Sub 1

Pāoa ki uta,
Pāoa ki tai,
Pāoa ki tua o te pae o Matariki

16 o Pipiri 2026

Ngāti Pāoa Iwi Trust
15 Queens Drive
Panmure 1072

TO: Alex Rogers
Te Papa Atawhai - Department of Conservation
Via email: alexrogers@doc.govt.nz

Tēnā koe,

Re: Strong Opposition to the Granting of Private Bach Leases on Rangitoto

Post Settlement Governance Entity	**Ngāti Pāoa Iwi Trust**
Trustees	Herearoha Skipper - Chair Mihingarangi Forbes - Deputy Chair Tania Tarawa Tui Tawera Michelle Wilson Lucy Tukua
Contact Person	Stephanie Cooper-Poka [redacted]
Iwi	Ngāti Pāoa 6,402 (2023 Census)
Rangitoto Baches	Our Submission **OBJECT**

Rangitoto is a Tūpuna, Not a Private Estate

For Ngāti Pāoa, Rangitoto Island is not merely a scenic reserve or recreational destination. It is a tūpuna maunga and an integral part of our ancestral cultural landscape. Rangitoto sits within the rohe of Ngāti Pāoa and the wider Tāmaki iwi, carrying profound spiritual, historical, customary and whakapapa connections that pre-date the bach community by centuries. The island forms part of a wider interconnected cultural seascape extending across Tīkapa Moana and the islands of the Hauraki Gulf.

The Crown itself acknowledges that Rangitoto possesses "very high spiritual, ancestral, cultural, customary and historical significance" to mana whenua.

The Baches Represent Exclusive Private Benefit on Public and Ancestral Land

The fundamental issue is not the physical existence of the heritage baches themselves. It is the continued granting of exclusive private occupation rights over a nationally significant island that was returned through Treaty settlement and gifted back for the benefit of all New Zealanders.

Ngāti Pāoa and the Tāmaki Collective deliberately chose not to seek exclusive ownership of Rangitoto during settlement negotiations. Instead, the island was vested and then re-gifted to the people of New Zealand as an act of generosity and manaakitanga.

It would be inconsistent with both the intent and spirit of that settlement for a small number of private families to continue enjoying exclusive occupation rights while mana whenua themselves hold no comparable rights of occupation.

Treaty Settlements Have Changed the Context

The 2006 High Court decision placed significant weight on recognising the Rangitoto bach owners as a distinct community under the Hauraki Gulf Marine Park Act. However, that decision was made before a series of significant Treaty settlement developments fundamentally altered the legal, cultural and governance landscape of Tāmaki Makaurau. Since that time, the Ngā Mana Whenua o Tāmaki Makaurau Collective Redress settlement has been completed, individual iwi settlements have been enacted, including the Ngāti Pāoa Claims Settlement Act 2025, and mana whenua governance, cultural authority and kaitiakitanga responsibilities across the Tāmaki motu have been formally recognised.

These settlements represent the Crown's acknowledgement of historical grievances and its commitment to restoring the relationship between mana whenua and their ancestral lands and waters. Any decision regarding Rangitoto must therefore be considered within this contemporary Treaty framework. Reliance on a pre-settlement interpretation risks overlooking the substantial changes that have occurred in the recognition of mana whenua rights, interests and responsibilities. The decision-maker must consider not only the historical association of the bach community, but also the contemporary Treaty obligations owed to Ngāti Pāoa and the wider Tāmaki iwi whose ancestral relationship with Rangitoto extends across many generations.

Private Occupation is Inconsistent with Conservation Policy

The Department's own assessment acknowledges a number of factors that weigh heavily against the continuation of private occupation on Rangitoto. The report records unanimous opposition from all thirteen iwi of the Tāmaki Collective and recognises that the continued private use of the baches is inconsistent with long-standing conservation policy objectives. The Conservation General Policy clearly establishes an expectation that private accommodation on public conservation land will be phased out over time, with public conservation land managed for the benefit and enjoyment of all New Zealanders.

The Auckland Conservation Board has also consistently opposed the granting of further leases or concessions, noting that important planning and Treaty-related processes remain incomplete. Granting a further concession would therefore perpetuate an arrangement that conservation policy has sought to transition away from for many decades and would delay the achievement of a more equitable and publicly accessible future for Rangitoto.

Rangitoto Should Be Available to All New Zealanders

Ngāti Pāoa's position is not one of exclusion. Rather, it is founded on the principle that Rangitoto should be protected and managed as a shared taonga that is accessible to all. The future management of the island should enhance public access, strengthen cultural interpretation and storytelling, support mana whenua-led heritage and conservation initiatives, and create opportunities for education, environmental restoration and cultural tourism. Such an approach would enable visitors to gain a deeper understanding of the island's rich Māori history and significance while ensuring that its unique natural and cultural values are protected for future generations.

Importantly, the Department's own report acknowledges that there is likely to be significant public demand for additional heritage accommodation and experiences on Rangitoto. The continued exclusive occupation of the baches by a small number of private individuals limits opportunities for the wider public to engage with and appreciate this nationally significant place. A future-focused approach should seek to maximise public benefit while recognising and preserving the island's heritage values through models that are inclusive, accessible and consistent with both conservation objectives and Treaty principles.

The RIBCA Community Can Be Recognised Without Exclusive Leases

Ngāti Pāoa acknowledges the historical association many bach families have with Rangitoto. That history forms part of the island's story and should not be erased.

However, even the Department's analysis confirms that the High Court did not find continued exclusive occupation was necessary to preserve that community. The community can continue through alternative arrangements, including heritage partnerships, interpretation programmes, community events, public accommodation models, management agreements, or other forms of participation.

Recognition of the bach community does not require perpetual private control.

Conclusion

Ngāti Pāoa **opposes** the granting of any new private concession because:

1. Rangitoto is a tūpuna maunga of exceptional cultural significance to mana whenua.
2. Exclusive private occupation conflicts with the intent of Treaty settlements and the re-gifting of the island for public benefit.
3. All Tāmaki iwi unanimously oppose continued private leases.
4. Conservation policy requires the phased removal of private accommodation from public conservation land.
5. Future opportunities for mana whenua and the wider public are constrained by continued private occupation.
6. The historical association of bach families can be preserved without granting exclusive possession.

The question is not whether the bach history should be remembered. It is whether a privileged private occupation arrangement should continue on one of the most culturally significant islands in Tāmaki Makaurau.

For Ngāti Pāoa, the answer is clearly **no**. Rangitoto should be managed as a shared taonga

Historical Context

Ngā Rangi-i-totongia-a-Tamatekapua

"The day the blood of Tamatekapua was shed."

Rangitoto stands at the heart of Tīkapa Moana as a powerful reminder of the deep and enduring relationship between Ngāti Pāoa and the lands and waters of Hauraki. Rising from the sea at the entrance to the Te Wai-o-te-Matā (Waitematā), the island is far more than a volcanic landmark. It is a living ancestor, a sentinel of the gulf, and an enduring expression of the whakapapa that binds our people to the moana, the whenua and each other.

The traditions of Hauraki tell us that the landscape is not merely scenery but a record of ancestral presence. Every island, headland, harbour and mountain carries the names, deeds and memories of those who came before. As described in Te Takoto o te Whenua o Hauraki (2000), the great landmarks of Hauraki are repositories of tribal memory, shaping identity and anchoring the people to place. Rangitoto is one of those defining landmarks, standing alongside the other sacred islands and coastal features that have guided generations of Hauraki peoples across Tīkapa Moana.

The island emerged from the sea within the living memory of the first peoples of Tāmaki Makaurau. Oral traditions and archaeological evidence indicate that Māori ancestors witnessed its fiery birth as volcanic eruptions transformed the horizon of the gulf. Human footprints preserved beneath volcanic deposits on nearby Motutapu are a powerful reminder that our ancestors stood upon these shores and watched the creation of this new land.

Its name, Ngā Rangi-i-totongia-a Tamatekapua, recalls ancient events and ancestral histories associated with the great voyaging traditions of Aotearoa. The shortened name Rangitoto, often translated as "the blood-red sky," evokes both the fiery birth of the island and the ancestral narratives that bind the peoples of Tāmaki and Hauraki to this place.

For Ngāti Pāoa, Rangitoto has always been understood as part of a wider cultural landscape extending across the islands and waters of Tīkapa Moana. The island was a place of observation, navigation and seasonal harvest. Its summit provided strategic views across the gulf, while its surrounding waters sustained generations through fishing, shellfish gathering and the harvesting of other marine resources. The island itself was renowned as a sanctuary for birdlife, particularly kākā, and formed part of an interconnected network of customary use and stewardship exercised by the peoples of Hauraki.

The relationship of Ngāti Pāoa with Rangitoto cannot be separated from our relationship with the moana that surrounds it. Tīkapa Moana is our ancestral highway, our source of sustenance, our place of connection and exchange. Through these waters our tūpuna travelled, traded, forged alliances, exercised mana and fulfilled their obligations as kaitiaki. Rangitoto stands at the centre of this world, watching over the pathways that connected Waiheke, Motutapu, Motuihe, Pōnui and the wider Hauraki rohe.

Like many places throughout Tāmaki Makaurau, Rangitoto also carries the story of loss. Through colonisation, Crown acquisition and the alienation of Māori from their ancestral lands, mana whenua were increasingly excluded from decision-making over places of profound cultural significance. Yet despite these disruptions, the spiritual and ancestral relationship of Ngāti Pāoa with Rangitoto has never been extinguished. The connection has endured through whakapapa, memory, tikanga and responsibility.

Rangitoto is one of Ngā Pōito o Te Kupenga o Taramainuku, one of the floats that holds aloft the ancestral net stretched across Tīkapa Moana. Together the islands form a sacred network of whakapapa, memory and identity. They are not separate parcels of land but interconnected taonga that sustain the cultural, spiritual and historical relationship of Ngāti Pāoa with the moana and with our tūpuna. Rangitoto occupies a central place within this ancestral seascape, standing as a guardian at the entrance to Tāmaki and as a visible expression of the enduring connection between the people, the islands and the waters of Hauraki.

Today, Rangitoto remains a taonga of immense cultural, spiritual and historical importance. It is a tūpuna whose presence reminds us of our obligations to future generations. Its significance does not derive from recreation, tourism or private occupation. Its significance derives from thousands of years of ancestral connection to Tīkapa Moana and the enduring responsibility of Ngāti Pāoa to protect, restore and uphold the mauri of this sacred place.

Rangitoto is therefore not simply an island in the gulf. It is a living expression of whakapapa, a marker of identity, and a sacred ancestor whose story is inseparable from the story of Ngāti Pāoa.

Nāku noa, nā



Herearoha Skipper
Chairperson
Ngāti Pāoa Iwi Trust

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Sub 2

From: [redacted]
To: Lynette Trewavas
Subject: Fwd: Rangitoto Island Bach Community Submission.
Date: Thursday, 9 July 2026 4:54:25 pm
Attachments: IMG_5436.jpeg

Hello, I am the President of the West Auckland Tramping Club. I think the bach leaseholders should have at least another 10 years occuparion. The baches are part of the landscape now. David Spiers.

[redacted]

48313-ACC – Rangitoto Island Bach Community Association (RIBCA)

B. Name of Proposed Activity and Location(s)

Individual leases to RIBCA members for private use of 28 baches and associated structures on Rangitoto Island Scenic Reserve, for a term of 10 years.

C.1 Objector or Submitter Information-

Submitter's name (list organisational name if submitting on behalf of a business, community group, etc.)	DAVID SPIERS President West Auckland Tramping Club
Contact person and role of organisation	- as above
Email (Communication from DOC will be via email unless alternate contact requested)	[redacted]
Alternate contact for all DOC communication	
Phone/Mobile	
Postal Address and Post Code	

☐ I wish to **keep my contact details confidential**

Note: *Your contact details will be not made public, but your name and organisation will be published. DOC will send you all submitter communications.*

B. Name of Proposed Activity and Location(s)

Individual leases to RBBCA members for private use of 28 baches and associated structures on Rangitoto Island Scenic Reserve, for a term of 10 years.

C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission. You are also acknowledging that your name and organisation will be published.

Printed name of submitter or person authorised on behalf of submitter	DAVID SPIERS
Organisation	WEST AUCKLAND TRAMPING CLUB
Date 9-7-26	

D. Statement of Support, Neutrality or Opposition

☑ I **Support** this Application (I am making a submission)

☐ I am **Neutral** on this Application (I am making a submission).

☐ I **Oppose** this Application (I am making an objection).

E. Hearing Request

☑ I **Do Not** wish to be heard in support of this objection or submission at a hearing.

☐ I **Do** wish to be heard in support of this objection or submission at a hearing

My reasons for my ~~objection~~ or submission are:

I see no reason NOT to grant the bach leasholders another 10 years.

The outcomes that need to be addressed by this application are:
Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

As a visitor occasionally to walk Rangitoto, I find the baches are not intrusive, are quite quaint, and are part of the island's history.

Let them stay!

G. Attachments

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment

OBJECTION OR SUBMISSION FORM
OBJECTION OR SUBMISSION
Publicly notified application for leases, licences, permits, or easements.

Department of Conservation
Te Papa Atawbai
New Zealand Government

Sub 3

A. Permission Application Number and Name of Applicant

48313-ACC – Rangitoto Island Bach Community Association (RIBCA)

B. Name of Proposed Activity and Location(s)

Individual leases to RIBCA members for private use of 28 baches and associated structures on Rangitoto Island Scenic Reserve, for a term of 10 years.

C.1 Objector or Submitter Information-

Submitter's name (list organisational name if submitting on behalf of a business, community group, etc.)	Christina Severinsen
Contact person and role of organisation	
Email (Communication from DOC will be via email unless alternate contact requested)	[redacted]
Alternate contact for all DOC communication	
Phone/Mobile	
Postal Address and Post Code	

X I wish to **keep my contact details confidential**

Note: *Your contact details will be not made public, but your name and organisation will be published. DOC will send you all submitter communications.*

A. Permission Application Number and Name of Applicant

48313-ACC – Rangitoto Island Bach Community Association (RIBCA)

B. Name of Proposed Activity and Location(s)

Individual leases to RIBCA members for private use of 28 baches and associated structures on Rangitoto Island Scenic Reserve, for a term of 10 years.

C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission. You are also acknowledging that your name and organisation will be published.

Printed name of submitter or person authorised on behalf of submitter	Christina Severinsen
Organisation	
Date	13 July 2026

D. Statement of Support, Neutrality or Opposition

☐ I **Support** this Application (I am making a submission)

☐ I am **Neutral** on this Application (I am making a submission).

☒ I **Oppose** this Application (I am making an objection).

E. Hearing Request

☒ I **Do Not** wish to be heard in support of this objection or submission at a hearing.

☐ I **Do** wish to be heard in support of this objection or submission at a hearing

F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

This objection relates to the proposed lease term of 10 years and the absence of any right of renewal or review mechanism.

I support the granting of leases to the existing bach holders. However, I object to the proposed duration of the leases on the basis that a fixed 10-year term does not provide sufficient certainty to support the long-term conservation and maintenance of these nationally significant heritage buildings.

My reasons for my objection or submission are:

I acknowledge that the Department must balance a number of important statutory responsibilities, including its obligations under the Conservation Act 1987, the Hauraki Gulf Marine Park Act 2000, relevant Treaty settlement legislation and the Conservation General Policy. I also acknowledge the enduring relationships of the iwi and hapū of Tāmaki Makaurau with Rangitoto Island and the importance of those relationships in the Department's decision-making.

At the same time, the Department's decision recognises that the heritage baches are historic features of the Rangitoto Island Scenic Reserve whose management and protection are compatible with the reserve's primary purpose. The decision also recognises the longstanding bach community and its contribution to the island's heritage.

Heritage buildings require ongoing investment, planning and maintenance. Significant conservation work is often undertaken over many years and involves considerable financial and personal commitment. A lease with a fixed 10-year endpoint provides limited certainty for undertaking major conservation work and creates a risk that investment will decline as the expiry of the lease approaches.

The bach community has contributed substantially to preserving these buildings over many decades through maintenance, practical knowledge and financial investment. While this does not create an entitlement to occupy public conservation land indefinitely, it is relevant to how these heritage buildings have been successfully conserved.

I consider that the proposed lease term does not provide the most appropriate balance between protecting nationally significant heritage and meeting the Department's wider statutory responsibilities.

The outcomes that need to be addressed by this application are:
Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

I respectfully request that the Department amend the proposed lease arrangements by:

1. Extending the lease term from the proposed 10 years to at least 15 years, consistent with the submission of the Rangitoto Island Bach Community Association.
2. If the Department is not prepared to extend the lease term, including a formal review before the expiry of the lease to assess:
    - the condition of the heritage buildings;
    - conservation and maintenance undertaken during the lease;
    - compliance with lease conditions; and
    - the most appropriate future management arrangements at that time.
3. Recognising that longer-term certainty supports better heritage conservation outcomes while remaining consistent with the Department's statutory responsibilities.

A review mechanism would not create an automatic entitlement to a further lease. It would allow future decisions to be informed by the condition of the heritage asset, the effectiveness of its stewardship and the circumstances applying at that time.

G. Attachments

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment
Supporting statement on the Department of Conservation's proposed lease arrangements for the Rangitoto Island heritage baches	PDF	Detailed supporting statement

How do I submit my objection or submission?

Complete this form and email to ltrewavas@doc.govt.nz. You may also mail your objection and submission to: Director-General, c/o Department of Conservation, 73 Rostrevor Street, Hamilton Central, Hamilton 3204.

Supporting statement on the Department of Conservation's proposed lease arrangements for the Rangitoto Island heritage baches

Thank you for the opportunity to make a submission on the Department of Conservation's proposed decision to grant 10-year leases for the heritage baches on Rangitoto Island, with no right of renewal and no transfer to successors.

I support the continued preservation and occupation of the Rangitoto Island heritage baches and respectfully ask the Department to reconsider the proposed lease term. I support the Rangitoto Island Bach Community Association's request that leases be granted for 15 years rather than the proposed 10 years.

I appreciate that this decision requires the Department to balance a number of important statutory responsibilities. I acknowledge that Rangitoto Island is public conservation land and a place of profound spiritual, ancestral, cultural, customary and historical significance to the iwi and hapū of Tāmaki Makaurau. I recognise the Department's obligations under section 4 of the Conservation Act, the Hauraki Gulf Marine Park Act, relevant Treaty settlement legislation and the Conservation General Policy. These responsibilities are fundamental and must remain central to decisions about the future management of the island.

At the same time, the Department's decision recognises that the heritage baches are historic features of the Rangitoto Island Scenic Reserve whose management and protection are compatible with the reserve's primary purpose. The decision also acknowledges the longstanding bach community and the High Court's recognition of that community under the Hauraki Gulf Marine Park Act. These findings recognise that the heritage significance of the Rangitoto baches extends beyond the physical buildings to include the history, continuity and stewardship that have sustained them for more than a century.

My concern is that a fixed 10-year lease may not provide sufficient certainty to support the long-term conservation of these heritage buildings.

Historic buildings require continuous investment, planning and maintenance. In the harsh coastal environment of Rangitoto, significant work is often required to address weathering, corrosion, structural deterioration, roofing, painting, weatherproofing and ongoing conservation. These are not short-term maintenance tasks but responsibilities that require planning over many years.

A lease with a fixed endpoint and no expectation of continuation inevitably influences decisions about investment. As the end of the lease approaches, there is a real risk that major conservation work will be deferred because leaseholders cannot justify substantial expenditure when occupation is due to end, regardless of the building's condition or the quality of its stewardship. This outcome would be contrary to the

Department's stated objective of protecting these buildings as important heritage features.

The bach community has played a significant role in preserving this heritage. Over many decades, leaseholders have invested considerable time, labour and financial resources in maintaining the baches. They hold detailed knowledge of the buildings, their history and their ongoing maintenance requirements. This contribution does not create an entitlement to occupy public conservation land indefinitely, but it is relevant to understanding how these heritage buildings have been successfully conserved and how they are likely to be maintained in the future.

The Rangitoto baches are also significant because they represent living heritage. Their importance lies not only in the buildings themselves but in the continuing relationship between the place, its history and the community that has cared for it across generations. Preserving the physical structures while significantly reducing the conditions that have enabled their ongoing care risks weakening an important aspect of that heritage.

For these reasons, I support a lease of at least 15 years as a more appropriate balance between heritage conservation and the Department's wider statutory responsibilities. A 15-year term would provide greater certainty for planning and undertaking significant conservation work while remaining substantially shorter than the 21-year term originally sought by RIBCA. It would not create permanent occupation, nor would it provide an automatic right of renewal. It would provide a realistic timeframe within which leaseholders can continue to invest responsibly in the conservation of these nationally significant heritage buildings.

If the Department concludes that a 10-year lease should remain, I respectfully ask that the final lease arrangements include a formal review before the expiry of the lease. Such a review should consider the condition of the heritage building, the conservation and maintenance undertaken during the lease, compliance with lease conditions and the broader heritage objectives applying at that time. A review mechanism would not create any entitlement to a further lease but would ensure that future decisions are informed by the condition of the heritage asset and the effectiveness of its stewardship, rather than being determined solely by the passage of time.

I therefore respectfully request that the Department:

1. Reconsider the proposed lease term and grant leases for at least 15 years.
2. Recognise that longer-term certainty supports better heritage conservation outcomes.
3. Acknowledge the practical contribution made by the bach community to the preservation of these nationally significant heritage buildings.

4. If a 10-year lease is retained, include a formal review before expiry to assess the condition of the heritage buildings, conservation work undertaken and the appropriate future management arrangements.

The Rangitoto Island heritage baches are a unique part of Aotearoa New Zealand's cultural heritage. The Department's decision already recognises their significance. I respectfully submit that extending the lease term to at least 15 years, or alternatively incorporating a formal review before the expiry of a 10-year lease, would better support the long-term conservation of this important heritage while remaining consistent with the Department's statutory obligations and its responsibility to manage public conservation land.

Thank you for considering my submission.

Professor Christina Severinsen

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawbai
New Zealand Government

Sub 4

A. Permission Application Number and Name of Applicant

48313-ACC – Rangitoto Island Bach Community Association (RIBCA)

B. Name of Proposed Activity and Location(s)

Individual leases to RIBCA members for private use of 28 baches and associated structures on Rangitoto Island Scenic Reserve, for a term of **21** years.

C.1 Objector or Submitter Information-

Submitter's name (list organisational name if submitting on behalf of a business, community group, etc.)	Roger Curl
Contact person and role of organisation	Roger Curl
Email (Communication from DOC will be via email unless alternate contact requested)	[redacted]
Alternate contact for all DOC communication	
Phone/Mobile	
Postal Address and Post Code	

☐ I wish to **keep my contact details confidential**

Note: *Your contact details will be not made public, but your name and organisation will be published. DOC will send you all submitter communications.*

A. Permission Application Number and Name of Applicant

48313-ACC – Rangitoto Island Bach Community Association (RIBCA)

B. Name of Proposed Activity and Location(s)

Individual leases to RIBCA members for private use of 28 baches and associated structures on Rangitoto Island Scenic Reserve, for a term of **21** years.

C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission. You are also acknowledging that your name and organisation will be published.

Roger Curl	
Nil	
13th July 2026	

D. Statement of Support, Neutrality or Opposition

☐ I **Support** this Application (I am making a submission) Option 2

E. Hearing Request

☐ I **Do Not** wish to be heard in support of this objection or submission at a hearing.

F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

Submission promoting extending the bach leases to Bach Holders on Rangitoto Island (Option 2)

My reasons for my objection or submission are:

I wish to see the Bach Holders continue to remain part of the character and history of Rangitoto Island

The outcomes that need to be addressed by this application are:
Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

Extending the bach leases to Bach Holders on Rangitoto Island as per Option 2. See submission below

G. Attachments

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

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How do I submit my objection or submission?

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SUBMISSION RE EXTENDING THE LEASES TO BACH HOLDERS ON RANGITOTO ISLAND

My wife and I have stayed with friends who own a bach on Rangitoto Island many times for over 25 years. The Bach has been in our friend's family for 104 years.
During that time we have experienced many Bach Holders:

- Engaging with many tourists and giving them information, advice and help
- Putting out a large fire started by a cigarette dropped by a tourist
- Providing first aid to injured tourists
- Accommodating and feeding several families who missed the last ferry
- Calling Police to help people who are unwell or have been injured or need to be taken home after missing the last ferry, including a mother with 2 young children who were badly dehydrated and whose phone battery was flat
- Calling the Coastguard to rescue people after boating incidents
- Engaging with tourists and showing them through their baches and explaining the Island's history
- Driving people to and from Islington Bay and Rangitoto wharf after ferries have been detoured due to bad weather
- Helping to maintain the coastal path
- Putting many months of work into restoring Bach 38 so it could be used for the museum
- Provide accommodation to friends and family who visit
- Adding history and character to the island

DOC has spent years and huge amounts of public money on staff, bureaucrats, consultants and lawyers in attempts to oust the Bach Holders who have never harmed the Island, only benefited it and added to its character.

If DOC evicts the Bach Holders, it will then have to use public money to maintain the baches.
After many years of demolishing over 100 baches, DOC now promotes the remaining baches as historical buildings.

We have seen many generations of families socialising together and with tourists and sharing their love of the island and their history. They have also passed on their love of the Island to their children.

After 25 years of conversations with friends, contacts and tourists, we have never heard anyone else think that the Bach Holders should be evicted.

There are several baches already available for holiday renting by the public.

I believe DOC has no problem with allowing bach holders to stay on DOC land in other parts of the country.

The bach holders have been part of the history and legacy of the Island for over a century. They maintain their baches at no cost to DOC, although some hold back on spending money, fearing that DOC will evict them soon. Without the Bach Holders, the Island will lose a lot of its character, magic and legacy.

I SUPPORT OPTION 2
OPTION 2:
Form an intent to grant a 21-year Lease to individual RIBCA members to privately occupy heritage baches on Rangitoto Island, made up of an initial 7-year term with rights of renewal for two additional 7-year terms, enable the phasing out of private accommodation.

Roger Curl 13th July 2026

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawhai
New Zealand Government

Sub 5

A. Permission Application Number and Name of Applicant

48313-ACC – Rangitoto Island Bach Community Association (RIBCA)

B. Name of Proposed Activity and Location(s)

Individual leases to RIBCA members for private use of 28 baches and associated structures on Rangitoto Island Scenic Reserve, for a term of 10 years.

C.1 Objector or Submitter Information-

Submitter's name (list organisational name if submitting on behalf of a business, community group, etc.)	Rachel Sharp (representative of bach 19)
Contact person and role of organisation	*John Walsh, RIBCA*
Email (Communication from DOC will be via email unless alternate contact requested)	[redacted]
Alternate contact for all DOC communication	
Phone/Mobile	
Postal Address and Post Code	

☐ I wish to **keep my contact details confidential**

Note: *Your contact details will be not made public, but your name and organisation will be published. DOC will send you all submitter communications.*

A. Permission Application Number and Name of Applicant

48313-ACC – Rangitoto Island Bach Community Association (RIBCA)

B. Name of Proposed Activity and Location(s)

Individual leases to RIBCA members for private use of 28 baches and associated structures on Rangitoto Island Scenic Reserve, for a term of 10 years.

C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission. You are also acknowledging that your name and organisation will be published.

Printed name of submitter or person authorised on behalf of submitter	Rachel Sharp
Organisation	RIBCA
Date	13 July 2026

D. Statement of Support, Neutrality or Opposition

☐ I **Support** this Application (I am making a submission)

☐ I am **Neutral** on this Application (I am making a submission).

☐ I **Oppose** this Application (I am making an objection).

E. Hearing Request

☐ I **Do Not** wish to be heard in support of this objection or submission at a hearing.

☐ I **Do** wish to be heard in support of this objection or submission at a hearing

F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

I object to the lease being issued for 10 years, and would like this extended to 15 years as a minimum.

My reasons for my objection or submission are:

Our community and the bach settlements on Rangitoto Island have existed since the early 1900s and represent a unique and irreplaceable part of New Zealand's heritage. For our family, this connection spans five generations, demonstrating a long-standing commitment to the care, preservation, and stewardship of these historic properties.

The Rangitoto Island baches are more than buildings; they are "living history" that tell the story of early New Zealand recreational life and provide a tangible connection to our past. Preserving these heritage baches is important not only for the families who have cared for them over generations, but also for the wider public who value and enjoy this unique part of New Zealand's cultural heritage.

The continued preservation of these heritage buildings comes with significant maintenance costs, particularly given the challenges of maintaining structures in a remote island environment. If these historic assets are to be protected for future generations, consideration should be given to government funding support for heritage maintenance and conservation work. Without ongoing investment, there is a real risk that these important heritage structures will deteriorate and be lost.

We are concerned that the 10-year lease term currently being offered by the Department of Conservation does not provide sufficient certainty for bach owners to undertake the substantial restoration and maintenance work required. Heritage preservation is a long-term commitment that requires careful planning and considerable financial investment. We therefore support extending lease terms from 10 years to at least 15 years, providing greater security and encouraging continued investment in the protection of these historic buildings.

The bach community also plays a significant role in protecting the island itself. Through their regular presence, bach owners contribute to the protection of Rangitoto's flora and fauna, assisting with environmental stewardship, monitoring, and the care of the island's natural values. This ongoing involvement benefits both the island ecosystem and the wider public.

Rangitoto Island is one of New Zealand's most visited island destinations and a high-tourist area, attracting thousands of visitors each year. The historic bach community is an integral part of the island's character and visitor experience, offering a unique glimpse into New Zealand's social history that cannot be replicated

elsewhere. The preservation of these baches enhances the cultural and educational value of the island for both domestic and international visitors.

We strongly believe that the continued presence of the bach community is in the best interests of the public, the island, and New Zealand heritage. The owners and community have demonstrated, over many decades—and in our family's case, over five generations—a deep commitment to preserving both the historic baches and the island environment. We respectfully request that lease arrangements be extended to a minimum of 15 years and that consideration be given to government support for heritage preservation, ensuring these unique heritage assets remain protected for future generations to enjoy and learn from.

The outcomes that need to be addressed by this application are:
Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

G. Attachments

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment

How do I submit my objection or submission?

Complete this form and email to ltrewavas@doc.govt.nz. You may also mail your objection and submission to: Director-General, c/o Department of Conservation, 73 Rostrevor Street, Hamilton Central, Hamilton 3204.

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawbai
New Zealand Government

Sub 6

A. Permission Application Number and Name of Applicant

48313-ACC – Rangitoto Island Bach Community Association (RIBCA)

B. Name of Proposed Activity and Location(s)

Individual leases to RIBCA members for private use of 28 baches and associated structures on Rangitoto Island Scenic Reserve, for a term of 10 years.

C.1 Objector or Submitter Information-

Submitter's name (list organisational name if submitting on behalf of a business, community group, etc.)	Nicola Gini
Contact person and role of organisation	*N/A*
Email (Communication from DOC will be via email unless alternate contact requested)	[redacted]
Alternate contact for all DOC communication	
Phone/Mobile	
Postal Address and Post Code	

X I wish to **keep my contact details confidential**

Note: *Your contact details will be not made public, but your name and organisation will be published. DOC will send you all submitter communications.*

A. Permission Application Number and Name of Applicant

48313-ACC – Rangitoto Island Bach Community Association (RIBCA)

B. Name of Proposed Activity and Location(s)

Individual leases to RIBCA members for private use of 28 baches and associated structures on Rangitoto Island Scenic Reserve, for a term of 10 years.

C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission. You are also acknowledging that your name and organisation will be published.

Printed name of submitter or person authorised on behalf of submitter	Nicola Gini
Organisation	N/A
Date	15/07/2026

D. Statement of Support, Neutrality or Opposition

☐ I **Support** this Application (I am making a submission)

☐ I am **Neutral** on this Application (I am making a submission).

X I **Oppose** this Application (I am making an objection).

E. Hearing Request

X I **Do Not** wish to be heard in support of this objection or submission at a hearing.

☐ I **Do** wish to be heard in support of this objection or submission at a hearing

F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

Time limited lease renewal of 10 years

My reasons for my objection or submission are:

The baches are an important part of NZ's social and cultural history and should be recognised as a heritage area. Ownership is longstanding with generations of respect and care of the island with bach owners maintaining and preserving the baches and surrounding lands.

Many families have occupied and maintained these baches across several generations. The residents have developed a deep connection with the island and have helped to preserve its unique character. Removing them risk losing living links to the island's history.

Current bach residents have historically maintained the buildings at their own expense. With a lease end DOC would be required to either fund maintenance, repurpose or remove them. An extended lease can assist with preserving heritage buildings with little cost to the public.

The High Court previously found that decisions regarding the baches must consider the community values protected under the Hauraki Gulf Marine Act. The current number of baches remaining is relatively small compared to the number that one existed. Existing structures are long established, and lease extension would have little environmental impact.

Rangitoto baches represent a unique part of New Zealand's social and cultural heritage with their significance lying not just in the buildings themselves but the continuity of the families and community who have occupied and cared for them for many decades.

The outcomes that need to be addressed by this application are:
Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

Option1: 20-25 year lease – maximises preservation of the bach communities and encourages investment in maintenance.

Option 2:Llifetime lease for current occupants. This would recognise long-standing relationships while ensuring that the arrangement remains finite.

Option 3: Preferred option: Long term renewable lease that allows occupancy and stewardship to pass to future generations within the families. Appropriate lease conditions could ensure the bach remains well maintained, consistent with conservation and heritage objectives with DOC oversight.

G. Attachments

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawhai
New Zealand Government

Sub 7

A. Permission Application Number and Name of Applicant

48313-ACC – Rangitoto Island Bach Community Association (RIBCA)

B. Name of Proposed Activity and Location(s)

Individual leases to RIBCA members for private use of 28 baches and associated structures on Rangitoto Island Scenic Reserve, for a term of 10 years.

C.1 Objector or Submitter Information-

Submitter's name (list organisational name if submitting on behalf of a business, community group, etc.)	Kathleen Thomas
Contact person and role of organisation	
Email (Communication from DOC will be via email unless alternate contact requested)	[redacted]
Alternate contact for all DOC communication	
Phone/Mobile	
Postal Address and Post Code	

Yes I wish to **keep my contact details confidential**

Note: *Your contact details will be not made public, but your name and organisation will be published. DOC will send you all submitter communications.*

A. Permission Application Number and Name of Applicant

48313-ACC – Rangitoto Island Bach Community Association (RIBCA)

B. Name of Proposed Activity and Location(s)

Individual leases to RIBCA members for private use of 28 baches and associated structures on Rangitoto Island Scenic Reserve, for a term of 10 years.

C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission. You are also acknowledging that your name and organisation will be published.

Printed name of submitter or person authorised on behalf of submitter	Kathleen Thomas
Organisation	
Date	19 July 2026

D. Statement of Support, Neutrality or Opposition

yes I **Support** this Application (I am making a submission)

E. Hearing Request

i **Do Not** wish to be heard in support of this objection or submission at a hearing.

F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

To extend the existing bach leases for as long as possible.

My reasons for my objection or submission are:

In support of preserving the unique history of Rangitoto and the bach residents who have acted as caretakers since early times. The existing baches are mostly well loved, well maintained and hold special historic significance.

As a past resident of Takapuna, Rangitoto was a favourite place to visit and remains to this day an iconic landmark to the population of the Hauraki Gulf.

Visitors to Rangitoto are often welcomed by the bach families who share the stories handed down through previous generations. They are invested in the ecologically sensitive setting of these baches and help protect and keep an eye on the native bird life.

The outcomes that need to be addressed by this application are:
Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

I support extending the existing leases for as long as possible to allow future generations to continue their guardianship and work to upkeep the remaining historic baches.

G. Attachments

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawbai
New Zealand Government

Sub 8

A. Permission Application Number and Name of Applicant

48313-ACC – Rangitoto Island Bach Community Association (RIBCA)

B. Name of Proposed Activity and Location(s)

Individual leases to RIBCA members for private use of 28 baches and associated structures on Rangitoto Island Scenic Reserve, for a term of 10 years.

C.1 Objector or Submitter Information-

Submitter's name (list organisational name if submitting on behalf of a business, community group, etc.)	Steve Pearce
Contact person and role of organisation	*As above*
Email (Communication from DOC will be via email unless alternate contact requested)	[redacted]
Alternate contact for all DOC communication	
Phone/Mobile	
Postal Address and Post Code	

☑ I wish to **keep my contact details confidential**

Note: *Your contact details will be not made public, but your name and organisation will be published. DOC will send you all submitter communications.*

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawbai
New Zealand Government

A. Permission Application Number and Name of Applicant

48313-ACC – Rangitoto Island Bach Community Association (RIBCA)

B. Name of Proposed Activity and Location(s)

Individual leases to RIBCA members for private use of 28 baches and associated structures on Rangitoto Island Scenic Reserve, for a term of 10 years.

C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission. You are also acknowledging that your name and organisation will be published.

Printed name of submitter or person authorised on behalf of submitter	Steve Pearce
Organisation	RIBCA Member
Date	20th July 2026

D. Statement of Support, Neutrality or Opposition

- [x] I **Support** this Application (I am making a submission)
- [ ] I am **Neutral** on this Application (I am making a submission).
- [ ] I **Oppose** this Application (I am making an objection).

E. Hearing Request

- [x] I **Do Not** wish to be heard in support of this objection or submission at a hearing.
- [ ] I **Do** wish to be heard in support of this objection or submission at a hearing

F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

The terms of lease

My reasons for my objection or submission are:

I support a lease extension for the baches of Rangitoto Island, however, believe that this term is not supportive of the overall RIBCA community and its history, and believe it to be at odds with the overall decision of Justice Harrison and his decision and would ultimately lead to the decline and decimation of RIBCA as we know it.

- The lease offer of 10 years is insufficient to support RIBCA and its heritage and I believe should be no less than the original 10 + 10 + 10 as first applied for by RIBCA after Justice Harrisons ruling.
- The huge historical nature of not just the baches but also the community it built within the confines of the Island and separate to mainland life. Our bach was built in the 1920's for the [redacted] family, renowned throughout Auckland for their bakeries, shops and horse and cart bread deliveries, and the decision to build on "Rangi" was made as it was legal to do so and the only place in the greater Auckland area that the family bakers could get relief from "Baker's asthma", by the sea air.
- I am a 4th generation Islander and have been going to the Island since before I was born, which would be true of many of the Islanders, and believe that the word Tanga Ta Whenua is not necessarily exclusive to the indigenous as we too are people of the land!
- We have grown up with the ethos of protecting the flora and fauna of the Island and have done so diligently during our years of settlement.
- Protection of the Island has been paramount especially prior to and after visitors have visited for the day.
- There is also the cost of maintaining the Baches which I am sure the Department of Conservation would rather not have and would hope that this does not influence their decision on lease terms or for that matter look at it as an income stream that could be detrimental to RIBCA.
- There is a large amount of support from day trip visitors and their view the Baches should remain available to the original family guardians as they and the families are a huge part of Auckland & Hauraki Gulf history.
- The baches have been in situ for appx 100 years and have not impacted or detracted from any DOC activities or management to date.
- We would continue to do what is best for the Island and its place within the Gulf.

The outcomes that need to be addressed by this application are:
Give precise details, including the parts of the application you wish to have amended, and the general nature of any conditions sought if the application is approved.

Outcomes:

- Minimum Lease Term 10 + 10 + 10 as first requested
- Continuation of protection of flora and fauna by island bach holders
- Continued use and self management of baches maintained at bach holders cost with minimum maintenance conditions to be adhered to.
- No ongoing maintenance or management costs to DOC
- Continued protection of the Island from external influences as they occur (Visitors)
- Continuation of historical heritage of RIBCA members.

G. Attachments

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment

How do I submit my objection or submission?

Complete this form and email to ltrewavas@doc.govt.nz. You may also mail your objection and submission to: Director-General, c/o Department of Conservation, 73 Rostrevor Street, Hamilton Central, Hamilton 3204.

Sub 9

A SUBMISSION ON PERMISSION APPLICATION NUMBER 48313-ACC

FOR RANGITOTO ISLAND BACH COMMUNITY ASSOCIATION (RIBCA)

B PROPOSED ACTIVITY

INDIVIDUAL LEASES TO RIBCA MEMBERS FOR PRIVATE USE OF 28 BACHES AND ASSOCIATED STRUCTURES ON RANGITOTO ISLAND FOR A TERM OF 10 YEARS

C SUBMITTER INFORMATION

Dr CAM CALDER



D I SUPPORT THIS APPLICATION TO GRANT INDIVIDUAL LEASES TO RIBCA BACH OWNERS

I DO NOT SUPPORT A TERM OF 10 YEARS

I SUBMIT A TERM OF 30 YEARS WITH RIGHT OF RENEWAL SHOULD BE GRANTED FOR BACH OWNING FAMILIES.

E I AM MAKING A SUBMISSION AND ,SHOULD A HEARING BE HELD IN AUCKLAND, WOULD WISH TO BE HEARD.

F SUBMISSION

THE RANGITOTO BACHES ARE AN HISTORICAL TREASURE FOR AUCKLAND AND ALL NEW ZEALAND

THEY REPRESENT A TANGIBLE WINDOW TO OUR PAST. THEY ARE A REPOSITORY OF A RICH TROVE OF STORIES AND HAVE BEEN THE SUBJECT OF BOOKS AND TELEVISION PROGRAMS

THEY MERIT OUR PROTECTION.

THIS PROTECTION IS BEST PROVIDED BY THE FAMILIES WHO HAVE BUILT , MAINTAINED AND NURTURED THEM, IN MANY CASES ,FOR OVER 100 YEARS.

NO PERSONS OR BODY ARE BETTER PLACED TO PROTECT THE BACHES THAN THE FAMILIES THEMSELVES.

TO PROTECT THEM THE FAMILIES NEED SECURITY OF TENURE .

A 30 YEAR LEASE TERM WITH RIGHT OF RENEWAL WOULD OFFER THAT SECURITY AND REFLECT THE SIGNIFICANT COSTS ,BORNE BY INDIVIDUAL FAMILIES ,IN MAINTAINING THESE TREASURES AT NO COST TO THE PUBLIC.

IT WAS AS A VOLUNTEER WITH THE MOTUTAPU RESTORATION TRUST , PLANTING TREES ON ADJOINING MOTUTAPU ,THAT I FIRST BECAME AWARE OF THIS REMARKABLE HISTORIC COMMUNITY ON AUCKLAND'S DOORSTEP.

COUNTLESS VISITORS TO RANGITOTO , OVER THE YEARS, HAVE EXPRESSED THEIR OWN JOY AT DISCOVERING THIS COMMUNITY.

RANGITOTO IS LIKELY TO ATTRACT EVEN MORE VISITORS SHOULD INDICATIVE PLANS TO FACILITATE ASSISTED ACCESS TO THE SUMMIT, BEAR FRUIT.

BACH OWNERS, EMBRACING BOTH MAORI AND PAKEHA FAMILIES, BY THEIR PRESENCE , HAVE A GUARDIANSHIP ROLE WITH RESPECT TO NATIVE FLORA AND FAUNA AND IN WELCOMING THE PASSING TOURIST.

PLEASE GRANT A NEW 30 YEAR LEASE TO ALL BACH OWNING FAMILIES WITH RIGHT OF RENEWAL TO ENSURE THIS UNIQUE COMMUNITY IS PRESERVED.

Dr CAM CALDER

Sub 10

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawbai
New Zealand Government

A. Permission Application Number and Name of Applicant

48313-ACC – Rangitoto Island Bach Community Association (RIBCA)

B. Name of Proposed Activity and Location(s)

Individual leases to RIBCA members for private use of 28 baches and associated structures on Rangitoto Island Scenic Reserve, for a term of 10 years.

C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission. You are also acknowledging that your name and organisation will be published.

Printed name of submitter or person authorised on behalf of submitter	Chris Iszard
Organisation	N/A
Date	29 July 2026

D. Statement of Support, Neutrality or Opposition

- [x] I **Support** this Application (I am making a submission)
- [ ] I am **Neutral** on this Application (I am making a submission).
- [ ] I **Oppose** this Application (I am making an objection).

E. Hearing Request

- [x] I **Do Not** wish to be heard in support of this objection or submission at a hearing.
- [ ] I **Do** wish to be heard in support of this objection or submission at a hearing

A. Permission Application Number and Name of Applicant

48313-ACC – Rangitoto Island Bach Community Association (RIBCA)

B. Name of Proposed Activity and Location(s)

Individual leases to RIBCA members for private use of 28 baches and associated structures on Rangitoto Island Scenic Reserve, for a term of 10 years.

C.1 Objector or Submitter Information-

Submitter's name (list organisational name if submitting on behalf of a business, community group, etc.)	Christopher Iszard
Contact person and role of organisation	As above
Email (Communication from DOC will be via email unless alternate contact requested)	[redacted]
Alternate contact for all DOC communication	
Phone/Mobile	
Postal Address and Post Code	

☐ I wish to **keep my contact details confidential**

Note: *Your contact details will be not made public, but your name and organisation will be published. DOC will send you all submitter communications.*

F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

The proposed leasing of historical bach buildings to existing lease holders for a further 10 years.

My reasons for my objection or submission are:

It has been my pleasure to visit Rangitoto Island on a number of occasions over many years with my family, first of all with my children & then grandchildren, along with many friends.
Over a period of time I have become aquainted with some of the bach holders who form a unique close community that has the welfare of Rangitoto Island itself, along with other bach holders/relatives & visitors to the island at the forefront of there endeavours.
They care about all aspects of the island & I have witnessed many kind acts of hospitality should visitors become lost, or miss the last ferry home.
I am aware that some of the bach's are now availalbie to rent short term after renovation, with considerable work having been completed by the bach lease holders.

The outcomes that need to be addressed by this application are:
Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

I fully endorse the granting of an extended lease for a further 10 years.

Sub 11

A. Permission Application Number and Name of Applicant

48313-ACC – Rangitoto Island Bach Community Association (RIBCA)

B. Name of Proposed Activity and Location(s)

Individual leases to RIBCA members for private use of 28 baches and associated structures on Rangitoto Island Scenic Reserve, for a term of 21 years.

C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission. You are also acknowledging that your name and organisation will be published.

Printed name of submitter or person authorised on behalf of submitter	Angela Meyer
Organisation	N/A
Date	22/07/2026

D. Statement of Support, Neutrality or Opposition

☑ ☐ I **Support** this Application (I am making a submission)

☐ I am **Neutral** on this Application (I am making a submission).

☐ I **Oppose** this Application (I am making an objection).

E. Hearing Request

☑ ☐ I **Do Not** wish to be heard in support of this objection or submission at a hearing.

☐ I **Do** wish to be heard in support of this objection or submission at a hearing

F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

OPTION 2: Form an intent to grant a 21-year Lease to individual RIBCA members to privately occupy heritage baches on Rangitoto Island, made up of an initial 7-year term with rights of renewal for two additional 7-year terms, to enable the phasing out of private accommodation .

My reasons for my objection or submission are:

Mine is a submission.

Knowing some of the bach occupiers, I know how much the island means to them.

They have grown up taking holidays there since birth and their families before them as well. This is now over 100 years of generational respect for the Island.

They maintain and preserve their baches through private funds.

They also assist DOC with various projects as volunteers.

They are often looked to by visitors to provide information and knowledge about the island.

The outcomes that need to be addressed by this application are:
Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

I feel that Option 2 would be a good outcome for the RIBCA, as 10 years does not give them sufficient time to grieve the loss of this connection to Rangitoto Island.

G. Attachments

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment

How do I submit my objection or submission?

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawhai
New Zealand Government

Sub 12

A. Permission Application Number and Name of Applicant

48313-ACC – Rangitoto Island Bach Community Association (RIBCA)

B. Name of Proposed Activity and Location(s)

Individual leases to RIBCA members for private use of 28 baches and associated structures on Rangitoto Island Scenic Reserve, for a term of 10 years.

C.1 Objector or Submitter Information-

Submitter's name (list organisational name if submitting on behalf of a business, community group, etc.)	SIMON BECK BECK FAMILY
Contact person and role of organisation	SIMON BECK.
Email (Communication from DOC will be via email unless alternate contact requested)	[redacted]
Alternate contact for all DOC communication	
Phone/Mobile	
Postal Address and Post Code	

☐ I wish to **keep my contact details confidential**

Note: *Your contact details will be not made public, but your name and organisation will be published. DOC will send you all submitter communications.*

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawhai
New Zealand Government

A. Permission Application Number and Name of Applicant

48313-ACC – Rangitoto Island Bach Community Association (RIBCA)

B. Name of Proposed Activity and Location(s)

Individual leases to RIBCA members for private use of 28 baches and associated structures on Rangitoto Island Scenic Reserve, for a term of 10 years.

C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission. You are also acknowledging that your name and organisation will be published.

Printed name of submitter or person authorised on behalf of submitter	SIMON BECK
Organisation	BECK FAMILY
Date	22/07/2026

D. Statement of Support, Neutrality or Opposition

☐ I **Support** this Application (I am making a submission)

☐ I am **Neutral** on this Application (I am making a submission).

☑ I **Oppose** this Application (I am making an objection).

E. Hearing Request

☑ I **Do Not** wish to be heard in support of this objection or submission at a hearing.

☐ I **Do** wish to be heard in support of this objection or submission at a hearing

F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

TIME PERIOD OF LEASE EXTENSION TOO SHORT 15 YEARS SHOULD BE MINIMUM BUT PREFERABLY 20 YEARS. THE SHORTER EXTENSION DOES NOT ENCOURAGE THE RESPONSIBLE OWNERS TO CONTINUE TO INVEST/MAINTAIN THE BACHS

My reasons for my objection or submission are:

THE OWNERS ARE MAINTAINING IMPORTANT HISTORY THEY ARE GOOD STEWARDS OF THE LAND, ASSIST IN PEST CONTROL. THEY SUPPORT TOURISM ACTIVITY AND PROVIDE A WELCOMING COMMUNITY TO VISITORS. THEY MAINTAIN THE LAND, FLORA, FAUNA.

The outcomes that need to be addressed by this application are:
Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

THE PROPOSED LEASE EXTENSION WILL MEAN BACHS GET LESS WELL MAINTAINED. WILL FALL INTO DISREPAIR AND BECOME UNSIGHTLY AND UNSAFE. THE COSTS TO REMOVE WILL BE HIGH AND A PIECE OF HISTORY WILL BE LOST PERMANENTLY.

G. Attachments

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment

How do I submit my objection or submission?

Complete this form and email to ltrewavas@doc.govt.nz. You may also mail your objection and submission to: Director-General, c/o Department of Conservation, 73 Rostrevor Street, Hamilton Central, Hamilton 3204.

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawbai
New Zealand Government

A. Permission Application Number and Name of Applicant

Sub 13

48313-ACC – Rangitoto Island Bach Community Association (RIBCA)

B. Name of Proposed Activity and Location(s)

Individual leases to RIBCA members for private use of 28 baches and associated structures on Rangitoto Island Scenic Reserve, for a term of 10 years.

C.1 Objector or Submitter Information-

Submitter's name (list organisational name if submitting on behalf of a business, community group, etc.)	Mandy Price
Contact person and role of organisation	
Email (Communication from DOC will be via email unless alternate contact requested)	[redacted]
Alternate contact for all DOC communication	
Phone/Mobile	
Postal Address and Post Code	

☐ I wish to **keep my contact details confidential**

Note: *Your contact details will be not made public, but your name and organisation will be published. DOC will send you all submitter communications.*

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawhai
New Zealand Government

A. Permission Application Number and Name of Applicant

48313-ACC – Rangitoto Island Bach Community Association (RIBCA)

B. Name of Proposed Activity and Location(s)

Individual leases to RIBCA members for private use of 28 baches and associated structures on Rangitoto Island Scenic Reserve, for a term of 10 years.

C.2 Your name

In placing your name and organisation below, you acknowledge that you are the person or authorised person submitting this objection or submission. You are also acknowledging that your name and organisation will be published.

Printed name of submitter or person authorised on behalf of submitter	Mandy Price
Organisation	
Date	17-07-2026

D. Statement of Support, Neutrality or Opposition

☐ I **Support** this Application (I am making a submission)

☐ I am **Neutral** on this Application (I am making a submission).

☐ I **Oppose** this Application (I am making an objection).

E. Hearing Request

☐ I **Do Not** wish to be heard in support of this objection or submission at a hearing.

☐ I **Do** wish to be heard in support of this objection or submission at a hearing

F. Objection or submission

The specific parts of the application that this objection or submission relates to are:

Private use of the baches

My reasons for my objection or submission are:

I support the continued leasing of the baches by the families who have been caring for them for generations. They have maintained & upgraded them & shown great care & respect for the island & the community of families who have been staying there for many years. They have also spent time assisting DOC rangers as volunteers around the island, keeping it clear of rubbish & maintaining the bush tracks. The baches provide some interest & without people in them it would be a much less welcoming & enjoyable space for visitors. They should not be abandoned or removed. They are part of Rangitoto's history & should be kept in their current condition & the best people to do that are those families who have been doing it for decades.

The outcomes that need to be addressed by this application are:
Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

None

G. Attachments

If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

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How do I submit my objection or submission?