



Concession Application Form 3a – Tenanting or using existing DOC structure/facility

The Department recommends that you contact the Department of Conservation Office closest to where the activity is proposed to discuss the application prior to completing the application forms. Please provide all information requested in as much detail as possible. Applicants will be advised if further information is required before this application can be processed by the Department.

This form is to be used when the proposed activity is the tenanting or use of any existing facility or structure that is managed by the Department of Conservation on public conservation land. Examples may include permanent use of historic building for a business or a community group; leasing a campground or lodge. For overnight stays in DOC huts, please fill in Form 4a. This form is to be completed in conjunction with either Applicant Information Form 1a (longer term concession) or Applicant Information Form 1b (one-off concession) as appropriate.

Please complete this application form, attach Form 1a or Form 1b, and any other applicable forms and information and send to permissions@doc.govt.nz. The Department will process the application and issue a concession if it is satisfied that the application meets all the requirements for granting a concession under the Conservation Act 1987.

A. Description of Activity

Please describe the proposed activity in detail – where the site is located, what you intend to use the building for, whether you intend to make any changes to the infrastructure.

Please include the name and status of the public conservation land, the size of the area you are applying for and why this area has been chosen.

If necessary, attach further information including a map, a detailed site plan and drawings of proposal and label Attachment 3a:A1.

Ngāi Tai ki Tāmaki proposes with Man O' War to establish a visitor centre, from which to undertake guided tours at Stony Batter Historic Reserve, utilising all existing structures without any structural modifications. ** Please refer Attachment 3a:A1 for more information **

Do you believe you need to exclude others from the structure or facility?

YES / ~~NO~~

(Exclusive occupation requires a lease which requires public notification of the application)

If **yes**, please answer the following 3 questions, if no please go to the next section:

Is exclusive possession necessary to protect public safety?

YES / NO

Is exclusive possession necessary to protect physical security of the activity?

YES / NO

Is exclusive possession necessary for the competent operation of the activity?

YES / NO

If the answer to any of the above is yes, then provide details and supporting evidence and label Attachment 3a:A2.

Exclusive occupation is required so that the visitor centre and tunnels can be locked up after hours to protect the public safety and security of the tunnels. Please refer to the Appendix 3 - Map for extent of Lease area being Stony Batter Historic Reserve.

B. Term

Please detail the length of the term sought (i.e. number of years or months) and why.

Note: An application for a concession for a period over 10 years must be publicly notified, an application for a concession up to 10 years will not be publicly notified unless the adverse effects of the activity are such that it is required, or if an exclusive interest in the land is required.

20 year term ** Please refer Attachment 3a:A1 for more information **

C. Environmental Impact Assessment

This section is one of the most important factors that will determine the Department's decision on the application. Please answer in detail.

In column 1 please list all the locations of your proposal, please use NZTM GPS coordinates where possible. In column 2 list any special features of the environment or the recreation values of that area. Then in column 3 list any effects (positive or adverse) that your activity may have on the values or features in column 2. In column 4 list the ways you intend to mitigate, remedy or avoid any adverse effects noted in column 3. Please add extra information or supporting evidence as necessary and label Attachment 3a:C.

Refer to Steps 1 and 2 in your Guide to Environmental Impact Assessment to help you fill in this section.

Location on public conservation land	Special feature or value	Potential effects of your activity on the feature or value (positive or adverse)	Methods to remedy, mitigate or avoid any adverse effects identified
<i>EG: Tararua Forest Park</i>	<i>Northern rata - threatened species</i>	<i>Damage to the plants by construction</i>	<i>Brief construction and maintenance staff of the location and importance of the species; clearly tape off areas with the species to avoid damage</i>
** Please refer Attachment 3a:C **			

ENVIRONMENTAL IMPACT ASSESSMENT

Stony Batter Historic Reserve - Waiheke Island

Guided Tours of Historic Underground Facility | Prepared Sept 2025, v3.0



Scope of Effects (Low Impact Activity)	<ul style="list-style-type: none">Guiding, Education, Instruction, ConcessionsTransport and Access to Site; Rubbish Disposal		
Values	Potential Adverse Effects	Comment	Mitigation Controls/Measures
Terrestrial (Land)	Disturbance or modification of vegetation or natural areas	The subject location is already modified with existing parking, paths and walking tracks, built structures, and pasture grazing areas. No new development is proposed.	<ul style="list-style-type: none">Ongoing education of staff and visitors via website and onsite instructionsEnhanced signage directing access via tracks, and to not disturb vegetation/natural areas.
	Clearance, disturbance, modification or destruction of vegetation or natural area	Given this is a continuation of a current activity no further disturbance of vegetation or natural areas is anticipated.	<ul style="list-style-type: none">Ongoing education of staff and visitors via website and onsite instructionsEnhanced signage directing access via tracks, and to not disturb vegetation/natural areas.
	Damage to wildlife or habitat	See above	See above
	Introduction of new or increase in existing threats, eg pests / weeds	Given this is a continuation of a current activity no increase in potential pest or weed threats is anticipated.	<ul style="list-style-type: none">Man O' War will continue its current pest control programme on the reserve, as well as undertaking the necessary weed control measures for exotic species.
	Discharge of pollutants / odours	N/A	
Aquatic/Marine	N/A		
Historic	Damage to historic sites or objects, including wahi tapu	The intent of Man O'War is to respect the historic nature of the reserve and its features, and proactively manage site activities to minimise impact on both historic and natural features while continuing public access, engagement and education.	<ul style="list-style-type: none">Ongoing education of staff and visitors via website and onsite instructionsEnhanced signage and instructions to stay on formed accessways, not to disturb or damage the buildings, underground development, historic objects or natural formationsLimiting group numbers at any given time for guided toursBarriers or cases to restrict proximity to displayed objectsIn addition, Man O'War will undertake a bi-annual archaeologist review of the site to confirm no avoidable damage or deterioration is occurring due to site activities
Cultural	Offensive to tangata whenua or members of the public generally; incorrect information	Ngāi Tai ki Tāmaki and Man O'War has a longstanding relationship, also with iwi and will continue to engage to ensure a comprehensive range of historic stories/ kōrero are passed on to visitors faithfully and fully, from cultural and historic perspectives.	<ul style="list-style-type: none">Ongoing engagement with iwi, DOC, Heritage NZ and historic experts in ensuring information disseminated via website and on site is as accurate and complete as possibleEducate staff and visitors to respect historic and cultural aspects of the site
Landscape	Damage to landforms, geological features, reduction in natural character, loss of open space etc	The subject location is already modified with parking, paths, walking tracks, buildings, underground development, and emplacements. No new development is proposed. The natural rock formations have some existing historic modification/damage.	<ul style="list-style-type: none">Ongoing education of staff and visitors via website and onsite instructionsEnhanced signage and instructions to stay on existing paths and formed access, not to disturb or damage any natural formations.
Enjoyment / Free Access	Crowding in experience setting	The underground building access is the main pinch point for a visitor experience, otherwise the location is an open area with plenty of open space	<ul style="list-style-type: none">Access to the underground area is restricted, and staff can control and monitor numbers accessing the area at any given time
	Displacement of other visitors	N/A	
	Noise / quiet enjoyment	The tour activities have no noise impact on public enjoyment of the reserve	
	Limiting access for visitors unrelated to activity	Free public access to outside areas is unaffected by the tour activities as these are in relation to the underground facilities	<ul style="list-style-type: none">Information on website and signage to indicate free access to above ground areas
	Public safety, adverse health or exacerbation of natural hazard events	Man O'War will implement recognised health and safety systems in relation to guided tours of the facility	<ul style="list-style-type: none">Man O'War will utilise existing health and safety systems via Safe365 and their dedicated consultants to implement policies and procedures specific to the reserve and guided toursReserve incorporated into existing Man O'War monthly health & safety meetingsOther measures to include ongoing staff training, visitor information via website and on site signage, safety lighting in underground areas
	Damage or impingement on other public use facilities	N/A	
Cumulative Impact	Cumulative impact on physical, social, or management environment values	The intent of Man O'War is to respect the historic nature of the reserve and its features, and proactively manage site activities to minimise impact on both historic and natural features while continuing public access, engagement and education.	<ul style="list-style-type: none">Man O'War management plan will minimise impact on the reserve and historic featuresVisitor numbers will be assessed on an annual basis in regard to impact on the reserveMan O'War will work in with DOC regarding actioning any items that may be necessary to mitigate impacts on both the reserve itself and the quality of visitor experience
Infrastructure	Effects on existing infrastructure	No change in existing infrastructure	<ul style="list-style-type: none">Man O'War will continue to maintain the existing access track from the public carparkStaff will report on any damage and maintain structuresEssential repair (if any) identified for historic features will be brought to the attention of DOC
Rubbish/Debris	Rubbish left by public / visitors	No food or beverage facilities onsite, therefore rubbish risk is limited to what the public and tour visitors may bring with them	<ul style="list-style-type: none">Ongoing education of staff and visitors, encouraged to pack in/pack out what they bringStaff responsible for clean up and responsible rubbish disposal around the reserveWe will encourage 'Para Kore' principles on site.

D. Bulk fuel storage

Under the Hazardous Substances and New Organisms Act 1996 (HSNO Act) 'Bulk fuel storage' is considered to be any single container, stationary or mobile, used or unused, that has a capacity in excess of 250 litres of Class 3 fuel types. This includes petrol, diesel, aviation gasoline, kerosene and Jet A1. For more information on Hazardous Substances, go to:

<http://www.business.govt.nz/worksafe/information-guidance/legal-framework/hsno-act-1996>

Do you intend to store fuel in bulk on the land as part of the activity?

YES / **NO**

If you have answered yes, then please provide full details of how and where you intend to store the fuel, and label any attachments including plans, maps and/or photographs as Attachment 3a:D. If your concession application is approved you will be required to provide a copy of your HSNO compliance certification to the Department before you begin the activity.

E. Other

Is there any further information you wish to supply in support of your application? Please attach if necessary and label Form 3a:E

** Please refer Attachment 3a:E **



TE HAERENGA STONY BATTER

Public Vision Statement

A VALUED PARTNERSHIP

This proposal is a positive and respectful joint venture between **Man O' War Vineyards Limited** and **Ngāi Tai ki Tāmaki**, an ancient Tāmaki Makaurau iwi with significant interest in this site.

Together, we bring a balance of deep cultural connection and tikanga Māori, heritage stewardship, and operational expertise.

Man O' War is known for exceptional visitor experiences on Waiheke, while Ngāi Tai ki Tāmaki ensures that Māori history, values, and stories are authentically honoured and shared.

With the support of the Department of Conservation (DOC) and Heritage New Zealand Pouhere Taonga, we aim to create an experience that respects the past and inspires the future.

ENHANCING PUBLIC ACCESS

We propose 45-minute to 1-hour guided tours of the Stony Batter Tunnels, focusing on:

- **New Zealand's WWII efforts** - Showcasing Waiheke's strategic role during wartime defence
- **Engineering achievement** - Interpreting the construction of the tunnels
- **Māori history and connection to place** - Recognising the deeper cultural history of the land.

We intend to integrate immersive audio-visual technology to enhance the visitor experience and extend the narrative across the reserve.

BENEFITTING THE COMMUNITY

The Stony Batter Tunnels are of national significance, however over the years have been under-realised as a heritage attraction. Developing a world-class experience will:

- **Preserve and share history** - Representing both Māori and European heritage stories
- **Enrich Waiheke's eastern end** - Increasing visitation and spreading economic benefits
- **Support the local community** - Through jobs, education, and local resident rates
- **Strengthen Waiheke's tourism portfolio** - Combining wine, food, adventure, heritage and transport into integrated experiences.

TIMING FOR RELAUNCH

Pending concession approval, we aim to launch tours mid-2026, with a soft launch on Anzac Day, 25 April 2026. Initial priorities up to the relaunch include:

- Increasing tour frequency and days of operation
- Establishing dedicated shuttle services
- Improving pedestrian access for safe entry to the reserve
- Rolling out a marketing campaign to raise awareness of Waiheke's eastern end.

Future stages will introduce upgraded visitor technology and expanded offerings.

RESPECTING THE LOCATION

The tours will be based at the Stony Batter Historic Reserve, located at Waiheke's eastern tip. This unique volcanic and cultural landscape tells layered stories of Māori heritage, WWII fortifications, and modern conservation.

ENHANCING THE EXPERIENCE

Our approach is guided by five core principles:

1. **Collaboration** - A joint venture between Man O' War Vineyards Ltd and Ngāi Tai ki Tāmaki, working with DOC, Heritage NZ, and local historians
2. **Health & Safety** - Maintaining high standards, drawing on our adventure tourism experience
3. **Improved Access** - Providing shuttle transfers and pedestrian infrastructure
4. **World-Class Experiences** - Blending guided interpretation with immersive technology
5. **Integrated Tourism Packages** - Offering combined experiences like the Forest Flight Zipline, wine tastings, and ferry services.

By weaving these experiences together, we will create packages that showcase the best of Waiheke, encouraging visitors to explore further, stay longer, and support the local economy.

OUR SHARED VISION

We believe Te Haerenga Stony Batter can become a world-class heritage attraction that reflects the shared Manaakitanga/respect, care and consideration of the environment, nature, all living beings and each other, honours those who came before, and delivers safe, inspiring and memorable experiences for all.



Stony Batter Historic Reserve

Application to Lease

Between

Te Papa Atawhai / Department of Conservation (Lessor)

And

**Ngāi Tai ki Tāmaki
and
Man o' War (Lessee)**

Of Te Motu-ārai-roa (Waiheke Island)

Lease:

Reserve: Stony Batter Historic Reserve (Fort Stony Batter)

Located within Man O' War Station, Eastern Waiheke Island

Assets: Land, Buildings, Constructions, Subterranean Tunnel Complex, Fixtures, Plant, Equipment and Infrastructure, Name and Intellectual Property Associated to the Site, Historical official information relevant to the Asset.

Term: To be determined

Activity: Guiding, Tourism, Education, Exhibition, Museum, Grazing

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I. Overview – Proposal

Ngāi Tai ki Tāmaki proposes with Man O' War to establish a visitor centre, from which to undertake guided tours at Stony Batter Historic Reserve, utilising all existing structures without any structural modifications.

The joint vision for the Visitor Centre includes educating visitors on the history of Auckland's coastal defence systems, the engineering and military history of the fortification, story of pūrākau Māori and its history of the area, as well as a general overview of the societal impact on local and nationwide communities relating to the national defence efforts. Scheduled guided tours will offer visitors the opportunity to explore the underground tunnels in detail, with comprehensive information on the various features. The tour itinerary is expected to last approximately one hour, with access to the tunnels restricted to guided tours only. Visitors who wish to explore only the above-ground features of the Reserve will be able to do so free of charge.

II. Background

We as Ngāi Tai ki Tāmaki (Ngāi Tai) are the original inhabitants and Iwi of Tāmaki Makaurau. Our Iwi is based in Maraetai, Te Waitematā and Tikapa Moana, and we exercise mana whenua and mana moana interests across Auckland and the Hauraki Gulf. Our main marae is Umupuia at Maraetai, and we have various marae connections across Mātaitai, Whataapaka and beyond. Our Iwi has whakapapa and other relationships with Iwi in the Tāmaki Makaurau and Hauraki regions.

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 has with Stony Batter Historic Reserve and the surrounding area. Statutory acknowledgements may only apply to Crown land and may consist of land, rivers, lakes, wetlands, a landscape feature, or a particular part of the coastal marine area. Council and Ministries are legally obliged to have regard to statutory acknowledgements and to record them in district plans.

The deed of recognition obliges the Minister of Conservation and the Te Papa Atawhai of Conservation to consult with Ngāi Tai ki Tāmaki and 'have regard' to the Ngāi Tai view regarding this site.

Man O' War planted its first vines in 1993 on Waiheke. Today it is a premium destination as a family-owned farm, vineyard, and winery. It spans 4,500 acres on the north-eastern end of Waiheke Island. It is also a diversified pastoral farming operation that the Stony Batter Reserve sits within.

Visitors are greeted with rolling farmland, orchards, olive groves, restored native forests and picturesque coastal vineyards. On top of the hospitality, Man O' War has developed – and continues to build on – tourism businesses at Man O' War Bay, such as the recently opened forest flight – an eco-conscious zipline journey spanning over 900m connected by 660m of elevated boardwalk through the mesmerising groves.

From a relationship perspective, Ngāi Tai ki Tāmaki and Man O' War have worked together previously on establishing the farm on Te Motutapu a Taiehu and continue to look for opportunities to work together on kaupapa in the ancestral rohe of the iwi.

The Fort

Fort Stony Batter Historical Reserve was constructed as part of Auckland's Coastal Defence Systems, which also included sites at Te Motutapu a Taiehu (Motutapu), Whangaparāoa, and Maungauika (North Head), in response to the Pearl Harbor attacks of December 1941. This event triggered the entry of the United States into World War II. However, the planning for the Stony Batter fortification had begun years earlier, as other locations were considered too close to Auckland's ports. The urgency to begin construction only heightened after the Pearl Harbor attack, when the need for allied defences in the Pacific became apparent.

Construction began in 1942, based on a modified design from New Zealand's Public Works Te Papa Atawhai and the Tawa Flat railway tunnel's double track. Numerous challenges during construction made it difficult to complete the project within the intended 12-month timeframe. As the immediate threat diminished, the project's priority decreased, and construction slowed even after the war. By 1947, it was decided that only essential work would be completed to make the guns operational for training purposes. In 1951, two of the guns were test-fired as a training exercise rather than for active defence.

In June 2020, Te Papa Atawhai issued a concession lease to Fort Stony Batter Heritage Park Ltd to operate guided tours. Tours commenced in December 2020 and continued until May 2021, after which the tunnels temporarily closed for winter restoration work. The tunnels reopened in December 2021 and have remained open to the present day.

III. Objective

Ngāi Tai ki Tāmaki and Man O' War would like to create a landmark destination that educates visitors on the history of Auckland's coastal defence systems, the engineering and military history of the fortification, weaving in pūrākau Māori and iwi history of the area, as well as a general overview of the societal impact on local and nationwide communities relating to the national defence efforts. There will also be an emphasis on connections and impacts on communities and social history, respecting the historical significance of the area's natural features and built forms.

IV. Scale of Activity

We are committed to ensuring that this activity is sustainable and sensitive to the surrounding areas. Guided tours will be scheduled at specific times with limited group sizes to ensure a high-quality experience and the safety of both visitors and guides. Tours can be pre-booked online through Rez-D to guarantee a spot. We also see this as a great opportunity for school groups and will accommodate such visits.

The visitor centre will serve as the central hub for information and the starting point for tours. While the public is welcome to explore the above-ground features of the reserve, access to the tunnels will be restricted to those who have purchased a guided tour.

V. Operating Times (indicative only)

We propose the following operating schedule for the visitor centre:

Summer Peak Season:

- 9 am – 6 pm
- 7 days per week

Shoulder Seasons – Spring & Autumn & Winter

- 10am –4pm

3-5 days per weekPublic Holidays:

- Open (except Christmas Day)
- Hours based on the season.

If visitor demand increases, we will adjust the hours and staffing levels as needed to maintain our high standards.

VI. Delivering Expectations

The Visitor Centre and guided tours will meet Te Papa Atawhai of Conservation's expectations by thoroughly covering the history of the fort and the surrounding area. This will be achieved through a combination of informative displays, photographs, and knowledgeable staff who can answer any questions from the public. During the guided tunnel tours, we will emphasise historical information and the significance of the Reserve before and during World War II. We will aim to integrate immersive audio-visual technology to enhance the visitor experience and extend the narrative across the reserve.

VII. Infrastructure or Improvements

We plan to collaborate with Te Papa Atawhai to provide clear signage indicating the Visitor Centre and its seasonal operating hours. Additionally, we will work with Te Papa Atawhai to identify and address any areas needing improvement for public safety, ensuring that any enhancements to the land are done sensitively. Our on-site staff will be responsible for keeping the Reserve free of rubbish and maintaining all structures around the Reserve.

VIII. Site Access

We believe that walking access from the public road is an integral part of the experience, offering spectacular views of the Hauraki Gulf, which Stony Batter was built to defend, as well as a farm and vineyard experience.

Access to the reserve is currently via a walking easements that crosses private land owned by Man O' War Station, which will be enhanced to improve visitor access to the reserve.

There are also two marked walking tracks leading from the Reserve to Hooks Bay in the north and Opopo Bay in the south. These tracks allow visitors to access the coastline from the Reserve and provide mariners with the opportunity to enter the Reserve directly. Accessibility is something that Man O' War is constantly reviewing, with the ambition of providing the best and easiest access to all the destinations available to the public.

IX. Land Management

Man O' War will continue to graze the Reserve as it has historically in order to maintain its current aesthetics. We see no need for boundary fencing currently, however, we would need to assess this annually and be able to fence areas or exclude stock should we feel the public numbers were getting too large or the stock were being affected by the public.

As required, Man O' War will continue to undertake the necessary weed control measures to control exotic species such as gorse, woolly nightshade, and thistles. Man O' War will also continue with its current pest control program on the Reserve.

In addition, Man O' War Farm will continue to maintain the existing access track which runs from the public carpark through the Reserve to the tunnels. Maintenance will include clearing waterways, periodic grading of the track and the addition of metal as required. Maintenance will be conducted at times when it will have the least amount of visitor impact and will be undertaken in line with the established Health and Safety policies for the property.

If established, the proposed operation will provide an excellent visitor experience. We would also like to work with both Te Papa Atawhai to establish a detailed plan prioritising any future Conservation work that is required as funds become available, and we expect that we would be responsible for undertaking and managing any work that may become approved. With Man O' War's involvement, it will allow us to coordinate works around visitor farming activities.

X. Concession Requirement

Ngāi Tai ki Tāmaki and Man O' War are committed to a long-term relationship with each other and with Te Papa Atawhai and would like to see this operation as one of our long-term commitments. We are prepared to invest in kaimahi/staff and resources to provide a quality visitor experience, which in turn we envision will increase in visitor numbers creating an ongoing revenue stream that will give Te Papa Atawhai the ability to fund and maintain the maintenance work on this historical landmark.

We are prepared to make this commitment with Te Papa Atawhai and are confident that we can produce a successful outcome. We are not seeking any funding from Te Papa Atawhai at this stage, only a long-term exclusive concession to justify our initial investment and potential future investments.

On this basis, we are seeking a 10-year exclusive lease with a right of review for an additional 10 years after review, to provide guided tours of the Reserve which would include the exclusive right to usage of all buildings and infrastructure.

XI. Effects of the Proposed Activity

We understand the sensitivity that the fortification holds as well as its value to not only the area, but to New Zealand. We are acutely aware that it was designed to play a significant part in the modern history of this country. We would like to maintain the current look and feel of the Reserve so we would keep the impact to the Reserve as minimal as possible.

As visitor numbers increase, we will assess these impacts on an annual basis and will work with Te Papa Atawhai to action items that we feel may be necessary to mitigate any risks while maintaining an enjoyable experience for everyone that visits.

We also plan to enhance signage, in dual language (te Reo Māori), within the Reserve for the self-guided tracks to prevent visitors from wandering aimlessly or accidentally entering neighbouring private land. We believe it is crucial for people to have clear directions to the various structures and landmarks. Improved signage will help guide visitors and enhance their overall experience.

As previously noted, we will be constantly reviewing accessibility, with the ambition of providing the best and easiest access to all the destinations available to the public. This may require work on paths and access that we will only carry out if it provides an enhanced visitor experience.

In addition, we will commission a bi-annual archaeological assessment of the historic features - please refer to Appendix 2: Environmental Impact Assessment.

XII. Engagement with Heritage Values

As part of our proposal, we are committed to ensuring that all information provided to visitors is accurate and sensitive to all relevant parties. We will engage with all stakeholders to achieve this.

We plan to display this information through various channels, including:

- Informative displays in the Visitor Centre, specifically focusing on the Reserve's heritage.
- A dedicated website page for information on the reserve and its history (which will also lead to the online booking service for the guided tours).
- Improved dual-language (te reo) signage throughout the Reserve, including access tracks.
- Detailed maps of the Reserve highlighting the locations of various heritage features.
- Well-trained staff who can provide visitors with information on the site's history and features.
- Enhanced storytelling and replicas of historical features within the Reserve and during guided tours.

XIII. Engagement with Relative Parties

Ngāi Tai ki Tāmaki and Man O' War are working in partnership in application for this concession. Both entities have longstanding relationships with other iwi in the region.

While the primary vision is educating visitors on the history of Auckland's coastal defence systems, and the engineering and military history of the fortification, we would also include pūrākau Māori and iwi history from the area to provide a complete experience that absorbs both the military, and cultural story of the whenua. The intent is to share stories that Ngāi Tai ki Tāmaki and other respective Iwi deem appropriate providing a holistic account for visitors. This enables visitors to get a full appreciation on the history of the area (e.g. Māori settlement, war time and today) and enhance the visitor experience.

We will liaise with Te Papa Atawhai to build on existing information and stories related to the military background of the Reserve, to ensure the historical significance of the Reserve is adequately conveyed to visitors, enhancing their experience. We will also enlist relevant experts such as heritage and archaeological consultants to ensure a comprehensive understanding of the Reserve's cultural and historical significance is included in the visitor experience. Adam Wild from Archifact will prepare a heritage management plan should the application be successful, and initial consultation is underway with heritage advisors from Auckland Council, Heritage NZ and DOC.

Should we be successful in our application, we are also open to engaging with the incumbent concessionaire to discuss support of existing employees if appropriate.

XIV. **Health and Safety**

Ensuring the health and safety of all tunnel visitors, is paramount to our operation. Man O' War Vineyards currently manages health and safety through Safe365 and their dedicated consultants, who will assist us in reviewing the Reserve and developing policies and procedures to ensure compliance.

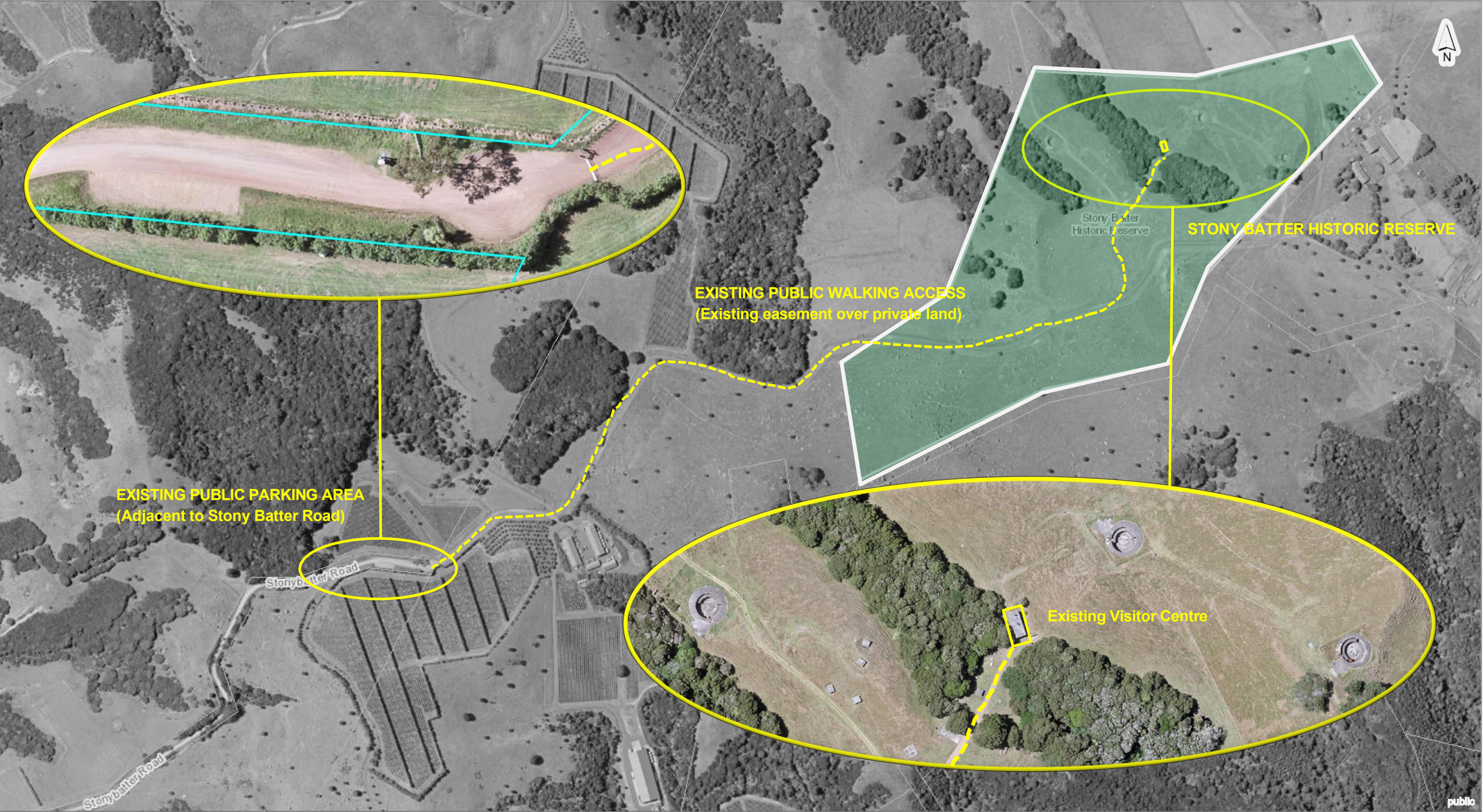
Once the initial plan for the tunnel complex is developed, a copy will be provided to Te Papa Atawhai. This plan will also be incorporated into our existing monthly health and safety meetings at Man O' War Vineyards. During these meetings, any known risks or hazards will be identified and communicated, allowing us to implement necessary procedures and protocols to ensure the safety of all staff, visitors, and contractors on-site.

XV. **Summary**

- XVI. Ngāi Tai ki Tāmaki and Man O' War are committed to ensuring sustainability and safety for visitors through collaboration with other stakeholders and Te Papa Atawhai. Stringent health and safety measures will be implemented, and continuous improvements will be undertaken to uphold the reserve's historical integrity. By preserving and showcasing this landmark we intend to provide a high-quality visitor experience showcasing the contribution of those who built and served in it, commemorating their invaluable contributions to New Zealand's history

XVII. **Appendices**

- **Appendix One** - Concession Application Forms 1a, 3a and -4a – Tenanting or using existing DOC structure/ facility
- **Appendix Two** - Environmental Impact Assessment (included within Form 3a as Attachment 3a: C)
- **Appendix Three** – Map
- **Appendix Four** –Stony Batter Powerpoint



SITE LOCATION PLAN
STONY BATTER HISTORIC RESERVE
AND PUBLIC ACCESS

Aerial basemap: 2017 GIS imagery, Auckland Council ** Noting GIS boundary layer is offset **

Stony Batter Historic Reserve, Waiheke Island
Ref: Site Location
September 2025 : version R1 | Prepared by Isle Land Planning

0 50 100 150
Meters

Scale @ A3
= 1:5,000



TE HAERENGA – STONY BATTER

Here at the eastern tip of Waiheke Island, you are surrounded by a landscape shaped by volcanic forces, by people, stories, and struggles across centuries.

The Stony Batter experience embodies the Māori connection to place and the extraordinary engineering effort of World War II.

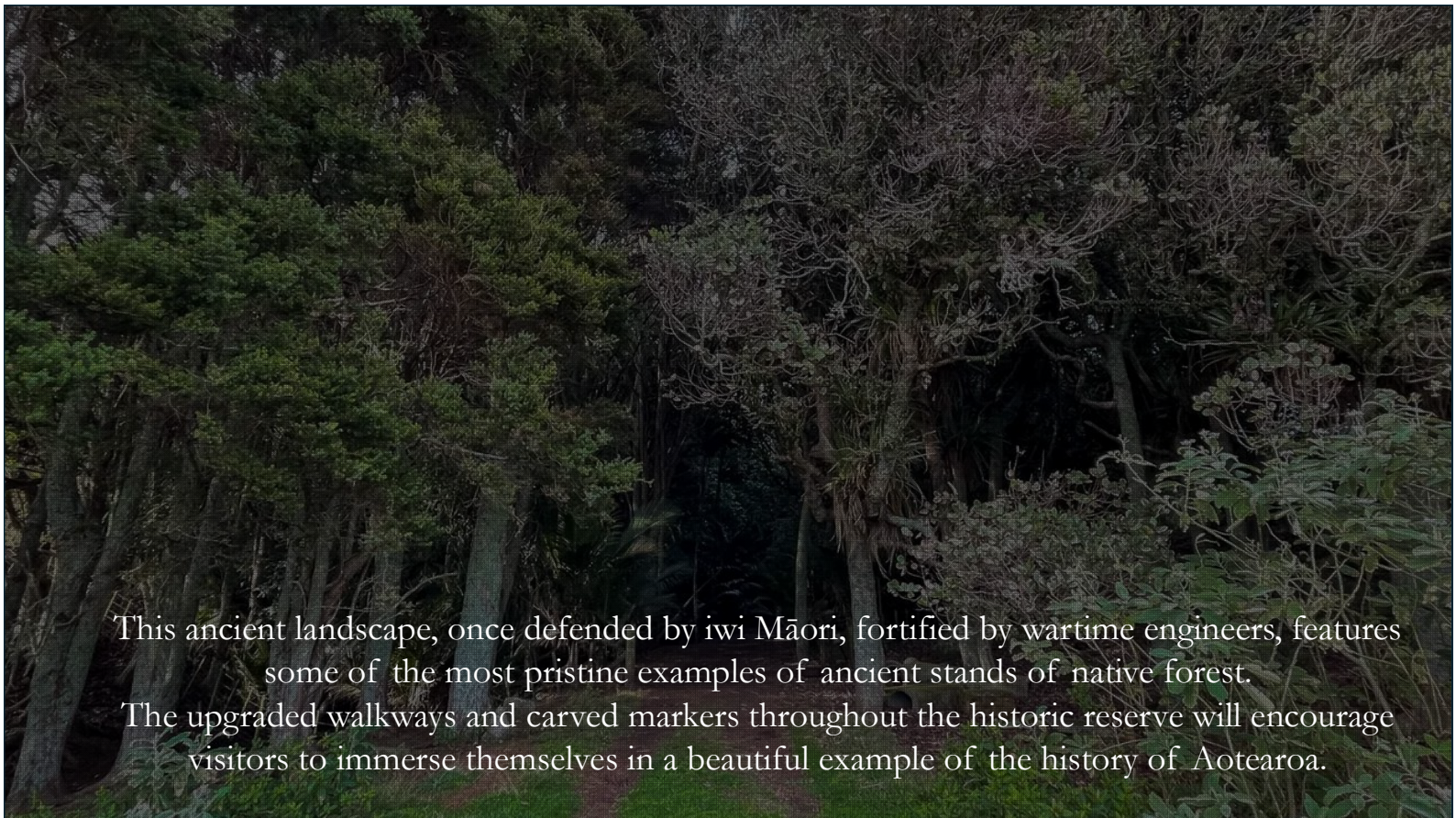
In these tours, visitors will learn how long before the first spades dug into this hill for wartime defence, these slopes were prized by iwi Māori for practical, spiritual and strategic reasons, linked to the broader ancient pā site and defence systems of the eastern seaboard.

Walking through this excellent example of WWII gun emplacement and tunnel systems, visitors will experience why this end of Waiheke was so important for the protection of for this nation's wartime supply chain, the Auckland ports, and how it linked to other sites throughout the region.

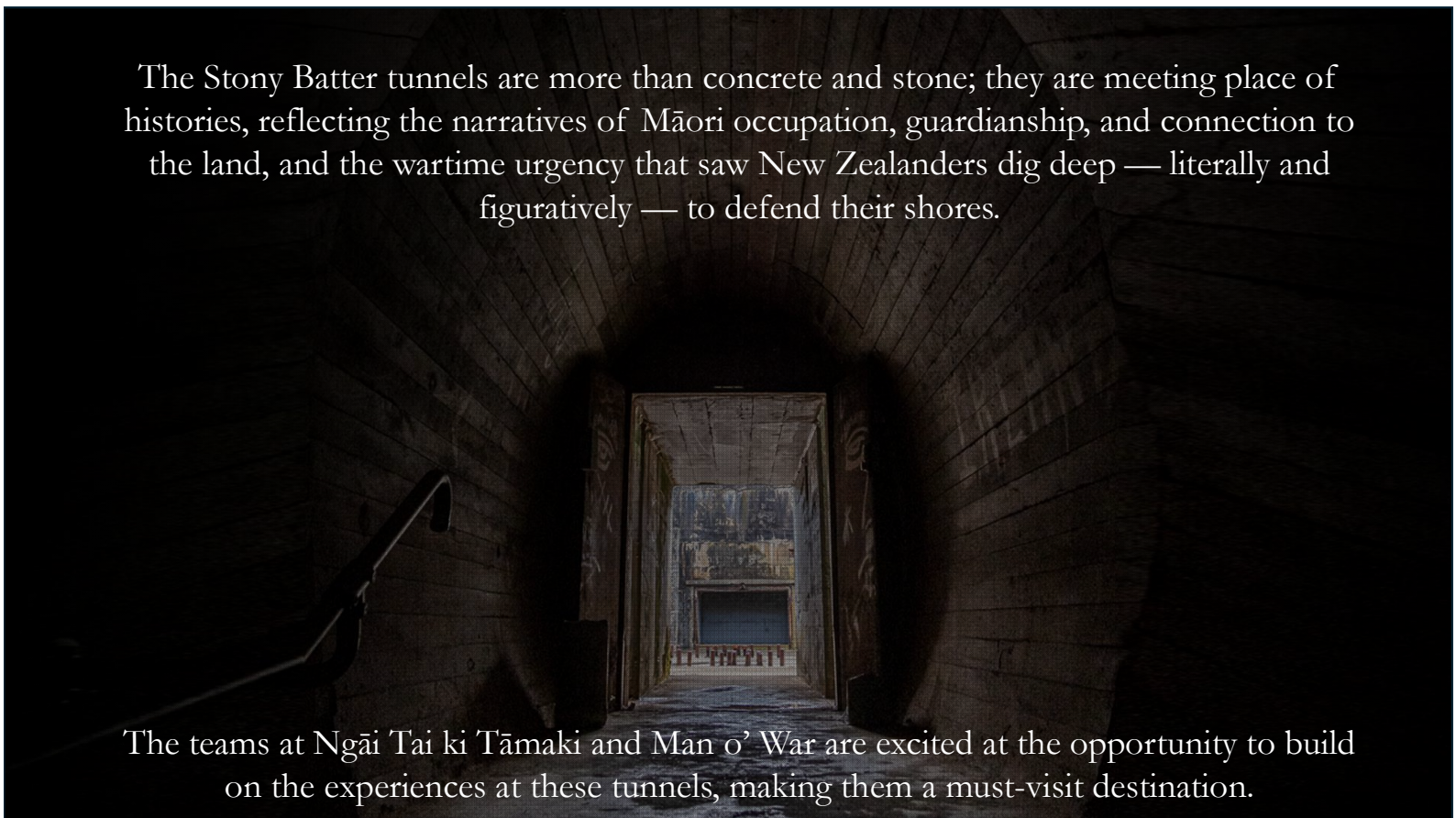


The tunnels are an incredible engineering feat built in dangerous and difficult conditions by hundreds of men. Walking through this system, visitors footsteps echo the footsteps of those who carved out the chambers, storage spaces and shafts that remain in tact today. These spaces will be brought to life through illumination, artifacts, maps, relics and sound keeping to the heritage of this special place.





This ancient landscape, once defended by iwi Māori, fortified by wartime engineers, features some of the most pristine examples of ancient stands of native forest. The upgraded walkways and carved markers throughout the historic reserve will encourage visitors to immerse themselves in a beautiful example of the history of Aotearoa.



The Stony Batter tunnels are more than concrete and stone; they are meeting place of histories, reflecting the narratives of Māori occupation, guardianship, and connection to the land, and the wartime urgency that saw New Zealanders dig deep — literally and figuratively — to defend their shores.

The teams at Ngāi 'Tai ki Tāmaki and Man o' War are excited at the opportunity to build on the experiences at these tunnels, making them a must-visit destination.