

Submission 1

Submitter's name : Professor. Te Kahautu Maxwell

Organisation : Ngāi Tai ki Tamaki

Support oppose or neutral : I Support this Application (I am making a submission)

Hearing request : I Do wish to be heard in support of this objection or submission at a hearing

Specific parts : Request for Support and Partnership Ngāi Tai ki Tāmaki seeks the endorsement of Te Papa Atawhai for the establishment of the Waiheke Cultural Centre within Stony Batter Historic Reserve, in partnership with Man O'War Vineyards. Our vision is to promote genuine cultural engagement for all visitors, strengthen the role of mana whenua, and foster intergenerational kaitiakitanga and education by enabling direct iwi involvement in site operations, programming, and outreach. We look forward to working together to honour our shared responsibility for protecting, interpreting, and celebrating Waiheke Island's rich cultural and ecological heritage.

Reasons : Ngāi Tai ki Tāmaki submit this formal partnership proposal to Te Papa Atawhai, supporting the establishment of a cultural centre on Waiheke Island in collaboration with Man O'War Vineyards. This follows our joint application to the Department of Conservation (DOC) seeking permission to operate a visitor centre and guided heritage tours at Stony Batter Historic Reserve. Ngāi Tai ki Tāmaki: Mana Whenua & Waiheke Heritage Ngāi Tai ki Tāmaki are the mana whenua over Waiheke, Rangitoto, Motutapu and the broader Waitemātā catchment. Our ancestral relationship with these lands is enduring and predates the arrival of the Tainui waka, further affirmed by our historical role in defending Waiheke and Tamaki during pre-European times and by our direct contributions to national defence throughout World War I, World War II, and subsequent conflicts. Many of our people served bravely, with some giving their lives on distant battlefields and others returning to further uphold kaitiakitanga and manaakitanga at home. It is an act of cultural integrity and recognition of mana whenua that Ngāi Tai ki Tāmaki are central to any initiative establishing a cultural centre on Waiheke. This partnership with Te Papa Atawhai and Man O'War Vineyards will allow visitors to experience authentic manaakitanga and kaitiakitanga practices, led by our people in accordance with our tikanga. We respectfully note that our rights as mana whenua were established long before colonial institutions and government agencies, including Te Papa Atawhai, existed. The requirement to seek permission to reoccupy and care for our own whenua is, in itself, an ironic demonstration of the ongoing challenges faced by iwi in restoring rightful authority over ancestral lands.

Outcomes : Partnership & Stony Batter Historic Reserve Our application with Man O'War Vineyards proposes a revitalised visitor experience at Stony Batter Historic Reserve. The fortress, a Heritage 1 Listed WWII Coastal Defence site, is an architectural, engineering, and construction marvel featuring 1.2km of manually excavated passages and chambers. Recent restoration ensures its preservation and enhances its suitability as a learning site. Guided tours led by Tim Moon and his

team offer rich insights into wartime history, the construction and operational detail of the fortress, and its significance to local and national heritage. The visitor centre would further expand its use by hosting art exhibitions, performances, and community events, encouraging hiking, te taiao interaction, and responsible enjoyment of the reserve.

Man O' War Vineyards: Place & Purpose Man O'War Vineyards is an island icon, defined by decades of innovation and stewardship on Waiheke's eastern edge. With over 75 vineyard blocks, mixed farming, orchards, restored native forest, and beehives, the site reflects the diversity and richness of Waiheke's whenua. The vineyard is celebrated for producing exceptional Syrah, Chardonnay, Bordeaux blends, and more, supporting a unique visitor economy centred on world-class viticulture and authentic Waiheke experiences. Request for Support and Partnership Ngāi Tai ki Tāmaki seeks the endorsement of Te Papa Atawhai for the establishment of the Waiheke Cultural Centre within Stony Batter Historic Reserve, in partnership with Man O'War Vineyards. Our vision is to promote genuine cultural engagement for all visitors, strengthen the role of mana whenua, and foster intergenerational kaitiakitanga and education by enabling direct iwi involvement in site operations, programming, and outreach. We look forward to working together to honour our shared responsibility for protecting, interpreting, and celebrating Waiheke Island's rich cultural and ecological heritage. Ngā manaakitanga,

Submission 2

Name of submitter : Mihi Tipoki

Organisation : N/A

Support oppose or neutral : I Support this Application (I am making a submission)

Hearing request : I Do Not wish to be heard in support of this objection or submission at a hearing.

Specific parts : N/A

Reasons : As a Ngāi Tai ki Tāmaki iwi member, I support the joint concession application of Ngāi Tai ki Tāmaki and Man O'War Vineyards to establish a visitor centre and run guided tours at Stony Batter Historic Reserve. This is a great opportunity for us to work together to connect people with the whenua and history of our ancestral land.

Submissions 3

Submitter's name : Taylor Mihaere

Organisation : N/A

Support oppose or neutral : I Support this Application (I am making a submission)

Hearing request : I Do Not wish to be heard in support of this objection or submission at a hearing.

Specific parts :

Reasons : As a Ngāi Tai ki Tāmaki iwi member, I support the joint concession application of Ngāi Tai ki Tāmaki and Man O'War Vineyards to establish a visitor centre and run guided tours at Stony Batter Historic Reserve. This is a great opportunity for us to work together to connect people with the whenua and history of our ancestral land.

Submission 4

Submitter's name : Melissa Brown

Organisation : Ngāi Tai ki Tāmaki

Support oppose or neutral : I Support this Application (I am making a submission)

Hearing request :

Specific parts : As a Ngāi Tai ki Tāmaki iwi member, I support the joint concession application of Ngāi Tai ki Tāmaki and Man O'War Vineyards to establish a visitor centre and run guided tours at Stony Batter Historic Reserve. This is a great opportunity for us to work together to connect people with the whenua and history of our ancestral land.

Submission 5

Submitter's name : Ann Hinemoa Simon

Organisation :

Support oppose or neutral : I Support this Application (I am making a submission)

Hearing request : I Do Not wish to be heard in support of this objection or submission at a hearing.

Specific parts : As a Ngāi Tai ki Tāmaki iwi member , I support the joint concession application of Ngāi Tai ki Tāmaki and Man O'War Vineyards to establish a visitor centre and run guided tours at Stony Batter Historic Reserve. This is a great opportunity for us to work together to connect people with the whenua and history of our ancestral land

Submission 6

Submitter's name : Frances Lawton

Organisation : n/a

Support oppose or neutral : I Support this Application (I am making a submission)

Hearing request : I Do Not wish to be heard in support of this objection or submission at a hearing.

Specific parts : As a Ngāi Tai ki Tāmaki iwi member, I support the joint concession application of Ngāi Tai ki Tāmaki and Man O'War Vineyards to establish a visitor centre and run guided tours at Stony Batter Historic Reserve.

Reasons : This is a great opportunity for us to work together to connect people with the whenua and history of our ancestral land.

Submission 7

Submitter's name : Tania Taingahue

Organisation : Ngai Tai

Support oppose or neutral : I Support this Application (I am making a submission)

Hearing request : I Do Not wish to be heard in support of this objection or submission at a hearing.

Submission 8

Submitter's name : Emma Taylor

Organisation : Ngai Tai

Support oppose or neutral : I Support this Application (I am making a submission)

Hearing request : I Do Not wish to be heard in support of this objection or submission at a hearing.

Specific parts : Waahi Tapu. Site of cultural significance.

Reasons :

Outcomes : Recognition of site of cultural significance. Ngeungeu, Chiefs daughter, lived here with her Son.

Submission 9

Submitter's name : Amanda Scobie

Organisation : Private

Support oppose or neutral : I Support this Application (I am making a submission)

Hearing request : I Do Not wish to be heard in support of this objection or submission at a hearing.

Specific parts : The proposed Māori and public sector partnership to provide an enhanced tour experience for visitors.

Reasons : I support mana whenua being involved in operations on their sacred places.

Outcomes : This concession should be granted.

Submission 10

Submitter's name : Jeleeza Tepania

Organisation :

Support oppose or neutral : I Support this Application (I am making a submission)

Hearing request : I Do Not wish to be heard in support of this objection or submission at a hearing.

Specific parts : Te katoa

Reasons : As an uri of Ngāi Tai ki Tāmaki iwi, I support the joint concession application of Ngāi Tai ki Tāmaki and Man O'War Vineyards to establish a visitor centre and run guided tours at Stony Batter Historic Reserve. This is a great opportunity for us to work together to connect people with the whenua and history of our ancestral land. Tihei, Ngāi Tai!

Outcomes : Te katoa.

Submission 11

Submitter's name : Richards Taylor

Organisation : N/a

Support oppose or neutral : I Support this Application (I am making a submission)

Hearing request : I Do Not wish to be heard in support of this objection or submission at a hearing.

Specific parts : I support the application.

Reasons : As a Ngāi Tai ki Tāmaki iwi member I support the joint concession application of Ngāi Tai ki Tāmaki and Man O'War Vineyards to establish a visitor centre and run guided tours at Stony Batter Historic Reserve. This is a great opportunity for us to work together to connect people with the whenua and history of our ancestral land.

Outcomes : Approve the application please.

Submission 12

Submitter's name : Thomas Beamish

Organisation :

Support oppose or neutral : I Support this Application (I am making a submission)

Hearing request : I Do Not wish to be heard in support of this objection or submission at a hearing.

Specific parts : As a Ngāi Tai ki Tāmaki iwi member, I support the joint concession application of Ngāi Tai ki Tāmaki and Man O'War Vineyards to establish a visitor centre and run guided tours at Stony Batter Historic Reserve. This is a great opportunity for us to work together to connect people with the whenua and history of our ancestral land

Reasons : Positive experiences for tourists, growth of jobs for young iwi members.

Submission 13

Submitter's name : Dale Simi

Organisation : N/a

Support oppose or neutral : I Support this Application (I am making a submission)

Hearing request :

Specific parts :

Reasons : As a Ngāi Tai ki Tāmaki iwi member, I support the joint concession application of Ngāi Tai ki Tāmaki and Man O'War Vineyards to establish a visitor centre and run guided tours at Stony Batter Historic Reserve. This is a great opportunity for us to work together to connect people with the whenua and history of our ancestral land.

Submission 14

Submitter's name : Lynette Wallace-Penrose

Organisation : Lynette Wallace-Penrose

Support oppose or neutral : I Support this Application (I am making a submission)

Hearing request : I Do Not wish to be heard in support of this objection or submission at a hearing.

Specific parts : As a tribal member of Ngāi Tai ki Tāmaki, I affirm that this proposal aligns with our iwi's aspirations to exercise manaakitanga (hospitality) and kaitiakitanga (guardianship) over our ancestral rohe. Stony Batter is not only a site of national heritage but also part of our cultural landscape. This concession enables Ngāi Tai to share our stories, tikanga, and historical connections with visitors, ensuring that interpretation of the site reflects both its military history and its deeper cultural context.

Reasons : This application gives effect to Section 4 of the Conservation Act 1987, which requires DOC to interpret and administer the Act to give effect to the principles of the Treaty of Waitangi. It reflects: Partnership: Collaboration between Ngāi Tai and DOC in managing a significant site. Active Protection: Safeguarding Ngāi Tai's cultural interests and enabling economic opportunities. Right to Development: Supporting iwi-led tourism initiatives that sustain cultural identity and economic resilience.

Outcomes : Granting this concession will enable Ngāi Tai ki Tāmaki to uphold our responsibilities as kaitiaki, share our heritage with visitors, and contribute to the sustainable management of Stony Batter Historic Reserve. It is a positive step toward honoring Treaty obligations while enhancing visitor experiences in a culturally authentic and environmentally responsible way.

Submission 15

Submitter's name : Sophie poelman

Organisation :

Support oppose or neutral : I Oppose this Application (I am making an objection)

Hearing request : I Do Not wish to be heard in support of this objection or submission at a hearing.

Specific parts : The proposed lease and licence concession between Te Haerenga o Ngāi Tai ki Tāmaki Limited and Man O'War Vineyards Limited for exclusive use of the Stony Batter Historic Reserve visitor centre and tunnels.

- The restriction of tunnel access to paying customers only, and the granting of exclusive after-hours control of a public heritage site to private operators.
- The decision-making process used by DOC to select these parties, including the apparent closed or limited tender approach and lack of community consultation prior to application.

Reasons : This proposal raises serious concerns about transparency, fairness, and alignment with DOC's responsibility to manage public land for the benefit of all New Zealanders.

- Lack of transparency and public process: It appears that this concession opportunity was not publicly advertised or competitively tendered. This raises questions about whether the process was fair, impartial, and free from conflicts of interest.
- Commercialisation of a public heritage site: Partnering with a private wine business (Man O'War Vineyards) to operate tours within a nationally significant historic reserve risks prioritising commercial profit over conservation and public access.
- Limited community benefit: There is no clear evidence that this proposal will deliver tangible benefits to the Waiheke community or contribute to local conservation outcomes.
- Cultural and environmental stewardship: While Ngāi Tai ki Tāmaki's involvement is welcomed, the partnership structure appears unbalanced, with commercial interests potentially overshadowing kaitiakitanga values.

Outcomes : The outcomes that need to be addressed by this application are: DOC should ensure that any concession involving public heritage land:

- Is awarded through a transparent, open, and competitive process, not by private negotiation.
- Demonstrates clear public benefit and community consultation, particularly with Waiheke residents and mana whenua.
- Prioritises heritage protection, cultural education, and environmental stewardship over commercial exploitation.

Submission 16

Name of submitter : Paul Monin

Organisation :

Support oppose or neutral : I Oppose this Application (I am making an objection)

Hearing request : I Do Not wish to be heard in support of this objection or submission at a hearing.

Specific parts :

Reasons :

1. As the largest and most important counter-bombardment fortress in New Zealand, Stony Batter is far more than just an underground tourist experience. Rather, it is an invaluable site in our defense history that needs to be in the hands of either people who have the relevant historical knowledge, or, are keen to acquire it. I am unsure that the prospective new holders of a concession will qualify.

2. There is the question of the huge resources the Stony Batter Protection and Restoration Society Ltd, 1999-2015, invested in this heritage rescue, as well as tourist project: some \$200,000 by general reckoning (Sue Pawley paid some \$56,000 for the Rustin Hornby engine, alone.). What is at stake is not only a new concession, but also a business interest in which a previous holder invested considerable resources. This needs to be acknowledged and accounted for in the present circumstances. No doubt relevant is the article in the Protection Society's incorporation document that, on the dissolution of the society, any monies should go to the Waiheke Historical Society.

3. I do not favour a large local landowner (albeit with a partner) holding this new concession for 10 or 20 years. Experience has shown that a local community group, without proprietorial interests, can best handle this considerable heritage responsibility.

Outcomes : Steps taken to compensate the Protection and Restoration Society for its considerable investment in this site.

Submission 17

Submitter's name : Emily Jass

Organisation :

Support oppose or neutral : I Oppose this Application (I am making an objection)

Hearing request : I Do Not wish to be heard in support of this objection or submission at a hearing.

Specific parts : Loss of Proven Local Custodianship, Claims in the Proposal by Man o War That Are
Not Substantiated, Community and Local Board Support for the Current Operator
Reasons : See attached submission PDF

Outcomes : Again, please see attached submission PDF. In short, the lease should stay with the
current operator.

File upload :

Submission 17 - Attachment

Submission Opposing Concession Application – Stony Batter Historic Reserve

I am writing to formally oppose the concession application by Te Haerenga o Ngāi Tai Ki Tāmaki Limited and Man O'War Vineyards Limited for exclusive use of the visitor centre and underground tunnels at Stony Batter Historic Reserve.

My opposition centres on the loss of a proven local custodian, inconsistencies within the proposal, and the absence of any meaningful improvements or benefits that would justify replacing the current operator, Fort Stony Batter Heritage Park Limited.

Loss of Proven Local Custodianship

For almost a decade, Stony Batter has been restored, maintained, and opened to the public by local Waiheke resident Tim Moon, who is solely responsible for bringing the tunnels back to life.

He took on this enormous project after Man O' War themselves declined to undertake restoration work years earlier. His dedication includes:

- Significant personal financial investment
- Physical labour and restoration work
- Heritage interpretation and educational content
- Employment of local staff
- Hosting art installations and community programming

His work reflects passion, cultural care, and deep local knowledge. Displacing him in favour of a corporate venture removes the very custodian who has proven commitment to the site's heritage and community value.

Claims in the Proposal That Are Not Substantiated

The applicants make several claims about improvements or benefits they will bring, yet none are supported with evidence, plans, or practical detail.

a. "Supporting the local community" through jobs

The current operation already employs locals and contributes directly to the community. Replacing a local small business with a corporate partnership does not increase community benefit, nor does it guarantee that local employment will remain prioritised.

b. Claim that the tunnels have been "under-realised" as a heritage attraction

This statement is inaccurate and dismissive of a decade of dedicated work. The tunnels exist in their current accessible and safe condition only because of the current operator's restoration efforts. The applicants have not explained in what way the tunnels are under-realised, nor how their management would improve on what is already being successfully delivered.

Evaluating the proposal's stated intentions

a. Statements about heritage, storytelling, and tikanga do not describe any new initiatives

The proposal asserts cultural and heritage value but outlines no new programming, deeper engagement, or enhanced educational content. Everything described mirrors what is already being delivered by the current operator.

b. Boundary fencing and land control concerns

The applicants note:

"We see no need for boundary fencing currently, however we would need to assess this annually..."

This wording leaves open the possibility of future fencing or restricted access, contradicting assurances about preserving the reserve's open character. Given the history of land-control tensions on Waiheke's eastern end, this is a significant concern.

c. Claim of "exceptional visitor experiences" is not supported by evidence specific to heritage management

Man O' War Vineyards may offer strong hospitality experiences, but this does not translate to heritage conservation expertise, tunnel safety management, or archaeological stewardship.

The current operator has a proven track record in these specific areas.

Community and Local Board Support for the Current Operator

The outgoing Waiheke Local Board formally supported Mr. Moon's concession renewal and raised concerns about the process that sidelined him during the tender. Community sentiment strongly favours retaining local custodianship of Stony Batter.

Removing the operator who restored the tunnels, built the visitor experience, and invested years of care offers no benefit to the reserve or the public.

This concession proposal does not offer meaningful improvement over current operations. It contains inconsistencies, and introduces risks related to community engagement, local employment, and future land access.

Most importantly, it would remove a dedicated local custodian whose decade of work has restored and protected Stony Batter for the public.

For these reasons, I respectfully request that DOC decline the concession application and continue to support local stewardship under the existing operator.

Submission 18

Submitter's name : Lindsay Ann Ryder

Organisation :

Support oppose or neutral : I Oppose this Application (I am making an objection)

Hearing request : I Do Not wish to be heard in support of this objection or submission at a hearing.

Specific parts : Current Management, Ongoing Management, Change in Management.

Reasons : Submission Opposing Concession Application – Stony Batter Historic Reserve

Applicants: Te Haerenga o Ngāi Tai Ki Tāmaki Limited & Man O'War Vineyards Limited

Concession sought: Lease and licence Submitter: Lindsay Ann Ryder Purpose of Submission I am writing to oppose the concession application for Stony Batter Historic Reserve.

My concerns relate to heritage protection, operational continuity, and the lack of clear evidence that a change in management would improve outcomes for the reserve or the public. Stony Batter is an unusually complex and sensitive heritage environment. The underground tunnel network, surface structures, and surrounding landscape all require specialised long-term care. The application submitted by Te Haerenga o Ngāi Tai Ki Tāmaki and Man O'War Vineyards ("Application Form 3a", available on the DOC website) does not demonstrate the heritage expertise, tunnel-specific experience, or operational track record necessary for a smooth and safe transition. By contrast, the existing operator, a local Waiheke resident, has spent many years restoring, stabilising, and operating the tunnels. His practical knowledge of the structures, their vulnerabilities, and the unique safety requirements is extensive and difficult to replace. Removing this continuity poses unnecessary risk to the integrity of the tunnels and the quality of visitor experience. The proposal contains broad statements about increasing visitation, enhancing experiences, and delivering benefits to the region.

However:

- No detailed strategies, data, or commitments are provided to show how these improvements would occur.
- The suggested activities are largely identical to those already operating successfully.
- There is no indication that the applicants possess heritage-specific operational systems suitable for an underground defence structure of national significance. The application appears commercially aspirational rather than heritage-driven, which is not aligned with the reserve's primary purpose. Stony Batter has benefitted enormously from consistent, hands-on stewardship.
- The current operator's experience:
 - Has ensured safe access to the tunnels
 - Provided reliable on-site interpretation and maintenance
 - Created programmes that suit the environment rather than impose on it This level of tacit, site-specific knowledge cannot be replicated quickly. Disrupting a stable, functioning

system without substantive justification goes against best practice in heritage management.

Based on the above, I respectfully request that DOC:

1. Decline the concession application from Te Haerenga o Ngāi Tai Ki Tāmaki and Man O'War Vineyards Limited.
2. Retain the current local operator, who has demonstrated practical expertise and long-term commitment to preserving the reserve.
3. Require any future applicants to provide clear heritage-impact assessments, detailed operational frameworks, and evidence-based plans rather than generalised statements. Stony Batter Historic Reserve is a site of deep historic value. Its future should be guided by proven guardianship, community involvement, and genuine care for its heritage — not by corporate interests or untested new operators. For these reasons, I oppose the concession application. Thank you for your time.

Outcomes : As noted in application above.

Submissions 19

Submitter's name : Vanessa Reynolds

Organisation : N/A

Support oppose or neutral : I Support this Application (I am making a submission)

Hearing request : I Do wish to be heard in support of this objection or submission at a hearing

Specific parts : Strong support for the entire application - see attached

Reasons : See attached

Outcomes : See attached

Submission 19 – Attachment

Ko Ngā Pona Toru ā Peretū, ko Kohukohunui, ko Te Moengahau-o-Tamatekapua oku maunga
Ko Te Marae o Tai, ko Te Waitematā, ko Tikapa oku moana
Ko Ngāi Tai Ki Tāmaki toku iwi
Ko Vanessa Reynolds toku ingoa

I am writing to strongly support the concession application of Te Haerenga o Ngāi Tai ki Tāmaki Limited and Man O'War Vineyards Limited for a lease and licence at the Stony Batter Historic Reserve, Waiheke Island.

I am a registered Ngāi Tai Ki Tāmaki member, and have lived on Waiheke Island continuously for 23 years, where I have raised my two tamariki, and operate two businesses.

Ngāi Tai ki Tāmaki are the iwi take take of Tāmaki Makaurau and our rohe extends across Tikapa Moana, the Hauraki Gulf and inner islands, and the eastern shores of Te Marae o Tai and Te Waitematā where we exercise mana whenua, mana moana, mana tangata.

The intersection of our three tribal maunga, as shared in my mihi above, is on Te Motu Arai Roa, Waiheke Island.

The Stony Batter Historic Reserve is recognised in the Ngāi Tai Ki Tāmaki Claims Settlement Act 2018 as an area subject to both Statutory Acknowledgement and a Deed of Recognition. The statutory acknowledgement is formal recognition by the Crown of the particular cultural, spiritual, historic, and traditional associations that Ngāi Tai Ki Tāmaki has with Stony Batter Historic Reserve and the surrounding area.

Section 4 of the Conservation Act 1987 requires the Act to give effect to the principles of the Treaty of Waitangi.

In practice these statutory overlays, deeds and legislation require a commitment to:

- Partnership whereby government bodies engage with Māori on conservation matters, ensuring their rights and interests are respected.
- Kaitiakitanga - acknowledging the importance of *kaitiakitanga* (guardianship and stewardship) as a core principle for Māori conservation outcomes.
- Mātauranga Māori - mandating the inclusion and appropriate use of *mātauranga Māori* (Māori knowledge) in conservation planning and decision-making.
- Management of redress in recognition of the aspirations of iwi.

- Giving effect to the Te Tiriti principles in all aspects of work including managing national parks, wildlife, and marine reserves.

The joint venture between Ngāi Tai Ki Tāmaki and Man'o'War at Stony Batter enables our iwi to bring these overlays and pieces of legislation to life as we work within the framework of Te Tiriti relationships to bring about prosperity for our members. In essence, this is a pathway to enable our iwi to exercise mana motuhake and tino rangatiratanga and reconnect with our tūrangawaewae, our place to stand. This partnership enables our iwi to exercise our responsibilities of kaitiakitanga, whilst also being able to manaaki visitors and share our pūrakau and our matauranga.

I am encouraged by the opportunity this joint venture creates for our iwi, our Waiheke community, and visitors to our motu.

The relationship between Ngāi Tai Ki Tāmaki and Man'o'War has a proven track record in past ventures, and has been one of shared respect with a vision for building the legacy and prosperity of our iwi.

There is absolutely no room in this conversation for misinformed and biased views of local community members relating to their attachment to current and prior operators, and their feelings about decisions in past land transactions by family members of a party to this joint venture. Recent publicity in local print and social media has only served to negatively impact this joint venture with no basis, and should be disregarded in decision making.

I know the current concession holder well myself, I have respect for him, his creativity, his knowledge and the work and efforts he has put into caring for Stony Batter. I acknowledge him for holding space on this whenua.

However I must place the legacy and prosperity of Ngāi Tai Ki Tāmaki in connection to our ancestral whenua above all else, and hence support this submission in full.

Submission 20

Submitter's name : Tama Taikehu Marshall

Organisation : N/A

Support oppose or neutral : I Support this Application (I am making a submission)

Hearing request :

Specific parts : Strong support for the entire application

Reasons : Ko Tama Taikehu Marshall toku ingoa I am a registered Ngāi Tai Ki Tāmaki member and have lived on Waiheke Island all my life. I am writing to strongly support the concession application

Outcomes : As above

Submission 21

Submitter's name : Timothy Moon

Organisation :

Support oppose or neutral : I Oppose this Application (I am making an objection)

Hearing request : I Do wish to be heard in support of this objection or submission at a hearing

Specific parts : Refer attached documents

Reasons : Set out in attached documents

Outcomes : Set out in attached documents

File upload : [122732-ATT Submission .pdf](#)

Submission 21 – Attachment

Concession Application Objection

Stony Batter Historic Reserve

122732-ATT - Te Haerenga o Ngai Tai Ki Tamaki Limited and Man O'War Vineyards Limited

Submission in Objection

Objection:

I firmly believe it inappropriate for a Vineyard operation to have a Lease over a Monument of National Significance and WWII Heritage Site that has been the centre of a Communities express interest and protest action across the past 40+ years. Very specific skill sets beyond 'hospitality/tourism' are required - this should not be considered an appropriate 'add on' to Man O'War's established vineyard, wine tasting and restaurant businesses. Heritage management demands very specific, close and expert management, on the ground and at a personal engagement level. Those necessary attributes are absent in a corporate structure.

Parties:

How the Joint Venture Partnership is formed/constituted is not specified in the Notified Application- this is vitally important information that is absent.

Ngai Tai ki Tamaki is a Charitable Trust whereas MoW is a Limited Liability Company subject to Ultimate Holding Company **Stony Batter Vinyards Ltd**, which in turn is subject to Ultimate Holding Company **Clime Asset Management** a venture capital investment firm. Liability, Indemnity and Warranties cannot be provided equally under the constitutionally incompatible entities, and our Island Community is concerned the investment companies' commitment is solely to maximise profit and deliver dividends to its Shareholders first and foremost.

By its very nature Heritage protection and management is a nil to low profit endeavour, typically actively managed by community societies or an engaged and passionate proprietor Key person and must be led by Heritage first principles conforming to ICOMOS charter.

Until there is specific detail to how the Joint Venture will be constituted, how indemnity is to be proportioned, what provision is made for winding up or dissolution of either Joint Venture partner or fundamental change to a Party, the Application cannot proceed any further.

Term;

The Trem should be for 5years followed by a competitive renewal- that precedence is established. The proposal is for a new unquantified operation encompassing multiple Parties. Five years provides sufficient time to assess delivery and prove JV partners including cultural effectiveness. A five-year term will provide opportunity for the local community to observe heritage management of its treasured War Tunnels. Renewal

application will provide opportunity to interested parties to present the best possible management options.

Cultural partner:

I respect Ngai Tai's whakapapa to te Motu Aria Roa (Waiheke). Cultural narrative is important and has its place. However, it is secondary to the Heritage site- Fortress Stony Batter is a post-Colonial heavily modified industrial site. It 'speaks' to our Nations response to War, it presents advanced and comprehensive 20th Century Western engineering, construction and British technological fit out. It is established there is a complete absence of cultural 'footprint' across the Historical Reserve, supported by Mana Whenua Ngati Paoa and archaeological survey.

The Application is unspecific to detail of how the cultural narrative will be delivered or examples- it speaks in broad terms only amounting to little more than interpretation signage. That is not a compelling reason to overturn the well-established and highly successful heritage operation currently under Concession. Ngai Tai's involvement must be put in perspective as a support to, not leading, the National Monuments story.

Monopoly & History:

The proposed Application delivers Man O'War a monopoly over the Eastern peninsular of Waiheke Island- handing them grazing rights over the last 50 acres of land, exclusive control over the public War Tunnels, surface features, walkways and access. Monopolies are dangerous, anti-competitive and acknowledged as NOT delivering the best outcomes to the General Public. Time proves Monopolies disadvantages.

Man O'War's Ultimate Holding Company and intergenerational owners attempted to absorb Stony Batter War Tunnels into private Ownership in the 1980's. What followed is recognised as New Zealand's most costly and protracted dispute between an obstinate landowner and Local Government. The Waiheke Community rallied, petitioned Govt. and successful prevented the Heritage land grab. That was immediately followed by reactive action by the landowner restricting access, installing locked gates on a Public Paper Road, followed by High Court rulings against the landowner, further retaliatory action blocking all access to the Formed Public Road for 7km's by dumping a 50-ton mound of earth and closing the East End road of Waiheke completely from Public access. History records the matter proceeding through multiple Courts, onto the Privy Council in United Kingdom, ultimately ruling against the landowner and ordering the Roadblock removed (only partially). This IS the demonstrated relationship the Applicant has fostered with, and the struggle, Waiheke's Community has experienced. These qualities are incompatible with heritage management of a Community asset.

Communities Wishes:

The Waiheke Community has stated emphatically (refer attached letter) it does not want Concession Management of the Historical Reserve to change to the proposed Applicant, reiterating the past bellicose behaviour still resides in the 'collective' memory and firmly expressed the Communities position to maintain status quo. History leading to this point cannot be dismissed as inconvenient and the Communities democratic wishes must be considered. To act without acknowledgment is to perpetuate tensions of the past into the future and dismiss an Island Communities firm direction.

Application light on specifics:

The Application is very unspecific on detail whereas in this advanced stage of Notification the Applicant should be setting out clearly detailed method to inform. By example:

- a) No Admission Pricing is disclosed- Requested in RFP. The offer cannot be evaluated.
- b) Sustainability and Emissions is a specific requirement under RFP. Environmental policy is absent. Current Heritage Concession is a **Zero Carbon, Zero Waste** operation. The Applicant proposes installation of Rubbish bins (creating waste/scavengers/rodents) but offers nothing comprehensive- Application cannot be assessed.
- c) No disabled mobility friendly option is offered- a specific requirement in RFP. There is NO wheelchair or pushchair access at farm gate. The Applicant does not provide Mobility Friendly accommodation. The current operation provides Disability Assistance and Mobility Friendly tours. The main road farm gate is purposely designed to restrict mobility access.
- d) Lighting and Power. There is NO electricity to the site. The current operation is approved Photo Voltaic and Renewable Energy. Nothing is specified, Application cannot be assessed.
- e) The Dept. issued a no Weighting RFP assessment. Without weighting analytical assessment cannot be undertaken, instead falling on subjective opinion. Weighting precedence is established in DoC's previous EOI's.
- f) No Hazard assessment is specified. The Application cannot be assessed.
- g) Historical Narrative- there is no Script of draft narrative- nothing is proposed?
- h) No evidence of required heritage experience is set out '*wider experience for the operation of a guiding service and management of historic places*' is requested by DoC.
- i) No detail as to '*how operation of a guiding service should be managed into the future to foster recreation or increase historical knowledge*'.
- j) Applicant proposes '*supporting the local community through jobs*'. How many 'jobs' are being created? This does not improve or exceed what is already achieved. A nil and unsupported statement.
- k) Applicant states the tunnels have been "*under-realised*" as a heritage attraction. This is a deliberately misleading claim. The Tunnels ARE

established as Waiheke Islands leading attraction, Regionally, Nationally and Internationally acknowledged as such, attracting some 45,000 visitors from a starting point of Zero. The Applicant offers no detail as to how they will improve attendance nor disclose improving attendance from what baseline? Object.

- l) I am concerned the Applicant is alluding to potential future Boundary fencing and land control by not declaring No Changes. History demonstrates a pattern of obstinance.

Paper Road:

The 'farm' road follows a Paper Road to #1 Barracks. (*Def. Unformed legal roads are public land with public access for activities like walking, riding bikes or horses. They cannot be locked*). Access is controlled by Easement Instrument 1984 at landowners insistence in reaction to the Community requiring protection of Stony Batter Tunnels from private ownership- the Gate is Locked, hours of access controlled. Object.

Summary:

The Application is very limited in detail, consisting of generally vague and broad statements, indicating a poor level of understanding of the tasks involved and fails to present a comprehensive heritage tourism restoration, preservation and engagement plan. The Monument is too important to pass on without extensive detail.

This submission sets out my Objection. I do not believe there is adequate detail to proceed.

Submitter

Timothy Moon



Submission 22

Submitter's name : Niila Mahinarangi Marshall

Organisation : N/A

Support oppose or neutral : I Support this Application (I am making a submission)

Hearing request : I Do Not wish to be heard in support of this objection or submission at a hearing.

Specific parts : I strongly support the entire application

Reasons : Ko Ngā Pona Toru ā Peretū, ko Kohukohunui, ko Te Moengahau-o-Tamatekapua oku maunga Ko Te Marae o Tai, ko Te Waitemata, ko Tikapa oku moana Ko Ngāi Tai Ki Tāmaki toku iwi Ko Niila Mahinarangi Marshall toku ingoa I am a registered Ngāi Tai Ki Tamaki member, and have lived on Waiheke Island all my life aside from when I have lived away for University. I am writing to strongly support the concession application of Te Haerenga o Ngāi Tai ki Tamaki Limited and Man O'War Vineyards Limited for a lease and licence at the Stony Batter Historic Reserve, Waiheke Island.

Outcomes : Strong support for this application and positive outcomes for our iwi Ngāi Tai Ki Tāmaki

Submission 23

Submitter's name : Lesley McCormick

Organisation :

Support oppose or neutral : I Oppose this Application (I am making an objection)

Hearing request : I Do Not wish to be heard in support of this objection or submission at a hearing.

Specific parts : The change of operator. The existing operator and developer/founder of the attraction should have their license renewed.

Reasons : I have visited the site, toured the tunnels, learnt the history, and am in awe of the attraction. I have subsequently brought many visitors to the island to this attraction as well as recommended it to many others. The current concession holder, Tim Moon, has used his expertise and passion as an archeologist and heritage consultant to create an attraction that preserves the heritage, educates and informs visitors. It is an experience that creates emotions and realism. On reading the application there is nothing that isn't already provided. It reads as if there is currently no security, nor welcome/visitor center nor guided tours. That the heritage and history of the site is not being recognized, and that culture is being ignored. All these are all in place and have been developed and delivered in a respectful education manner. This is a European developed structure directly related to NZ's war history. The location has been modified to create these tunnels. Cultural values have been respected and intertwined with the history and tour. Why change just because? It reads to me like the applicant wants to commercialize and develop the site for personal gain rather than respect the heritage and stories that are shared. Access to this site through a working farm adds to the experience.

Outcomes : The application is declined with the current operator's license renewed.

Submission 24

Submitter's name : Luke Reynolds

Organisation : Island Physiotherapy

Support oppose or neutral : I Support this Application (I am making a submission)

Hearing request : I Do Not wish to be heard in support of this objection or submission at a hearing.