

Table 2: Issues following internal inspections

1. Owners using boatsheds as baches and/or other non-boating activities	Advantages	Disadvantages
Infringement notice: For breach of consent condition that states they must remove non-boating related facilities	<ul style="list-style-type: none"> ▪ allows a fine to be imposed ▪ deterrent to other boatshed owners 	<ul style="list-style-type: none"> ▪ doesn't stop use ▪ time consuming ▪ requires evidence of offence beyond reasonable doubt ▪ costly, especially if appealed (full court hearing)
Abatement notice: Directing consent holder to remove all non-boating related facilities	<ul style="list-style-type: none"> ▪ ensures owners use for boating use ▪ deterrent to other boatshed owners 	<ul style="list-style-type: none"> ▪ time consuming ▪ may not resolve issue
Enforcement Order: Directing consent holder to remove non-boating related facilities	<ul style="list-style-type: none"> ▪ deterrent to other boatshed owners ▪ court direction hold more weight 	<ul style="list-style-type: none"> ▪ very costly and time consuming, involving the court and legal advisors
Prosecution:	<ul style="list-style-type: none"> ▪ allows fine ▪ deterrent to other boatshed owners 	<ul style="list-style-type: none"> ▪ time consuming ▪ requires evidence of offence beyond reasonable doubt ▪ costly, especially if appealed (full court hearing)
Do nothing	<ul style="list-style-type: none"> ▪ saves time and resources 	<ul style="list-style-type: none"> ▪ allows the unresolved issue to continue ▪ unfair to other fully complying permit holders ▪ makes holding a coastal permit irrelevant
2. Boatsheds used as a residence		
Infringement notice: For breach of consent condition stating that boatsheds must not be used for accommodation purposes.	<ul style="list-style-type: none"> ▪ allows a fine to be imposed ▪ deterrent to other boatshed owners 	<ul style="list-style-type: none"> ▪ doesn't stop the stays ▪ time consuming ▪ requires evidence of offence beyond reasonable doubt ▪ day/night surveillance required ▪ costly

Abatement notice: Directing overnight stays to cease. Directing removal of non-boat related facilities.	<ul style="list-style-type: none"> ▪ allows overnight stays to be stopped ▪ deterrent to other boatshed owners 	<ul style="list-style-type: none"> ▪ may not resolve issue ▪ time consuming ▪ day/night surveillance required ▪ costly
Enforcement order: Directing overnight stays to cease. Directing removal of non-boat related facilities.	<ul style="list-style-type: none"> ▪ deterrent to other boatshed owners 	<ul style="list-style-type: none"> ▪ very costly and time consuming, involving the court and legal advisors
Prosecution	<ul style="list-style-type: none"> ▪ financially (if awarded costs) 	<ul style="list-style-type: none"> ▪ time consuming ▪ requires evidence of offence beyond reasonable doubt ▪ day/night surveillance required ▪ costly involving courts and legal advisors
Do nothing	<ul style="list-style-type: none"> ▪ saves time and resources 	<ul style="list-style-type: none"> ▪ allows the unresolved issue to continue ▪ unfair to other fully complying permit holders ▪ makes holding a coastal permit irrelevant
3. No access for internal inspections	Advantages	Disadvantages
Infringement notice: For breach of consent condition that states they must allow us access	<ul style="list-style-type: none"> ▪ allows a fine to be imposed (\$500) ▪ deterrent to other boatshed owners 	<ul style="list-style-type: none"> ▪ doesn't resolve issue of access ▪ time consuming ▪ requires evidence of offence beyond reasonable doubt ▪ costly, especially if appealed (full court hearing)
Abatement notice: Directing consent holder to allow us access	<ul style="list-style-type: none"> ▪ may allow an inspection to be carried out ▪ deterrent to other boatshed owners 	<ul style="list-style-type: none"> ▪ time consuming ▪ may not resolve issue
Enforcement order: Directing consent holder to give access	<ul style="list-style-type: none"> ▪ court direction holds more weight ▪ deterrent to other boatshed owners 	<ul style="list-style-type: none"> ▪ very costly and time consuming, involving the court and legal advisors
Padlock door and put notice on door asking the owner to contact us	<ul style="list-style-type: none"> ▪ low cost and easy to carry out ▪ speedy outcome 	<ul style="list-style-type: none"> ▪ legal implications (does GWRC have the powers to carry this out?)
Demolish boatshed	<ul style="list-style-type: none"> ▪ removes the problem ▪ makes area available for public use 	<ul style="list-style-type: none"> ▪ more costly as contractors would be required ▪ legal implications (does GWRC have the powers to carry this out?)
Do nothing	<ul style="list-style-type: none"> ▪ saves time and resources 	<ul style="list-style-type: none"> ▪ allows the unresolved issue to continue ▪ unfair to other fully complying permit holders ▪ makes holding a coastal permit irrelevant

Additionally, the following could be undertaken to support long-term management of boatsheds.

Amend Regional Coastal Plan	Advantages	Disadvantages
Change Rule 16 ¹ from a controlled to a discretionary activity (only where it relates to boatsheds)	<ul style="list-style-type: none"> ▪ more control on conditions imposed when consents are renewed ▪ consent could be turned down 	<ul style="list-style-type: none"> ▪ public opposition to changes ▪ length of time it takes for a plan change ▪ time consuming
Change Rule 16 from controlled to non-complying activity (only where it relates to boatsheds)	<ul style="list-style-type: none"> ▪ more control on conditions imposed when consents are renewed ▪ consent could be turned down 	<ul style="list-style-type: none"> ▪ huge public opposition to changes ▪ heritage issues ▪ long process ▪ time consuming

¹ Rule 16 of the Regional Coastal Plan provides for the occupation by structures of land of the Crown or any related part of the coastal marine area as a *Controlled Activity*.