

ENVIRONMENTAL PLANNING

URBAN & CIVIC DESIGN

LANDSCAPE ARCHITECTURE

2015 GLOBAL
ECO ASIA-
PACIFIC
TOURISM
CONFERENCE



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INTRODUCTION



This presentation investigates the issues, preconceptions and responses encountered in developing tourism accommodation facilities in environmentally sensitive locations using three case studies from Australia.

INTRODUCTION

- By its very nature, the development of tourism in areas of environmental sensitivity is potentially contentious.
- Beautiful places are desired as destinations
- Beautiful places are vehemently defended against change.
- Boutique eco-lodges, have been at the vanguard of responding to demand.
- major operators are trying to establish environmentally responsive resort type developments. This results in a plethora of statutory regulation conflicts, public outcry and negative media coverage as well as having to address the technical environmental and ethical constraints of a location.

INTRODUCTION

- The Leeuwin Naturaliste region of Australia is considered as being of outstanding natural beauty and ecologically rich.
- It is greatly valued by the local population and tourists.
- The popularity of the region is largely due to its scenic values which are considered as being “natural” and having “wilderness qualities”.

THE GOOD, THE BAD & THE UGLY

Tourist accommodation, however sympathetic to the environment, changes it and these changes are perceived in very different ways by the visitor to those that have experienced and value the landscape previously. 3 Case studies ...



THE GOOD, Bunker Bay



THE GOOD, Bunker Bay

- Visual Assessment
- Foreshore Management Plan
- Environmental Management Plan
- Detailed Design

- Client aspired for a resort that captured the environmental qualities of the location
- Environmental constraints defined the site plan.
- Statutory planning consensus
- Minimum earthworks
- Integrated Drainage Management and passive irrigation
- Locally indigenous plant species
- Local stone (non quarried, reclaimed agricultural)
- Bioengineered detailing
- Vehicle exclusion

THE GOOD, Bunker Bay



A reconstructed native landscape



Bunker Bay



Integrated drainage management



Ongoing Management.

Habitat creation
Environmental integrity
Keeping the vision



THE BAD, Smiths Beach

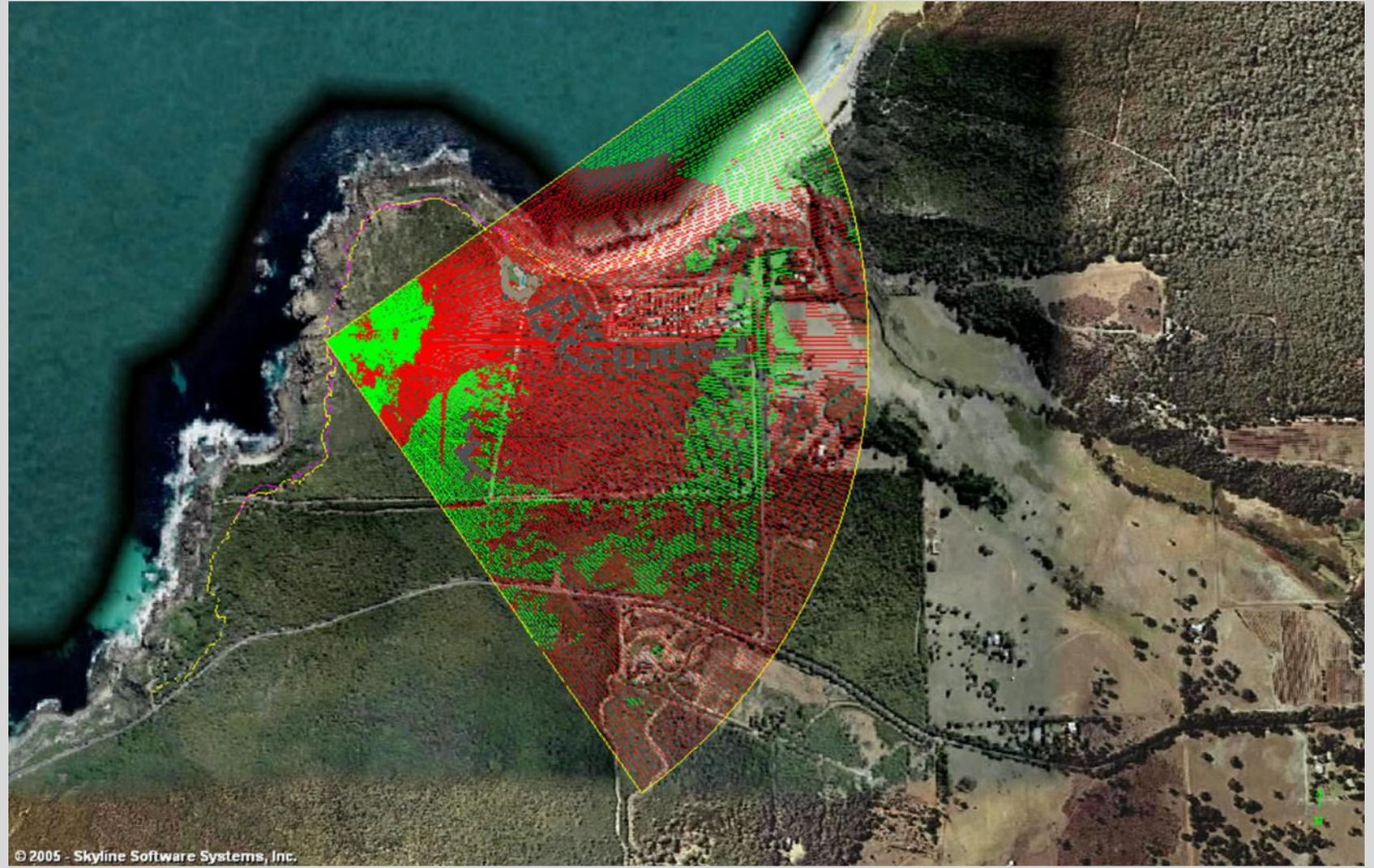


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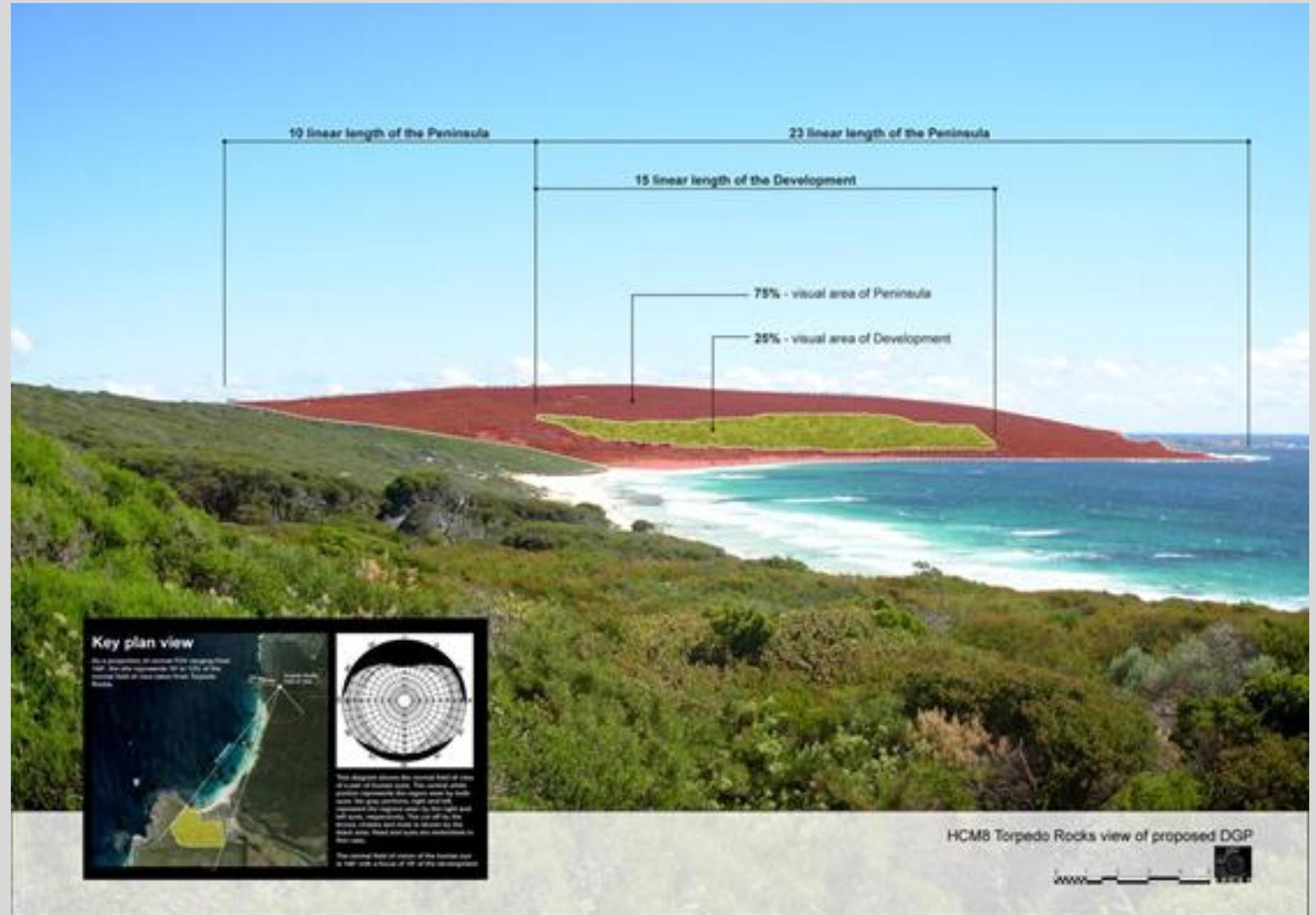
- DETAILED SITE SURVEY
- TERRAIN MODEL
- VIRTUAL SITE MODEL
- ABORIGINAL HERITAGE SURVEY
- VERTEBRATE FAUNA ASSESSMENT
- LANDSCAPE AND VISUAL ASSESSMENT
- FAUNA SURVEY
- VEGETATION SURVEY
- VEGETATION RETENTION PLAN
- COASTAL STABILITY MANAGEMENT PLAN
- FIRE MANAGEMENT PLAN
- CONSTRUCTION MANAGEMENT PLAN
- FORESHORE MANAGEMENT PLAN
- WASTEWATER AND EFFLUENT DISPOSAL MANAGEMENT PLAN
- DEVELOPMENT HEIGHT PLAN



GOOD INTENTIONS

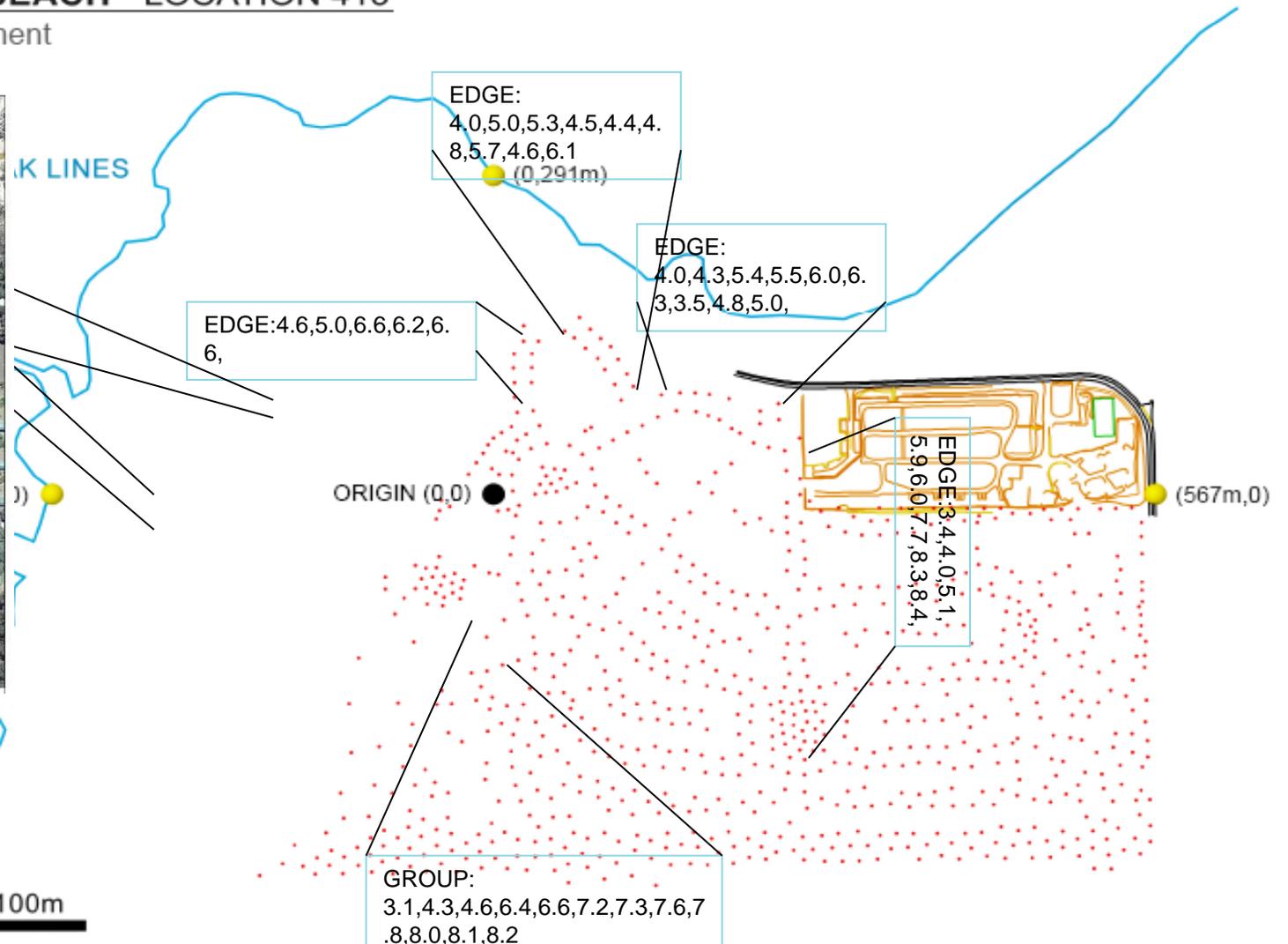


GOOD INTENTIONS



SMITHS BEACH - LOCATION 413

Tree Placement



GOOD INTENTIONS





Comprehensive environmental analysis and collaborative working from leading design and planning companies

- Community dialogue failure
- Media management failure
- Community alienation
- Local vested interest and “green lobby” use social media
- Misinformation gains general acceptance
- Political and bureaucratic positioning
- Media focus on negative
- Corruption is alleged
- The good story never heard
- The project fails

DISASTROUS OUTCOME

- Financial failure
- Environmentally poor alternative proposals shaped by legal compromise and without vision or environmental objectives

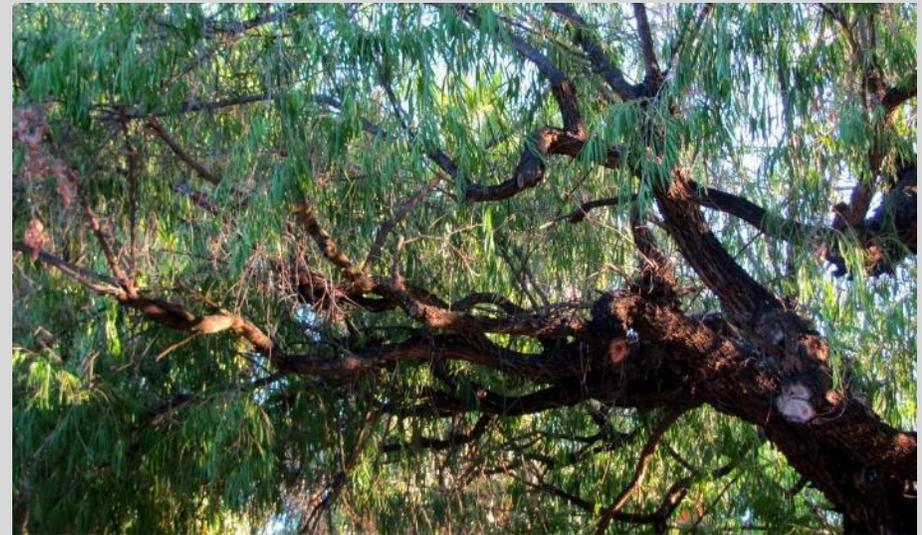
THE UGLY, Aqua Resort

why ugly when it is a
recognised success?



THE CHALLENGES

- Habitat retention
- Fauna management
- Fire management
- Built form integration



Visual integration
Ecological
management
Sustainable materials
Integrated drainage



Aqua Resort



Aqua Resort



Aqua Resort



Aqua Resort



Aqua Resort



Aqua Resort



UGLY, WHY? Aqua Resort

It is a success,
a stunning
environment

- **because** --- Even when everything has been done well
- the project attains all its environmental and design objectives,
- the cost and time proved too difficult for the original developer and the banks moved in.

Conclusions

Larger eco sensitive tourist developments can be achieved and can create a valued and appropriate visitor experience.

Our experience shows that proponents want to achieve the right result.

- Identify potential sites *capable of accommodating visitors*
- Stakeholder engagement *to obtain understanding if not consent*
- Policy provisions for the sites *to provide security to all parties*
- Comprehensive technical assessment and design response
- Community and stakeholder engagement *through the process*
- Timeframe for completion must be contemplated in the business case *don't underestimate programme, it takes years*

THANK
YOU

