

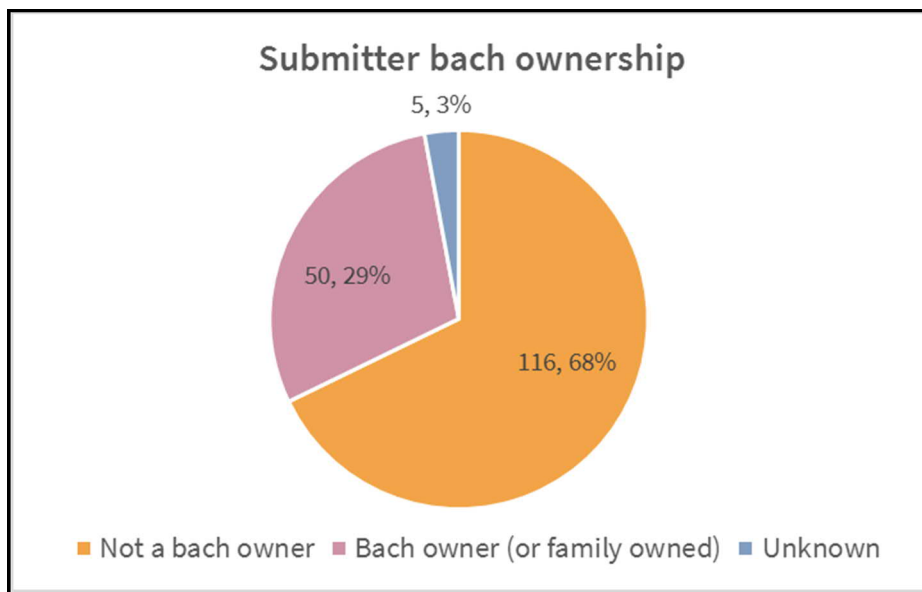
Submissions Analysis: Proposal for baches in Boulder Bay, Taylors Mistake and Hobsons Bay

Summary:

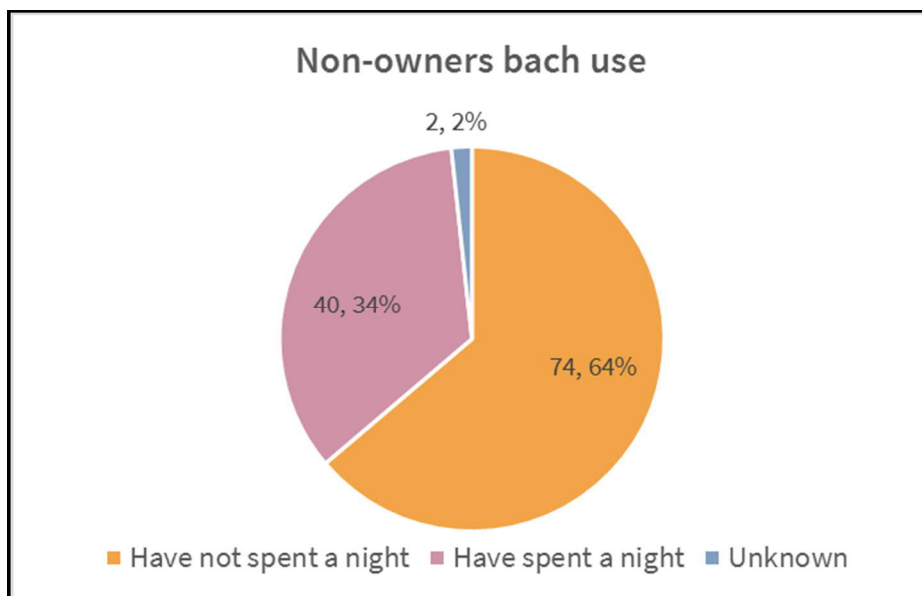
Submissions were accepted between 23 November 2018 and 14 January 2019. 171 submissions were received.

Submitter profile:

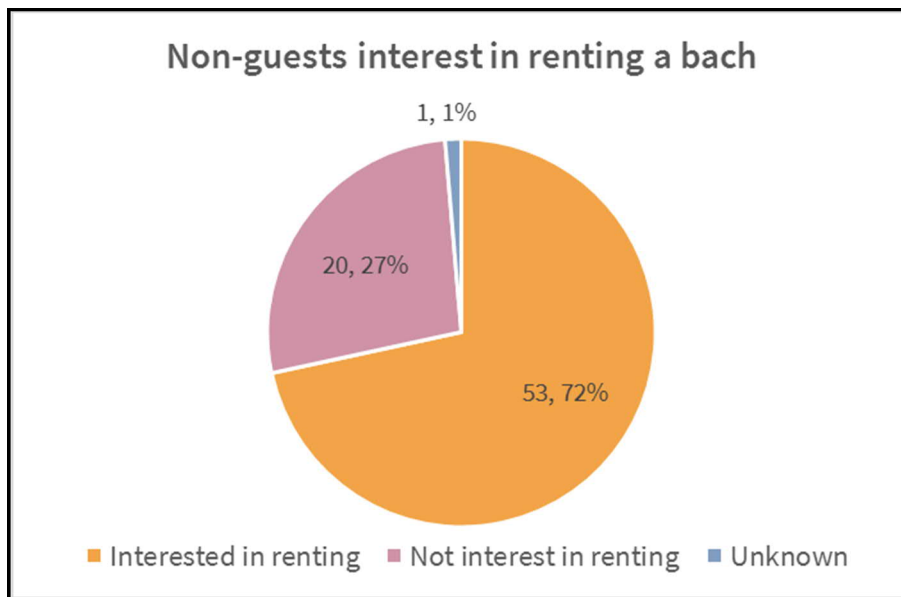
The majority of submitters (68%) stated that they did not have ownership of a bach within their immediate family.



Of those who did not own a bach, 64% had not been overnight guests in a bach.



Of those who had not spent a night in a bach, 72% were interested in being able to rent a bach for holiday use.



Support for proposal:

Submitters indicated their support for the preferred option via a yes or no tick box. They could then provide comments to explain their stance. This led to a variety of submitter support types, as outlined below.

Response to preferred option	Total
Do not support - licence more baches	75
Ticked yes, commented licence more baches	7
Do not support - longer licence offered	2
Support	72
Ticked no, commented in support	1
Do not support - licence no baches	9
Do not support - no comments	4
Did not indicate	1

Those with comments contrary to their yes/no response were analysed in line with their comments (i.e. if the comment showed they did not support the preferred option, they were analysed with those who ticked no).

Four submissions did not support the preferred option and did not provide comments. These were not analysed further as it was not possible to tell if submitters wanted more or fewer baches to be offered a licence.

One further submission did not respond to this question and has also been excluded from the following table, which shows the breakdown of submitter demographics and their response to the preferred option.

	Response to preferred option	Christchurch	Rest of NZ	Inter-national	Bach owners	Not bach owners	Have spent a night	Have not spent a night
No - licence more	82	61	14	7	36	44	18	26
No - longer licence	2	2	0	0	1	1	0	1
No - licence none	9	7	2	0	0	9	0	8
Yes	73	65	8	0	13	61	21	39

Most submitters provided comments supporting their argument. The following tables breakdown the 153 comments into key themes.

Both those who supported the proposal and those who wanted more baches to be offered a licence did so because they wanted to see the heritage of the area and the unique character of the baches retained. Both groups also cited custodianship over the local area provided by bach owners as further reason for baches to be retained.

Main reasons for retaining baches	Support preferred option	Do not support preferred option	Total
Heritage	36	53	89
Uniqueness	22	15	37
Custodianship of bach community	11	19	30
Hazard not significant / owners choice	3	19	22
Public access not impeded	2	2	4

This feedback is in line with that received in response to the Discussion Document.

Most baches that would be removed under the preferred option are subject to medium to high hazard. Submitters, particularly those who wanted to see more baches retained, argued that the risk from the hazard was not significant enough to warrant removal of the bach, or that it was up to the owners to decide what was an acceptable risk.

Seven submitters specifically wanted to see all baches in Boulder Bay remain and three thought that public ownership of the baches was preferable to either private occupation or demolition.

Those who either wanted more baches removed, or supported the preferred option, most frequently commented on the presence of hazards, and the impediment to public access as reasons for removal. Some wanted to see only those with sustained damage removed.

Main reasons for removing baches	Support preferred option	Do not support preferred option	Total
Hazards	6		6
Public access		6	6
Currently damaged		5	5
Penguins		3	3
Uphold previous decisions		3	3

Some submitters commented on possible licence conditions, should any baches remain. However, feedback on licencing was provided by less than a quarter of all submitters so is not indicative of overall sentiment. One new idea not raised previously, is a licence condition to limit bach access as a means of minimising hazard risk.

Common licence feedback	Support preferred option	Do not support preferred option	Total
Maintenance of bach / no extensions	8	2	10
Fee	4	5	9
Allow renting / public access	5	4	9
Use licence conditions to reduce risk		6	6
Sale restrictions (no profit, no sale, sell to ccc only)	3	3	6
Longer than 35 years	2	2	4
Sell on open market	2	1	3

Other feedback focussed on the new bach zone and associated consenting issues and the potential public ownership of 71 hectares of land in the Taylors Mistake Valley. This has been analysed but not presented in this report as it is not part of the current Council decision of whether or not to offer a licence to occupy to bach owners.

Full submissions are available for reading as part of the Hearings Agenda.