OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawbai
New Zealand Government

Sub 39

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.)	Kerry Smith
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	Kerry Smith
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).

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 the leases being granted to RIBA members / existing Bach families, however I object to the following elements:

- 10 year lease term
- Lack of lease-renewal
- What are DoC's plans for ongoing maintenance beyond the lease term

My reasons for my objection or submission are:

My name is Kerry Smith. I am the eldest daughter of the last lessee, [redacted] who sadly passed in October 2025. My connection with Rangitoto Island was when I was in my mother's womb 65 years ago and extends to current day.

Rangitoto Island and the Black Bach (bach 20) are interwoven in my genes and spiritual connection... both are part of who I am. This legacy and connection to both Rangi and the Black Bach have extended through to my daughters and grandchildren. Many family special events have been celebrated there, including one of my daughters weddings.

Our family connection to Rangi and the Black Bach extends for generations. We celebrated the 100 years of the Black Bach in 2025.

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 enduring relationship of the iwi and hapu of Tamaki Makaurau with Rangitoto Island and the importance of those relationships in DoC decision-making.

The reason for my objection to the proposed lease are below:

- 10 year lease term – it's unclear for me why this timeframe. Was it arbitrary or thought-out? Acknowledging that there needs to be a lease period, I propose a 20 year lease.
- A 20-year lease will allow for planned ongoing maintenance of the Black Back (bach 20). Recognising that some maintenance will need to be funded and planned. Current funding is from donations from family members. Then there is the time to undertake the maintenance, again needs to be planned.
- DoC's proposed example lease mentions the requirement for leasees to renovate the Baches to heritage standards, provide a Bult Heritage Assessment Report and a Heritage Maintenance Plan (HMP) within 12-months of the start of the lease and then required annually. The Rangitoto Island baches, including the Black Bach (bach 20), are **already** historically recognised. Our family and extended family / friends do undertake the maintenace of the bach when needed, generally in a fun-filled family working-bee, again funded with donations over time.
- DoC's planning ongoing maintenance and funding plan. Whatever the term of the lease, I have a concern that DoC will be unable to continue to fund the ongoing maintenance of the Rangitoto Island Historic 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.

As mentioned above, the reason for my objection to the proposed lease are below:

- 10 year lease term – it's unclear for me why this timeframe. Was it arbitrary or thought-out? Acknowledging that there needs to be a lease period, I propose a 20 year lease.
- A 20-year lease will allow for planned ongoing maintenance of the Black Back (bach 20). Recognising that some maintenance will need to be funded and planned. Current funding is from donations from family members. Then there is the time to undertake the maintenance, again needs to be planned.
- DoC's proposed example lease mentions the requirement for leasees to renovate the Baches to heritage standards, provide a Bult Heritage Assessment Report and a Heritage Maintenance Plan (HMP) within 12-months of the start of the lease and then required annually. The Rangitoto Island baches, including the Black Bach (bach 20), are **already** historically recognised. Our family and extended family / friends do undertake the maintenace of the bach when needed, generally in a fun-filled family working-bee, again funded with donations over time.
- DoC's planning ongoing maintenance and funding plan. Whatever the term of the lease, I have a concern that DoC will be unable to continue to fund the ongoing maintenance of the Rangitoto Island Historic Baches.

G. Attachments

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

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

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 40

BRENT ANDREW [redacted]

RE: RANGITOTO BATCHES

AT LYNETTE TREWHELLAS

MY SISTER [redacted] IS THE CURRENT CARETAKER OF BATCH N°11 THE PINK BATCH.
I SPEND A LOT OF TIME THERE HELPING WITH ONGOING MAINTANCE. HIKING ETC
BATCH N° 11 WAS BUILT BY MY UNCLE [redacted] FOR A MISS [redacted]
IN THE 1930's
OUR AUNT [redacted] & [redacted] BOUGHT IT IN 1948
IT HAS BEEN IN OUR FAMILY EVER SINCE

OUR UNCLE [redacted] MOVED TO RANGITOTO DURING THE GREAT DEPRESSION FOR THE NEXT 30-40 YEARS [redacted] WAS THE ISLAND OFFICAL CASTODIAN. HE ALSO RAN THE KIOSK., MAINTAINED THE SWIMING POOL, HUNTED POSSUMS, RUN A BUS SERVICE, HAD A TAXI, WAS IN CHARGE OF FIRE CONTROL, HAD HONEY HIVES ETC

IN 1953 ROYAL TOUR THE QUEEN ~~[redacted]~~ TASTED SOME OF [redacted] HONEY. SHE GOT THE

THEN PRIME MINISTER MR HOLLAND TO SUPPLY HER & ROYAL HOUSHOLD WITH HONEY. ANOTHER WAS SIR WINSTON CHURCHILL ETC. HE OWNED THE SHOP FROM 1931 TO 1962. HE RETIRED ON THE ISLAND 1898 – 1988.
HE LIVED WITH [redacted] OUR AUNT.
SHE LIVED ON THE ISLAND FOR OVER 40 YEARS
THERE IS SO MUCH HISTORY ON THE ISLAND. A LOT OF WHAT WORKING CLASS HOMES WERE LIKE IN THE 1920 – 1930's. COAL RANGES, TILLY LAMPS LONG DROPS. NO INSULATION BUT ALL LOVING CARED FOR. MOST PEOPLE HAD SMALL BOAT TO GO FISHING
THE SITE OF THE OLD PRISON CAMP 1926 – 1934
THE ISLAND 1ST RESIDENT WAS RANGITOTO [redacted] & WIFE LATE 1870's THE BASES OF HIS 2 STONE / CANAS HUTS ARE STILL THERE ALONG WITH A STONE WHARF
HANDLEYS HONEY SHED'S, WHEELBARROW TRACK, STONE LANDING DOCK & A ROCK SPAR POOL
THE SITE FENCED OFF TO SEE HOW THE VEGITATION WOULD BE WITH NO POSSUMS DEER WALLABYS RAT'S ETC
THE SITE WHERE LENORA SULLIVAN WOULD BAKE SCONES FOR THE PRISONERS

SAC CLASSED THEM AS ISCAND WORKERS
THEY FORMED A ROCK RATING AREA.
WITH BENCH SEATS & TABLE.

THE ISLAND IS TOTALLY UNIQUE. THE
BATCHE VEGITATION, SITE SEING ETC
ALL THE 1920-30's BATCHES IN
AUCKLAND HAVE GONE. REPLACED WITH
MILLION DOLLAR HOMES
ALL THE BATCHES WERE BUILT BY WORKING
CLASS PEPOLE
THE ISCAND HAS A REAL COMMUNITY
ATMOSPHERE.
WHEN THE LAST FERRY LEAVES WE ALL
MEET ON THE GREEN FOR DRINKS
CHEESE / CRACKERS ETC
MOST TIME BATCH HOLDERS FROM
ISCINGTON BAY & ~~[illegible]~~ MOTUTAPU ISLAND
TURN UP AS WELL.
I USED TO TAKE MY KIDS THERE
AND WOOD LIKE TO TAKE MY GRANDKIDS

I AM IN FAVOR FOR A CONGRESSION
WITH AT LEAST 1 OR 2. 5 YEAR LIMITS
OF RENEWAL

THANK YOU.
YOURS BRENT ANDREW

[redacted]

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawbai
New Zealand Government

Sub 41

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.)	Susan Suliman
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	[redacted]

☐ 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)

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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	Susan Suliman
Organisation	Member of Public
Date	4/8/2026

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:

Continued occupation of these baches and bach sites via a continues lengthy lease on Rangitoto Island

My reasons for my objection or submission are:

Preserving New Zealand heritage baches/buildings
Large costs for maintenance (Govt funding needed)
Extending lease terms to 15 years (from 10 years)
"Living" history
Protecting Flora/fauna by community
High tourist area.

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 in principle but suggest 5 x 3 years would be better for a more gradual return of the baches

G. Attachments

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OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawhai
New Zealand Government

Sub 42

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.)	Josef Nolan
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	Josef Nolan
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:

I have visited Rangitoto many times as a visitor and have stayed as a guest at the [redacted] family bach.
I believe the Rangitoto baches are an important part of what makes the island special and are a part of NZ's cultural heritage. Their significance lies not only in the buildings themselves but also in their continued use by the families who have cared for them over generations. This ongoing connection preserves the living history of the island.

Bach families have a strong interest in protecting the island and have consistently acted as responsible custodians of both the buildings and their surrounding environment.The long-term commitment of bach families has been essential to the preservations of these unique buildings. Leaseholders invest significant time, and personal resources into maintaining and restoring the baches, ensuring they remain structurally sound and retain their character. Without the families involvement, many of these ageing buildings would deteriorate and lost.

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?

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[redacted] SUBMISSION

Department of Conservation
Te Papa Atawbai
New Zealand Government

Sub 43

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 [redacted] Submitter Information-

Submitter's name (list organisational name if submitting on behalf of a business, community group, etc.)	DUNCAN CRAWFORD MUNRO
Contact person and role of organisation	DUNCAN MUNRO
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.*

[redacted] 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	DUNCAN MUNRO
Organisation	
Date	4th AUGUST, 2026

D. Statement of Support, Neutrality or Opposition

- [?] I **Support** this Application (I am making a submission) IN PART!
- [ ] 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.
- [x] I **Do** wish to be heard in support of this [redacted] submission at a hearing

F. [redacted] submission

FULL SUBMISSION ATTACHED.

The specific parts of the application that this [redacted] submission relates to are:

A '10 YEAR EXTENSION ONLY' DOES NOT ADDRESS THE LONG-TERM FUTURE THAT IS ESSENTIAL TO RANGITOTO ISLAND'S UNIQUE REQUIREMENTS THAT MUTUALLY BLENDS THE NATURAL ENVIROMENT, THE TOURISTS AND THE HISTORY OF THE HUMAN OCCUPATION - MĀORI AND PAKEHA. THIS MASSIVE JEWEL IN AUCKLAND'S CROWN.

My reasons for my [redacted] submission are:

MY SUPPORT FOR THE LONG TERM CONTINUED CONSERVATION + PRESERVATION OF THE ISLAND'S NATURAL HABITAT IN A MUTUAL BLEND WITH THE ISLAND'S OCCUPATIONAL HISTORY - MAORI AND PAKEHA; FOR THE PUBLICS ENJOYMENT AND KNOWLEDGE.

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.

* EXTEND THE LEASES TO THE OWNERS AND THEIR DESCENDANTS FOR 10 YEARS - WITH A RIGHT OF RENEWAL WITH CONDITIONS
* AS THE END OF THE 10 YEAR PERIOD APPROACHES:
  IF THE OWNERS AND/OR THE DESCENDANTS HAVE MAINTAINED THE BACH IN A VERY GOOD NATURAL HISTORICAL CONDITION, FREE OF ANY PROBLEMS TO DOC THE LEASE CAN BE EXTENDED FOR A FURTHER 10 YEARS; IF THE OWNERS WITH TO CONTINUE WITH THE RESPONSIBILITY AND PRIVELEGE OF OWNERSHIP.

G. Attachments

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

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment
RANGITOTO ISLAND - it's FUTURE	WORD.doc	2 PAGE DOCUMENT.

How do I submit my [redacted] 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.

Rangitoto Island - it's future?

The changes to the owner / occupancy of the historical baches.

A **'10-year extension only'** does not address the long-term future that is essential to Rangitoto Island's unique requirements that mutually blends the natural environment, the tourists and the history of the human occupation – Māori and Pakeha. This massive jewel in Auckland's crown.

A long-term plan is essential – now is the opportunity.

The Department of Conservation outlook can change with government / staff changes.

With different views / agendas / definitions and focuses changing.

What does 'conservation' mean with different people.

1. Send it back to Jurassic Park – a time before any human influence / occupation? Before the volcano?
2. Recognise Māori influence and occupation history only?
3. Recognise the Pakeha influence and occupation history as well?
4. Restore and **conserve** the total natural environment in conjunction with **conserving** Rangitoto's total historical significance to Auckland's rich history.

I believe it would be a tragedy if No. 4 is not the goal for the future of Rangitoto.

A blending of both can be achieved.

Walking the tracks:

- around the mountain, and accesses up to the summit, with signs acknowledging sites,
- preserves and **conserves** the natural environment and preserves and conserves the history for generations to come.

So, what of the future of the baches?

I first visited Rangitoto back in the early 1960s. At times I have again visited and on a couple of occasions slept a few nights in a sister-in-law's family bach. Yes, it is a very great privilege for that family to have, but they have maintained that bach, and the bach community's presence and history. At what cost to the Department of Conservation? Negligible if any!

It had a vibrant community based on the bach owners, the store and the swimming pool welcoming and supporting the many tourists to the island. Rangitoto was & is a jewel in Auckland's crown for locals and tourists to look at and experience.

It is not the vibrant community that it once was, neither does it support local and tourist visits that it once did. It's like having the centre diamond removed from the crown.

Has the Department of Conservation provided the present experience with anything like the local bach community did? No, it has not!

For a certain longer-term compromise and consideration for all – the Department of Conservation, the tourists and the present bach owners I ask for extending the lease with a right in the future to renew the lease, with satisfactory conditions in place. With this -

- The Department of Conservation has the natural environment continuing to be carefully maintained and when necessary improved.
- The tourists have the full natural beauty of the island to experience, and a glimpse at the human history of the island – Māori and Pakeha.
- The bach holders maintain the baches and the history in an orderly historical presence at no cost to the Department of Conservation or the tourist.

What of the baches if they are to be abandoned? A deteriorating ghost town, that is a costly eyesore?

Obviously old homes can become too costly to maintain, and a plan with Department of Conservation should be in place as to what should be in place to preserve that history. But the physical presence should be protected as much as possible, for as long as possible.

If in the long term the baches are all removed the Department of Conservation must ensure the bach community history is recorded there, as with the total history of the island.

Conditions in a draft brief: (fine tuning to be sorted)

- Extend the leases to the owners and their descendants for ten (10) years (with a right of renewal with conditions).
- As the end of the 10-year period approaches:
  If the owners and/or the descendants have maintained the bach in a very good natural historical condition, free of any problems to Department of Conservation the lease can be extended for a further 10 years; if the owners wish to continue with the responsibility and privilege of ownership.

If owners do not wish to extend the lease of the bach, there are other ways that can be considered by the Department of Conservation for the bache to serve another useful purpose.

Sincerely,

Duncan Munro.



OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawhai
New Zealand Government

Sub 44

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.)	Margaret Sharp
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	Margaret Sharp
Organisation	
Date	4 August 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 10 year lease period. I believe it should be for 15 years

My reasons for my objection or submission are:

My name is **Margaret Sharp**, and at 90 years of age I have had the privilege of being part of a family that has enjoyed and cared for our Rangitoto Island bach for **five generations**. I strongly support the continuation of leases for historic family baches and respectfully request that the Department of Conservation extend lease terms to **15 years rather than the proposed 10 years**.

The bach community on Rangitoto Island has existed since the **early 1900s** and forms an important part of New Zealand's heritage. These buildings are much more than holiday homes; they represent a unique and increasingly rare part of our nation's social, cultural, and recreational history. It is vital that this history continues, for the benefit of the public, the Island, the local community, and future generations of New Zealanders.

The historic baches are examples of **living history**. Unlike heritage buildings that are viewed only as museum pieces, these baches continue to be occupied, maintained, and cared for by families who have developed deep connections with the Island over many decades. Their ongoing occupation helps preserve traditions, stories, and ways of life that are an important part of New Zealand's identity.

A key concern is that the proposed **10-year lease term does not provide sufficient certainty to justify the significant investment required to maintain these historic structures**. The costs of restoration, preservation, and ongoing maintenance are substantial and continue to increase. Owners need confidence that they will have enough time to recover their investment and continue caring for these heritage assets. We believe that a **15-year lease term** would provide a more realistic timeframe and better support the preservation of the historic character and value of the baches.

The preservation of these buildings can only be achieved through the commitment of the owners and the wider bach community, who have the strongest interest in ensuring the baches survive for future generations. Many families have invested countless hours and significant personal resources into maintaining these properties. Consideration should also be given to Government assistance or funding programmes to support the preservation of these important heritage structures.

The bach community has also played an important role in caring for Rangitoto Island's natural environment. Generations of families have developed a strong sense of stewardship and actively contribute to protecting

local flora and fauna. Their long-term presence and knowledge of the Island complement conservation objectives and help safeguard the special character of the area.

Rangitoto Island is one of Auckland's most visited and recognised destinations. The historic bach community contributes significantly to the Island's unique character and provides visitors with a tangible connection to New Zealand's past. Preserving these buildings helps retain the authenticity of the Island and enriches the experience of the many tourists and members of the public who visit each year.

For all these reasons, I respectfully urge the Department of Conservation to adopt a **15-year lease term**. This would better support the preservation of New Zealand's heritage, enable meaningful investment in maintenance, continue the protection of the Island's unique environment, and ensure that the living history of Rangitoto Island's bach community can be preserved for the benefit of future generations.

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.

Lease period extended from 10 years to 15 years

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?

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OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawbai
New Zealand Government

Sub 45

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.)	VALERIE WIGHTMAN
Contact person and role of organisation	
Email (Communication from DOC will be via email unless alternate contact requested)	
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	VALERIE WIGHTMAN
Organisation	-
Date	4th AUGUST 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:

My reasons for my objection or submission are:

SUBMISSION - AS PER ATTACHED LETTER

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.

EXTEND LENGTH OF LEASE 15 YEARS AND/OR RIGHTS OF RENEWAL

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
SUBMISSION	WORD	TERM OF LEASE AS ATTACHED

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.

FROM VALERIE WIGHTMAN **email:** [redacted]

FOR ATTENTION LYNETTE TREWAVES

PERMISSION APPLICATION NUMBER 48313-ACC
Rangitoto Island Bach Community Association (RIBCA)

Individual leases to RIBCA members for private use of 28 baches and associated structure on Rangitoto Island Scenic Reserve for a term of 10 years.
Rangitoto Island Bach Community Association (RIBCA) Concession application

It has been brought to our attention that the Department of Conservation is intending to change/alter the leases, permits to do with the footprint of the Baches on Rangitoto Island and consequently will create the negative impact on preservation of Community Baches.

It is important that the leases, permits for the Bach Owners should at least be extended for another 15 years **or the rights of renewal** (not 10 years). This is to allow for continued maintenance and preservation of Baches and the community. It has only been through the Bach Owners and their community that has given Rangitoto Island the wonderful feeling that now exists.

New Zealand history –
New Zealand History is also being removed, destroyed/forgotten. This is very disturbing as it is through our European History that most parts of New Zealand were developed. This needs to be acknowledged and remembered. It is important that acknowledgement of this European history is maintained.

The batches were built around 1911. In the 1920's [redacted] obtained the use of Bach from Working Mens' Club, as the Secretary. The Working Mens' Club was established for the ordinary working person to enjoy the benefits of quietness and to recharge their own personal batteries on "Rangitoto Island".

We have stayed many times on Rangitoto Island at Bach 27/28. We have always enjoyed our stays on Rangitoto and were pleased to assist in any clean up, helping the Bach Owners.

Currently the Bach Owners Community are the ones who collect and remove rubbish from Rangitoto Island and foreshore rubbish. This is organised by the Community Bach Owners, and paid for, over $6,000.00 at their own expense.

The Bach Owners became part of the "Weedbuskers" to help control spreading "vines" and other noxious weeds (ragwort, mile a minute vine s and gorse). The Bach Owners Community also maintain the paths for the benefit of the public. The Department of Conservation have not bothered with this work.

The Bach Owners Community used to look after the Swimming pool but this changed when the Pool was finally restored. However, this Swimming Pool is now in a state of disrepair.

The viewing platforms at the top of Rangitoto are now a complete waste of a view, as the growth of the trees etc, have completely blocked what had been a wonderful view of Auckland Harbour. Now nothing but the top of trees. You now climb to see the view and all you see are tree tops, not the wonderful view of Auckland Harbour.

The Bach Owners Community helped to build and maintain the Museum Bach (Bach 38) and provided the history of the Baches.

They also restored and supplied two pre-fabs of the original baches, to provide all First Aid Equipment to allow St John's Ambulance staff to stay over (particularly during school holidays). These were pulled down without any notification and all the equipment removed.

The Childrens Playgroup and equipment again was also removed without notification.

When there is a problem - breakdown of any boats/launches coming to Rangitoto Wharf, it has usually been the Bach Owners Community who have assisted in this, to ring the Coastguard or Police.

The IWI and Department of Conservation are not involved at all.

We believe the Conservation Department's intention is to phase out private baches on conservation land. This should not happen.

The Bach Owners Community are the only people who can preserve and maintain the baches. Rangitoto Island Bach leases should be more than 10 years. and have the right of renewal.

I support RIBCA's concession application and urge the Dept of Conservation to include a clear right of renewal with lease tenure to ensure the long term protection of this nationally significant heritage.

VALERIE WIGHTMAN ROBERT WIGHTMAN



4th AUGUST 2026

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawhai
New Zealand Government

Sub 46

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.)	Glenda Pardington
Contact person and role of organisation	*Not Applicable (submission by individual)*
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	Glenda Pardington
Organisation	Not Applicable (submission by individual)
Date	05/08/2026

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:

I strongly urge the Department of Conservation (DOC) to grant RIBCA's application for renewed leases to preserve, maintain, and occupy the historic baches within the three Rangitoto Island settlements.

My reasons for my objection or submission are:

Please refer to the attachment (Glenda Pardington - Submission).

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

I fully support the Rangitoto Island Bach Community Association's concession application and respectfully urge the Department of Conservation to approve the granting of renewed leases, for the maximum term available, with rights of renewal.

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
Glenda Pardington - Submission	PDF	Submission in support of granting of renewed leases.

How do I submit my objection or submission?

Submission in Support of the Rangitoto Island Bach Community Association (RIBCA)

Concession Application
Permission Number: 48313-ACC

I strongly urge the Department of Conservation (DOC) to grant RIBCA's application for renewed leases to preserve, maintain, and occupy the historic baches within the three Rangitoto Island settlements.

Without continued occupation and care by the families who have maintained them for generations, these unique heritage buildings risk being lost to time and neglect. New Zealand has already lost much of its social and working-class heritage. The workers' cottages of Ponsonby and parts of Parnell have largely been transformed through gentrification, while many grand historic homes, such as Alberton and Highwic, have been preserved as museums. Although valuable, these buildings are now largely disconnected from the families and communities that once gave them life.

The Rangitoto baches are different. They remain living examples of New Zealand's social history. They tell the story of ordinary working families, their ingenuity, resilience, and connection to the natural environment. Preserving these communities offers a rare opportunity to protect not only historic structures but also the traditions, stories, and experiences that bring history to life.

No interpretive signs, displays, or volunteer guides can replicate the depth of knowledge, personal connection, and passion that bach families contribute. The descendants of the original leaseholders are uniquely placed to share the history of these communities and to ensure that future generations understand their significance.

Conservation should encompass all aspects of New Zealand's history, not solely landmark buildings or sites associated with prominent individuals. The Rangitoto bach settlements represent an important chapter in the nation's cultural and social heritage and deserve the same level of protection and recognition.

Personal Statement

I consider Rangitoto Island to be my tūrangawaewae, a place where I feel a deep sense of belonging and a connection to generations of my family.

My family's connection to Rangitoto began almost a century ago when my great-uncle, [redacted], and his wife [redacted] moved to the island in 1930 as caretakers. In difficult economic times, [redacted] resourcefulness and entrepreneurial spirit allowed him to take on many roles. He was caretaker, storekeeper, possum trapper, bach builder, apiarist, and later operated a tour bus and taxi service on the island. He remained on Rangitoto for more than fifty years until his death in 1983 and was widely regarded as the "King of Rangitoto".

[redacted] niece, [redacted], and her husband [redacted] moved to Rangitoto in 1931. [redacted] assisted in the island store, post office, and tea rooms, while [redacted] trapped possums. After being widowed following World War II, [redacted] returned to Rangitoto and resumed many of her previous roles. She also taught children to swim and organised community events. Known affectionately as [redacted] by island residents, she was my biological aunt. [redacted] became Rangitoto's last permanent resident and continued visiting the island until her death in 1994.

[redacted] brother, [redacted], my father, also had a strong connection to Rangitoto. He spent considerable time on the island and even recovered there after having his leg amputated before World War II. He carried out many of the modifications and improvements to Bach 11 that made it more suitable as a permanent home. Both [redacted] later lived there following their retirement.

My own connection to Rangitoto spans many decades. I have been staying since I was a baby and have had the privilege of sharing the island with my own children, who are now adults. Like me, they have fallen in love with its peacefulness, rustic charm, natural beauty, and unique community spirit.

One of the most special aspects of the Rangitoto bach communities is their willingness to share their history with others. RIBCA members are invariably welcoming to island visitors and tourists, often taking the time to show people through baches that remain lived in and cared for by the families connected to them. Visitors are able to hear first-hand accounts of island life, learn about the families who built and maintained the baches, and gain an appreciation of the unique history and traditions of the Rangitoto communities. This living connection to the past provides an authentic experience that cannot be replicated through interpretive signs, displays, or vacant heritage buildings.

For my family and many others, the bach settlements are not simply collections of historic buildings. They are living communities shaped by generations of people who cared for the island and contributed to its history. The settlements, and the communities they support, deserve to be protected for future generations.

I respectfully urge the Department of Conservation to support the concession application and grant leases with rights of renewal.

National Historical and Heritage Significance

Rangitoto Island is unique in the world, and the bach settlements are uniquely New Zealand. Located only approximately 16 kilometres from Auckland, they offer visitors the chance to step into a simpler way of life that has largely disappeared elsewhere.

The baches provide a living snapshot of New Zealand's past. Most were built over a century ago by working-class New Zealanders using their own skills, resourcefulness,

and determination. They represent the true spirit of early Kiwi ingenuity and form an important part of our evolving national story.

Built along the island's foreshore, the baches display a remarkable variety of styles and adaptations. Some reflect miniature bungalow designs, while others feature large picture windows that capture the spectacular views and respond to the island's unique environment. Construction materials were often carried to the island by boat or sourced from materials washed ashore by the tides. Built largely by hand and maintained over generations, these structures remain a testament to the craftsmanship, commitment, and care of their owners.

While many of the baches were holiday homes, others served as permanent residences. They were places where families gathered, children grew up, friendships were formed, and memories were created. For some, they also provided a place of rest and recovery. Together, they created a distinctive and enduring community that remains an important part of New Zealand's heritage.

As New Zealanders, we frequently travel overseas to visit historic villages, homes, and settlements that have been preserved for future generations. We value these places because they connect us with the lives of those who came before us. Rangitoto offers New Zealand the same opportunity. When descendants remain connected to these places, history becomes tangible, authentic, and meaningful.

New Zealand is a young nation. Our heritage will only become richer with time if we choose to protect it. The most appropriate custodians of the Rangitoto bach communities are the descendants of the original leaseholders who have demonstrated both the commitment and the passion necessary to preserve them.

These baches are more than historic structures. They are living homes, repositories of family stories, and tangible links to our past. They require ongoing maintenance and care to survive. The current policy of gradually phasing out the baches and their communities risks achieving their destruction through attrition. We have an opportunity to preserve this unique aspect of New Zealand's cultural heritage, and the responsible course of action is to grant leases with rights of renewal that will ensure their continued protection.

Benefits to Rangitoto Island

The continued presence of the bach community provides significant benefits to the island and its visitors, including:

- Preserving an important and distinctive tourist attraction.
- Restoring and maintaining walking tracks and pathways.
- Providing visitors with a unique living heritage experience through informal tours, historical interpretation, and the sharing of family stories and island history.

- Acting as passionate ambassadors for Rangitoto Island by welcoming tourists and helping them understand the island's unique cultural and social heritage.
- Providing practical support to visitors, including access to water when required.
- Supporting rubbish collection and environmental stewardship.
- Volunteering and assisting with community events such as the Dual Marathon.
- Assisting with maritime incidents and boat rescues where appropriate.
- Providing an ongoing community presence that supports both visitor safety and island conservation efforts.

Conclusion

The Rangitoto bach settlements are a unique and irreplaceable part of New Zealand's cultural heritage. They preserve the stories of ordinary New Zealand families and represent a living connection to our past that cannot be recreated once lost. Granting renewed leases to RIBCA members will ensure these historic communities continue to be preserved, maintained, and shared with future generations.

I therefore fully support the Rangitoto Island Bach Community Association's concession application and respectfully urge the Department of Conservation to approve the granting of renewed leases.

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawhai
New Zealand Government

Sub 47

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.)	Veronica Thompson
Contact person and role of organisation	*Veronica Thompson*
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	

☐ 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	Veronica Thompson
Organisation	
Date	07/08/2026

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:

I support the granting of the licenses to the current Bach holders but I object to the 10 year period, preferring an extension to a 20 year minimum, if not forever.

My reasons for my objection or submission are:

I am the widow of [redacted] whose whānau have grown up at Bach 101. [redacted] grew up helping his grandparents, uncles, aunties, siblings and cousins looking after the island and in turn it looked after his whānau. He learned to swim in the pool outside their bach, they learned to dive, fish, his grandmother wove baskets from the raupo bushes opposite their bach, collected and conserved rain water for cooking, washing, cooked on a fire in the cave - they lived with te taiao as they would have to as there was no electricity, no plumbing etc. [redacted] grandfather was the Apotoro Takiwā of the Ratana Established Church of New Zealand for Auckland when Auckland covered the entire rohe, including many of the current iwi. They held whakamoemiti services on the island. when [redacted] father had testicular cancer he retreated to the island to self-cure on a diet of fish and the resting heart-beat of the motu.
When [redacted] moved to Wellington near my family we would take our children to Rangitoto as often as we could. It was his ahikaa. He taught them the same skills and attitude towards it – show respect and care always. Look after the environment because it will look after you. I have 3 grandchildren now, none of whom have been able to meet [redacted] as he passed away in 2019 and they were born after 2020. I hope to be able to take them there so they too can learn lessons of care and respect for te taiao along with looking after people who inhabit or visit the same space.

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.

Extend the licence period to at least 20 years, if not forever.

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 Atawhai
New Zealand Government

Sub 48

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.)	Jacqui 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	

☒ 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	Jacqui Shore
Organisation	
Date	07 August 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:

See attachment

My reasons for my objection or submission are:

See attachment

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.

See attachment

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
48313-ACC_Jacqui Shore_Submissio	pdf	Submission response

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.

Applicants (Jacqui Shore) Response to 48313-ACC – Rangitoto Island Bach Community Association (RIBCA)

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

I support the granting of leases to RIBCA members for the continued occupation and stewardship of the heritage baches on Rangitoto Island. My submission relates to the proposed lease term of 10 years and the absence of a clear rationale for selecting this timeframe. The submission also relates to the future management, maintenance, and use of the baches following the expiry of the proposed lease term.

This submission focuses on the proposed term of the leases and the need to recognise the unique connection that RIBCA members have with Rangitoto Island.

My reasons for my objection or submission are:

Throughout the report, significant consideration is given to the spiritual, ancestral, cultural, customary, and historical connection that Treaty partners have to Rangitoto Island. While these considerations are important and appropriate, I believe consideration should also be given to the spiritual, ancestral, cultural, customary, and historical connection that many RIBCA families have developed with the island over multiple generations. The report acknowledges the existence of the bach community and the High Court's recognition of RIBCA as a community under the Hauraki Gulf Marine Park Act, however this aspect was not afforded the same level of consideration when assessing the proposed lease term.

I have seen first-hand the deep connection RIBCA members have to Rangitoto and the respect they demonstrate for the island. This is evident in the way they maintain the baches, contribute to the general upkeep of the island through rubbish collection, assist with clean-up following weather events, report pests and rodents, and more. Their connection translates into active stewardship and a commitment to preserving both the natural and historic values of the island. They also regularly engage with visitors, sharing the history of Rangitoto and welcoming members of the public into the historic baches when opportunities arise. These contributions help preserve and promote the unique heritage of Rangitoto Island.

The report itself acknowledges that continued occupation by RIBCA members has assisted in preserving the baches and notes that many members are willing to invest significant time and money into maintenance and restoration if provided with sufficient certainty of tenure. The high standard of care and upkeep given to the baches has enabled them to be used as a tourism asset and contributed to their recognition as iconic examples of New Zealand's "kiwiana" heritage.

However, I do not believe the report provides sufficient evidence or explanation as to why a lease term of 10 years has been selected. While the report discusses a range of possible terms and notes that the final term is left to the decision-maker's discretion, there appears to be no clear

assessment demonstrating why 10 years is the most appropriate duration. The report also notes that the timeframe for phasing out private accommodation has not been defined.

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 my view, there are two key areas where further information should be provided to enable the a fully informed decision, this should also be provided to the public as part of the feedback process:

1. The rationale and evidence supporting the selection of a 10-year lease term.
2. How the baches will be maintained, managed, funded, and used after the expiry of the proposed 10-year lease period.

I also believe the application should provide a mechanism for lease extension or renewal for RIBCA members who continue to demonstrate a strong connection to Rangitoto, actively contribute to the preservation of its heritage values, and maintain their baches to the required standard.

Thank you for the opportunity to provide a response and for taking the time to review this feedback.

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawbai
New Zealand Government

Sub 49

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.)	Mark Cooper
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	

☐ 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	Mark Cooper
Organisation	
Date	31/7/26

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 think that the 10year lease is not long enough, I believe that it should be 15years, maybe in 5year increments.

My reasons for my objection or submission are:

I think we should be preserving these baches to reflect and protect their history

The owners look after these baches at thei own expense and maintain the floral and fauna in the area.

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 that its the 10year lease extention that needs to be 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?

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 50

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.)	Oren Meizeles
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	

☐ 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	Oren Meizeles
Organisation	N/A
Date	06/08/2026

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:

I support the 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.

My reasons for my objection or submission are:

The baches are heritage buildings and should be preserved.

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

I fully support the Rangitoto Island Bach Community Association's concession application and respectfully urge the Department of Conservation to approve the granting of renewed leases, for the maximum term available, with rights of renewal.

G. Attachments

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

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

How do I submit my objection or submission?

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawhai
New Zealand Government

Sub 51

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.)	Richard Allan for Bach 8 and RIBCA
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	

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Sensitivity: Internal

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	Richard Allan – Bach 8 and RIBCA
Organisation	
Date	5 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

Sensitivity: Internal

F. Objection or submission

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

My submission supports a minimum 10-year lease agreement – but with a amendment to a 15-year lease agreement, with 5-year review periods.

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.

Amendment would be to increase the 10 years to 15 years. Please see my attached written submission document.

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
Rangi Bach 8 Submission	pdf	Written Submission

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.

Sensitivity: Internal

RANITOTO ISLAND BACH 8 (RIBCA)

My submission supports the granting of lease terms but would request the 10-year lease is increased to **15 years (either 10 years, plus 5 or 5 years plus two rights of renewal of 5 years each)**.

Balanced lease term. A 15-year arrangement offers practical middle ground between the shorter lease periods recommended and the longer terms previously sought by Bach owners. It would give owners enough certainty to invest in maintenance and heritage preservation, while retaining regular review points for the Department of Conservation to monitor compliance with conservation, heritage, and community objectives.

Preserving New Zealand's Heritage.

The Rangitoto Island baches are recognised heritage structures and form a distinctive part of New Zealand's social and cultural history. The baches are listed on the New Zealand Heritage List and have recognized heritage value.

Bach 8 is more than a building. Our family's connection with Bach 8 and Rangitoto Island dates back to the early 1940s, when my grandfather bought the lease in 1944. At that time, it was a simple tin shack with four walls and a dirt floor. Over a short period of time, he added a bedroom and kitchen, laid a floor, and transformed it into the heritage building it is today. For more than 80 years, our family has continued to enjoy Rangitoto, and ongoing occupancy helps preserve the stories, traditions, and community connections that have endured since the early 1900's.

A 15-year lease term provides the certainty necessary for our family to invest in preserving this historic structure while ensuring that their heritage values are retained for future generations.

Protecting New Zealand's Living History.

Various reports acknowledge the longstanding relationship between the Bach community and Rangitoto Island and note that the High Court recognised Baches as a community for the purposes of the Hauraki Gulf Marine Park Act.

The Rangitoto baches are not static museum exhibits. They represent a form of living history, where heritage is actively maintained and experienced through ongoing occupation and stewardship.

Continued occupancy helps future generations understand how earlier New Zealanders lived, holidayed, and connected with the island environment. The Bach communities ongoing presence preserves an authentic link to New Zealand's past that cannot be recreated through interpretation panels or vacant buildings alone.

Significant maintenance costs.

Maintenance obligations. Our family acknowledges that the Bach may require maintenance and that heritage assessments and maintenance plans will be necessary. A 15-year lease would provide the certainty needed to invest in maintaining the Bach to agreed standards, with any upgrades or repairs carried out in consultation with DOC and completed on a like-for-like basis where appropriate.

Reducing future Crown costs. A 15-year lease structured also helps DOC and the Crown manage future cost exposure. If all baches were returned to the Crown after only 10 years, the Crown would become responsible for their ongoing maintenance. By allowing five-year renewal points, baches are more likely to transition back over time rather than all at once, reducing the risk of significant public expense.

Heritage protection. As confirmed through the High Court process, the baches are heritage buildings and cannot simply be removed or demolished. Continued private stewardship therefore supports both heritage preservation and responsible use of public funds.

The significant costs associated with maintaining heritage buildings are already a reality faced throughout New Zealand for DOC and the Crown, and a longer lease term encourages private investment into:

- Structural repairs.
- Heritage conservation works.
- Safety improvements.
- Environmental protection measures.
- Ongoing maintenance.

Without sufficient tenure security, there is limited incentive to make substantial investments in our Bach. DOC and the Crown should consider establishing heritage funding assistance or grants to support the preservation of the baches as they are nationally significant heritage structures and DOC/Crown and the Bach community could work together to ensure maintenance costs are viable for all parties.

Bach Community Protection of Flora and Fauna.

Longstanding connection. For more than 80 years, our family has maintained a close relationship with Rangitoto Island and its natural environment. The continued presence of the leaseholders provides an additional layer of informal stewardship over the island.

Practical stewardship. Bach families regularly observe environmental conditions, report issues, assist with pest monitoring, support boaties and visitors when problems arise, and help protect the surrounding landscape through our ongoing presence.

Ongoing accountability. The proposed review intervals would allow DOC to assess environmental performance and confirm that conservation objectives continue to be met.

High-Value Tourism and Public Interest.

National significance. Rangitoto Island is recognised in various reports as nationally significant for its biodiversity, heritage, landscape, cultural, and recreational values.

Visitor experience. The Bach settlement is one of the island's most recognisable and distinctive attractions. It contributes to the visitor experience by:

- Sharing a unique heritage story.
- Providing a tangible connection to early recreational life in New Zealand.
- Supporting education, storytelling, and heritage tourism.
- Adding cultural depth and diversity to the island experience.

Community stewardship. We are proud to welcome visitors into our Bach and share both its story and the wider story of Rangitoto. We do not see the Bach as belonging only to us; we regard its stewardship as a privilege. A well-maintained heritage village strengthens Rangitoto's appeal as a visitor destination and contributes to the broader tourism value of the Hauraki Gulf.

Why 15 Years is the Appropriate Term.

A 15-year lease term offers the best balance between:

- Heritage preservation.
- Environmental protection.
- Community continuity.
- Public accountability.
- Long-term maintenance investment.

The proposed structure provides:

- Initial certainty for leaseholders.
- Formal review points every five years.
- Opportunity for DOC to assess compliance.
- Incentives for investment in heritage maintenance.
- Flexibility should future management plans require adjustment.

It avoids the shortcomings of noticeably short lease periods, which would discourage investment, while remaining more conservative than the longer lease terms previously sought.

Our Recommendation.

Our family recommends that the Minister approve lease terms of **15 years (10 plus 5, or 5+5+5)** for Bach 8 subject to:

1. Mandatory heritage maintenance plans.
2. Five-yearly compliance reviews.
3. Environmental stewardship requirements.
4. Continued protection of public access.
5. Heritage conservation standards approved by DOC.
6. Consideration of Government heritage funding assistance for significant preservation works.

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

Department of Conservation
Te Papa Atawbai
New Zealand Government

Sub 52

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.)	Cayce Crabb - Ribca
Contact person and role of organisation	*Stephen Penk - RIBCA*
Email (Communication from DOC will be via email unless alternate contact requested)	[redacted]
Alternate contact for all DOC communication	
Phone/Mobile	
Postal Address and Post Code	

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

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Printed name of submitter or person authorised on behalf of submitter	Cayce Crabb
Organisation	RIBCA
Date	06/08/2026

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).

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 a 10 year lease with no right of renewal. I would like to see at least 30 year lease, 3 x 10 year right for renewal, otherwise maintaining the baches is a very expensive cost for only a 10 year lease.

Bach 55 has been in the [redacted] family for over 70 years.
We have a lot of family and community history.

My reasons for my objection or submission are:

To preserve our Whanau & community history.

The need to continue making whanau memories and to honour our grandparents and parents memories.

Bach owners will maintain and preserve the historical batches but this is very expensive if only a 10 year lease exists with no right to re-new.

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.

To extend the lease offer to at least 30 years, 3 x10 year right to renew.

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

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.1 Objector or Submitter Information-

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

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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)

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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.

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Printed name of submitter or person authorised on behalf of submitter	Chris Unsworth
Organisation	RIBCA
Date	06/08/2026

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).

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 a 10 year lease with no right of renewal. I would like to see at least 30 year lease, 3 x 10 year right for renewal, otherwise maintaining the baches is a very expensive cost for only a 10 year lease.

Bach 55 has been in the [redacted] family for over 70 years.
We have a lot of family and community history.

My reasons for my objection or submission are:

To preserve our Whanau & community history.

The need to continue making whanau memories and to honour our grandparents and parents memories.

Bach owners will maintain and preserve the historical batches but this is very expensive if only a 10 year lease exists with no right to re-new.

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.

To extend the lease offer to at least 30 years, 3 x10 year right to renew.

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

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.1 Objector or Submitter Information-

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

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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)

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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

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Printed name of submitter or person authorised on behalf of submitter	Levi Unsworth
Organisation	RIBCA
Date	06/08/2026

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).

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 a 10 year lease with no right of renewal. I would like to see at least 30 year lease, 3 x 10 year right for renewal, otherwise maintaining the baches is a very expensive cost for only a 10 year lease.

Bach 55 has been in the [redacted] family for over 70 years.
We have a lot of family and community history.

My reasons for my objection or submission are:

To preserve our Whanau & community history.

The need to continue making whanau memories and to honour our grandparents and parents memories.

Bach owners will maintain and preserve the historical batches but this is very expensive if only a 10 year lease exists with no right to re-new.

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.

To extend the lease offer to at least 30 years, 3 x10 year right to renew.

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

Department of Conservation
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A. Permission Application Number and Name of Applicant

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

B. Name of Proposed Activity and Location(s)

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

C.1 Objector or Submitter Information-

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

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

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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)

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

C.2 Your name

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

Printed name of submitter or person authorised on behalf of submitter	Nicola Walsh
Organisation	RIBCA
Date	06/08/2026

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).

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.

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We have a lot of family and community history.

My reasons for my objection or submission are:

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

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C.1 Objector or Submitter Information-

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

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OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawhai
New Zealand Government

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Printed name of submitter or person authorised on behalf of submitter	Summer Unsworth
Organisation	RIBCA
Date	06/08/2026

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).

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We have a lot of family and community history.

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OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawhai
New Zealand Government

Sub 53

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.)	Sue Richards
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	Kirsty Clark
Phone/Mobile	[redacted]
Postal Address and Post Code	

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

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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	Sue Richards
Organisation	
Date	7/8/2026

D. Statement of Support, Neutrality or Opposition

☐ yes 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:

To ensure the lease terms for the RIBCA community for private use of the Baches on Rangioto island gets extended beyond the proposed 10 years. And to include a right to renewal after such length of time

My reasons for my objection or submission are:

I am writing a submission as someone who is apart of the RIBCA community. I would like emphasise the importance of keeping these heritage sites within the lease holders hands, those who have grown up on the island and have had the privilege of sharing these moments with our own families and extended community members. The support within the RIBCA community to upkeep these heritage sites is nothing but passion and pride. These sites are a well known part of the Hauraki gulf and what some come to the island to see. We spend many mornings protecting the flora and supporting DOC with pests and litter. With the lease term being at such a small length of time we have struggled to commit to spending the funds to give maximum care to these sites. To have the security of right to renewals means everyone can continue to comfortably spend and give these sites what they need.

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 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’.

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawbai
New Zealand Government

Sub 54

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.)	RIBCA Jennifer Driskel Non Member
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 Yes**

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	Jennifer Driskel
Organisation	RIBCA non member
Date	6-08-2026

D. Statement of Support, Neutrality or Opposition

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

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:

10 year lease and no right to renew

My reasons for my objection or submission are:

See Document attached

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.

Extension of lease and options for renewal

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.

Rangitoto Island Bach Community 2026

My Reasons for objection:

The early European history on Rangitoto Island is often overlooked as irrelevant today. Those who explored and later built rough cottages (Bach) may have had many reasons this lifestyle was attractive. When you look at the timeline, you may see why some would come to the island to heal after having endured WW1, Influenza and an economic depression. Many Bach holders helped the USA based at Islington Bay during the defense of the Hauraki Gulf during WW2. Later, the NZ Army came to decommission the base and cleanup which is ongoing. Those Bach which still stand are a testament to the family's and the organizations who fought to keep some examples of these times and the purity of this lifestyle before the destruction of the neighboring Bach's and removal of artifacts. I support this history as much as pre-European. We need to preserve and tell all the history of Rangitoto Island.

Over the 35 years of being a guest with my children and most often a group of young friends, we learned that Rangitoto Island is a very special place to visit. Every time we depart, we leave a bit of our heart behind, breathe the air and wish to return soon. While in residence it was a given that we help with restoration, care of the site and weed control. Rubbish collection on the foreshore and general awareness of the environment. When interested tourists asked about the history, we would invite them to see what the Bach was like and explain how they cannot be changed. Rocky Nook has a visitors book full of the generosity of multiple visitors and cannot be called exclusive.

The host was often found to be eradicating Tobacco weed or other rampant plants, a threat to the Pohutukawa forest. Bach residents and guests helped multiple times to do the clean ups of glass, rubbish and anything Doc required, ensuring a safer coastline for visitors. In general, being the eyes for DOC in caring for the Motu.

Going forward, the Bach sites will need care, and the lease holders currently are the best option to continue with this as budgets for grants often cannot meet the need. The difficulty of carrying out tasks on the Island is a concern but with support, RIBCA and friends can continue their work but only if a better lease is offered. A 15-year lease and a right to apply to renew would ensure future investment.

Statement: I am not a Historian, these are my thoughts, open to being scrutinized

Jennifer Driskel

Sub 55

From: [redacted]
To: Lynette Trewavas
Subject: A Submission Application Number 48313-ACC For RIBCA
Date: Friday, 7 August 2026 8:43:30 pm

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
E M Ellis
[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 consideration for Bach owning families.

E I am making a submission and should a hearing be held in Auckland would wish to be heard.

F Submission:

This rare and treasured part of NZ living history is at stake!
The Bach community of Rangitoto Island is historically irreplaceable and important to all NZ being an utterly unique record of our wonderful development in the Hauraki Gulf.

These small dwellings and the family's that have kept them alive for over 100 years reflect the marvelous ingenuity and diversity of our pride filled nation. The number 8 wire, can do fibre that shaped our being.
In recognition of this Play's have been written and performed, photographs have been taken showcasing these iconic little Baches, and many books have been published.

After all this time the Bach families cover a broad segment of our society. Bach ownership is a labour of love, and many visitors enjoy these Baches, although because of their fragile nature, a family member in attendance has always ensured their authentic preservation.

Our Bach no 96 was cobbled together out of an old horse box and many salvaged parts. It does not conform to modern building codes and its historic frailty means it would be quickly damaged and abused at the hands of the general public or by entities with no connection to the Bach.
The Book a Baches available to the public after extensive re-modelling become somewhat of a shell, and it is interesting to note, that the public who book these, usually wander around the path to us looking for the missing historic connection.

Our role as symbiotically linked family has always been custodial in nature. Full of pride and generosity in sharing our stories and the fascinating history we grew up with.
This history is uniquely Kiwi.
Our blended families include various Iwi of course, including Solomon (of Moriori

lineage) and we strongly oppose any appropriation or dissolution of our heritage by any other Iwi's interests.

We have long had a presence of harmony and co-operation with DOC and other people on Rangitoto.
The island holds enormous kiatiakanga to us as the only people to live there. We have roots deeply imbedded through generations of families ashes scattered in and around Rangitoto.

Our Bach community is alive! and looking to this government for the recognition and protection it needs.

To this end, and given the gravity of what heritage might be lost, it is with respect that I ask for your reasonable consideration for a 30 year lease period with consideration for a right of renewal.

Regards,
Elizabeth Ellis

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawhai
New Zealand Government

Sub 56

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.)	Margaret W. Morrison (Pelham) Peter A. Morrison (Husband) Sean W Morrison (Son)
Contact person and role of organisation	*Margaret W Morrison (granddaughter of original Lease holder)*
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	

Y ☐ 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	Margaret W. Morrison
Organisation	Bach 95. Islington Bay. Rangitoto Island. Rangitoto Island Bach Community Association
Date	7th August 2026

D. Statement of Support, Neutrality or Opposition

Y ☐ 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

Y ☐ 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. Submission

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

Our submission confirms the long-awaited formal occupation rights granted in 2006 by Justice Harrison. We have eagerly looked forward to having confidence in being "active in maintaining" the structures going forward for their continued conditions for future generations of RIBCA members and historical obversions of the public.

My reasons for my submission are:

Awaiting Clear Direction by way of a **Lease since 2006** whereby we as **Bach 95 Pelham** Members can carry out remedial and in some cases time consuming and financial expenditure with clear and confident partnership with the Department of Conservation.
We are aware of the number of Reports that have been prepared with **Bach 95 Pelham** and we look forward to having clarity by way of a Formal Concession/Lease that has now come to fruition some 20 years later.

During that time, we as members of the [redacted] family have endeavoured to keep the structure watertight by the re-roofing and sealing of the windows and doors. Painting has taken place (more to be completed) and now that we have at last progressed by being invited to a concession/lease, we are looking forward to working confidently with Doc to improve the island and historical buildings.

In passing we do acknowledge that the Islands Doc staff have been very considerate when we have worked together on various maintenance procedures.

DETAILED POINTS We as [redacted] family members wish to State in Support of Our Submission

First, correct and complete the record for Bach 95. Confirm the family history, current family members, intergenerational use, maintenance history, contribution to Rangitoto, and any evidence that the Bach has been in the family since the 1920s. The DOC appendix records the current contact names and "no lease," but it will not tell your family story unless you put it in. Please find the [redacted] family members from 1920's: [redacted] – current families [redacted]

Second, we state that the 10-year term is too short for the obligations DOC proposes. The official Bach 95 condition findings against the proposal cannot reasonably require major heritage and compliance investment while denying any realistic tenure period **to justify that investment.**

Third, we ask for either the RIBCA 21-year structure, or at minimum a 10-year term plus renewal rights conditional on compliance, heritage maintenance, biosecurity and safety performance. This gives DOC a control mechanism without destroying the incentive to invest.

Fourth, we challenge the absolute non-transfer position. If DOC will not allow open transfer, we ask for controlled family succession or transfer to approved descendants/family trust members, subject to DOC consent and compliance. **Otherwise, the lease destroys the very intergenerational community value the High Court recognised.**

Fifth, we offer a practical public-benefit package. That could include scheduled open days, interpretive material, contribution to heritage storytelling, collaboration with mana whenua, strict biosecurity protocols, and a clear maintenance programme. **The goal is to show that continued family occupation is not private benefit only; it is a low-cost heritage preservation model.**

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 offer a practical public-benefit package. That could include scheduled open days, interpretive material, contribution to heritage storytelling, collaboration with mana whenua, strict biosecurity protocols, and a clear maintenance programme. **The goal is to show that continued family occupation is not private benefit only; it is a low-cost heritage preservation model.**

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawbai
New Zealand Government

Sub 57 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.)	Aidan McBride
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	Aidan McBride
Organisation	
Date	07/08/2026

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:

This application confirms that I am supportive of option one but request that the term be adjusted to 30 years and the right of renewal included

My reasons for my objection or submission are:

The Rangitoto Island bach community has been a huge part of my up bringing. It has been the place that has kept our wider family together for over 100 years. It has been a big part of my respect for nature and community. This is something that will benefit our family for future generations. I have learned so much from my Granddad and auntie and uncle about respect for the environment and a sustainable future. This very small footprint is something that will give our family the opportunity to care for a very special part of Auckland for everyone to enjoy. I feel all remaining batch owners should remain ambassadors of Rangitoto Island and work in with DOC to remain predator free. My Granddad was the most amazing man and was saddened when the batches of friends and family were knocked down. Our family will treat Rangitoto with respect and welcome anyone who feels the same way.

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 I would like to see is that option one is reconsidered to a longer-term lease of 30 years from the current proposal of 10 years and to include the right of renewal

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 58

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.)	Dominique MacKenzie
Contact person and role of organisation	Dominique MacKenzie
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	

[Y] 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	Dominique MacKenzie
Organisation	
Date	6/8/2026

D. Statement of Support, Neutrality or Opposition

[Y] 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

[Y] 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 the concession application by the Rangitoto Island Bach Community Association (RIBCA) for individual leases to occupy and maintain the historic baches on Rangitoto Island.

I also support including a structured right of renewal, as this is essential for long term heritage preservation and responsible stewardship.

My reasons for my objection or submission are:

The community and baches have been a part of Rangitoto Island since the early 1900s. That is over a century of continuous presence, people living on, caring for, and investing in these places through multiple generations. This is not a recent or opportunistic occupation. These baches and the community around them have deep roots in the island's history, and in the broader story of early New Zealand.

I first visited the Rangitoto baches over fifteen years ago and have been coming back ever since. It is, without exaggeration, one of the most remarkable places I have encountered. There is something deeply affecting about these small, weathered baches, sitting quietly on volcanic rock. Evidence of lives built deliberately within a landscape that offers nothing easily. They don't impose on their surroundings, they settle into them, almost deferentially, as if conscious of the ground they occupy. But what makes them extraordinary is the community around them. The care and effort people have poured into maintaining these places over the years is evident everywhere you look. That kind of dedication comes from people who genuinely value where they are and what these baches represent.

That is exactly why it should be left to continue. The baches and the community that looks after them are inseparable, one does not work without the other. A disruption to that relationship risks losing something that took decades of collective effort to build and preserve. Rangitoto's baches are a living piece of the island's history, and the people maintaining them are the reason they still exist at all. That deserves to be recognised and protected, not undermined at the expense of a heritage that has taken generations to preserve.

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.

Maintaining baches of this age and historical significance requires long-term commitment. A 10-year lease does not provide that. The people best placed to protect these baches are the ones who already have, the community - who have demonstrated a strong and sustained interest in doing exactly that, for generations.

Urging for further consideration of what is at stake here. These are among the islands last remaining examples of early New Zealand heritage baches. Preserving them is not just a local concern, it is a matter of national heritage. The community has demonstrated exceptional stewardship, cultural commitment, and environmental responsibility for over a century, That track record should not be disregarded. Granting individual leases with a clear right of renewal is the most sustainable, cost-effective, and culturally respectful path to ensuring these baches are preserved for future generations.

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

-

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 59

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.)	Steph Watts
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	Steph Watts
Organisation	
Date	06/07/2026

D. Statement of Support, Neutrality or Opposition

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

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

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

E. Hearing Request

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

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

F. Objection or submission

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

This submission is supportive of the granting of concessions for the 27 baches.

The specific part of the application that this submission relates to is the the lack of a right of renewal and the proposed timeframe of the concession.

My reasons for my objection or submission are:

My reason for submitting is that I think that the bach concessions should have a right of renewal at the end of the concession term. The reason I feel this way is that having worked on the motu (both as a DOC ranger a decade ago and more recently for a Historic Trust) I can't see the bach community existing if they loose ties to the island and to their family baches. I believe they are integral to bringing the history and stories of the baches to life. In this way the community provides depth to the cultural and heritage values of the motu as one of the many over-lapping layers of the islands history. Please see attachment in support of this.

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.

That the application be granted, without imposing hefty administrative fees on the families that may impeed their ability to take on a concession.

That there is an amendment to allow the right of renewal when a concession expires so that families may have continued access to their baches (providing they have been meeting maintenance and other agreed upon requirements specified in the concession).

That the initial term be amended and extended to the 21 years option as long as the specified requirements are met.

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
In support of continued access for bach families - from an outsiders perspective, having worked on the motu	pdf	Supporting opinion on the significance and value of the bach community from the perspective of an outsider who works on the island - supporting the bach community having continued access to the islands baches with a right of renewal

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.

In support of continued access for bach families - from an outsiders perspective, having worked on the motu.

I believe that the baches and the community are a unique part of Aotearoa/ New Zealand's history and should be preserved as part of our collective cultural heritage. The bach community reflects a time and way of living that is becoming increasingly uncommon across Aotearoa, one characterised by close neighbourly relationships, shared responsibility, and a strong sense of place. The families come from diverse social, economic, and ethnic backgrounds, and on the island they come together as a close-knit community linked by generational ties and a unique understanding of a way of life shaped by the island and its rocky, volcanic terrain. The baches and the associated community are one of the many interesting layers that make up the island's history. Recognising and preserving this layer of heritage enriches the island's wider story and can sit respectfully alongside the deep, enduring connection and importance of mana whenua.

Working on the motu and meeting the majority of bach families has led me to conclude that the baches are diminished without the families that care for them. The bach community has been generous in sharing their history, photos and stories passed down over generations - this gives further context to the baches and their place in the island's story. The baches themselves are an important part of New Zealand architectural history having been built around a century ago, many incorporate salvaged materials from ships wrecked on the northern coast and reflect the ingenuity and resourcefulness of New Zealanders during the Great Depression, when building materials and money were scarce. The baches fit into the landscape with ease, each with individual quirks and charm. The maintenance required on these baches is significant and costly, the majority of families continue to care for these because of their deep love of the place and despite uncertainty over their continued use.

While working on the motu I have often had boaties and day trippers comment with interest on the baches and want to learn more or share memories that the baches evoke. In this way the baches and the families serve an educational purpose that a book or photos alone couldn't provide.The bach community is often available to answer curious questions from the public. Talking to the descendents of the original bach community you can see their history is deeply intertwined with the motu. Their families have lived and died out here, built traditions and lasting ties across generations, and have a deep love for the island and surrounding sea.

The community endures despite the loss of baches in the 80s and 90s. They socialise daily in summer holidays and weekends and hardy members visit throughout winter - cups of tea, group gatherings, wharf jumping tournaments and working bees are still frequent and while many of the community are aging there are babies and young children staying on the island that are 6th generation. In some baches 4 generations gather - continuing a beautiful legacy. The community is a 'living history' and brings the baches and the story of its diverse people to life and I see their continued access to the motu and baches as vital to the preservation of culture, knowledge and community.

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

Department of Conservation
Te Papa Atawbai

Sub 60

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.)	Rangitoto Island Historic Conservation Trust
Contact person and role of organisation	*Jo Pilkington, Chair*
Email (Communication from DOC will be via email unless alternate contact requested)	[redacted]
Alternate contact for all DOC communication	Elizabeth Andrew
Phone/Mobile	[redacted]
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	David Veart
Organisation	Rangitoto Island Historic Conservation Trust
Date	2/8/2026

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:

Submission in support: Notified Lease Decision Report
Paragraph 20.
'It is important that a Built Heritage Assessment report and Heritage Maintenance Plan is developed for each heritage structure.'

RIBCA Draft Lease, 'Concession Document (Lease)"
Objection. The agreement is for each individual bach lease and does not relate the individual baches to the community groupings which is how the heritage protection is framed in part and is the basis of the High Court decision which is the reason for this exercise.

Submission in support of:
Schedule 3.3 **Style, character and footprint**
Schedule 3.4-3.10 inclusive **Heritage Management and Maintenance**

My reasons for my objection or submission are:

Submissions in Support
The baches that remain on Rangitoto do so because of their heritage status from both Heritage New Zealand Pouhere Taonga and the Auckland Council. This is the reason the policy of demolition of the buildings at the end of leases was halted. The Rangitoto Historic Conservation Trust (RIHCT) was formed to protect the heritage values of the baches and therefore offers their strong support to all sections of the lease document which facilitate the continued repair and maintenance of these structures to the highest standards. RIHCT has restored, maintained and managed 5 of these baches and has accumulated substantial experience in this work. We offer to share this expertise to other lessees and any heritage professionals preparing Built Heritage Assessment Reports or Heritage Maintenance Plans for individual or groups of baches as required under the lease.

Objection.
The only objection we have is that the draft lease document treats all the baches as individual structures, not as part of the communities which are part of the reason for their heritage status and the reason for the High Court ruling under Section 8(d) of The Hauraki Gulf Marine Park Act. As noted below this could be addressed as part of the Heritage Assessment process.

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.

Submissions in support:

All the sections we have identified and supported need to be retained. These are Schedule 3.3 **Style, character and footprint** and Schedule 3.4 – 3.10 inclusive **Heritage Management and Maintenance.**

Objection:

The community nature of the baches needs to be addressed. This could be done by using a single heritage architect or similar to assess and write conservation plans for each community area or by ensuring the individual plans address the community aspect; the relationship to other baches in the group and community facilities.

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.