involved in this debate. Issues which are difficult enough for the youngest and most assertive participant in this drama to deal with. Some of them are all but exhausted by the fight and I am sad to live in a community which would do that to it's elderly.

Like many other New Zealanders I feel a great sense of dismay over the changing land-scape and loss of historical places throughout our country. I am here today, because to many Christchurch citizens, there IS no other group of baches which give them such a sense of their region's history. Also although the older people carry the local folk history in their heads and know far more about it than the rest of us, they are too self-effacing to push their own interests in public, so, I have made it my business to be sure their cause is heard.

The panel is requested to peruse seriously the carefully prepared reference material (all of which obviously I could not provide six copies of), newspaper articles, reference books "Guardian's of the Mistake" "Port Hills of Christchurch" historic and present day photographs displayed in support of:

1. The application to the New Zealand Historic Places Trust.
2. This objection to the omission of the baches from the Christchurch City Council Christchurch District Scheme, Change 49 Historic Places List.

For all the reasons listed in the official application and for those added

here today, I seek council's very serious consideration of the retention of the baches as An Historic Precinct. They should be allowed to continue to play a part in

Christchurch's tourist industry. The area has been developed and fostered by bach owners for several generations and evidence of this is in those photos and books. The baches, the wild-flowers native trees, swimmer's protection, the walkway, the history. All bach owner's efforts.

The baches are a popular photo opportunity with Tourists, from the beach, the tour boats, and whilst enjoying the famous original recreation of the area, the Godley Head Walkway, which was developed by bach owners. Mr Osborn in particular is described in "Guardians of the Mistake" and on the display board here for his contribution. An image of these quaint old holiday cottages is remembered and carried back overseas by Tourists, who will never get near other such buildings in their trip around New Zealand. We are trying to increase the length of time tourists stay in our city, but getting rid of our history is not the way to do it.

These baches are what N.Z. is all about. Do we want a city visibly created by our forefathers or one that has only the impersonal hand of the planners obvious? Globally planners have created much pain for communities. We need to stay their hand at times. I will not deny a desire to keep our bach but far more than that is the horror I feel at the lack of vision of those who are determined to see them gone. Cities all over the world pay millions to set up live museums to teach locals and visitors their history. We have a real live working historical village close enough for tourists to visit in a couple of hours and we are going to tear it down? I cannot believe this.

Many other New Zealand communities protect the "Prior Rights" of people involved in issues such as this. With the sewer now available the Christchurch City Council could, with a new appreciation of the historical significance of the baches and the region, follow the example of Dunedin to name but one local body which does not pressure those with "Prior Rights" classification, to move from their originally legally constituted sites.

I BELIEVE IN CONSERVATION, BUT I BELIEVE WE MUST CONSERVE THE HABITAT OF HUMAN'S TOO. IT WAS A MISTAKE TO DESTROY THE CAVE HOUSES. IT IS SAID THAT THOSE WHO FORGET THEIR HISTORY ARE CONDEMNED TO RELIVE IT. TAYLORS HAS SEEN ENOUGH MISTAKES. LETS GET IT RIGHT THIS TIME. UNDER THE VARIOUS CRITERIA FOR PRESERVATION, I BELIEVE THERE IS SUFFICIENT EVIDENCE OF HISTORICAL AND REGIONAL VALUE IN INDIVIDUAL BACHES AND IN THE ROW FROM HARLEY SCOTT'S BACH RIGHT ROUND TO THE LAST BACH AT BOULDER BAY AS AN HISTORICAL PRECINCT, TO WARRANT THE RETENTION OF AS MANY AS HUMANLY POSSIBLE; AND POINT OUT THAT IT SEEMS OBVIOUS THE MERE PASSAGE OF TIME WILL PLACE THE BACHES IN QUESTION, IN THE SAME STATUS AS THOSE ALREADY APPROVED OF BY MOST OBJECTORS. IF WE DO NOT TAKE STEPS NOW, TO PRESERVE THEM, IN TIME ONCE AGAIN WE WILL BE VERY SORRY THAT WE FAILED TO PROTECT CHRISTCHURCH'S HISTORY AND IT'S HERITAGE.

OUR HERITAGE IS INEXPLICABLY TIED UP IN THESE COTTAGES. WHAT ARE WE TO TELL OUR GRAND-CHILDREN WHEN THEY ARE AS CURIOUS ABOUT THE CURRENT BACHES AS OUR GENERATION IS ABOUT THE CAVE-HOUSES IF WE SHIRK OUR DUTY NOW?