Sub 14

Section A: Name of Applicant

Rangitoto Island Bach Community Association (RIBCA)

Section B: Location of Proposed Activity

28 bach sites within three areas of Rangitoto Island Scenic Reserve

Section C: Your details

Name: Maata Severinsen



Section D: Support, neutral, or oppose

I oppose this application

Section E: Hearing request

I do not wish to be heard.

Section F: Objection or submission

1. The specific parts of the application this submission relates to are:

I support the granting of leases to the existing bach holders. However, my submission relates to the proposed 10-year lease term, the absence of any

right of renewal, and the lack of certainty about what will happen to the baches once the lease expires.

2. My reasons for my objection or submission are:

The Rangitoto baches are a unique and important part of Aotearoa New Zealand's heritage. For generations, families have invested significant time, effort and care into maintaining them, preserving not only the buildings themselves but also the memories, stories and history they represent.

Under the proposed lease conditions, bach holders will be required to complete a Built Heritage Assessment, prepare a Heritage Maintenance Plan and undertake any necessary maintenance work. Caring for heritage buildings is a long-term commitment that requires careful planning, considerable financial investment and ongoing practical work. Given these obligations, I am concerned that a 10-year lease does not provide enough time for lease holders and their whānau to confidently invest in significant maintenance or restoration projects.

I am also concerned by the uncertainty surrounding what will happen after the proposed lease term ends. While the Department of Conservation indicates that the baches may become available for public use in the future, there is little detail about how this transition would occur or what would happen if individual baches are not considered suitable for that purpose. Without a clear long-term plan, there is understandable uncertainty about whether these heritage buildings could ultimately be removed or allowed to deteriorate.

I recognise that Rangitoto Island is public conservation land with deep cultural and historical significance for iwi and hapū of Tāmaki Makaurau. My submission is not seeking permanent private ownership of the baches. Rather, I believe that a lease arrangement should provide sufficient time and

certainty for heritage maintenance while also establishing a transparent process for determining the future of the baches beyond the lease period.

I have seen firsthand the amount of work required to care for these historic buildings. Even routine maintenance involves transporting people, equipment and building materials by ferry, working with limited services and power, and overcoming the challenges of maintaining buildings on an island. These realities make long-term planning especially important.

I am also concerned that if lease holders are unable to complete the required maintenance within the proposed timeframe, buildings that have been cared for over generations and the memories and heritage they hold could be lost. Greater certainty would provide reassurance to lease holders while also supporting the long-term preservation of these nationally significant heritage buildings.

3. The outcomes that need to be addressed by this application are:

I ask the Department of Conservation to:

- grant a 20-year lease rather than the proposed 10-year lease, providing lease holders with sufficient certainty to plan and invest in the long-term preservation of these heritage buildings; and
- clearly outline what is intended to happen to each bach at the end of the lease term, including the process and criteria that will guide future decisions, so that the heritage value of the baches is protected and their future is not left uncertain.

Section G: Attachments

Nil

Sub 15

From: Stephen Hofmann [redacted]
Sent: Thursday, 23 July 2026 1:06 pm
To: Lynette Trewavas <ltrewavas@doc.govt.nz>
Cc: 'Cam Calder' [redacted]; 'Stephen Hofmann' [redacted]
Subject: RANGITOTO BACH COMMUNITY - APPLICATION -48313 - ACC

To Lynette Trewavas.

I am about to leave for three months travels, so in brief I wholeheartedly support the following submission per Dr Cam Calder.

30 years minimum extension with automatic right of renewal will only advantage and enhance the Island for Aucklanders and visitors and the city of Auckland. Tenure will help preserve the cottages and their maintenance.

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 [redacted]

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.

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.

Regards Stephen Hofmann



OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawbai
New Zealand Government

Sub 16

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.)	John Walsh
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	
Organisation	
Date	

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:

Section 17U (1) and (2)
Section 17U (3)

My reasons for my objection or submission are:

I am concerned by the suggestion that the Rangitoto baches may be handed to members of the Tamaki Collective. They would regard the baches purely from a commercial viewpoint. The multi-generational occupancy by families for the past one hundred years has resulted in:

- Baches being cared for, and protected from damage, including fire
- Bach families acknowledging the cultural, heritage, recreational and community value of the baches
- Rescues carried out and assistance provided to visitors in distress in the absence of a permanent ranger presence on the motu
- A contribution to plant and animal pest control
- Contributing to visitor enjoyment by inviting people into the baches to explain the history of the buildings and the island

Most of these will not occur after the families have surrendered their baches.

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.

Because of the length of time the families have had guardianship of the baches (since 1911), and the multi-generational succession, the baches have become taonga. The 1936 ban on transferring leases has created a unique community in New Zealand, where most of the original families are still represented on the island. This has created a singular bond between families, shaped by their fondness for their bach and a passion for the island. My wish is for the baches to come under a management regime involving iwi, the Department of Conservation and bach families to showcase a unique community on a "Special Place".

Sub 17

From: George Foote [redacted]
Sent: Saturday, 25 July 2026 3:24 pm
To: Lynette Trewavas <ltrewavas@doc.govt.nz>
Subject: Submission on Application

A. SUBMISSION ON PERMISSION APPLICATION #48313-ACCOUNTS for Rangitoto Island Bach Community Association (RIBCA).

B. PROPOSED ACTIVITY. Individual leases for RIBCA members for private usage of 28 baches and associated structures for a term of 10 years.

C. SUMITTER INFORMATION

Dr George Foote

[redacted]

D. I support this application to grant individual leases to RIBCA bach owners. I do not support a term of 10 years. I submit that a term of 30 years, with right of renewal, should be granted for bach-owning families .

E. Should a hearing be held in Auckland I do not wish to be heard (because of health issues).

F. SUBMISSION

The Rangitoto baches are a treasure of Auckland's heritage. Over the years I have taken a number of overseas visitors to Rangitoto and all have expressed their admiration of the charm that these buildings add to the environment of Rangitoto and Auckland in general, especially when they are informed of the long history behind these dwellings. I consider that they represent a part of our heritage which is fast coming under threat and that they should be preserved in good condition because of that. I submit that the people most likely to conserve these buildings are those members of the families that have enjoyed a long term ownership. These families need to be encouraged to care for them by giving them confidence in a long term future.

I consider that these baches are of similar iconic historical value to the city as are the boat sheds on Tamaki Drive/Hobson Bay. I doubt if anyone would consider losing these from our waterfront.

Please grant a new 30 year lease to all bach-owning families, with right of renewal, to ensure that this historical treasure is preserved.

George A Foote (Dr)

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

Department of Conservation
Te Papa Atawbai
New Zealand Government

Sub 18

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.)	Sereena Burton
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	Sereena Burton
Organisation	
Date	25 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:

See attached document

My reasons for my objection or submission are:

See attached document

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 would like the leases of the current bach owners to be extended to a minimum of fifteen years, and preferably longer

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
Rangitoto Island bach submission - Sereena Burton	Word	Submission in favour of current bach owners extending their lease.

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.

This is my submission in support of extending the leases of the Rangitoto Island bach-holders for a minimum of fifteen years.

“I’ve been coming down to Rangitoto since I was in my mummy’s tummy,” proudly said the nine-year-old granddaughter of the owner of the bach next to mine.

“So have I,” fifty-year-old me responded. *(However, I don’t think she believed me.)*

This is just one example showing how bach-holders’ relationships with Rangitoto Island is multi-generational. Speaking for myself, I can extend that relationship to early last century when my great-grandfather would close his factory each Christmas and the family would camp under the fig tree on Motutapu Island. (The tree is still there.) This meant that my grandmother and her siblings had six weeks of exploring both Motutapu and Rangitoto; formulative experiences which probably led to her to deciding to purchase our bach in the early 1950s.

With that history, Rangitoto Island is part of my identity.

But this identity recognition extends beyond me. Rangitoto Island’s multi-generational bach community has an identity of its own. We come together socially and, when necessary, to act in the best interests of the island, its visitors and its fragile ecosystem. We’ve formed bucket brigades to fight fires, helped with medical emergencies, assisted with boat strandings and wharf collapses, and reported issues with wildlife.

All the bach-holders value our time on Rangitoto Island, which means we look after it; for example, last Christmas I notified DOC twice because day trippers had brought dogs over on their boats. We’ve reported sightings of cats. We’ve reported unwanted tourist behaviour, such as bringing bicycles to the island. We’ve removed weed pests and cleaned up rubbish. And now, with bird flu arriving in New Zealand, the already overstretched DOC and MPI will have the advantages of more eyes looking out for erratic avian behaviour.

Without a community invested in maintaining and preserving the existing baches, (and remembering those lost), preservation is going to fall on cash strapped entities like the Department of Conservation and Heritage New Zealand. As things stand now, those bach-holders with the time and skills to assist with maintenance help those who don’t have those skills, relieving those organisations of that burden.

Rangitoto Island isn’t for everyone. It’s not like you can pop down to the shops if you need anything. But, once again, in this situation, the community comes to the fore. If anyone is heading to town, there is usually an offer to other bach-holders to purchase any necessities. And, if any supplies are left over at the end of a holiday, these are shared about between those lucky enough to be staying a few more days.

This is a community. A community forged over many decades. To lose its cohesion, is to lose part of New Zealand’s history. Moreover, the community can be considered a valuable asset, whose members can help preserve and maintain the unique entity that is Rangitoto and the true bach lifestyle.

Please keep this part of Aotearoa’s social history intact for as long as possible.

Thank you.

Sereena Burton

[redacted]

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

Department of Conservation
Te Papa Atawbai
New Zealand Government

Sub 19

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.)	Kay Marie Cameron
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.*

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	Kay Marie Cameron
Organisation	
Date	25 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:

Preserving New Zealand heritage baches and buildings
Living history and stories
Maintenance of this heritage

My reasons for my objection or submission are:

I support the submission of 5 x 3 years. In my childhood, 1950s - 1960s, I spent many weekends and holidays travelling on the ferry to Rangitoto Island to stay with my Uncle [redacted] parents in their bach on Rangitoto. I also lived with my aunt and uncle in Mt Eden village, where they had a pie shop and bakery that still exists, Mt Eden Bakery. As a child from a broken home, it was special to be able to be looked after many times at the [redacted] home on Rangitoto, go fishing with [redacted] and spend time with my cousins [redacted] and there.

In recent times, I have had the pleasure of visiting with [redacted] family members on an annual occasion at their family bach. They make an extraordinary effort to live the values enshrined in the opportunity to spend time on 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 lease to 15 years
Maintenance costs

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 20

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.)	Anthony Stewart
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	Anthony Stewart
Organisation	
Date	2 August 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:

We support the RIBCA submission, and we submit in additional comments to ensure that the specific rights, responsibilities, and ongoing role of individual bach caretakers are fully recognised, protected, and provided for within any final lease conditions.

This submission relates to those parts of the notified intention to grant leases that:

- 10-year non-renewable lease term, however it should be acknowledged this would end long-standing caretaker continuity and intergenerational stewardship
- Phase-out of private accommodation — which would remove the practical foundation that enables caretakers to maintain and protect the baches
- Insufficient recognition of the bach caretaker community — despite their documented heritage role and contributions
- Potential limitations on ongoing maintenance and care — including constraints that could reduce the community's ability to preserve historic fabric
- Reliance on CGP provisions without a CMS or Motu Plan — resulting in unclear policy direction for heritage management
- Incomplete reflection of the High Court findings — particularly the recognition of the bach community as a historic community under the HGMPA

Our submission addresses how these matters would affect the continued care, heritage protection, and responsible occupation of the Rangitoto baches.

My reasons for my objection or submission are:

We submit respectfully as long-standing caretakers of one of the Rangitoto baches, and as part of the wider bach community. Our position is grounded in DOC's own decision report and the statutory framework guiding this process.

1. The High Court confirmed the bach community is a recognised historic community

DOC's report states:

"The High Court case recognises RIBCA as a community... The court then expressed a view that continued exclusive occupation was not necessary, provided the relationship of the bach owners and the baches could continue in some way."

We support this principle.

Our relationship with the baches must continue in a meaningful way, not end abruptly through a non-renewable term.

2. The heritage value of the baches is inseparable from the community that has cared for them for generations. While the DOC report notes that:

"The baches have lacked any future security, which has resulted in no incentive for bach families to maintain their upkeep,"

our experience is that caretakers have consistently undertaken maintenance to keep the baches weather-tight and safe. What has been limited is not willingness, but certainty.

Without long-term clarity about the future of the baches, families have been unable to plan or invest in larger heritage repairs. This uncertainty has been compounded by the practical challenges of transporting materials to Rangitoto, where there is no regular or reliable way to ship building supplies. Despite these constraints, caretakers have continued to maintain their baches as best as possible.

Security of tenure is therefore not about creating incentive—it is about enabling the level of heritage maintenance that the baches genuinely require. A short, non-renewable lease does not resolve this issue; it simply continues the same uncertainty that has limited major restoration work for decades.

3. The Conservation General Policy does not require the phase-out of private accommodation in the absence of a Conservation Management Strategy or the Tāmaki Makaurau Motu Plan.

The Department of Conservation acknowledges in the notified decision report that:

"The Auckland Conservation Management Strategy expressly excludes outcomes and policies relating to the Rangitoto baches."

and that:

"As the Tāmaki Makaurau Motu Plan has not yet been developed, the phase-out strategy should therefore be included in the concession documents, if granted."

We respectfully submit that introducing a phase-out mechanism directly into the lease is premature and not required under the governing legislation. Long-term decisions about the future of the baches should appropriately sit within the Tāmaki Makaurau Motu Plan, once it is developed in partnership with iwi and the wider community.

3. DOC has not yet completed the Motu Heritage Plan required to guide decisions on the motu

DOC has repeatedly indicated that a heritage management plan for the motu (Rangitoto and Motutapu) is required to guide long-term decisions about historic places, communities, and relationships. This plan has not yet been developed or consulted on.

Without this plan, DOC lacks the integrated heritage framework that would normally determine:

- how historic communities are recognised
- how relationships with heritage places must be maintained
- how stewardship roles are allocated
- how cultural and historic values are protected over time

The High Court has already confirmed that the bach community is a recognised historic community whose relationship with the baches must continue in some form. Until DOC completes the Motu Heritage Plan, it cannot reasonably or lawfully determine how that relationship should be structured.

Introducing a non-renewable term before the Motu Plan is completed would pre-empt the very heritage framework DOC is required to develop. It would sever a historic relationship before DOC has even defined how such relationships must be treated.

4. The caretaker community provides essential heritage protection DOC cannot replicate

DOC identifies significant maintenance needs.

The community has always provided:

- voluntary labour
- emergency repairs
- preservation of original materials
- intergenerational knowledge of construction methods
- daily presence and monitoring

Removing or limiting this role increases DOC's workload, cost, and heritage risk.

5. While we support the application we must also state that a non-renewable 10-year term does not give effect to the HGMPA

Section 8(d) requires protection of:

"the cultural and historic associations of people and communities in and around the Hauraki Gulf."

A non-renewable lease does not protect the bach community's historic association.
It ends it.

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.

DOC must ensure that the application:

- protects the continuity of the bach community's recognised relationship with the baches
- provides tenure that enables proper heritage maintenance
- recognises the community's historic role under the HGMPA
- ensures collaborative heritage management between DOC, iwi, and the bach community
- avoids embedding a phase-out mechanism in the lease before the Motu Plan is developed
- supports public access in ways that do not compromise heritage or safety
- addresses iwi concerns through conditions, not removal of the community
- preserves intergenerational knowledge and cultural continuity

Precise details and amendments sought:

1. Replace the 10-year non-renewable term with a term that supports heritage protection

We respectfully request consideration of:

- a 21-year term, or
- 7 years + two renewals, or
- a term aligned with the future Motu Plan allowing for renewal.

This aligns with RIBCA's revised application and DOC's own earlier discussions.

2. Include explicit recognition of the bach community's heritage role

The lease should acknowledge that:

- the bach community is a recognised historic community under the HGMPA
- their continued involvement is essential to heritage preservation
- their intergenerational knowledge is a cultural value worth protecting

3. Require collaborative heritage management

Conditions should include:

- joint heritage planning between DOC, iwi, and the bach community
- community participation in Built Heritage Assessments
- approval pathways that allow historically appropriate maintenance

4. Avoid embedding a phase-out mechanism in the lease

The lease should not:

- predetermine the end of the community's involvement
- imply removal at expiry
- restrict renewal options before the Motu Plan is completed

5. Provide clear conditions enabling ongoing caretaker responsibilities

Conditions should ensure:

- continued access for caretakers
- permission to undertake historically appropriate maintenance
- clear wastewater, fire safety, and biosecurity requirements
- monitoring requirements that recognise voluntary contributions

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 21

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.)	Tracy Pratt
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 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	Tracy Pratt
Organisation	
Date	27 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:

We support the RIBCA Submission, We respect the rights and responsibilities of all Bach holders be upheld.Thus far all baches have been maintained to a safe and secure standard which has been limited only by the fact that there has been uncertainty of future Tenure. I myself and every Bach holder have personally kept their baches clean, tidy and kept the true nature of our beautiful heritage baches in the in keeping design and origin state with all the respect and love they deserve. These baches have been cared for for generations of families which hold a genuine love and care for the entire Rangitoto community and its fauna and flora with the Islands Wellbeing at the forefront of everything they do.. We Respect the High Courts decision to support Bach holders.
We Acknowledge the Rangitoto Island Historical Conservation Trust recognising the baches as irreplaceable artifacts of New Zealand Heritage.

My reasons for my objection or submission are:

We support RIBCA 21 year lease (comprising of 7 year term and two 7 year right to review). And respectfully ask this be implemented.
I feel strongly that the baches are never to be removed under any circumstances. The baches were built by hard working ex servicemen in the depression and still stand today. My Grandfather was one of these men. These are of extremely high significant family Heritage and it would be a crime to simply pull them down as was done in the past. We all still feel the historical disrespect and emotional Trauma this created in days gone by. This past action directly hurt the hearts of so many families, it should never be repeated.

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.

We respectfully submit that Secure Leases be offered to the Bach holders.
We respectfully submit that the people understand that it the families who have looked after and paid for the maintenance of these Baches for over 100 years. I would appreciate a secure lease in place to ensure we are able to feel confident in spending larger sums of money to ensure more works are carried out to high standard, and to enable our Bach to stand proudly for many years to come.
We respectfully submit that a phase out mechanism of Leases should not be implemented at any stage. As this I feel would, in time rupture the original framework which attracts a high volume of tourists 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?

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 22

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.)	Andrew Heyward
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.*

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	Andrew Heyward
Organisation	
Date	29/07/2026

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:

I support leases being granted to RIBCA members / existing Bach families, however, I object to the following elements of the proposed lease:

- the 10-year term;
- the lack of a right of renewal; and
- the lack of a transition process for moving Baches out of private accommodation arrangements at the end of the lease; and
- the lack of a maintenance and preservation plan for the historic baches at the end of the lease.

My reasons for my objection or submission are:

My name is Andrew Heyward and I am the son of the lessee, [redacted] who passed away in October 2025. I, with the support of the wider family, have taken on the role of Caretaker of Bach 20, known as the Black Bach, on Rangitoto Island.

I have had a life-long association with the bach having first stayed at the bach when I was 1 week old and then being a regular user for the 53 years of my life so far. My whakapapa is intertwined with this bach and island – stretching from my great grandparents through to my own children.

I acknowledge that the Department of Conservation 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.

The reason for my objection to the proposed lease fall upon the reasons elaborated below:

1. **The Current proposed lease of 10 years with no right of renewal is too short to uphold the proposed maintenance obligations.**

   Maintaining heritage buildings takes time, money, planning, and practical knowledge. 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 and how they came to be a unique heritage site.

   The ten year limit does not incentivise families to undertake the maintenance required under the lease. As the decision report notes at paragraph 128, due to the legal ambiguity of the future of the baches, many families have been hesitant to invest significant funds into their maintenance in the past. Our whānau does not have a stockpile or access to funds to put into the maintenance of the Bach, rather, its maintenance will require small contributions over a broad period of time, as it has been done in the past. However, if the proposed lease expires after 10 years, with no right of renewal or guarantee as to our continued ability to access the Bach in the future, it deters whānau from making contributions to its upkeep.

   I object to the lease as currently proposed, as the 10 year term limit with no right of renewal does not practically give enough time or incentive to achieve the maintenance required under the lease.

2. **The proposed lease does not provide a clear plan or transition for the future of the historic baches.**

The second reason I object to the lease as currently proposed, is that it provides uncertainty as to the Bach communities' ongoing access and management of the Baches in the future. While I agree that private use of the baches should be phased out I believe that the current bach users and families should play a major part in the transition of the baches from private accommodation to a model of controlled public access.

We as a whanau are actively looking at options on how this can be practically achieved to satisfy the requirements of DOC, the Conservation General Policy and the Tāmaki Collective. We are investigating whether a trust can be set-up to administer the bach use as an artist/writer retreat, open to public applications, while also maintaining it as an historic bach.
The proposed 10 year lease does not allow sufficient time to create a working proposal for the future use and maintenance plan of the bach that would allow the conditions for public access while maintaining access for whanau as caretakers.

Furthermore, as mentioned above, the cost of maintenance for the baches may be extensive. Under the current lease agreement, the logistics and financial burden of this maintenance will be placed upon DOC at the end of the 10 year term prescribed in the lease. In turn, it will require public funding to uphold the maintenance and place logistical pressure on DOC to manage ongoing public access to the baches.

I object to the current proposed lease as it doesn't provide certainty to the Bach families place in their management moving forward.

3. **The proposed lease is a pathway to end the heritage of the baches rather than to preserve it. The proposed lease does not take into account the full heritage value of Bach 20.**

The bach is more than just the building – it is the evolving human use, the memory and accumulated knowledge of the people who have maintained them and the way in which the spaces are used. A 10 year lease with no right of renewal is a pathway to end that heritage rather than to preserve it.

The role of families as caretakers, kaitiaki of the bach heritage, promoters of flora and fauna, tour guides and living bach-life historians is diminished by this proposed lease and actively works to end this role which has been carried out generationally. With the right framework and properly governed, the continuity of those important roles can continue to exist.

I object to the current proposed lease as it does not work to preserve the heritage of the bach communities rather it works to end them.

4. **The 10 year lease term seems like an arbitrary length of time with no basis.**

Why was 10 years selected and not 15 years or 21 years as proposed by RIBCA. The high court evidence of bach use in 2001 averaging 14 days a year is not currently accurate. Our own bach log books documented over the past three decades show bach usage to be much higher and with a wide variety of users, not just immediate family. Friends, colleagues and the wider public have all had access to the bach.

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.

In light of my submissions above, the outcomes that need to be addressed by this application are:

- That DOC extend the term of the lease to a longer period than the current proposed 10 year tenure, with the inclusion of rights of renewal. In doing so, this strengthens the ability and incentive for Bach families to do the maintenance required under the proposed lease. Recognising that longer-term certainty supports better heritage conservation outcomes while remaining consistent with the Department's statutory responsibilities.
- That DoC facilitate a transition process that allows for Bach families to be a part of the process alongside iwi and other stakeholders to preserve the bach heritage and maintenance while allowing public use and access.
- That DoC should allow enough time to explore future heritage, conservation, public-benefit, shared-use, or mana whenua-supported options.

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
Black Bach History Poster	Pdf	A poster showing a timeline of events relevant to Bach 20

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.

History of the Black Bach

Bach is short for Bachelor Pad.

1890 Rangitoto became a public domain governed by the Corporation of the Borough of Devonport, The Rangitoto Island Domain Board.

1897 The first wharf was built along with the track to the summit.

1911 The domain board began issuing leases for campsites at 2 pounds a year.

1918 Sites for permanent buildings with approved sanitation were let. In 1927 there were 59 baches and by 1937 there were 140 baches. [redacted] father) known as [redacted] first came to Rangitoto Island with his dad [redacted] when he was 7 or 8 years old - they camped in a tent.

1921 [redacted] father got the lease to the site of the Black Bach because another bach user no longer wanted it. The paths weren't built until the 1930s and so you had to clamber over the rocks to get to the sites. Many built boat ramps to access their sites.

1922 [redacted] father and his uncle, [redacted] began building the Black Bach with the help of their brother who was a builder. They built it as two separate baches in one, with a keyhole entrance that had two front doors. Building material was ferried over and every spare bit of building material was used, the shed was lined with packing cases. Weather boards were cedar and later replaced with Macrocarpa.

The baches were completed. It was painted black with Creosote, which was cheap at the time and was a great wood preservative. It has remained black ever since earning its title of "The Black Bach". The black is also reminiscent of the black scoria on which the bach is built. Uncle [redacted] bach was fully furnished and lined. It had a piano and an ottoman. Sleeping was done in the current kitchen space. [redacted] fathers side was not lined but it had a huge corner dresser, bunks and a big table and fireplace.

1925

1930 [redacted] bought the lease to Little Coogee when he was 19 years old, he raised the funds from his first job. He bought it so his grandmother [redacted] could have a place to convalesce by the seaside. The lease was bought from Mr [redacted] for 9 pounds.



The prison camp on Rangitoto Island, which involved prisoners in manual labour to build roads, was established in 1925 and closed in 1935. When the camp was dismantled in the late 1930s, [redacted] and his good friend, [redacted], brought one of the huts, by trolley and muscle power, around to the site of Little Coogee; they added a kitchen and a front to the bach. They also cleared the bay in front of Little Coogee with dynamite at low tide. The bay was cleared to make access for boats and a ramp was built.

1937 No more baches were permitted to be built. The existing sites were given 20 year leases.

1940 During the war the island was closed and was used as a lookout for enemy ships entering the harbour. In 1943 you were allowed back on to the island.

1950 [redacted] was given the half-share of the bach held by [redacted] (Grandfather) and became a joint owner with [redacted]

1951 [redacted] father died.

1953 [redacted] sold Little Coogee and purchased the other side of the Black Bach from Uncle [redacted] for 80 Pounds. He then went about converting the two baches into the Black Bach as it is today. He built the door between the two baches and lined the rest of the bach. His sisters would sleep in the "Sunshine Room" while his stepmother would sleep in "the Honeymoon Suite" and he would sleep in a hammock in the shed.

The 20yr leases on the island were up for renewal. 95 leases were renewed for 33 years with strict conditions. No exchange, sale or rent. No additions or alterations to be made and on the death of the lessee the bach would be removed or demolished.

Due to these conditions, [redacted] had the foresight to renew the lease under his daughter's names, [redacted] (this could be either [redacted] or [redacted] was 17 at the time. Later on they required a birth certificate to go with the lessee and so [redacted] being the eldest daughter, was the name on the lease.

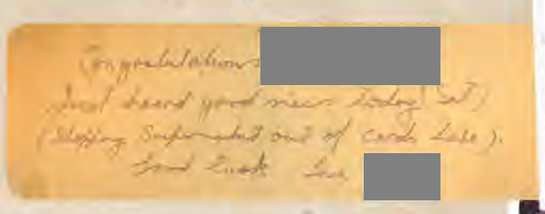
[redacted] had spent a great deal of his life building up the coastal community and all the social activities that were part of the summer hay days. Being involved with the domain board, and helping raise funds to build a new wharf and bring about improvements to the area.

1957

1958 [redacted] first came to Rangitoto Island visiting the Murphy Bach. He was married to [redacted] (1957). [redacted] younger sister, [redacted] was a friend of [redacted]. After his first marriage fell apart he later married [redacted] (1971) and became a part of the Black Bach history.

The bach had power at one stage via a large generator that was situated out the side of the house. This was sold and removed in the 1970s. In the mid 70s, the large front window was put in by [redacted] and his father [redacted] They bought two sets of windows at a demolition yard in Browns Bay and had them bought over by the Blue Boat ferry. The wood stove in the kitchen was taken out.

In the 1970s and 1980s as lessees died a significant number of baches were torn down. This destruction tore apart the community and it was during this time that [redacted] walked away from the bach and island and never returned. The loss of the community was too painful.



1973 [redacted] first came to the island when he was 1 week old and has been coming regularly ever since. [redacted] spent their honeymoon (1994) on Rangitoto and bought their own children for summer holidays on the island. Many of the exploits are recorded in the bach log books. [redacted] daughter) and [redacted] spent their honeymoon at Rangitoto Island (2024).

1990 A moratorium was placed on the demolition of the baches as an historical and architectural study was carried out. A renewal of 33 years was given to the remaining 34 baches, down from 140 baches in 1937.

1997 The three communities, Rangitoto Wharf, Islington Bay and the Beacon End, were registered as historic areas by the New Zealand Historic Places Trust. The Rangitoto Island Historic Conservation Trust was established. The Trust advocated for the Rangitoto bach settlements to be recognised as irreplaceable artefacts of New Zealand's architectural and social history.

In the 1980s [redacted] came to the island as volunteers doing community service. They met [redacted] and [redacted] during this time. [redacted] later married. [redacted] gave birth to [redacted]

[redacted] has fond memories of fishing for piper by candlelight off the back of the dinghy. She also recalled the 6 o'clock boat on a Friday night would be packed with families coming to the island for the weekend. The men would go below deck to play cards,smoke and drink. Leaving the women and kids on top for the 45 min ferry trip.

Summer holidays were the whole summer spent on the island, with the menfolk commuting for work. There were lots of community activities and events. Running and swimming races, fishing and fancy dress competitions. Impromptu musical parties in the evening would start with someone picking up an instrument and wandering along the path collecting other players and their instruments as they went.

2008 The bach was re-roofed and the laundry/bathroom pulled down due to deterioration and collapse. The corrugated water tanks were replaced in 2009 with plastic tanks. Maintenance has been minimal due to the conditions imposed by the lease and the threat that it could be taken away at any point. Bach families have been reluctant to invest money into a bach that is uninsurable and one they may not have access to in the future.

2011 [redacted] Daughter) and [redacted] married at the Black Bach.

2013 Repair of back door corner wall and new window installed in wall. Re-lined the ceiling in the kitchen - previous was water damaged from the old leaking roof.

2018 Due to a large crack and precarious lean, the lounge fireplace, out of use for many years, was removed and replaced with a large window and wall rebuild. Candles were no longer favourable for lighting due to the fire risk. Battery and gas lighting being preferred.

2023 The leases were again up for renewal and at this stage haven't been renewed with the ongoing future of the rights of bach caretakers being in discussion. A complex issue with no easy answers.

2025 A solar panel and battery were added to allow for the charging of phones and lights.

[redacted] one of only two living leaseholders at the Rangitoto Wharf Community, died in 2025. The upkeep, maintenance and management of use passing to [redacted] (son) as a caretaker of the bach (with support of the extended whanau), rather than a leesee.

Black Bach Leesees:

[redacted]



Research and Design by [redacted] 2026 to celebrate 100 years ofthe Black Bach - Interview with [redacted] 2015

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawhai
New Zealand Government

Sub 23

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.)	Abraham Erasmus 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	

☐ 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	Abraham Erasmus Severinsen
Organisation	
Date	30/7/2026

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:

Limiting leases to 10 years, and the eventual phasing-out of the leases

My reasons for my objection or submission are:

The families of the Rangitoto batches are an essential partner in the shared heritage and kaitiakitanga of these island taonga, and I believe in the continued cooperation of all invested parties to help protect and manage all aspects of our beloved islands.

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 would like it to be amended for a minimum 15 year lease period, and a formal review at the end of that lease to determine the costs and benefits of continued leases.

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?

Sub 24

Submission regarding the Rangitoto Island Bach Community Association (RIBCA) concession application

Permission Number 48313 ACC

31 July 2026

1. Personal Statement: A Longstanding Response to the Baches

I first encountered the Rangitoto baches 30 years ago, and I have returned many times since. Each visit has left me with the same sense of wonder. There is something profoundly moving about seeing these small, weathered buildings resting on the black lava rock, human stories held gently within a raw volcanic landscape. The baches do not dominate their surroundings; they sit lightly, almost humbly, as though aware of the solidified lava beneath them. Their presence offers a rare, living window into the early island culture of Aotearoa, a reminder of a simpler era shaped by resourcefulness, community, and the rhythm of the sea. Every time I walk past them, I feel the same pull: a recognition that this is heritage in its most authentic form, lived, loved, and still breathing.

I am a permanent resident of Waiheke Island, where much of the original architectural heritage has already been lost to modernisation and development. Over the years I have watched small cottages, simple beach houses, and early island buildings disappear one by one, replaced by structures that, while functional, no longer speak to the island's past. Having witnessed firsthand how quickly local history can vanish, how easily a community can lose the physical markers of its own story, I feel a deep responsibility to speak up for this place where heritage still survives intact. Rangitoto's baches represent what my own island has lost: authenticity, continuity, and a tangible connection to the people who shaped these landscapes long before they became desirable destinations.

2. Cultural and Historical Significance

- **National Heritage Value:** The Rangitoto baches form a significant, largely unmodified heritage bach community in Aotearoa. They represent an authentic slice of working class social history from the 1920s and 1930s.
- **Architectural Importance:** These structures are rare examples of vernacular architecture built with resourcefulness during the interwar and Depression eras.
- **Living Heritage:** Their value lies in continued use by the descendants of the original builders. Authenticity and human continuity are central to their cultural significance.

3. Voluntary Custodianship and Proven Stewardship

- **No Cost to Taxpayers:** The bach community has maintained these fragile heritage buildings for generations at its own expense. Without leases, the responsibility and cost may fall on the public.
- **Specialised Knowledge:** The community possesses practical, intergenerational knowledge essential for maintaining off-grid timber buildings in a harsh marine environment.
- **Protection Through Occupation:** Active use is the most effective safeguard against vandalism, weather damage, and structural decay. Empty coastal buildings deteriorate rapidly.

4. Concession Costs

After reviewing the DOC report, it remains unclear what the proposed concession costs or total fees will be for individual leaseholders, and therefore is difficult to meaningfully assess for the purposes of a submission.

Notwithstanding this, given that the bach community already funds maintenance, restoration and structural preservation, work that would otherwise fall to DOC and the taxpayer, I submit that any concession charges should be **zero or minimal**. Any fee or charge significant or otherwise would effectively penalise families who are already providing substantial public benefit through voluntary heritage stewardship.

A minimal or zero cost concession structure would recognise:

- the considerable private investment required to maintain century old off grid buildings
- the environmental and heritage value provided at no cost to the Crown
- the fact that DOC avoids major capital expenditure by enabling continued private custodianship

In short, any concession fees or otherwise should reflect the reality that this community is preserving nationally significant heritage on behalf of all New Zealanders.

5. The Need for a Right of Renewal

I object to the proposal for a rigid 10 year term with no right of renewal. This approach undermines the goal of heritage preservation.

A minimum ten year term along with structured rights of renewal is essential for several reasons:

- **Long Term Investment:** Major structural repairs and restorations require significant financial commitment. Families cannot reasonably invest in long term maintenance if their tenure is capped at 10 years with no possibility of extension.
- **Intergenerational Continuity:** The specialised skills required to maintain these unique 1920s buildings are likely passed down through families. Certainty of tenure is necessary to ensure this knowledge continues.
- **Heritage Survival:** Phasing out private occupation would place the baches at high risk of deterioration. Unoccupied timber buildings degrade quickly, especially in coastal environments.

In my view, a right of renewal is not a barrier to conservation; it is a practical tool that enables it.

Conclusion

The Rangitoto bach community has demonstrated exceptional stewardship, cultural commitment, and environmental responsibility for over a century. Granting individual leases at zero or minimal cost with a minimum term of ten years and a structured right of renewal is the most sustainable, cost effective, and culturally respectful way to preserve this unique part of Aotearoa's social history.

I support RIBCA's concession application and urge DOC to include a right of renewal with lease tenure at minimal or zero cost to ensure the long term protection of this nationally significant heritage.

Kimberley Alford

Barrister and Solicitor of the High Court of New Zealand |LLB, LLM (First Class Hons.) Public Law, GFIN

Accredited Mediator |

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawbai
New Zealand Government

Sub 25

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.)	Emily Merata George
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.*

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	Emily Merata George
Organisation	
Date	30/07/2026

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:

I am in support of the RIBCA application to continue leasing Bach sites on Rangitoto island for private use.

My reasons for my objection or submission are:

Having visited Rangitoto Island many times and stayed as a guest at the [redacted] family bach I have a deep appreciation for the island. The baches are an intrinsic part of the cultural and historical importance of the island and should be preserved.

Th cultural significance of each bach is unique and is inherently tied to the families who have looked after them for generations. To remove these baches from the care of the families would be to take away what makes them special.

I believe that baches under the guardianship of the families only enhances the public's enjoyment of the island and its scenic beauty and are in no way in conflict with the islands biodiversity and environmental protections.

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 believe the baches should be preserved as they are and have been by the families for as long as possible. So ideally the longer term lease of 21 years would be granted or longer.

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 Atawbai
New Zealand Government

Sub 26

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.)	Brooke Pratt
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 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	Brooke Pratt
Organisation	
Date	31 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:

My reasons for my objection or submission are:

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 Atawhai
New Zealand Government

Sub 27

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.)	Bailey Pratt
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 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	Bailey Pratt
Organisation	
Date	31 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:

I wholeheartedly support and acknowledge the RIBCA Lease to bach holders of Rangitoto Island. As a fourth generation family member, I have experienced and stayed at our bach, as has my mother, and her mother. We believe it is our duty to honour and preserve the legacy of the Rangitoto Island Community and those who have come before us. The land holds highly spiritual and sentimental meaning to all family bach community members of Rangitoto and we wish to continue carrying this legacy for years to come.

My reasons for my objection or submission are:

Supporting of a 15 or 21 year lease, which will allow for renewal. The Rangitoto Bach community hold a high regard for the natural surroundings. Flora and Fauna and understand its importance. They understand the need to keep it to a high standard due to it being such a high tourist area, and have a genuine respect for Rangitoto.
I believe it is essential to uphold our heritage baches and who better to look after these than the families who love the.

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 outcome of extending leases to the Bach Community will ensure a base of security for the Island as a huge amount of Tourist visit daily often ending up missing the last Ferry or injuring themselves on the rocks from falls etc. It will Also ensure the Government are spared the cost of all maintenance. Thus far we have been paying for all the necessary upkeep, and are happy to continue this, however we would like the security of a lease in place to give us confidence in future spending and works carried out to a high level.

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 28

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.)	Peter Connor
Contact person and role of organisation	*Peter Connor*
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.*

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	Peter Connor
Organisation	
Date	31/07/26

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).

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:

I object to the 10 year term

My reasons for my objection or submission are:

I have stayed a number of times at bach 96 which is over 100 years old. I have enjoyed learning about the history of the island and having the opportunity to stay in a bach that has been faithfully restored to reflect a slice of Auckland history. I think the leases should be a 5 + 5 +5 term. This will encourage owners to continue to maintain the baches or risk have them taken off them early and the total of 15 years makes investment in and maintenance of the baches worthwhile for the owners.

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.

Alter the 10 year term to a 5 + 5 + 5 term with inspections at the end of the forst two 5 year terms to confirm that the owners are maintaining the 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

How do I submit my objection or submission?

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawbai
New Zealand Government

Sub 29

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.)	Tracey Heyward
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	Tracey Heyward
Organisation	
Date	31/07/2026

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:

I fully support the leases being granted to RIBCA Members / existing Bach Families; however, I object to the following elements of the proposed lease:

- The 10-year lease term
- The lack of a lease right of renewal
- Lack of a transition process for moving these NZ historic baches out of private accommodation/lease arrangements
- Lack of a long-term maintenance and preservation plan for these NZ historic baches at the end of the lease term

My reasons for my objection or submission are:

Hello, my name is Tracey Janice Heyward.

I have a spiritual connection to Rangitoto Island, through my maternal grandparents, [redacted] who sub-leased a bach which was sadly a causality of the time being demolished when the leaseholder died. This site is marked with a memorial seat to them and my late brother which was kindly built by a DOC Ranger some years ago.

My other connection to Rangitoto Island is the Black Bach (Bach 20), which my late godmother and stepmother, [redacted] was the last lessee. My earliest memories are the fun and adventures on Rangitoto, the nourishing family time and community gatherings at the Shop Hall (sadly also demolished). As I have grown, so has my experiences on the island and The Black Bach's with many fun-maintenance weekends with my family, children, grandson, extending to my godson and friends. It warms my soul the special place that The Black Bach holds in our familys' younger generations hearts. The care of the bach and its native surroundings are maintained and cherished by all.

I appreciate and acknowledge DOC's need to balance a number of statutory responsibilities, including 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 relationship of the iwi and hapu of Tamaki Makaurau with Rangitoto Island.

1. The current proposed lease term of 10-years with no right of renewal is too short to uphold the proposed maintenance obligations

I support the continued preservation and occupation of the Rangitoto Island heritage baches. I don't know what informed the period of "10-years", I respectfully ask that the lease period be extended to 20-years. To date, the bach community has contributed substantially to preserving and maintaining these historic baches over many, many years.

Extending the lease period will allow for a planned Maintenance and Funding Program to meet the final lease requirements for Bach 20. Maintenance of the bach to date has been funded through family donations and executed with family effort, skill and muscle. A maintenance program needs to be planned for so not a financial burden. A longer lease term will facilitate that.

2. Right of Renewal & Ongoing Maintenance Beyond the Lease Period

I don't know what informed the "10-year" lease period as mentioned above. Without knowing what DOC's plans are for carrying on the maintenance beyond the lease-period, I do suggest a right-of-renewal for the historic bach's.

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.

In summary, the outcomes that need to be addressed by this application are:

- That DOC extend the lease term beyond their proposed 10-years
- That a Right of Renewal be included which incentivises Bach families to undertake maintenance required, as well as plan for future maintenance (time and funding)
- That DOC facilitate the transition process with all parties (Bach families, iwi and other stakeholders)
- That DOC plan, and cost, for future maintenance of these heritage bachs as well as the native flora/fauna and wildlife

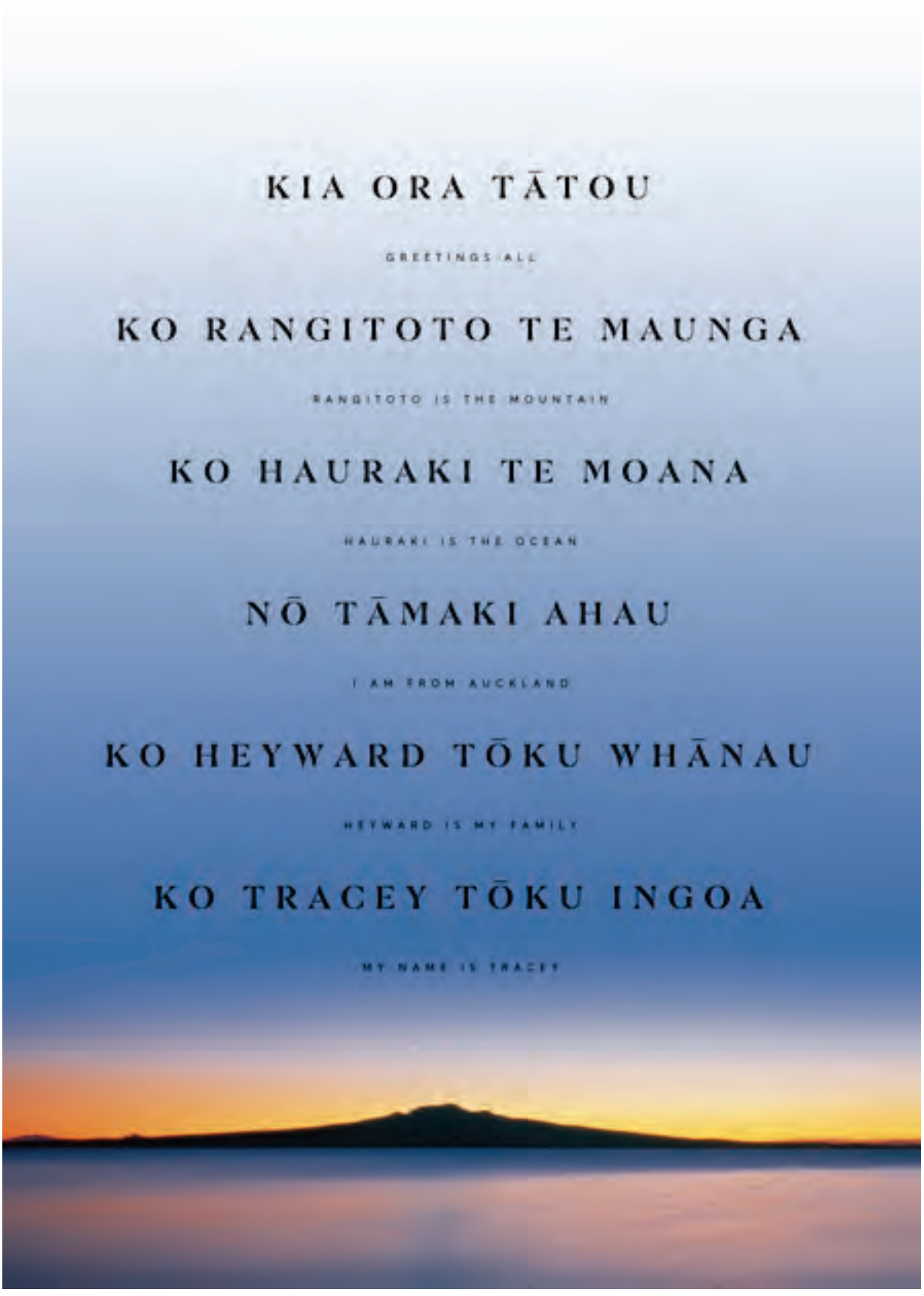
G. Attachments

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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KIA ORA TĀTOU
GREETINGS ALL
KO RANGITOTO TE MAUNGA
RANGITOTO IS THE MOUNTAIN
KO HAURAKI TE MOANA
HAURAKI IS THE OCEAN
NŌ TĀMAKI AHAU
I AM FROM AUCKLAND
KO HEYWARD TŌKU WHĀNAU
HEYWARD IS MY FAMILY
KO TRACEY TŌKU INGOA
MY NAME IS TRACEY

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

Department of Conservation
Te Papa Atawbai
New Zealand Government

Sub 30

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.)	Rick Shore
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	[redacted]
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.*

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	Rick Shore
Organisation	
Date	30/7/26

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

F. Objection or submission

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

I support this application; however, I question the proposed 10-year term with no right of renewal. Could this result in the loss of these iconic heritage structures on the island? The application should include a clear plan for their future care and maintenance, as this would help inform the views and decisions of the relevant parties considering the application.

I suggest that, if they have not already done so, the decision maker visit the island to see first-hand what is at stake.

My reasons for my objection or submission are:

The baches managed by RIBCA members represent an irreplaceable era of New Zealand's architectural and social history. Allowing RIBCA members continued tenure ensures these historic buildings are actively preserved, maintained, and protected from natural decay at no cost to the public or DOC. The evidence that the buildings have been so well preserved can be seen with the use of the baches on New Zealand Tourism marketing, TV Commercials and 'Kiwiana Artwork'. They are proudly viewed by the New Zealand public as icons of our culture and attract visitors to the island.

Our community actively assists DOC with essential, ongoing conservation and island maintenance, including:

- Participating in weed removal programs to protect native flora.
- Keeping walking tracks clear, accessible, and safe for visitors, e.g. re surfacing of paths due to storm damage.
- Carrying out regular litter collection and waste removal.

Because RIBCA members have a constant presence on the island, we frequently serve as first responders.

This includes providing immediate assistance and first aid to injured tourists, as well as assisting with maritime emergencies, such as quickly rescuing boats and individuals who hit the island's rocky shore; I personally have done many of these over the years.

Our presence fosters a safe, welcoming environment that enriches the visitor experience for all members of the public, with impromptu Bach tours on a regular basis.

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.

Approve Application 48313-ACC to grant individual leases to RIBCA members for the 28 historic bach sites on Rangitoto Island Scenic Reserve.

Acknowledge that private stewardship by RIBCA members is the most effective and sustainable method for maintaining these European heritage buildings without burdening taxpayers or DOC operational budgets.

Make the ten year lease renewable.

Provide a clear plan for the historical bachs future care and maintenance.

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawbai
New Zealand Government

Sub 31

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.)	Alex Robinson
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	Alex Robinson
Organisation	
Date	01/08/26

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

F. Objection or submission

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

The proposed lease arrangements for Rangitoto Island bach sites, particularly the 10-year lease term. My submission relates to ensuring sufficient lease length and security of tenure to allow the continued preservation of the bach community and its unique historical, cultural, and family connections to the island.

My reasons for my objection or submission are:

For me, the Rangitoto bach is much more than just a building. It represents generations of family history, hard work, and memories that have been passed down through our family over many decades. My great-grandfather, nana, grand-uncle, and many other family members have all contributed to maintaining and restoring the bach, and there is a real sense of pride in being able to continue caring for something that has been part of our family for so long.

Growing up in New Zealand, I was taught the importance of knowing where you come from and valuing the stories of the generations before you. The bach is one of the places where those stories come alive. It allows younger generations to connect with their family history in a way that photos, documents, or museum displays never could.

What makes Rangitoto special, however, is that this history is not just important to those specific families who have baches there like ourselves. It is about sharing it with others - Over the years I have seen countless visitors, tourists, and friends from overseas become fascinated by the bach community and the history behind it. People walking past often stop to ask questions, share a conversation, come in for a tour of the bach or even a cuppa, or simply expressing how incredible it is that these historic baches are still being lived in and cared for today. There is something uniquely Kiwi about that experience.

I think it would be a real loss if this living history disappeared. A museum or heritage display can tell people about the past, but it cannot fully recreate the authenticity of families continuing to actually use, maintain, actually live and share these places. The Rangitoto baches are special because they are still part of everyday life. They allow people to experience a genuine piece of New Zealand history rather than simply read about it.

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 the granting of individual leases to RIBCA members and would like to see the proposed lease term increased to at least 15 years, or alternatively a 10-year lease with a right of renewal.

A longer lease term would recognise the significant heritage value of the Rangitoto bach community and provide certainty for families who continue to invest considerable time, effort, and money into maintaining these historic buildings.

It would also help preserve the unique living history that makes Rangitoto so special. The value of the baches is not only in the buildings themselves, but in the stories, traditions, and stewardship that have been passed down through generations. Protecting that connection ensures that future New Zealanders, as well as visitors from overseas, can continue to experience an authentic part of our history and culture.

OBJECTION OR SUBMISSION FORM

Department of Conservation
Te Papa Atawbai
New Zealand Government

Sub 32

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.)	Rebekah Robinson
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	Rebekah Robinson
Organisation	
Date	01/08/2026

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:

The proposed lease term of 10 years for Rangitoto Island bach sites leased to RIBCA members.

My reasons for my objection or submission are:

Rangitoto has been a significant part of my life since I was born. I am the fifth generation of my family to have a connection with our bach on the island, and some of my earliest and happiest memories are of time spent there with my parents, grandparents, and wider family. Growing up, the bach has been a place where generations of my family have come together, creating memories that continue to this day.

Being part of the fifth generation to care for and enjoy our family's bach has given me an appreciation for both the island's beautiful environment and its history. The heritage value of the Rangitoto baches is not only found in the buildings themselves, but also in the stories and traditions that have been passed down through generations of families.

Throughout my life, I have seen firsthand the respect that bach owners have for Rangitoto and their commitment to preserving its character. Bach owners invest significant time and resources into maintaining these historic buildings, caring for the surrounding environment, and supporting visitors to the island when assistance is needed. This long-standing partnership between the bach community and the island has helped protect both its heritage and its natural values.

As someone who hopes future generations of my family will also have the opportunity to experience this unique connection, I believe it is important that the lease arrangements recognise the long-term commitment required to care for these heritage buildings and the enduring contribution that the bach community makes to Rangitoto.

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 the granting of individual leases to RIBCA members, but I ask that the proposed 10-year lease term be increased to at least 15 years, or that a 10-year lease include a right of renewal.

A longer lease term is important because:

- it provides security for families who have longstanding connections to the island
- it encourages ongoing investment in the maintenance and preservation of these historic baches
- it helps ensure that Rangitoto's unique bach heritage is protected for future generations
- it recognises the role that bach holders have played as long-term stewards of the island and its community.

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 33

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.)	Angela and Paul Robinson
Contact person and role of organisation	*Angela Robinson*
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	Angela and Paul Robinson
Organisation	
Date	01/08/2026

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 length of time suggested for the renewal of leases (10 years)

My reasons for my objection or submission are:

My connection and family history associated with one of the baches.

My connection to Rangitoto goes back 5 generations, as it was my great-grandmother who was the first person within our family, who resided on Rangitoto Island. Our current bach has been in my family for 4 generations now (including my children). My grandfather took on the lease for our bach, building it into the dwelling that still now stands on the current site. My first stay in our bach was when I was 6 weeks old, and I have spent time in our bach every year since (I am now 56 years old), and more recently - in the past 22 years with my own family*.

*My husband of 30 years and our two children, now aged 22 have all shared in the bach community and the relationship we have with 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.

A change in the proposed lease from the suggested 10 years, to at least 15 years (or 10 years with a right of renewal). The reasons for this are below:

- The baches on Rangitoto Island are of importance due to their heritage nature. As stated above, our bach has been in our family now for 4 generations, and we have familial links going back 5 generations. This is not to be taken lightly. 5 generations spans over 120 years, and is part of my and my children's own history and life. Our bach is a unique glimpse into a different time.
- Some of the baches require maintenance, that due to the location, may require substantial effort and financial cost. This work will help preserve the baches to ensure their longevity as a cultural attraction for future visitors to the island. Given that bach-holders have invested & will invest considerably in the baches, it would seem reasonable to allow them a reasonable period to enjoy the benefit thereof.
- As part of the responsibility involved with having a bach, we have helped to preserve the safety of both people and flora/fauna on Rangitoto. Often we have assisted people in distress, whether it's been from a seacraft accident, mishap whilst walking or missing their final return ferry (which often happens if the person is a visitor to NZ). We have helped them in various ways and in doing so, we demonstrate the caring nature of New Zealanders (which is of course important for not only tourism, but from a purely compassionate point of view). We often walk the tracks, picking up rubbish left behind by visitors (especially since rubbish bins were removed from the main wharf sites), and keep the environment in the best state possible.
- As a country, New Zealand has shown a desire to protect cultural heritage. This is equally valid for those with ancestral connections such as we have to the bach history on Rangitoto. This history is

a lived one, with strong family connections and a legacy of stewardship on this most treasured island. The bach community and its relationship to the island is as strong as it is unique, and should be protected so that the stories can be safeguarded for future generations.

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 Atawhai
New Zealand Government

Sub 34

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.)	Rebecca Heyward
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.*

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	Rebecca Heyward
Organisation	
Date	2/8/26

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).

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

Permissions Application Number 48313-ACC

F. Objection or submission

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

I support leases being granted to existing bach holders.
I oppose the proposed 10 year lease term, with no right of renewal. This timeframe does not allow sufficient tome for maintenance and conservation plans to be put in place of the historic and heritage baches.
I am concerned about the transition process of the baches.

My reasons for my objection or submission are:

I am Bec Heyward and the grand daughter-in-law of [redacted] original builder of Bach 20, over 100 years ago. I have been a member of the [redacted] family for over 40 years and recognise the uniqueness of our family's connection to Rangitoto Island. With 5 generations of our family using the bach, we have a strong connection to this island, and we all have an affiliation to the sacredness of this special place.

As one of the main caretakers of our bach I am aware of the maintenance and restoration required. While we have been able to manage this to a level suitable for our family, I recognise that input from DOC and iwi would support this even more and am enthusiastic about being able to allow the baches to used and enjoyed. With guidance from DOC, iwi as a bach holder planning together for the ongoing public use of the baches is essential.

I am concerned that there is no clear plan for this planning and how this will happen after the proposed 10 year lease period is up. A plan for bach holders, DOC, and iwi to work together at the end of the proposed 10 year lease period is necessary and urgently required, to ensure that what we, as bach holders, are working towards over the suggested lease period will be of benefit to all.

I am also concerned that our current connection to our bach and the community we have formed over time with other bach families will fade with this proposed 10 year lease period. Rangitoto is special not only for the uniqueness of the flora and fauna of the island, but also that the bach community has been able to share knowledge and wisdom about the island and assist each other in caring for the baches and the conservation of the island. We are not only caretakers of the baches, but of the island, and how human presence on the island can support its uniqueness.

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 ask that you consider the proposed 10 year lease to be extended to 20 years, with a right of renewal, allowing adequate time for repairs and restoration to be maintained.

I also ask that a plan put in place for how a partnership between DOC, iwi and bach holders be established to ensure the historic baches are used, maintained and accessed in an appropriate way for all to enjoy.

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'.

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawbai
New Zealand Government

Sub 35

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.)	Donna Le Marquand
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.*

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	Donna Le Marquand
Organisation	
Date	1/8/26

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

☐ 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:

I support leases being granted to RIBCA members / existing Bach families, however, I object to the following elements of the proposed lease:

- the 10-year term;
- the lack of a right of renewal; and
- the lack of a transition process for moving Baches out of private accommodation arrangements at the end of the lease.

My reasons for my objection or submission are:

Firstly I want to acknowledge the role of DOC and the relationship with Iwi. I understand how special Rangitoto is to all parties, and the protection and our Treaty of Waitangi obligations are certainly recognised. However, my objection is to the 10 year lease and the lack of a clear review or transition process when the lease expires. I support a longer term lease and a formal review before the end of the lease.

I have been privileged to have grown up as part of the Rangitoto Bach Community. Myself and my family have been visiting and staying at the Black Bach or bach No.20 since I can remember (nearly 56 years). Our whanau has a sense of belonging to a community and a history that is truly unique. I acknowledge this privilege. Over the years we have had multiple working bees, spent countless weekends, and invested financially to the ongoing maintenance of the Black Bach. My concern with the uncertainty which lies before us is whether the financial and investment of time might be affected as the tenure after 10 years is uncertain. We are asking for longer than the 10-year lease, we acknowledge Iwi, and are not seeking permanent private ownership. We are asking for a plan that allows us to look past 10 years, and allows us enough time for proper heritage maintenance and a clear process for what happens next. I would like a plan that acknowledges a sense of belonging, a plan that acknowledges the upgrades and work that has gone into maintaining the Black Bach to date. I want my children's children to understand Rangitoto's history, which includes this unique bach community.

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 ask DoC to grant a 15-year lease rather than a 10-year lease. I would like DOC to clarify what happens to each bach when the lease ends, and for this review to happen early enough for proper planning. A decision should be made to protect the heritage value of the baches, not leave the future uncertain.

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'.

Sub 36

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.)	Stuart Diamond
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	Stuart Diamond
Organisation	
Date	2.8.26

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

F. Objection or submission

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

Increase Term of proposed lease including succession of names

My reasons for my objection or submission are:

Refer to attached word document

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
Reasons for Submission and outcomes	Word	Reasons for submission and outcomes

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.

Reasons for Submission and outcomes.

SUBMISSION IN SUPPORT OF THE RANGITOTO ISLAND BACH COMMUNITY ASSOCIATION Inc

For their CONCESSION APPLICATION

Permission Number 48313-ACC

I SUPPORT THE CONCESSION APPLICATION of the Rangitoto Island Bach Community Association for Individual leases of the 28 baches on Rangitoto Island; so as to continue to occupy and maintain these historic structures, and support the many years of work and history of bach community .I think that the term of 10 years as proposed is nowhere sufficient for the preservation and maintenance of the baches and the community; but support 10 year terms with RIGHTS OF RENEWAL. These baches form a major part of New Zealand's European heritage/history that will become lost/forgotten/eliminated if not allowed to be preserved by the families who inherited them. These bach families are the best placed people to preserve the baches and community where phasing out of baches would only bring about historical destruction of Island Life. I also support a succession system to keep baches in family names.

My submission is based on the following.

HISTORY; I have been coming to bach 27/28 since 1966 along with my wife ,children and grandchildren and also my wife's parents. The history of these two baches was passed down (with Photos) to us from parents and grandparents. OUR bach was built in approx. July of 1911 by and initially for the use of "The Workingmens Club of Auckland. These were ordinary working class people consisting of Cabinet makers, carpenters, builders , and even metal workers ,some who survived Word War 1 , and came down as often as possible to be refreshed and to " recharge their batteries " . The Great Depression deprived many of the simple enjoyment of life and these men were fortunate to have this area as respite. This was a place of wonder, and quietness , and they were instrumental in planning paths for community and visitors , , activities , fishing and helping each other with maintenance

My wife's grandfather was President of the " Club " for a time and her father became the Secretary/Treasurer in the 1930's. This was a time when the community grew and really came together for Christmas holidays, Anniversary, Easter , Queens birthday and Labour weekends. Families visited and thoroughly enjoyed this simple life. My father-in-law retained ownership of the bach due to the lack of new members until 1957 when LIFETIME leases were offered to those community members who could prove ownership , and our lease was placed in the name of my wife and Brother-in-law. These LIFETIME leases were renewed in 1990 as both lessees were still alive. Our attempt to renew this lease again was thwarted by the Department changing legislation in 1996 , without any regard to inform the lessees of this. We still retain our option to challenge this decision. Our family has connections with Rangitoto Island that go back FIVE generations, and should continue to well into the future provided a succession

of family names is approved. Continual occupation rights/leases are essential for preservation/maintenance of our baches 27/28.

CULTURAL AND HERITAGE VALUES; There was a shared core of belief , principles, behaviour , and harmony amongst the Bach Community ,that was passed down to the younger generations. The meaning and value of things past, the historical baches themselves as well as the benefits and teachings of the many generations before were of great importance to the community. Each bach member was encouraged to help others , maintain their buildings and to respect the Flora and Fauna. There was a trust and fairness that guided the community and the social events where we could come together to discuss ideas and problems.

BENEFITS OF CONTINUED OCCUPATION; There are many benefits for continued occupation by the bach owners as displayed by the following;

1) Rangitoto community being involved in the restoration, painting and refurbishment of Museum Bach 38 and help with on-going maintenance.
2) Being involved with Pest eradication process and continued trapping for Rats at bach sites.
3) Being involved with weedbusters organization for weed control on Rangitoto especially now for some sort of GORSE control.
4) Protecting the environment from rubbish left behind by visitors
5) Helping Total Sport with Marshalls for the Rangitoto/Motutapu Traverse for 9-10 years
6) Trying to maintain the coastal paths and sea-wall in a good condition for the many tourists/visitors, when materials are made available.
7) Removing debris from foreshore especially plastic material
8) Relating bach history to visitors/tourists and showing them nside the baches.
9) Helping with medical emergencies
10) Helping with boaties in distress, and in some instances saving a life when boat smashed onto a reef at night.
11) Helping people who missed the last ferry.
12) Maintaining the Ambulance Station before it was demolished
13) Bi-annual cleaning on the swimming pool
14) RIBCA annual rubbish removal from the Island.
15) LAST BUT NOT LEAST IS " THE TREADWELL REPORT " . I BELIEVE THIS WAS COMMISSIONED BY A GOVERNMENT DEPARTMENT IN 1990'S AND WITH HIM BEING A RENOWNED ARCHITECTUAL EXPERT IN TIMBER CONSTRUCTION and CONSERVATION . HIS OPINION IS THAT BACHES ARE VIABLE TO PRESERVE LONG-TERM, AND DO NOT NEED MODERNIZATION. THEY ARE CLEVERLY CONSTRUCTED ALTHOUGH AMATEUR BUILT. THEY ARE LIVING EXAMPLES ARCHITECTUALLY, AND BEST LOOKED AFTER BY RANGITOTO COMMUNITY BACH FAMILIES.

    CONCLUSION: Rangitoto Island is a part of our European Bach history; it has a multi-generational community and in our case 5 generations. We have an excellent working relationship with the current Ranger ,and Auckland staff of the Department.

    Without community preserving the few remaining baches (and remembering all those baches that were pulled down –about 80)) and being able to continue, there is only the

hope that wise heads will prevail in extending our leases so as to preserve the bach community as well as having a succession of Family names on lease document.

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawbai
New Zealand Government

Sub 37

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.)	Auckland Conservation Board
Contact person and role of organisation	Gael Ogilvie. Chair
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	Gael Ogilvie
Organisation	Auckland Conservation Board (ACB)
Date	21/07/26

D. Statement of Support, Neutrality or Opposition

☐ **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:

We support an extension of 10 years with no right of renewal after this period as recommended by the 'Notified Lease Decision Report' dated 8/5/26 The structures at the end of this period will revert to Crown Management. This would include a role for the bach families given their recognition by the High court as a 'community' under the Hauraki Gulf Marine Park Act (2000); could also entail the allocation of funding for the upkeep of baches, or the disposal or removal of some baches.

My reasons for my objection or submission are:

Of the 27 baches registered 11 are maintained the rest have maintenance concerns posing risks to heritage values and in some cases, health and safety. It is important that a Built Heritage Assessment Report and a Heritage Maintenance Plan is developed for each heritage structure . This recommendation is made having given regard to the CGP (Conservation General Policy 2005), the HGMPA (Hauraki Gulf Marine Park Act 2000), The Conservation Act, and the High Court decision.

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.

If the recommendation of an extension of 10 years (with no further extension after this period) is approved there should be negotiations with current leaseholders on financial compensation for either upgrading the structures or outright purchase 'as is were is'.

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
Notified Lease Decision Report		

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 38

From: [redacted]
To: Lynette Trewavas
Subject: Rangitoto Island Bach community
Date: Monday, 3 August 2026 3:11:31 pm

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.2Your 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	Don Linden
Organisation	
Date	July 03/26

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

Permissions Application Number 48313-ACC

F.Objection or submission

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

I fully support this application for individual leases for those occupying the 28 baches and known collectively as the Rangitoto Island Bach Community Assn. if for no other reason than their historic value but in particular the community itself, the only ones who can tell of the Island's history my case 5 generations. The 2 sites 27 and 28 originally occupied by "The Workingmen's Club and represented by the secretary [redacted]. In the 30s or 40s and with permission of the then Minister of Lands was transferred into the name of my father [redacted] and in 1957 transferred to myself Donaldson Linden and my sister [redacted]

My reasons for my objection or submission are:

In supporting this and as I am one of the 5 generations on the island, I know a lot about it's history going back to 1892 when [redacted] made an unsuccessful attempt to establish a Salt Farm, to the time when following the end of the first world war when my uncle used his discharge payment to pay for the site and building costs of my Grandparents bach on site #30, and then through the late 1940s when the Caretaker [redacted] and a bach holder [redacted] established Bee Hives and a processing plant producing for the first time ever Pohutukawa Honey unique to Rangitoto