

## Second Homes in New Zealand.

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### **Abstract**

Second homes — otherwise known as ‘cribs’ (in the lower South Island) or ‘baches’ (in the remainder of the country) — are an integral component of New Zealand leisure and tourism lifestyles.

However, in recent years the nature of second homes has changed dramatically with a shift from cheap structures that were constructed on public land to more permanent structures on private, often sub-divided land. These changes are the result of both increased planning restrictions from government agencies at the local and national level as well as changes in the nature of personal mobility of New Zealand residents and foreign visitors. These shifts are regarded as indicative of changes not only in New Zealand society but in the industrialised world as well.

This dissertation examines second home development in New Zealand and the various issues that emerge with respect to the identification and planning by local government. The objective is examined through a survey to New Zealand local government and case studies of three distinct second home communities in the Otago/Southland region of New Zealand. The results of this research indicate that there is lack of understanding at the local government level of the characteristics of second homes, despite the identification of a number of issues both directly and indirectly linked to second home ownership.

The dissertation concludes by noting that there is a substantial gap between the social role that second homes play in New Zealand leisure and our knowledge of their contribution to tourism, leisure, economic development and personal and labour mobility. Furthermore, the knowledge gap is reinforced by a lack of knowledge and understanding of second home development at the government level. In the development of research and planning strategies second homes have been neglected as they are seen as being neither leisure or contributing to tourism development, although their potential long-term impacts for rural areas is seen as having substantial implications for social and economic development.