OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawbai
New Zealand Government

Sub 61

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.)	Emma Richards
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	Emma Richards
Organisation	N/A
Date	5/08/2026

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:

No right to renewal and lease term.

My reasons for my objection or submission are:

I am making a submission to ensure the leases:

- be renewed to the RIBCA community members;
- are extended to a term of 15 years;
- the right for renewal is provided for; and
- be transferrable to those individuals' successors.

I write this as someone cares deeply about the future and safekeeping of the baches on Rangitoto Island. I am the great grandchild of one of the original owners of the Rangitoto baches. This bach has been in my family for generations and we have cared for an ensured that it has been maintained and enjoyed.

These Baches are historic sites that hold memories and make up a very special part of the Island, not only for the families who have cared for them but for everyone who comes to visit. I have spent many summers and long weekends enjoying the bach, including by and engaging with tourists and maintaining relationships with the broader Rangitoto community. Tourists and visitors are always thrilled to see and hear that generations of families are still enjoying these historic sites, keeping them maintained, and sustaining the multi-generational community.

The RIBCA community frequently engage the Department of Conversation and undertake activities that support the natural fauna and flora of the Island spending countless hours volunteering to control of weeds, pests and litter.

I have personally spent many hours walking the rocky shoreline collecting rubbish to keep the Hauraki Gulf and the Island clean for others to enjoy. Bach holders take pride in these dwellings and have maintained them with such pride for over 100 years.

There is no lack of space available for public use and the RIBCA community remain committed to engaging positively with all who visit and want to know more about the baches, demonstrating the living history.

I write to request that you provide RIBCA with the certainty that these historic sites will remain with the families who have strong emotional ties to these historic sites and a genuine desire to ensure they are maintained, preserved and protected.

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

I support the grant of 27 individual leases for 28 bach sites to RIBCA members.

I am requesting that the term of the lease is extended to a 15-year Lease to individual RIBCA members to privately occupy heritage baches on Rangitoto Island, with rights of renewal and that the leases be transferrable to those individuals' successors.

G. Attachments

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawhai
New Zealand Government

Sub 62

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.)	Louis Allan
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	Louis Allan
Organisation	
Date	05-Aug-2026

D. Statement of Support, Neutrality or Opposition

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

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

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

E. Hearing Request

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

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

F. Objection or submission

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

My submission supports the granting of lease terms but for 21yrs (7+7+7)

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.

My submission supports granting of lease terms but to increase to 21yrs. Refer to attached submission.

G. Attachments

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

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment
Rangitoto Island Bach 8	PDF	Support of lease but for longer period

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.

I am 17 years old, and I am the fourth generation of my family fortunate enough to be part of the Rangitoto Island Bach community.

My family's Bach, No. 8 at Beacon End on Rangitoto Island, was purchased by my great-grandparents more than 80 years ago. Although I never had the chance to meet them, I have grown up hearing stories from their daughter, my grandmother, about how they fell in love with the island and were fortunate enough to purchase the lease of an existing Bach. They spent the rest of their lives caring for the island, and in doing so, created an opportunity for future generations, including me, to experience this truly unique place.

I first came to the island when I was just one year old, and I have returned every year since. I spend my Christmas holidays and as many summer weekends as possible there, just as my father did when he was growing up. Rangitoto is where I learned to fish, row a dinghy, swim, and explore the island. It is where I developed an appreciation for the natural environment and the importance of protecting it. Every year, my family walks around the coastline to see what has washed up on the rocks, and I have loved being able to share these experiences with my friends as well.

I understand and respect the cultural and historical significance of Rangitoto Island. However, I do not understand why our Bach, and the other remaining baches, are not also recognised as an important part of the island's history. These baches represent generations of families who have cared for the island, built lasting connections to it, and contributed to its unique character. It is difficult to accept that future generations may lose the opportunity to continue these traditions because others believe they should no longer exist.

I hope that one day I will be able to bring my own children to Rangitoto so they can experience the same sense of belonging, adventure, and respect for nature that I have been fortunate enough to enjoy throughout my life.

I sincerely hope the decision is made to grant the leases for at least another 21 years. This would allow my family and myself to continue caring for, maintaining, and enjoying our Bach, ensuring that this special part of our family's history can be passed on to the next generation.

Thank you for considering my submission.

Regards

Louis Allan

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawbai
New Zealand Government

Sub 63

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.)	Samantha Baldwin
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	Samantha Baldwin
Organisation	N/A
Date	5/08/2026

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:

No right to renewal and lease term.

My reasons for my objection or submission are:

I am making a submission to ensure the leases:

- be renewed to the RIBCA community members;
- are extended to a term of 15 years;
- the right for renewal is provided for; and
- be transferrable to those individuals' successors.

I write this as someone cares deeply about the future and safekeeping of the baches on Rangitoto Island.

This bach has been in my partner's family for generations. They have cared for it an ensured that it has been maintained and enjoyed. It is an incredibly special place to visit and I am driven to ensure that the memories and connections to the bach and Rangitoto Island are maintained for generations to come.

These Baches are historic sites that hold memories and make up a very special part of the Island, not only for the families who have cared for them but for everyone who comes to visit. I have spent summers and long weekends enjoying the bach, including by and engaging with tourists and maintaining relationships with the broader Rangitoto community. Tourists and visitors are always thrilled to see and hear that generations of families are still enjoying these historic sites, keeping them maintained, and sustaining the multi-generational community.

The RIBCA community frequently engage the Department of Conversation and undertake activities that support the natural fauna and flora of the Island spending countless hours volunteering to control of weeds, pests and litter.

I have personally collected rubbish to keep the Hauraki Gulf and the Island clean for others to enjoy. Bach holders take pride in these dwellings and have maintained them with such pride for over 100 years.

There is no lack of space available for public use and the RIBCA community remain committed to engaging positively with all who visit and want to know more about the baches, demonstrating the living history.

I write to request that you provide RIBCA with the certainty that these historic sites will remain with the families who have strong emotional ties to these historic sites and a genuine desire to ensure they are maintained, preserved and protected.

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

I support the grant of 27 individual leases for 28 bach sites to RIBCA members.

I am requesting that the term of the lease is extended to a 15-year Lease to individual RIBCA members to privately occupy heritage baches on Rangitoto Island, with rights of renewal and that the leases be transferrable to those individuals' successors.

G. Attachments

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawbai
New Zealand Government

Sub 64

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.)	Alexander Sigley
Contact person and role of organisation	Alexander Sigley
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	Alexander Sigley
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.

The baches on Rangitoto Island hold significant cultural, historical, and communal value as part of Aotearoa's social history. The community responsible for their preservation has maintained them for over a century, at their own effort and expense. Any decision that removes or limites the communities ability to continue that role directly impacts the survival of these nationally significant heritage buildings.

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, as the application should be amended to include a clear and structured right of renewal within the lease terms. The current conditions do not provide adequate security of tenure for the community to justify the sustained investment these baches require to survive. I urge DOC to recognise the communities century-long track record of stewardship and grant lease conditions that enable - rather than prevent, the continued preservation of this heritage.

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'.

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 65 A. Permission Application Number and Name of Applicant

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

B. Name of Proposed Activity and Location(s)

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

C.1 Objector or Submitter Information-

Submitter's name (list organisational name if submitting on behalf of a business, community group, etc.)	Kathleen 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	Kathleen McBride
Organisation	
Date	05/08/2026

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 existed since the early 1900s and is an important part of New Zealand's heritage. These baches should continue to be preserved for the benefit of the public, the island, and the wider community and a longer lease (greater than 10 years) will provide more certainty for owners to invest in the significant maintenance required to protect these historic buildings and enable the community to continue the great work they have been doing caring for Rangitoto Island, including its flora and fauna. A longer lease term would better support this ongoing preservation and continue to recognise the baches as living history in a high-tourism 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.

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

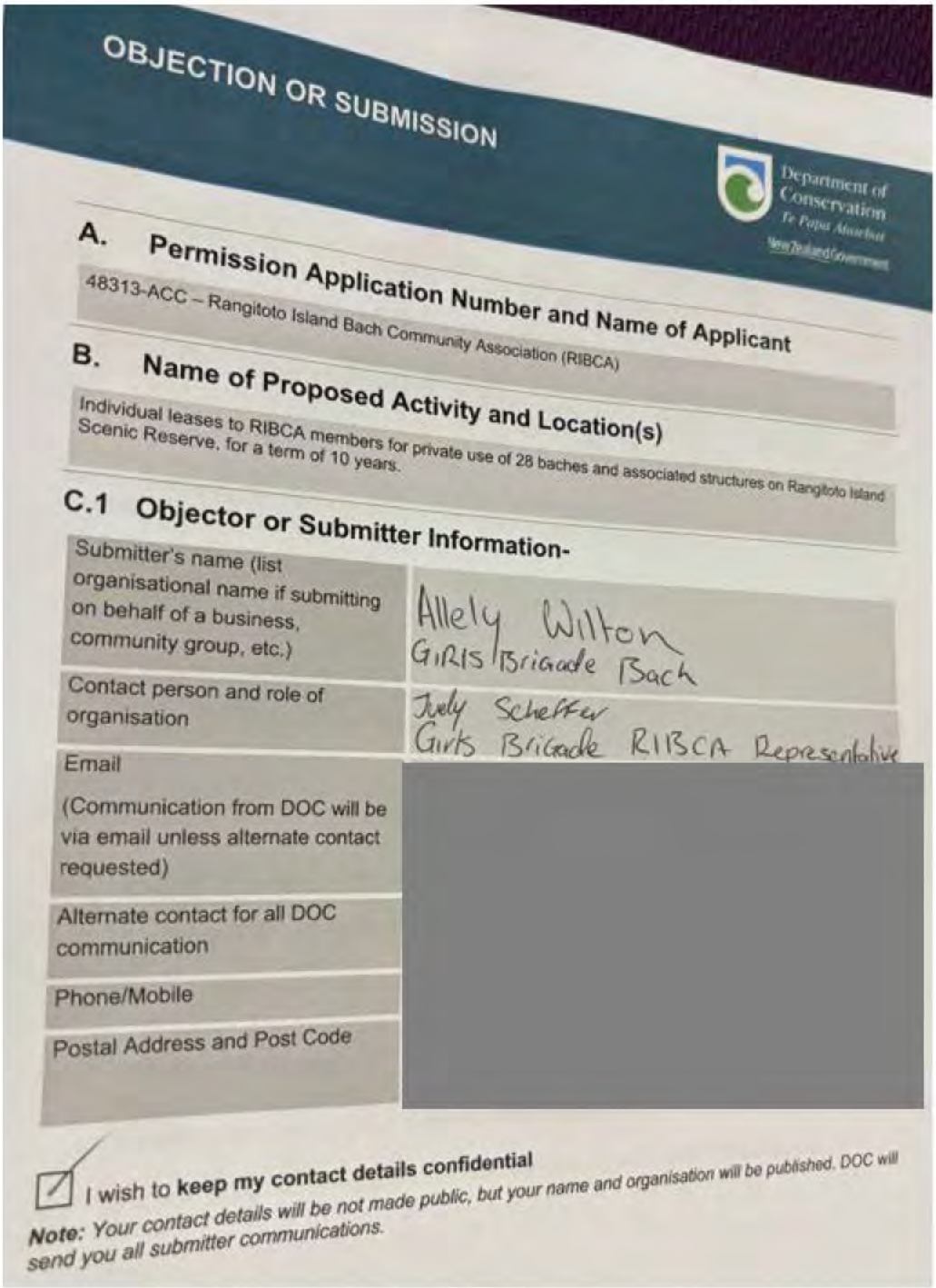
If you are using attachments to support your objection or submission clearly label each attachment, complete the table below and send in your attachments with this 'objection or submission form'.

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.

Sub 66



OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawbai

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.)	Allely Wilton Girls Brigade Bach
Contact person and role of organisation	Judy Scheffer Girls Brigade RIBCA Representative
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.*

Permissions Application Number 48313-ACC

F. Objection or submission

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

I Support The extention of the lease for another 10 years. I Have Been Visiting and Staying on the Island Since I was 4 1/2 yrs old I Have learned to Kayak, Hike, Plant Trees, Help Around the Fields, & The Value of Volunteering and How it benefits The Community.

My reasons for my objection or submission are:

I Object To the Right of No Renewal. An Incredibly Close Knit community would be destroyed Many ~~Year~~ Hours Have Gone into looking After and Raising Money for Restoration of The Buildings on Ranger Hus would Also Breach Hauraki Gulf Marine Park Act 2000 section Part 7 Recognition of Natural Significance, Part 2 h iii

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.

Girls Brigade Returns the Right to use and Book The House for Use.
The 10 year Right of ~~Renewal~~ Renewal is Renewed in 10 years With the Potential for another 10 years
The Island Community is allowed to Continue in Good Faith and Without Fear of losing Something precious

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
A. Willon - RIBCA Submission	PDF	The Importance of the Park To me and Community

How do I submit my objection or submission?

Complete this form and email to fireways@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.

Allely Wilton – RIBCA SUBMISSION

Submission to the Concession Application by Rangitoto Island Bach Community Association.

Rangitoto Island has been a part of my life for 20 years. It has taught me many skills that will stay with me for life and will also provide an opportunity for future generations to learn similar skills.

My first trip over to the island was to stay at the Girls Brigade Bach. While on this trip, at the young age of 4 ½ years old, I learned basic water safety skills while kayaking and swimming of the end of the boat ramp. While on this trip, I learned how to safely have an outdoor Barbeque and have fond memories of toasting marshmallows over the embers for dessert. I completed the Boulder and Wreck Bay track while the boulders were bigger than my feet and kept up with a group of people who were at least 10 years older than me.

I learned how to live off grid, a skill that is highly sought after these days. Learning things such as why we can't drink the water straight from the tank outside, how to cook and store food without a fridge and learning how to take life one day at a time. Many nights were sat at the dining table in the bach colouring in, reading books, reading the countless copies of Footrot Flats comics in the corner of the lounge or undertaking a craft project. All by torch light.

I learned the value and importance of volunteering and how it impacts the community. Having spent many afternoons at the nursery helping move plants or repotting them into bigger pots allowed me and others to contribute to the native plant restoration that has been happening across Motutapu island.

I have also spent time helping out with setting up and running the drink stations during the Dual Marathons. They have always been a fantastic way to both bring the local community together and fundraise to keep the restoration of the native bush on Motutapu island.

Rangitoto Island is also part of the reason why I have my job with Coastguard NZ. Having an incredibly high local knowledge of the island is helpful for incident management and co-ordination. Even if the incident is on land or in the water.

When I head over to Rangitoto island and stay in the Girls Brigade Bach, I am able to switch off from the world. Theres no power or phone reception within the house, which makes for a 3 day technology detox. In an age where technology is part of everyday life, this is something that is rare. Even in the middle of winter, it feels like home.

Having grown up hiking around the island has given me an amazing amount of knowledge. On 02/08/2026 I was able to navigate around Rangitoto Island and explain some of the local history to a group of friends while making sure they were safe and had a fantastic time. Everyone in that group, apart from myself, had never set foot on the island. A lovely hike up to the summit for lunch and a quick trip down to the Lava caves before getting onto the ferry home. The whole ferry ride back to downtown had everyone buzzing about how much they had enjoyed the trip. We have a whole photo album from everyone who stood in awe at the top of the summit looking towards Tiritiri Matangi, Aotea Great Barrier, the greater Hauraki Gulf, Coromandel peninsula and Auckland City.

To remove private use of the baches from Rangitoto island would be a loss to the community. Both on the on-island community and those who have access through community groups. You would also be denying future generations the opportunity to live without technology, water safety, hiking preparation and knowledge.

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawbai
New Zealand Government

Sub 67

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.)	Te Maunga Te Hira
Contact person and role of organisation	*Te Hira Whanau Rangitoto Island Bach 101*
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	Te Maunga Te Hira
Organisation	Te Hira Whanau Bach 101 Rangitoto Island
Date	7 Aug 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:

To: Director-General, Department of Conservation (Permissions Team)
Attention: Lynette Trewavas, National Permissions Advisor
Email: ltrewavas@doc.govt.nz
Submission on: Concession Application by Rangitoto Island Bach Community Association (RIBCA)
Submitter Details:

- **Name:** Te Maunga Rētetai Aaron Pau Te Hira (on behalf of the Te Hira Whānau)
- **Property Focus:** Bach 101, Islington Bay, Rangitoto Island
- **Tribal Affiliations:** Ngāti Whātua Ōrākei/ Kaipara (Te Taoū, Uri o Hau), Te Rarawa, and Ngāpuhi

1. Core Position and Rights Assertion

This submission is lodged by **Te Maunga Rētetai Aaron Pau Te Hira** on behalf of the Te Hira whānau, the continuous occupants and kaitiaki of **Bach 101 at Islington Bay**.

We explicitly state that our presence on Rangitoto Island is fundamentally distinct from standard recreational public leaseholders. We hold an inherent, unextinguished, and hereditary customary right to remain on this island. As such, we reject the notion that our occupation requires a Department of Conservation (DOC) concession. A concession is an administrative tool used to grant public access to those with no prior rights. It cannot legally be used to dictate terms, limits, or financial penalties to the indigenous owners of the land.

2. Evidentiary Whakapapa and Indisputable Mana Whenua

Our right to remain on Rangitoto Island without Crown interference is verified by an uninterrupted genealogy. This lineage establishes my direct blood connection to the paramount leaders who secured and maintained mana whenua over Tāmaki Makaurau, its islands, and its waterways, alongside strong ancestral roots in the north through **Te Rarawa** and **Ngāpuhi** from my grandfather's line:

- **TŪPERIRI** (Principal leader of Te Taoū, Ngā Oho, and Te Uringutu who secured the Tāmaki isthmus in the 1740s) married [redacted]
- [redacted]

- **TE MAUNGA RĒTETAI AARON PAU TE HIRA** (The Submitter; son of [redacted]

By virtue of this whakapapa, I am a direct descendant of the very chief who signed the Treaty of Waitangi and invited the Crown into Tāmaki, reinforced by the enduring mana of Te Rarawa and Ngāpuhi. The Crown cannot legally or morally demand that the descendants of Āpihai Te Kawau apply for temporary "permission" to occupy their own ancestral rohe.

3. Unique Status as the Only Living Tangata Whenua Residency on Rangitoto Island

A critical distinction must be formalised within DOC's records: **the Te Hira whānau are the only Tangata Whenua to have maintained continuous, physical residency on Rangitoto Island across the generations.** While other families utilised the island as a temporary holiday location, our presence represents an unbroken connection of *ahi kā* (burning fires of occupation).

Our revered late kuia, [redacted] lived as the anchor of our family's presence at Islington Bay. We did not merely witness the history of the island—our whānau built it. Members of our whānau were central to establishing the very backbone of Rangitoto's infrastructure, including:

- **The Motutapu Causeway:** Laboring to construct the critical causeway linking Rangitoto to Motutapu Island.
- **The Civic Infrastructure:** Clearing and laying the essential roading networks, walking paths and erecting the Community Hall that served as the social heart of Islington Bay.
- **World War II Defence Infrastructure:** During World War II, members of our whānau were employed by the **Ministry of Works**, tasked with the vital responsibility of constructing national defence networks on the island. Our whānau helped build the **gun emplacements, lookout posts, and communications stations**. Furthermore, our family lived on the island and maintained this critical military infrastructure throughout the entirety of the war until its decommmisioning.

We are woven directly into the physical, structural, and military defence history of the island. Our residency is an expression of our customary rights, protected under **Article II of Te Tiriti o Waitangi**, which guarantees the undisturbed possession of our *taonga* and estates.

4. Interlocking Leadership within the Bach Community

The Te Hira whānau has been entirely integral to how the wider bach community has functioned and survived throughout the decades. Rather than existing in isolation, our whānau successfully **blended the worlds of Tangata Whenua and the Bach Community together**, demonstrating how indigenous guardianship (*kaitiakitanga*) and local community cooperation work hand-in-hand.

We have historically hosted community gatherings, shared resource-gathering knowledge, and provided a steady, year-round grounding presence that helped keep the community functioning safely. Forcing our home into a generic public lease framework ignores this history. We are not just members of a club; we are the foundation of the community's bicultural heritage.

5. Legal Failure of Concession Framework & Unreserved Opposition to Fees

Section 4 of the Conservation Act 1987 explicitly mandates that DOC must administer the Act to give effect to the principles of Te Tiriti o Waitangi.

Forcing a mana whenua family into a standard RIBCA public concession model violates Section 4 and our customary rights in three distinct ways:

1. **Denial of Rangatiratanga:** It reduces hereditary mana whenua, infrastructure-builders, and wartime defenders to the status of standard public tenants.
2. **Destruction of Succession:** Standard DOC concessions strip away transfer rights upon the death of a holder. Forcing this model on our whānau would actively sever the ancestral line of succession that has run uninterrupted from Tūperiri to the present day.
3. **Imposition of Financial Penalties:** We **unreservedly oppose any fees, rent, levies, or financial concessions** imposed on our whānau to maintain Bach 101. Charging tangata whenua a fee to live on land their own hands built infrastructure and military

defences for is an extractive mechanism that breaches Article II of Te Tiriti. Our whānau entirely funds the physical preservation of this property; the Crown has no right to levy us for doing so.

As affirmed by the Supreme Court in *Ngāi Tai ki Tāmaki v Minister of Conservation*, DOC's administrative processes must actively give effect to iwi customary authority, rather than diluting, economic-barring, or extinguishing it through standard public permitting systems.

6. Mandated Iwi Engagement and Representation at Hearing

To ensure our rights are protected at the highest level, the Te Hira whānau has actively engaged with our iwi, **Ngāti Whātua**, to advise and guide us on the best way forward.

We formally notify the Department of Conservation that at any upcoming public or administrative hearings regarding this matter, **the Te Hira whānau will be formally accompanied by a member of the Ngāti Whātua Trust Board**, who will speak and support us on our behalf. This submission carries the full weight, recognition, and oversight of our iwi authority.

7. Relief Sought

Te Maunga Rētetai Aaron Pau Te Hira and the Te Hira whānau request that the Department of Conservation:

1. **Formally recognise** our unique status as direct descendants of Āpihai Te Kawau, infrastructure/wartime builders, and the only continuous Tangata Whenua residents on the island, completely exempting Bach 101 from public concession processes.
2. **Exempt our whānau completely from any fees**, rental costs, or administrative levies associated with the ongoing occupation and maintenance of Bach 101.
3. **Establish a permanent legal mechanism** outside of the concession framework that protects our customary right to remain, maintain, and pass Bach 101 down to future generations of our bloodline without financial burden.
4. **Initiate direct, kanohi-ki-kanohi (face-to-face) consultation** with our whānau and our Ngāti Whātua Trust Board representatives to formalise a partnership agreement reflecting our role as hereditary kaitiaki of Islington Bay.

We wish to speak to this submission alongside our iwi leadership at any upcoming public hearings.

Nga Mihinui.
Te Maunga Te Hira

My reasons for my objection or submission are:

To: Director-General, Department of Conservation (Permissions Team)
Attention: Lynette Trewavas, National Permissions Advisor
Email: ltrewavas@doc.govt.nz
Submission on: Concession Application by Rangitoto Island Bach Community Association (RIBCA)
Submitter Details:

- **Name:** Te Maunga Rētetai Aaron Pau Te Hira (on behalf of the Te Hira Whānau)
- **Property Focus:** Bach 101, Islington Bay, Rangitoto Island

- **Tribal Affiliations:** Ngāti Whātua Ōrākei/ Kaipara (Te Taoū, Uri o Hau), Te Rarawa, and Ngāpuhi

1. Core Position and Rights Assertion

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We explicitly state that our presence on Rangitoto Island is fundamentally distinct from standard recreational public leaseholders. We hold an inherent, unextinguished, and hereditary customary right to remain on this island. As such, we reject the notion that our occupation requires a Department of Conservation (DOC) concession. A concession is an administrative tool used to grant public access to those with no prior rights. It cannot legally be used to dictate terms, limits, or financial penalties to the indigenous owners of the land.

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- **TŪPERIRI** (Principal leader of Te Taoū, Ngā Oho, and Te Uringutu who secured the Tāmaki isthmus in the 1740s) married [redacted]
- [redacted]
- [redacted]
- [redacted]
- [redacted]
- [redacted]
- [redacted]
- [redacted]
- [redacted]
- **TE MAUNGA RĒTETAI AARON PAU TE HIRA** (The Submitter; son of [redacted]

By virtue of this whakapapa, I am a direct descendant of the very chief who signed the Treaty of Waitangi and invited the Crown into Tāmaki, reinforced by the enduring mana of Te Rarawa and Ngāpuhi. The Crown cannot legally or morally demand that the descendants of Āpihai Te Kawau apply for temporary "permission" to occupy their own ancestral rohe.

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We have historically hosted community gatherings, shared resource-gathering knowledge, and provided a steady, year-round grounding presence that helped keep the community functioning safely. Forcing our home into a generic public lease framework ignores this history. We are not just members of a club; we are the foundation of the community's bicultural heritage.

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Forcing a mana whenua family into a standard RIBCA public concession model violates Section 4 and our customary rights in three distinct ways:

1. **Denial of Rangatiratanga:** It reduces hereditary mana whenua, infrastructure-builders, and wartime defenders to the status of standard public tenants.
2. **Destruction of Succession:** Standard DOC concessions strip away transfer rights upon the death of a holder. Forcing this model on our whānau would actively sever the ancestral line of succession that has run uninterrupted from Tūperiri to the present day.
3. **Imposition of Financial Penalties:** We **unreservedly oppose any fees, rent, levies, or financial concessions** imposed on our whānau to maintain Bach 101. Charging tangata whenua a fee to live on land their own hands built infrastructure and military defences for is an extractive mechanism that breaches Article II of Te Tiriti. Our whānau entirely funds the physical preservation of this property; the Crown has no right to levy us for doing so.

As affirmed by the Supreme Court in *Ngāi Tai ki Tāmaki v Minister of Conservation*, DOC's administrative processes must actively give effect to iwi customary authority, rather than diluting, economic-barring, or extinguishing it through standard public permitting systems.

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2. **Exempt our whānau completely from any fees**, rental costs, or administrative levies associated with the ongoing occupation and maintenance of Bach 101.
3. **Establish a permanent legal mechanism** outside of the concession framework that protects our customary right to remain, maintain, and pass Bach 101 down to future generations of our bloodline without financial burden.
4. **Initiate direct, kanohi-ki-kanohi (face-to-face) consultation** with our whānau and our Ngāti Whātua Trust Board representatives to formalise a partnership agreement reflecting our role as hereditary kaitiaki of Islington Bay.

We wish to speak to this submission alongside our iwi leadership at any upcoming public hearings.

Nga Mihinui.
Te Maunga Te Hira

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

Sub 68

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.1 Objector or Submitter Information-

Submitter's name (list organisational name if submitting on behalf of a business, community group, etc.)	Maree Wilton Girls Brigade Bach (Islington Bay/Gardiners Gap)
Contact person and role of organisation	Judy Scheffer Girls Brigade RIBCA Representative
Email (Communication from DOC will be via email unless alternate contact requested)	[redacted]
Alternate contact for all DOC communication	
Phone/Mobile	
Postal Address and Post Code	

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

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

F. Objection or submission

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

I support the extension of the lease for another 11years
I have been a regular visitor to the island for 49years.
My family has assisted with many community events thru this time
The girls Brigade back is unique as it already encourages others
from the communitys to enjoy tramping walking kayaking & relaxing

My reasons for my objection or submission are:

I object to the term of no right of renewal
The current back owners/occupiers are a close community
that work together to support each other. We have worked together
Supporting work at the motutapu Nursery, helping with multiple
Dual marathon events, and assisting where needed or sharing a coffee
& chat. Dont destroy our commun

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.

1. Girls Brigade retains the right to use and book the house for use
2. the 11year no right of return is reviewed in 10years, time with
the potential for a further 10 years
3. The Island community is allowed to continue in good faith and
without the fear of losing something so precious to us all

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
M. Wilton - RIBCA Submission	PDF	The importance of the Girls Brigade Back to myself & the wider Comm

How do I submit my objection or submission?

Complete this form and email to trewavas@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.

M Wilton – RIBCA Submission

Submission to the Concession Application by Rangitoto Island Bach Community Association

I am writing to voice my support for the concession application by the Rangitoto Island Bach Community Association. As a long-standing visitor to Rangitoto Island for 49 years, I have developed a profound connection to this unique environment and its community, and the Girls Brigade Bach has had a profound effect on the wider community, The Girl's Brigade is unique in that it is not held by 1 family; it is let to the many people, who have had a connection with it over the years. There are many who can tell their own tales/ I have been there with many girls from different families and backgrounds, some who have never spent a night away from home, some who have loved it so much they have returned with their friends. Some, where special exemptions have been made for boys to sleep in the backroom. Some, where challenges were laid and with planning, we walked to the summit 3 times, in a day - To watch the sunrise, to eat lunch, and to watch the fireworks from a concert at the domain that evening. I still remember walking back by torchlight. There was no arguing, no injuries, and we all slept really, really well.

My love of Rangitoto was ignited at 5 years old, when I first got to stay the night in the Girls Brigade Bach. I have been a regular visitor since. Ive lost count of the number of times I have walked these paths. I know many of the Bach holders at Islington Bay and a few from Rangitoto Wharf; my husband's grandmother's family had a Bach by the McKenzie Bay lighthouse. I grew up tramping around the island creating our own stories and hearing many stories and adventures of my older cousins' their friends and girls from other Girls Brigade Companies.

The Bach has been integral to the wider community and our sanity, we have spent many long weekends tramping the island, Duke of Edinburgh awards, teaching girls to swim and kayak in the protected waters of Gardiners gap, accidentally meeting Prince Charles at Islington Bay, with a group of girls happy as larks heading home after an amazing weekend. Helping with the Motutapu nursery, taking girls up to teach them about service and community, re-potting seedlings, transporting carts of trees from one space to another and generally helping wherever needed. Taking joy in the abundant scenery, evolving bird life, and assisting with marshalling points for the Dual events over many years. This has helped the community to work together and grow, getting to know others from the Rangitoto wharf end of the island.

In early years on the island, we would have the glowing eyes of wallabies watching us head to the long drop in the middle of the night, cooking dinner on the outdoor barbecues and toasting marshmallow ‘s on the embers.

There is a strong core of those who have been there again and again; my children are in their 20's and have a strong affinity for the island too. It has become a haven away from the rush of city life. I have had the privilege of teaching children the value of living without electricity and running water, immersing them in the natural beauty and challenges of the island, including boiling tank water for our daily needs best of all there is limited cell service, so all mobile phones must be turned off, or the batteries run down fast. As a community, we are trying to get our kids outdoors more, to improve their fitness, and to limit cellphone use. The Iwi wish for the baches to be part of the wider community – we already are and have been for many years.

In conclusion, I strongly support the concession application, believing it will help to protect our small, cherished community and baches, while promoting sustainable practices and deeper community involvement on Rangitoto Island. We all work as caretakers of our little patch on the island; we have a vested interest in protecting it and wish to preserve its uniqueness. This precious environment deserves our collective effort to preserve it for future generations.

I object to the no right of renewal after 11years, this should be reviewed again in 10 years' time. As caretakers, our continued use allows for continued regular supervision of each site and maintenance. This in itself reduces the burden on DOC and Iwi resources. We are not an exclusive community; we welcome engagement and co-operation, all we ask in return is the right to continue utilising the spaces we have historically been granted access to. Our community is recognised by the High Court as a community under the Hauraki Gulf Marine Park Act 2000. The aim of the CGP is to ensure that public conservation land is ultimately accessible to everyone and aligns with broader conservation goals. "Where differences exist between the HGMPA and CGP, it should be noted that neither is absolutely binding on a decision maker. *However, the decision maker should also note that the HGMPA covers a smaller area and may therefore be more prominent in decision making. "*

Thankyou for considering our submissions.
I hope you can find a way to allow us to continue to be custodians of our baches and work with DOC and Iwi in a way that is beneficial to all.
Kind Regards, Maree Wilton.
PH [redacted]

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawbai
New Zealand Government

Sub 69

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.)	Paul Heyward
Contact person and role of organisation	*N/A*
Email (Communication from DOC will be via email unless alternate contact requested)	[redacted]
Alternate contact for all DOC communication	
Phone/Mobile	
Postal Address and Post Code	

☐ 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	Paul Heyward
Organisation	Heyward (nee Green) Family Representative at RIBCA meetings.
Date	7/08/26

D. Statement of Support, Neutrality or Opposition

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

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

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

E. Hearing Request

✓ ☐

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

F. Objection or submission

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

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

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

My reasons for my objection or submission are:

I have had a long and personal association with the Rangitoto baches, particularly Bach 20, over many years. Before outlining my concerns with the proposed lease arrangements, I believe it is important to explain this relationship, as it provides the context for my submission. I will then present the key reasons why I oppose the proposal in its current form.

My connection with Bach 20, commonly known as the Black Bach, spans my entire life. For the past 58 years, Rangitoto has been an important part of my family's history and my own. As long as I can remember, I spent regular weekends and holidays at the bach with my family, thanks to my late Aunty [redacted] whose father, [redacted] was one of the original builders of Bach 20. During the 1980s and into the early 1990s, I was one of the bach's most frequent users. Throughout that time, and in the years since, I have participated in numerous working bees to help maintain the property in a condition that is both liveable and respectful of its heritage significance. More recently, I have regularly attended Rangitoto Island Bach Conservation Association (RIBCA) meetings on behalf of the family.

Extend lease and restore right of renewal

My first objection concerns the proposed lease term of ten years. In my view, a ten-year lease does not provide sufficient certainty or incentive for leaseholders to undertake the significant investment required to bring the baches into compliance with contemporary building, health, safety, and environmental requirements if they are to be made available for wider public use.

The Rangitoto baches are ageing heritage structures that require ongoing maintenance. Such work involves considerable financial investment and a significant commitment of time and expertise. It is unrealistic to expect leaseholders to undertake this work when they have only a relatively short period of tenure.

Rather than a fixed ten-year lease, I propose an initial 15-year lease with a right of renewal for a further five years, providing a potential 20-year period of tenure. This would allow leaseholders to restore, maintain, and upgrade the baches while planning for their future transition to greater public use.

A Strategic Plan for Ongoing Maintenance of Baches and a Transition to Public Access
Preserving these historic baches will require significant investment, ongoing maintenance, and goodwill. Given current financial pressures on the Department of Conservation, I am concerned that sufficient funding and coordination may not be available without a genuine partnership between DOC, mana whenua and the Bach families represented by RIBCA. A longer transition period would provide time to build relationships of trust and to develop shared approaches that honour both mana whenua and the stewardship of bach families.

I also encourage the Department to consider a model in which former leaseholders remain involved as kaitiaki, caretakers or custodians. Their decades of knowledge and willingness to contribute financially and practically to the ongoing upkeep of the baches should be retained, with limited agreed access balanced against increasing public access.

I acknowledge that the thirteen iwi of the Tāmaki Collective, as mana whenua of Rangitoto, oppose the renewal of private bach leases, and I understand the reasons for that position.
As someone who seeks to be a good Treaty partner, I respect this perspective. However, to my knowledge there has been no meaningful opportunity for a hui between representatives of the Tāmaki Collective and members of RIBCA. If such engagement has occurred, I am unaware of it.
I believe a hui allowing both mana whenua and bach owners to share their histories and connections to Rangitoto could help establish a shared understanding of kaitiakitanga and be the catalyst for an effective transition from private usage to public usage. Public accessibility should also include meaningful opportunities for the iwi of the Tāmaki Collective to use, interpret, and share the history of these places as part of Rangitoto's wider cultural landscape.

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 DOC extends the term of the lease to a 15 year period rather than the current proposed 10 year extension, with the inclusion of a five year right of renewal. In doing so, this strengthens the ability and incentive for Bach families to do the maintenance required under the proposed lease.
- That DOC facilitates a transition process whereby Bach families, DOC, and iwi meet to review the place of DOC, Bach families and mana whenua being kaitiaki of the Baches long-term, with recognition that private accommodation ought to be phased out.
- A twenty-year transition plan that provides DOC, mana whenua and Bach families an opportunity to develop a shared kaupapa of bach usage for future generations while also maintaining, and planning, for the future upkeep of a historical and architectural taonga.

G. Attachments

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Sub 70

From: [redacted]
To: Lynette Trewavas
Subject: Rangitoto
Date: Thursday, 6 August 2026 5:59:12 pm

Attention Lynette

We are writing in support of the lease holders and their batches on Rangitoto and are in full support of them being able to utilize the island as their families have done for generations before and being able to continue their traditions of coming to the island for the future

Kind Regards Steve and Amanda Lee

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawbai
New Zealand Government

Sub 71

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.)	Janine Stewart-Wright
Contact person and role of organisation	
Email (Communication from DOC will be via email unless alternate contact requested)	[redacted]
Alternate contact for all DOC communication	
Phone/Mobile	
Postal Address and Post Code	

☐ I wish to keep my contact details confidential
Note: Your contact details will be not made public, but your name and organisation will be published. DOC will send you all submitter communications.

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawbai
New Zealand Government

A. Permission Application Number and Name of Applicant

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

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Printed name of submitter or person authorised on behalf of submitter	Janine Stewart-Wright
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.

F. Objection or submission

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

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

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

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

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

My reasons for my objection or submission are:

I support the application because it recognises the continued role of the Rangitoto bach community in the stewardship and conservation of these historic places.

The heritage significance of the Rangitoto baches lies not only in the buildings themselves but also in the ongoing relationship between the baches and the families who have maintained and cared for them over generations. The High Court's recognition of the Rangitoto bach community as a historic community acknowledges the importance of this continuing association.

The bach community contributes directly to heritage conservation through ongoing maintenance, monitoring, historical knowledge, volunteer labour, and early identification of maintenance issues. This stewardship provides practical conservation benefits that would be difficult and costly to replace.

I am concerned that the proposed non-renewable 10-year lease effectively predetermines the future removal of the bach community before the completion of the future Motu planning processes. Long-term decisions about the future of the community should be informed by those planning processes rather than embedded in lease conditions now.

I also consider that recognition of mana whenua interests and the continued involvement of the bach community are not mutually exclusive. A collaborative management approach involving DOC, mana whenua, and the bach community offers the best opportunity to achieve heritage, environmental, cultural, and public benefits.

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.

1. Replace the proposed 10-year non-renewable lease with a longer-term or renewable lease arrangement.
2. Explicitly recognise the heritage significance of the Rangitoto bach community and its ongoing association with the baches.
3. Support the continuing role of caretaker families in maintenance, preservation, and stewardship activities.
4. Avoid lease conditions that predetermine the removal or phase-out of the bach community before completion of future Motu planning processes.
5. Promote collaborative heritage management involving DOC, mana whenua, and the bach community.
6. Provide sufficient tenure certainty to support investment in conservation, restoration, and maintenance works.

The heritage value of the Rangitoto baches extends beyond the physical structures themselves. It includes the ongoing relationship between the baches, the historic community that has cared for them, mana whenua, DOC, and the wider public. The most effective way to protect this heritage is through continuity of stewardship, collaborative management, and a lease framework that preserves future options rather than predetermining the community's eventual removal.

G. Attachments

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

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

How do I submit my objection or submission?

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

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawhai
New Zealand Government

Sub 72

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.)	Corey Mosen
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	Corey Mosen
Organisation	
Date	6 August 2026

D. Statement of Support, Neutrality or Opposition

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

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

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

E. Hearing Request

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

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

F. Objection or submission

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

10 year lease term with no right of renewal (Section D: Opposition).

My reasons for my objection or submission are:

See attached document: "Rangitoto Bach submission – Corey Mosen".

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 leases be granted with a genuine and durable right of renewal, or at least a substantially longer term with a clear and fair pathway to renewal, so that the families who have cared for these baches for generations, and future generations after them, are not left facing the same uncertainty again. Full reasons are set out in the attached 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
Rangitoto Bach submission – Corey Mosen	Word / PDF	Statement of reasons for opposing the 10 year lease term with no right of renewal (Section F).

How do I submit my objection or submission?

Submission on Permission Application 48313-ACC

Rangitoto Island Bach Community Association – intention to grant 27 leases for 28 bach sites

Submitter: Corey Mosen

Position: I support the granting of leases to the bach families, but I oppose the proposed 10 year term with no right of renewal.

The part of the application this submission relates to

This submission relates to the proposed lease term of 10 years with no right of renewal. I fully support the decision to grant leases to the families who have cared for these baches. My concern is that a 10 year term with no path to renewal leaves the long term future of these baches, and the families connected to them, unresolved all over again.

Our connection to Rangitoto

The bach that our family is connected to has been part of my wife's family for generations. It is not a holiday home in the ordinary sense. It is a place woven through the story of her family, built and looked after by people who came before her, and handed down with real care from one generation to the next. When I first visited, I understood straight away why it matters so much to them. You can feel the history in the building itself, in the way it sits in the landscape, and in the memories that every part of it seems to hold.

For my wife's family, going to the bach has never been about ownership in a grasping sense. It has been about belonging. It is where children learned to swim, where grandparents told their stories, where ordinary weekends became the memories that hold a family together. Generations have swept its floors, mended its roof, and kept it standing through storms and salt air because they loved it. That love is the reason it is still there at all.

Why the families should be the ones to hold these baches

These baches were built in the 1930s and approved by the reserve authority of the day. Since then it is the bach families, and no one else, who have maintained them at their own cost and with their own hands. A building on an exposed island does not survive nearly a century by accident. It survives because people who care about it show up, year after year, to look after it.

If these baches were to pass out of the hands of the families who love them, I have no confidence they would be cared for in the same way. A structure that is not loved is a structure that is neglected. I would hate to see these baches fall into ruin, stripped of the attention that has kept them alive, or worse, demolished entirely and lost forever. That would be a loss not just to our family but to the heritage of the island and to every New Zealander who values these places.

Why a 10 year term with no renewal is not enough

A 10 year lease with no right of renewal does not settle anything. It simply pushes the same uncertainty a decade down the road, and asks these families to live once more under the shadow of losing something they have cherished for generations. It is very hard to justify the ongoing investment of time, money, and care that these baches need when the people making that investment cannot know whether their children will ever be allowed to enjoy the results of it.

The value of a place like this is measured in generations, not in single decades. My hope is simple. I want my wife's family to be able to keep caring for their bach, and I want our own children, and their children after them, to know it as their family has always known it. A lease that ends in 10 years with no way forward puts that hope at risk for no good reason.

The outcomes I am seeking

I ask that the Director-General grant the leases with a genuine and durable right of renewal, so that the families who have protected these baches for the better part of a century can continue to do so, and so that future generations are not made to fight the same battle again. At the very least, I ask that the term be substantially longer and that a clear, fair pathway to renewal be provided, rather than a firm end date that threatens to sever a connection that has lasted for generations.

These families have earned the right to continue as kaitiaki of the places they have always cared for. I ask that the decision reflect that, and protect these baches, and the families bound to them, for the long term.

Corey Mosen

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawbai
New Zealand Government

Sub 73

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.)	Archie Heyward
Contact person and role of organisation	*N/A*
Email (Communication from DOC will be via email unless alternate contact requested)	[redacted]
Alternate contact for all DOC communication	
Phone/Mobile	
Postal Address and Post Code	

☐ 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	Archie Heyward
Organisation	
Date	7/08/2026

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

☐ 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 objection or submission at a hearing

F. Objection or submission

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

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

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

My reasons for my objection or submission are:

My name is Archie Heyward and the [redacted] family who have historically maintained and occupied Bach number 20, otherwise known as "the Black Bach" are part of my extended family. Over the many years I have been a part of this family I have had the privilege of experiencing visits to Rangitoto Island and the use of Bach number 20. I have participated in working bees to undertake repairs and maintenance of this bach and therefore have witnessed first hand the time and care the family have put into this bach and have observed the same dedication by many other Rangitoto bach families towards the baches they use.

I believe that the Rangitoto baches are an important part of New Zealand's heritage due to their architectural, historical and cultural significance and should be able to be used and appreciated by future generations. As the baches are currently cared for by the community of families that use the baches. Maintaining heritage buildings requires time, money, planning, and practical knowledge. DoC's draft lease includes significant heritage and environmental obligations, including heritage assessments, maintenance plans, urgent works, toilet upgrades, greywater systems, and annual work planning. I feel, a ten-year lease does not provide sufficient certainty or incentive for leaseholders to undertake the significant investment of time and money required to bring the baches into compliance with contemporary building, health, safety, and environmental requirements if they are to be made available for wider public use. It is unrealistic to expect leaseholders to undertake this work over this short period. Rather than a fixed ten-year lease, I propose an initial 15-year lease with a right of renewal for a further five years, providing a potential 20-year period of tenure. This would allow leaseholders to restore, maintain, and upgrade the baches while planning for their future transition to greater public use.I recognise that Rangitoto is public conservation land and has deep significance to iwi and hapū of Tāmaki Makaurau. I am not asking for permanent private ownership.

I am asking for a lease arrangement that gives enough time for proper heritage maintenance and a clear process for deciding what happens next. I ask that the leases include a formal review before expiry. That review should consider the condition of each bach, maintenance and conservation work completed, compliance with lease conditions, and future options for protecting the heritage buildings. I ask for there to be clarification about what will happen to the baches at the end of the lease term and allow enough time to explore future heritage, conservation, public-benefit, shared-use, or mana whenua-supported options.

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

Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought if the application is approved.

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

- That DOC extend the term of the lease to a longer period than the current proposed 10 year tenure, with the inclusion of rights of renewal. In doing so, this strengthens the ability and incentive for Bach families to do the maintenance required under the proposed lease.
- That DOC provide for a transition process whereby Bach families, DOC, and iwi can meet to review the Bach families place in maintaining their connection to the Baches long-term, with recognition that private accommodation ought to be phased out.

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 74

From: [redacted]
To: Lynette Trewavas
Subject: Rangitoto Island
Date: Thursday, 6 August 2026 1:09:30 am

Dear Lynette Trewavas,

I wish to make a submission in support of extending the leases of the remaining 28 batches on Rangitoto Island for 15 years rather than the proposed 10 years.

For more than 20 years my wife and I plus various family members have been fortunate enough to spend time holidaying in one of these remarkable batches.During that time Rangitoto Island has become much more than a holiday destination.It is a place where lifelong memories have been made,family traditions have developed and successive generations have experienced a unique part of NZ's heritage.

What makes these batches so special is precisely what they are not.They are not modern holiday homes with every convenience.They are simple modest buildings that reflect a way of life that has almost disappeared from New Zealand.The lack of electricity,the absence of modern toilet facilities,the gravel roads the walking tracks through native bush and the quiet isolation all contribute to the experience that is becoming increasingly rare.

In a world where so much of our environment is becoming more developed and commercialised,Rangitoto remains a place where people can slow down reconnect with nature and appreciate the values that have long been part of our national identity.To me these historic batches represent "kiwiana"in its truest sense.They remind us of a simpler era when holidays were about family,nature and enjoying NZ's unique environment rather than modern comforts.

I fully appreciate that Rangitoto is a nationally significant conservation area,and I strongly support its protection.However I believe the remaining historic batches have become part of the islands cultural landscape.They tell an important story about New Zealand's social and recreational history and coexist with the islands conservation values.

A 15 year lease extension would provide greater certainty for the families who continue to care for these historic buildings and would encourage ongoing maintenance and preservation of an important part of NZ's heritage.An additional 5 years over the proposed term is modest in the context of more than a century of history but would make a meaningful difference to the people who have dedicated considerable time,effort and resources to looking after these unique properties.

I respectfully ask the Dept of Conservation to reconsider the proposed lease period and grant a 15 year extension.The remaining 28 batches are a finite and irreplaceable part of NZ's heritage.Once this chapter of Rangitotos history is gone,it can never be recreated.A 15 year lease would continue to protect both the islands natural environment and an equally important part of its human story.I believe future generations of New Zealanders should have the opportunity to appreciate both.

Thank you for considering my submission.

Yours faithfully
John Oakley

Attachment
Permission Application Number and Name of Applicant
48313-ACC – Rangitoto Island Bach Community Association (RIBCA)

Glenis Munro
[redacted]

Attn: Lynette Trewaves

Submission for: Preserving Rangitoto Island's Living Bach Heritage

I support the Rangitoto Island Bach Community Association's request to DoC for a longer and more secure lease arrangement to help protect the historic baches and bach sites on Rangitoto Island.

Heritage value

The Rangitoto Island bach community has been part of the island's history since the early 1900s and remains an important example of New Zealand's living heritage.

Continued occupation and care of these baches helps preserve the historical character of Rangitoto Island for the public, the island community, and future generations.

Public benefit and environmental care

Rangitoto Island and the surrounding Hauraki Gulf are significant visitor areas, and their heritage, landscape, and community history contribute to that public interest.

The bach community also contributes to the protection of local flora and fauna by maintenance work done by Bach owners; by control of noxious weeds in their vicinity, maintaining a regular presence on the island and helping to control pests, discourage damage and harmful behaviour. They also remove their own rubbish and often, foreshore rubbish.

Some public viewing areas have become less effective because surrounding trees now restrict views that were once available of the Harbour, which reinforces the need for DoC's active and practical care in the way of pruning and care of the island's visitor experience. Unfortunately, the swimming pool and play area are no longer available.

Need for a longer lease term

Maintaining heritage baches involves significant cost and long-term planning, and a 10-year lease does not provide sufficient security for owners to invest confidently in preservation work.

A lease term of 20 to 30 years, with consideration for a right of renewal, would provide a more appropriate basis for maintaining these historic buildings and protecting their value as part of New Zealand's heritage.

Call to action

I respectfully ask that DOC support a longer lease arrangement of 20-30 years with Right of Renewal for the Rangitoto Island bach community so this unique living heritage can continue to be preserved for all New Zealanders.

Thanking you,
Glenis Munro
I wish to keep my contact details confidential

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawbai
New Zealand Government

Sub 76

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.)	Justin 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	

☒ 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	Justin Allan – Bach 8
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

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.

Submission on Proposed Lease Term for Rangitoto Island Bach 8

I support the proposed new lease for Rangitoto Island Bach 8 and appreciate the opportunity to make a submission on the proposed lease arrangements.

While I support the granting of a new lease, I respectfully request that the proposed 10-year lease term be increased to an initial term of 15 years, with two rights of renewal of five years each (5+5+5).

My family's connection with Bach 8 spans more than four generations and over 80 years. This connection began in 1944, when my great-grandfather, [redacted] acquired the lease following the death of the original leaseholder, [redacted]. Since then, the bach has remained in our family, becoming much more than a building - it is an important part of our family's history, identity, and heritage.

The Rangitoto Island baches are recognised as an important part of New Zealand's cultural and historic heritage. The Rangitoto bach community has existed since the early 1900s and represents one of the last remaining examples of a historic New Zealand bach settlement. These are not simply historic buildings, they are living heritage, where families continue to occupy, maintain, and care for the baches in much the same way they have for generations. This living history provides an authentic cultural experience that benefits the public, enhances the experience of the hundreds of thousands of visitors who come to Rangitoto Island each year, and preserves an important part of New Zealand's social history that cannot be recreated once lost. They represent a unique chapter in the country's recreational history and reflect a way of life that has been enjoyed by generations of New Zealand families. As one of the few remaining historic bach communities in the country, they contribute significantly to the character and story of Rangitoto Island. Families who have cared for these properties over many decades have played an essential role in preserving not only the buildings themselves, but also the traditions, stories, and community that give the island much of its cultural significance and contribute to its heritage value and visitor experience.

For more than 80 years, successive generations of my family have maintained Bach 8 with respect for Rangitoto Island and its unique environment. The bach has provided a place where our family has gathered, passed on traditions, and created lasting memories. Throughout this time, we have recognised the privilege of being part of the island's unique history and have valued the Department of Conservation's role in protecting its natural and cultural heritage.

The bach community continues to make an important contribution to the protection and management of Rangitoto Island. Bach owners invest substantial personal time and financial resources in maintaining these historic buildings, helping to preserve an important part of New Zealand's heritage while supporting the island's cultural landscape. The resident community also provides environmental stewardship through the care of surrounding areas, pest monitoring, and vigilance that benefits Rangitoto's native flora and fauna.

I understand and respect the Department of Conservation's responsibility to protect Rangitoto Island and manage its long-term future. The preservation of these historic baches requires significant ongoing investment and careful maintenance. For more than a century, leaseholders have borne the considerable cost of maintaining these historic buildings, preserving an important part of New Zealand's heritage largely at their own expense and with minimal cost to the Crown. A 10-year lease provides limited certainty for leaseholders who are expected to make significant financial commitments to preserve heritage buildings in a challenging island environment. An

initial 15-year lease would provide greater confidence to undertake major restoration and maintenance projects, helping to ensure these nationally significant heritage assets remain in good condition for future generations. This additional certainty would support continued investment in the maintenance and preservation of the baches, protect an important part of the island's cultural heritage, and provide families with a more reasonable period to plan for the eventual return of the properties to the Crown.

This request is not intended to delay or avoid the eventual return of Bach 8. Rather, it seeks a modest extension that recognises more than four generations of responsible stewardship and our family's longstanding historical and personal connection to the property. A 15-year initial lease with two five-year rights of renewal would appropriately balance the Crown's long-term management objectives with recognition of the heritage significance of these historic baches and the families who have cared for them.

Beyond preserving the buildings themselves, the bach community contributes to the protection of Rangitoto Island through environmental stewardship, pest monitoring, and care for the surrounding landscape. The continued presence of a responsible and committed community provides ongoing benefits for the island's flora and fauna while also supporting one of Auckland's most visited heritage destinations. Leaseholders are uniquely placed to maintain these historic buildings because of their personal commitment, financial investment, and intergenerational connection to them. They preserve not only the buildings themselves but also the traditions, stories, and sense of community that make Rangitoto a unique example of New Zealand's living heritage.

Maintaining these historic buildings comes at considerable personal cost. I therefore respectfully encourage the Crown to consider establishing a heritage funding programme to assist leaseholders in preserving these nationally significant heritage assets. Such support would help ensure these buildings continue to benefit the public while recognising the substantial contribution already made by leaseholders.

In conclusion, I respectfully request that the proposed lease arrangements be amended to provide an initial lease term of 15 years, with two rights of renewal of five years each. Such an approach would fairly recognise the longstanding stewardship of bach-owning families, encourage continued investment in the preservation of these important heritage buildings, and ensure this unique example of New Zealand's living heritage continues to benefit the public, Rangitoto Island, and future generations.

Thank you for considering my submission.
Kind regards,
Justin Allan.

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawhai
New Zealand Government

Sub 77

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.)	Rachael 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	

☐ 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.*

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	Rachael 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 an 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.

My submission supports the granting of a new lease, but with an amendment 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
Rangitoto Island Bach 8 Submission	pdf	Document to support my submission as well as the part of the application I wish to have ammended

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

Rangitoto Island Bach 8

To whom it may concern,

My submission supports the granting of a new lease for Rangitoto Island Bach 8. However, I respectfully request that the proposed 10-year lease term be increased to 15 years, with two rights of renewal of five years each (5+5+5).

I believe a 15-year lease provides the appropriate balance between heritage preservation, environmental stewardship, community continuity, public accountability, and the long-term investment required to maintain these historically significant buildings for the future.

My Family's Connection to Bach 8

My family's connection with Bach 8 spans more than four generations and over 80 years. This connection began in 1944, when my great-grandfather, [redacted] bought the lease following the death of the original leaseholder, [redacted].

When my great-grandfather and his wife, [redacted] purchased the lease, Bach 8 was a simple tin shack that had been heavily vandalised and overrun with possums. Through considerable effort and care, they transformed it into the heritage building it is today.

This work was undertaken with the support of the wider bach community. Families contributed wool for blankets, tallow barrels for water tanks, and wood for renovations, demonstrating the strong sense of community that has long existed among the Rangitoto Island bach families. My great-grandparents organised a working party to clean and restore the Bach. They added a kitchen, replaced the lino floor (which had originally been laid directly over the rocks) with wooden flooring, and replaced the scrim walls and ceiling.

This history of collective effort is consistent with the wider heritage story of Rangitoto Island baches. Heritage New Zealand's assessment recognised that the isolated location of the island and the long-standing threats to the baches helped foster a strong sense of community among bach owners. The bach community historically worked collectively, sharing labour and materials, and supporting one another in maintaining these unique buildings.

The history of the Rangitoto Island bach community extends back to the early 1900s, and this long-standing connection between the baches, their owners, and the island is something we believe should continue. Preserving this relationship is important not only for the bach community, but also for the public and for Rangitoto Island itself, as it allows this unique part of New Zealand's early social and cultural history to remain accessible and protected for future generations.

This tradition of community cooperation is an important part of the heritage value of the Rangitoto baches, and is one that my family has continued to be part of. The work of [redacted] established a legacy of care and stewardship that my family has carried forward for more than 80 years.

Throughout this time, Bach 8 has been deeply loved and carefully maintained by successive generations of my family. I consider Rangitoto Island to be my maunga, and our family has continued to maintain a strong connection with the island and its wider community.

Over the years, we have contributed to the ongoing care of the island by maintaining the Bach, responding to the effects of severe weather and king tides, and supporting the wider bach community. For my family, the responsibility of caring for Bach 8 is more than simply maintaining a building. It is about protecting an important part of Rangitoto Island's history and ensuring that this legacy is protected and can be experienced for future generations.

The Heritage and Cultural Significance of the Rangitoto Baches.
Rangitoto Island is recognised for its significant natural, cultural, recreational, landscape, and heritage values. The Rangitoto Island baches form an important part of the island's cultural and historic heritage. The Rangitoto Island baches are one of the island's most distinctive and recognisable features and are a well-known part of the wider Hauraki Gulf landscape.

The Rangitoto Island baches are recognised by Heritage New Zealand Pouhere Taonga through the listing of the Rangitoto Wharf Settlement Historic Area, the Islington Bay Settlement Historic Area, and the McKenzies Bay Historic Area. These listings recognise the significant heritage values of the Rangitoto Island bach settlements and identify the baches as demonstrating the continuity and distinctive characteristics of a particular type of New Zealand community. They also recognise that the Rangitoto Island baches contribute valuable cultural meaning to the wider cultural landscape of New Zealand.

The heritage significance of the baches extends beyond the individual buildings themselves. Heritage New Zealand recognises that the Rangitoto baches form part of the broader cultural heritage of New Zealand and reflect the important contribution of the bach to our national lifestyle and social history.

The Rangitoto Island baches represent a form of living history. Their heritage value is not only found in the buildings themselves, but also in the stories, traditions, relationships, and intergenerational connections that continue through their ongoing occupation.

Heritage New Zealand highlights that these baches are both isolated in time and place, forming a distinct collection of historic buildings, and represent an authentic example of an important chapter in New Zealand's social and architectural history.

Continued occupancy allows future generations to understand how early New Zealanders lived, holidayed, and connected with the island environment. The bach community's ongoing presence preserves an authentic link to New Zealand's past - a link that cannot simply be recreated once it is lost.

Rangitoto Island is a significant visitor destination within the Hauraki Gulf, and the bach community forms part of the distinctive experience and heritage story that visitors encounter on the island. The continued preservation of the baches therefore contributes not only to the protection of New Zealand's heritage, but also to the cultural and tourism value of Rangitoto Island as a visitor destination.

At Bach 8, we are proud to welcome visitors and share both the story of our Bach and the wider history of Rangitoto Island. We regard the stewardship of Bach 8 as a privilege and recognise the fortunate position we hold in contributing to the kaitiakitanga of Rangitoto Island.

For this reason, a 15-year lease is necessary to provide families with sufficient certainty and confidence to invest in the substantial work required to preserve these heritage buildings and ensure that they remain for future generations.

Stewardship and Kaitiakitanga
Rangitoto Island baches are recognised as part of the island's significant heritage values.

The Rangitoto Island Bach Community Association (RIBCA), of which my family is an active member, recognises the historical significance of the motu to the iwi and hapū of Tāmaki Makaurau and the importance of kaitiakitanga and responsible guardianship of the land. RIBCA has been recognised by the High Court as a historic community. RIBCA has also been

recognised by the Auckland Botanical Society for its contribution to the island for its role in protecting the vegetation.

The bach community has a longstanding role in supporting the wellbeing of the island. Bach families provide practical, ongoing stewardship through activities such as observing environmental conditions, reporting issues, assisting with pest monitoring, extinguishing fires, undertaking weed controls, supporting visitors when problems arise, and helping to protect the island's flora, fauna, and wider landscape.

The history of Rangitoto Island baches and bach community demonstrates an important relationship between the conservation of natural heritage and the conservation of human heritage. The baches sit within a nationally significant natural environment, but they are also themselves part of the island's cultural and historical heritage. Their continued protection therefore provides an example that these two forms of heritage can coexist through responsible stewardship, appropriate regulation, and careful management.

This ongoing presence means that the bach community is not separate from the stewardship of Rangitoto Island. Rather, the community has established a practical role in caring for the island and responding to issues as they arise. Therefore, continued occupancy provides benefits beyond the individual leaseholders. It benefits the public by allowing visitors to experience and learn about an authentic part of New Zealand's social and cultural history; it benefits Rangitoto Island through ongoing practical stewardship and care provided by the bach community; and it benefits the wider community by preserving the traditions, relationships, and intergenerational connections that have developed over many decades.

The Need for a 15-year Lease

Maintaining heritage buildings requires a long-term approach. The proposed 10-year lease period does not provide sufficient certainty for families to undertake the level of investment required to preserve these baches and maintain their historical value.

The history of the Rangitoto Island baches demonstrates the important role that successive generations of leaseholders have played in their preservation. Since the 1930s, the future of the baches has been subject to changing approaches to their management and tenure. Their survival and continued preservation are a direct result of the commitment, care, and stewardship of successive generations of bach owners. This long-standing relationship between the baches, their leaseholders, and the wider Rangitoto Island community has played an important role in ensuring that this unique part of New Zealand's heritage remains protected and valued today.

The owners also have strong personal, historical, and intergenerational connections to these buildings. Families who have cared for the baches over generations have a unique understanding of their history, construction, and ongoing maintenance needs. I believe that this established community of owners is best placed to continue the careful stewardship required to preserve the baches' historical value. However, this requires sufficient security of tenure to justify and support the substantial investment required to maintain these heritage buildings.

As the baches are heritage buildings and cannot simply be removed or demolished, continued private stewardship provides a practical means of supporting both heritage preservation and the responsible use of public resources. The significant costs associated with maintaining heritage buildings are a reality for DOC, the Crown, and heritage owners throughout New Zealand. Therefore, providing greater tenure security encourages private investment in:

- Structural repairs and strengthening;
- Heritage conservation and restoration works;

- Safety improvements;
- Environmental protection measures; and
- Ongoing maintenance and preservation.

Without sufficient security of tenure, there is limited incentive for leaseholders to make substantial long-term investments in their baches. A 15-year lease would provide greater confidence that investment in heritage conservation will have a meaningful and lasting benefit.

I also encourage DOC and the Crown to consider establishing heritage funding assistance or grants to support significant preservation works. The Rangitoto Island baches are historically significant heritage structures, and a collaborative approach between DOC, the Crown, and the bach community could help ensure that the costs of preserving this heritage are sustainable for all parties.

Why a 15-Year (5+5+5) Term Is Appropriate
I believe a 15-year lease structured as 5+5+5 provides the best balance between heritage preservation, environmental protection, community continuity, public accountability, and long-term maintenance investment.

As Heritage New Zealand recognises the importance of baches as an interrelated group of historic places and as an example of a distinctive seasonal holiday community of the coast, a lease structure that supports continued intergenerational occupation therefore helps preserve not only individual buildings, but also the social and cultural relationships that give the wider community its heritage value.

This structure would provide:
- Greater certainty for leaseholders to plan and invest in significant heritage maintenance;
- Formal review points every five years;
- Opportunities for DOC to assess compliance with lease conditions;
- Strong incentives for ongoing investment in heritage preservation;
- Continued oversight of environmental stewardship and public access; and
- Flexibility to respond to future changes in management requirements.

A 5+5+5 structure also provides a more balanced approach than either a short-term lease, which may discourage significant investment, or the longer 21-year (7+7+7) lease terms previously sought. A 15-year lease five-year renewal points may also help manage future costs for the Crown and DOC by allowing heritage maintenance to continue under private stewardship, rather than increasing the likelihood of multiple batches requiring significant maintenance at the same time. If all baches were to transition back to Crown ownership at the same time, this could see a significant public expense. A staggered approach, with five-year renewal points, would allow any future transition to occur over time and may help avoid a concentrated financial burden. The proposed 15-year term would therefore provide a reasonable level of security for leaseholders while retaining appropriate review mechanisms and accountability for DOC and the Crown.

Recommendation
I respectfully recommend that the Minister approves a 15-year lease for Bach 8, structured as 5+5+5, subject to appropriate conditions, including:
- Mandatory heritage maintenance plans;
- Five-yearly compliance and condition reviews;
- Environmental stewardship requirements;

- Continued protection of public access;
- Heritage conservation standards approved by DOC; and
- Consideration of Government heritage funding assistance for significant preservation works.

My family's connection with Bach 8 spans more than 80 years and four generations. We feel a deep responsibility to protect and preserve the Bach and the history it represents. We want future generations of our family, as well as visitors to Rangitoto Island, to be able to experience and learn from this unique part of New Zealand's heritage.

The Rangitoto Island baches are more than buildings. They represent a distinctive chapter in New Zealand's social and cultural history. They are living links to our shared history and form part of the cultural heritage story of Rangitoto Island and the Hauraki Gulf. Granting a 15-year lease on a 5+5+5 basis would provide the certainty needed to continue this legacy of care while maintaining appropriate oversight and accountability. I believe this approach offers the strongest opportunity to protect these heritage buildings, support responsible stewardship, and ensure that the unique character and history of the Rangitoto Island bach community are preserved for generations to come.

Thank you for considering my submission and for recognising the importance of preserving the unique heritage, history, and character of the Rangitoto Island bach community for future generations.

Yours sincerely,
Rachael Allan

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawbai
New Zealand Government

Sub 78

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.)	Catherine Wagener
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	Catherine Wagener
Organisation	Bach holder
Date	6.7.26

D. Statement of Support, Neutrality or Opposition

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

E. Hearing Request

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

F. Objection or submission

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

I respectfully request the concession be increased from 10 years to 15 years.

My reasons for my objection or submission are:

Our family have owned a bach on Rangitoto Island since 1927. My grandmother was a solo mother having been widowed when her husband died of the Spanish Flu when he was serving at the Featherstone Military Camp at the end of the First World War. Rangitoto became her haven to bring up her son. When there were prisoners on the island they took a liking to her kindly nature and build steps up to a circular area for her which remain to this day.

Our family had almost every holiday and many weekends on the island. We were very involved in community life and shared our bach with many friends and family members coming to stay for weekends and holidays.

Our bach does need some work to restore it. The materials to reclad are already on the island – transported by DOC a number of years ago. With the bach being well over 100 years old we are not sure what we are gong to find once the cladding is off and are going to need some expertise meaning we are going to have to employ people to complete the task. It is a very special wee place and deserves to be restored. Because of a lack of certainty of tenure we have not invested in getting the restoration completed. We are expecting the cost to be many tens of thousands. If we can have 15 years we believe it is worth our while to recreate the bach as a functioning memory of the life of an historical bach community.

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

Our family request the suggested term of 10 years be increased 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'.

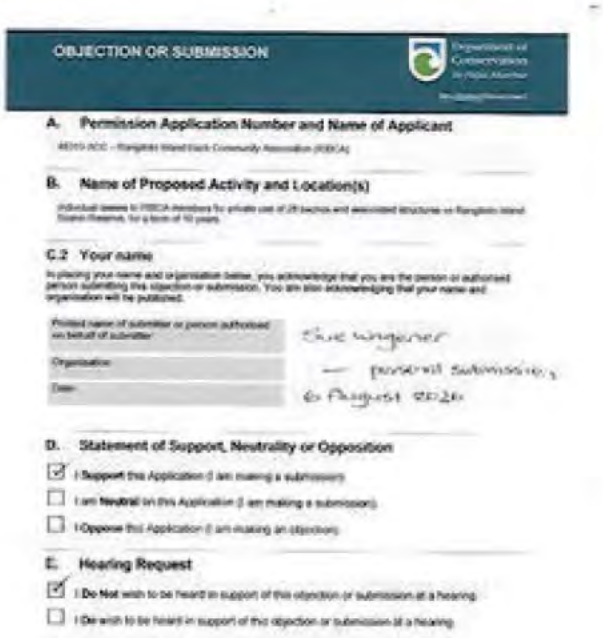
Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment

Sub 79

From: [redacted]
To: Lynette Trewavas
Subject: Rangitoto Island Bach Community
Date: Thursday, 6 August 2026 7:49:06 pm
Attachments: Rangi Submission. pg 1.jpeg
Rangi Submission. pg 2 1.jpeg
Rangi Submission. pg 3.jpeg

Please find attached my submission re the above. If I have missed something please let me know.

Regards
Sue Wagener



OBJECTION OR SUBMISSION

A. Permission Application Number and Name of Applicant

B. Name of Proposed Activity and Location(s)

C.2 Your name

Sue Wagener

— personal submission

6 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



OBJECTION OR SUBMISSION

A. Permission Application Number and Name of Applicant

B. Name of Proposed Activity and Location(s)

C.1 Objector or Submitter Information

Sue Wagener

[redacted]

☑ I wish to keep my contact details confidential

From: [redacted]
To: [redacted]
Subject: Photos of submission
Date: Monday, 17 August 2026 12:27:09 pm

Hope these are better Can you confirm you have them

Permissions Application Number 48313-ACC

F. Objection or submission

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

We have had the privledge and pleasure to visit and stay with my sister-in-law's family at their bach for 50 years. The family care so much for the island and community however until their lease is extended they can't commit to ongoing maintenance + upgrading. Many times we've interacted to visitors to the island. A Pākiwi tradition which is living history.

My reasons for my objection or submission are:

history.

My reasons for my objection or submission are:

The bach holders care deeply for the island. They care for the fauna and flora, pick up + remove rubbish which is wind driven or from the sea. They interact with tourists and often offer a cup of tea and biscuit showing kiwi hospitality. The "museum bach" is well visited but to see people staying in the other ones is next level. Absolutely unique.

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 lease terms from 10 years to 15 years. The bach holders want to maintain and upgrade them which is costly therefore a 15 yr lease appropriate.
They are historic buildings - a living history - large numbers of tourists (local and international) visit the island and bachs hence a government funding would be hugely beneficial to them.

G. Attachments

Sent from my iPhone

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawbai
New Zealand Government

Sub 80

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 Pardington
Contact person and role of organisation	*Mark Pardington*
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	Mark Pardington
Organisation	Mark Pardington
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 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 a unique piece of Auckland's history and should be protected.

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

G. Attachments

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

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

How do I submit my objection or submission?

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

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawhai
New Zealand Government

Sub 81

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.)	
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	

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

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

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawbai
New Zealand Government

A. Permission Application Number and Name of Applicant

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

B. Name of Proposed Activity and Location(s)

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

C.2 Your name

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

Printed name of submitter or person authorised on behalf of submitter	Nils Johannessen
Organisation	Community
Date	7/8/26

D. Statement of Support, Neutrality or Opposition

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

E. Hearing Request

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

F. Objection or submission

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

Extension of the batch leases for another 10 yrs.

My reasons for my objection or submission are:

Large cost for maintenance (Govt funding needed).
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 the extension but want it to be 15 years in 5 year blocks, however I wish that it be 5 x 3years would be better for a more gradual return of the baches.

G. Attachments

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

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

How do I submit my objection or submission?

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

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawhai
New Zealand Government

Sub 82

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.)	William James Collins
Contact person and role of organisation	*William Collins*
Email (Communication from DOC will be via email unless alternate contact requested)	[redacted]
Alternate contact for all DOC communication	
Phone/Mobile	
Postal Address and Post Code	

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

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

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawbai
New Zealand Government

A. Permission Application Number and Name of Applicant

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

B. Name of Proposed Activity and Location(s)

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

C.2 Your name

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

Printed name of submitter or person authorised on behalf of submitter	William James Collins
Organisation	N/A
Date	7/8/26

D. Statement of Support, Neutrality or Opposition

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

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

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

E. Hearing Request

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

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

F. Objection or submission

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

The [redacted] family bach has been part of my life starting from Christmas holidays from 1950 onwards so obviously as a family we are keen to see our use and access to the bach continue.

I am a member of RIBCA and agree with their request to extend this proposal to three sets of 5 years, 15 years total.

Our bach has good bones, its needs some TLC like a new tank stand and a tidy but is totally original in its uniquely Rangitoto way.

Either way it will be good to get a decision so we can move forward knowing one way or the other.

Good luck 😊

My reasons for my objection or submission are:

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

G. Attachments

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

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

Department of Conservation
Te Papa Atawbai
New Zealand Government

Sub 83

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.)	Malcolm Fisher
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.*

Department of Conservation
Te Papa Atawbai
New Zealand Government

A. Permission Application Number and Name of Applicant

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

B. Name of Proposed Activity and Location(s)

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

C.2 Your name

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

Printed name of submitter or person authorised on behalf of submitter	Malcolm Fisher
Organisation	
Date	6 August 2026

D. Statement of Support, Neutrality or Opposition

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

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

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

E. Hearing Request

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

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

F. Objection or submission

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

10 yr lease without right of renewal

My reasons for my objection or submission are:

Bach families and their friends are best suited to look after the historic baches. These families have been part of the Rangitoto bach community for many decades. In many cases, lineage goes back to the early 20th century when allotments were administered by Devonport Borough Council. My inlaws bach is beside the path near the causeway to Motutapu.

We often found passersby to be interested in our presence and we would happily show them through the bach and talk about the history, island management, and current situation (walking opportunities on the two islands, and downsides like weed growth.) People enjoyed interaction with us and I don't recall anyone saying we shouldn't be there. Discussion would include my father in law's experience of wading to Motutapu at low tide in pre 2nd world war days to fetch milk from the farmer, and seeing king fish passing the bach at high tide.

It has been suggested that bach use is limited to families. This is not the case, and we believed it is much better to have the bach used and enjoyed than sitting empty. Hence the visitor books are full of happy entries from many friends and acquaintances. Our two children had old-world upbringing during weekends and holidays, interacting with tide and natural environment. We believe our children's experience helped establish their appreciation of conservation and environment Other parents loved seeing their children enjoying the same pattern. Also, when children were present in the next-door bach, there was nice interaction, endorsing sense of community.

Being a keen tramper, I loved traversing the two islands and the challenge of circling the islands while tide allowed. Several times I organised Auckland Tramping Club weekend trips to the island, most people staying in the Girls Brigade bach, with the overflow in ours. For a few hours on day two we would do weed control around the Brigade bach.

During the annual Dual multisport days I participated in nearly all 14 marathons, and many bach people helped with marshaling. The bach community has always participated in efforts to improve Rangitoto's environment with weed management, rubbish collection and fire and pest monitoring. And the community is on hand to help people in distress.

Apart from tramping/running round the islands and enjoying interacting with community and visitors, I enjoy the challenge of weed control. I have done many,many days on both islands, getting rid of pest plants, and my wife and I have been Motutapu Restoration supporters since the organisation's inception. Because of my efforts in the environment I had the honour of representing the bach community when tieke were released. I love passing the release point, not far below the summit, and hearing their chatter. With some other bach people I also remember well helping with brodifacoum management when the aerial drops took place.

Were I not now in Nelson, and still living in Auckland, regular weed activities on the islands would be high on my agenda. But now I devote one or two days a week helping Brook Sanctuary instead. However, love of Rangitoto is well embedded, and I have deep attachment with the bach community. Our Auckland-based son and his cousins are taking up the mantle and continuing the community lifestyle. And our daughter, although living in Golden Bay, certainly plans to retain connection.It is the bach community that will keep the baches and their rather unique way of life viable. To convert the baches to public huts, as has been proposed recently, would annihilate the historic human connection with the island. The bach community knows best how to maintain the baches, and I totally back efforts to retain their tenure.

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.

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawhai
New Zealand Government

Sub 84

A. Permission Application Number and Name of Applicant

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

B. Name of Proposed Activity and Location(s)

s

C.1 Objector or Submitter Information-

Submitter's name (list organisational name if submitting on behalf of a business, community group, etc.) Philip Dadson	
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 [redacted]	
Phone/Mobile [redacted]	
Postal Address and Post Code [redacted]	

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

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

A. Permission Application Number and Name of Applicant

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

B. Name of Proposed Activity and Location(s)

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

C.2 Your name

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

Philip Dadson

Printed name of submitter or person authorised on behalf of submitter Philip Dadson	
Organisation Individual	
Date 6 / 8/ 2026	

D. Statement of Support, Neutrality or Opposition

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

E. Hearing Request

☐ 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:

Point 3, 7, 8, 10 of the Executive Summary

My reasons for my objection or submission are:

I am a senior, pakeha, New Zealand artist and musician who has immense respect for the bio-diverse natural and cultural significance of the Rangitoto and Motutapu island reserves. I value the privilege of spending time in these unique environments hugely, and wish to support ongoing use, be it limited, by current bach holding families.

I have personally had privileged access to the Rocky-Nook bach sited near the causeway in Islington Bay, Rangitoto, through a period of some thirty years, and more recently was accorded a gaurdian of the bach by the owners, the [redacted] family, to appreciate the cultural and natural significance of the motu and to assist them with general upkeep and security of the dwelling and it's immediate surrounds.

The Rae/Fisher family have a long history of nature conservation and preservation [redacted] – long time Birkenhead conservationist is the mother of [redacted], husband to [redacted], both passionate Rangitoto conservationists along with their family).

The Rocky-Nook bach, overall, is in good general condition. Maintenance occurs on a regular basis. Most recently a water tank has been replaced and a new solar panel and battery installed for lighting in particular.

As a visitor I regularly collect rubbish off the immediate Rangitoto and Motutapu coastline, observe the diverse native birdlife and report anything unusual to motu staff.

I strongly support the RiBCA and the [redacted] family's application for ongoing bach-holding appreciation and guardianship of the motu in collaboration with DOC and the Iwi, now and in the future.

<u>The outcomes that need to be addressed by this application are:</u>
1.The term of the lease, ideally extended realistically to allow for bach holders to manage upkeep and maintenance with efficiency and respect for the motu's future.
2. With due respect to Iwi opposition (point 10), I would emphasise the bach-owner's commitment to maintaining and conserving the unique botanical and natural bio-diversity of the bach sites and of the islands – which they can contribute to collaboratively and constructively with realistic lease extension.

<u>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.</u>

1. I propose amendment to the term of the lease for a period to be determined between fifteen to thirty years.
2. The condition: That bach holders agree to periodic (7 year?) assessements, and that they vacate the baches by the agreed date(s), leaving them in the best possible condition for future use and purposes determined by DOC and the Iwi .

G. Attachments

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

Sub 85

From: [redacted]
To: Lynette Trewavas
Subject: Rangitoto Submissions from Batcvh 101
Date: Friday, 7 August 2026 2:35:23 pm

Please find my submission from Batch 101 Rangitoto Island
Ngaire Harris nee Te Hira batch 101 at Islington Bay

Submission Topic	RIBCA Objection / Concern	Reasoning	Requested Outcome
Lease Term	Opposes the proposed 10-year lease term offered by the Department of Conservation (DoC).	A 10-year lease does not provide sufficient certainty or incentive for owners to invest in preserving heritage baches.	Extend lease terms from **10 years to 15 years**.
Heritage Preservation	Heritage baches require long-term stewardship to preserve their historical and cultural value.	The owners and local community have a strong commitment to maintaining these historic buildings for future generations.	Recognise heritage baches as important historical assets and support their long-term preservation.
Maintenance Costs	Maintenance of heritage baches is costly.	Owners bear significant financial responsibility for preserving heritage structures that benefit the wider public.	Seek Government funding or financial assistance to help maintain heritage baches.
Living Heritage	The baches represent "living history" rather than static museum exhibits.	Continued occupation allows visitors and future generations to experience New Zealand's coastal heritage authentically.	Support policies that enable ongoing use and occupation of heritage baches.
Environmental Stewardship	Bach owners actively protect surrounding flora and fauna.	The local community has a vested interest in caring for the natural environment and contributes to conservation efforts.	Recognise the environmental stewardship provided by bach owners in management decisions.
Tourism	The area is a significant tourist destination.	Preserved heritage baches enhance the visitor experience and contribute to the area's unique character and local economy.	Consider the tourism and cultural value of heritage baches when determining lease arrangements.

To

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawbai
New Zealand Government

Sub 86

A. Permission Application Number and Name of Applicant

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

B. Name of Proposed Activity and Location(s)

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

C.1 Objector or Submitter Information-

Submitter's name (list organisational name if submitting on behalf of a business, community group, etc.)	Donna 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.*

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawbai
New Zealand Government

A. Permission Application Number and Name of Applicant

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

B. Name of Proposed Activity and Location(s)

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

C.2 Your name

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

Printed name of submitter or person authorised on behalf of submitter	Donna McBride
Organisation	
Date	05/08/2026

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 existed since the early 1900s and represents an important part of New Zealand's heritage. These baches should continue to be preserved for the benefit of the public, the island, and the wider community. A 10-year lease does not provide sufficient certainty for owners to commit to the significant maintenance and investment required to protect these historic buildings. Substantially longer lease terms are needed to ensure the baches remain a living part of New Zealand's history and continue to be cared for by the community that has a strong, long-term interest in their preservation.

Key reasons for support include:

• Preserving historic New Zealand baches and buildings.

• Providing sufficient lease certainty to justify the significant cost of ongoing maintenance, with government support where appropriate.

• Extending the lease term well beyond 10 years to better support long-term preservation.

• Maintaining the baches as "living history" within a high-tourism area.

• Supporting community stewardship of Rangitoto Island, including care for its flora and fauna.

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

The 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 as this is currently not included.

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 87

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.)	Quincy Makiiti
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** I DO WANT TO KEEP IT CONFIDENTIAL (Cannot tick the box on a MAC for some reason)

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	Quincy Makiiti
Organisation	
Date	06/08/2026

D. Statement of Support, Neutrality or Opposition

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

☐ 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 NOT

☐ 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 supports the granting of the application. It relates specifically to the following aspects of the notified proposal and of the Notified Lease Decision Report (DOC-10404675, 8 May 2026):

- The proposed term of 10 years and the absence of any right of renewal (Option 1; report paragraphs 25, 177 to 182).
- The position of the remaining lifetime lessees and the treatment of their leases (report paragraphs 2, 38, Appendix One paragraph 74(b) and footnote 11).
- The contribution the bach community makes to the island and to the safety and wellbeing of the visiting public.
- Engagement with the iwi and hapu of the Tamaki Collective and the mechanism for continuing that engagement through the life of any concession (report paragraphs 10, 51, 115, 160 to 165, and Appendix Six).
- The heritage conditions, in particular the Built Heritage Assessment and Heritage Maintenance Plan (report paragraphs 20, 86, 89, 139).
- Public access to and appreciation of the baches (report paragraphs 61, 62, 90, 98, 99, 123).
- The proposed phase-out of private accommodation and what happens at the end of the term (report paragraphs 101 to 105).
- Fees, including processing, activity, annual management and monitoring fees (report paragraphs 100, 185 to 192).

My reasons for my objection or submission are:

See Document, 'RIBCA 48313-ACC Quincy Submission in Support'

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 Document, 'RIBCA 48313-ACC Quincy Submission in Support'

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
RIBCA 48313-ACC Quincy Submission in Support	PDF	Submission in Support full document 7 pages to answer section F properly

SUBMISSION IN SUPPORT

Permission Application 48313-ACC — Rangitoto Island Bach Community Association (RIBCA)

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

Section D — Statement of position

I Support this Application (I am making a submission).

Section E — Hearing request

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

Section F.1 — The specific parts of the application this submission relates to

This submission supports the granting of the application. It relates specifically to the following aspects of the notified proposal and of the Notified Lease Decision Report (DOC-10404675, 8 May 2026):

- *The proposed term of 10 years and the absence of any right of renewal (Option 1; report paragraphs 25, 177 to 182).*
- *The position of the remaining lifetime lessees and the treatment of their leases (report paragraphs 2, 38, Appendix One paragraph 74(b) and footnote 11).*
- *The contribution the bach community makes to the island and to the safety and wellbeing of the visiting public.*
- *Engagement with the iwi and hapu of the Tamaki Collective and the mechanism for continuing that engagement through the life of any concession (report paragraphs 10, 51, 115, 160 to 165, and Appendix Six).*
- *The heritage conditions, in particular the Built Heritage Assessment and Heritage Maintenance Plan (report paragraphs 20, 86, 89, 139).*
- *Public access to and appreciation of the baches (report paragraphs 61, 62, 90, 98, 99, 123).*
- *The proposed phase-out of private accommodation and what happens at the end of the term (report paragraphs 101 to 105).*
- *Fees, including processing, activity, annual management and monitoring fees (report paragraphs 100, 185 to 192).*

Section F.2 — My reasons

Who I am

1. I make this submission in my own name as an individual. I am not authorised to and do not purport to speak on behalf of any organisation. I do, however, work on Rangitoto Island with the Rangitoto Island Historic Conservation Trust (RIHCT), and my submission is informed by that experience. Over approximately four years I have been directly involved in the care of the Trust baches, being the museum at bach 38 near Rangitoto Wharf and the other baches managed by the Trust, including those bookable by the public, referred to at paragraph 62 of the report.
2. I mention this because of the particular perspective it gives me. The report repeatedly points to the Trust baches as the model of what public access to Rangitoto baches looks like in practice (paragraphs 62, 123 and 176). I am one of the people who actually delivers that model on the ground. I nonetheless support the granting of this application, and I do so precisely because of what four years of hands-on work on those buildings has taught me about what it takes to keep them standing.

Why I support the application

3. These buildings do not survive on goodwill. They survive on continuous, unglamorous, physical labour and on money. In my time with the Trust I have been involved in repair and maintenance work on the Trust baches, in weed control, and in the upkeep of tracks and access ways. I have hosted and spoken with visitors to the island and to the museum. That work is only possible because somebody is committed to those specific buildings over time and has the security to plan and fund the work.
4. The bach families are the equivalent workforce for the remaining structures, and there is no substitute for them. The Department itself accepts at paragraph 131 of the report that if the application is declined, maintenance is likely to fall to the Department. The report identifies no funding for that. From direct experience of what a single bach costs in labour, materials and logistics on an island with no mains power, no vehicle access to most sites, no pressurised water supply and every item carried in by ferry or boat, I do not believe the Department is presently resourced to absorb 27 further buildings. The realistic alternative to granting this application is not better conservation of the baches. It is slower loss of them.
5. The Department has already reached the same conclusion on the substantive statutory questions. The report finds that approving the application is not contrary to the purpose of a scenic reserve (paragraph 66); that the baches are historic features of the reserve (paragraph 65); that exclusive possession is necessary and the application is therefore consistent with section 17U(6) (paragraph 73); that all adverse effects can be adequately remedied, avoided or mitigated through lease conditions (paragraph 52); that the baches have only a minor impact on the natural and historic resources of the Park (paragraph 112); that they do not detract from the landscape and

seascape (paragraph 96); and that their presence does not unreasonably impact the public's benefit, enjoyment of or access to the majority of the reserve (paragraph 94). At paragraph 128 the report accepts that granting would be likely to assist in the preservation of the baches because members are ready and willing to invest once tenure is certain. I agree with each of those findings and adopt them.

6. I also note the finding of the High Court, recorded at paragraphs 113 and 127 of the report, that the baches and the bach owners are a distinct community qualifying for recognition under sections 7 and 8 of the Hauraki Gulf Marine Park Act, that one does not exist without the other, and that continued occupation by the owners would assist in the preservation of the baches. Section 8(d) of that Act requires the protection of the cultural and historic associations of people and communities with the natural, historic and physical resources of the Gulf. The report accepts at paragraphs 11 and 80 that the Hauraki Gulf Marine Park Act is the more specialised instrument and may warrant higher regard than the Conservation General Policy.

What the bach community actually does on the island

7. This section is the part of my submission I feel most strongly about, and it is the part of the picture I most want the decision-maker to understand, because it does not come through in the report at all. The report treats the bach community largely as a matter of historic association: something that happened, that has heritage value, and that must now be managed towards an ending. That badly understates what it is. It is a functioning, active community that does a great deal of practical work on a public reserve, continuously, at no cost to the Crown, and it has done so for a century.

8. Some of that work is recorded in the applicant's own material and is consistent with what I have seen in my time on the island: coordinated rubbish collection, weed control (for which the community received a Weedbusters award), repair and maintenance of the coastal paths used by the public, assistance with the 2009 pest eradication programme by opening every bach and structure on the island for all three poison drops, and marshalling at the annual Dual Motutapu Rangitoto Traverse. The President of the Auckland Botanical Society is recorded as describing the bach owners as acting as guardians for the vegetation, and as having helped threatened plant life by preventing fires and removing pines. Harrison J in the 2006 High Court proceedings referred to the community's special cultural ethos of guardianship of the island.

9. Fire is the clearest example. There is no fire brigade on Rangitoto, no pressurised water supply and no fire appliance. Over many years bach families have put out fires lit by campers and fishers, and have reported fires, dogs and bicycles on the island. Those are not incidents anybody logs or gets credit for. They are simply what happens when people who care about a place are present in it.

10. The example that matters most to me is what the community does for members of the public who get into difficulty. Rangitoto is a day-trip destination served by a ferry timetable, with a demanding summit walk, exposed lava terrain, no emergency services and no accommodation for the public beyond a very small number of bookable buildings. People misjudge the walk. People get injured. People are caught out by weather. People miss the last sailing and find themselves on an island for the night with nowhere to go.

11. Over the decades, bach families have taken those people in. They have fed them, given them shelter overnight in their own baches, looked after them and sent them on their way the following day. They have done this at their own cost, without any obligation to do it, without payment, and without publicity, simply because somebody needed help and they were there. This is recorded in the applicant's response of 19 September 2025, which notes that RIBCA families have often taken in, fed and accommodated day visitors who have missed the last sailing off the island. In four years working on Rangitoto I have heard many such accounts, from many different families and across many years. It is not an occasional act of kindness by one or two individuals. It is a settled and consistent culture.

12. I ask the decision-maker to sit with what that means in practice. The Department's own safety net for a stranded or injured member of the public on Rangitoto, outside ferry hours, has in reality been the bach community. That capacity exists only because there are people in those buildings. A bach that is locked, empty or removed cannot shelter anybody. It cannot put out a fire, report a dog, clear a path or find someone in the dark. Presence is the service. If the community goes, that entire informal safety net goes with it, and nothing in the report proposes anything to replace it.

13. The Hauraki Gulf Marine Park Act asks the decision-maker to have particular regard to the social wellbeing of people and communities, and to the protection of the cultural and historic associations of people and communities with the resources of the Gulf. The conduct described above is precisely what those provisions are about. It is also, in my view, exactly what the High Court meant when it found that the baches and the bach owners are the community and that one does not exist without the other.

The condition of the baches

14. I do not dispute the structural findings in Appendix Four, and it would not be credible to do so. Sixteen of the twenty-seven are in varying states of disrepair. But the report itself identifies the cause at paragraph 50: the baches have lacked any future security, which has resulted in no incentive for bach families to maintain their upkeep. That is not a theoretical proposition. It is the predictable behaviour of any person asked to spend significant money on a building they may be required to vacate.

15. Appendix Four also records the other half of the picture. Baches 25, 34, 58, 60 and 118 are recorded as well maintained, structurally sound, recently painted, reclad or with repairs actively underway. Those are the baches

where the occupants have felt able to invest. The difference between the two groups is not the character of the families. It is certainty of tenure. Granting a term long enough to justify capital expenditure is the single most effective heritage intervention available to the Department in this decision.

Term

16. For that reason I submit that the notified term of 10 years is too short and that the 21-year term sought by the applicant, made up of an initial seven years with two further seven-year renewals, should be granted (Option 2 in the report).

17. My reason is practical rather than legal. The conditions contemplated by the report require, for each bach, a Built Heritage Assessment by a qualified person, a Heritage Maintenance Plan, a heritage building survey, and then an actual programme of works. Appendix Four shows what that programme involves: reroofing, subfloor and pile replacement, recladding, window and joinery replacement, chimney repair, water tank stands rebuilt, composting toilets installed. On several baches that is a very substantial sum, spent on a building on an island, using heritage-appropriate materials and methods, by a family. A ten-year horizon with no right of renewal does not support that investment. It invites the opposite response, which the report itself anticipates at paragraph 139: that owners will surrender their leases rather than fund the works. If that happens the buildings pass to a Department with no allocated funding for them, and the heritage outcome the Department is seeking is defeated by the term it has chosen.

18. A 21-year term with periodic review points achieves both objectives at once. It gives the families a horizon long enough to justify the spend, and it gives the Department a formal opportunity to assess the integrity of each bach and to discontinue any individual lease where the holder is no longer able or willing to meet the conditions. That is a genuine, staged and accountable arrangement, rather than a single cliff edge at which everything reverts to the Crown at once.

19. If the decision-maker is not persuaded to grant 21 years, I submit in the alternative that a term of 15 years be granted, with a formal review every five years at which the Department may decline to continue any individual lease where the lessee has not met the maintenance and heritage conditions. Five-yearly reviews would give the Department tighter and more frequent oversight than either the seven-year cycle proposed by the applicant or the notified ten-year term with no review at all. In my view that is the better long-term settlement for the maintenance of the buildings: a horizon long enough to justify real investment, checked often enough that no bach can quietly deteriorate for a decade before anyone formally looks at it. My primary concern is not the number of years as such. It is that the term must be capable of justifying the investment the conditions demand, while giving the Department genuine and regular oversight of whether that investment is actually happening.

The remaining lifetime lessees

20. The surviving lifetime lessees, and the baches held under the leases issued in 1957 and renewed in 1990, are the living link to the entire history recorded in Appendix One. They are the people who were there. Once they are gone, that direct memory is gone with them, and what remains is documentary. In my work with the Trust I have seen how much of what we know about these buildings comes from the recollection of the people who used them, and how quickly that is lost.

21. I note that the position of those leases is contested. The report states at paragraphs 2 and 38, and in footnote 11 to Appendix One, that the last lifetime leases expired in March 2023 and were not renewed, and that the Department does not consider section 33(1)(a) of the Legislation Act 2019 preserves the right of renewal. The applicant's response of 19 September 2025 records that the affected owners do not accept that position and that it addresses only one of three reasons advanced.

22. I do not ask the decision-maker to resolve that legal question in this process, and I am not qualified to argue it. I ask only that whatever is granted does not extinguish or prejudice the position of the remaining lifetime lessees by a side wind, and that the concession documents expressly preserve their rights as those rights are ultimately determined.

23. I further ask that, given their age and the irreplaceable nature of what they hold, priority be given to recording their knowledge of the baches as part of the heritage work contemplated by the concession, by appropriate audio or video recording. Video in particular is now the ordinary medium for this kind of work and captures a great deal that a written transcript or an audio file does not: the buildings themselves, how they are used, and the people speaking about them in place. It would in my view be a considerably better outcome for the long-term historical retention of this material than anything currently proposed, and the opportunity to do it is closing.

The views of the iwi and hapu of the Tamaki Collective

24. I acknowledge and accept the views expressed by the thirteen iwi and hapu of the Tamaki Collective, as recorded at paragraphs 10, 51, 115 and 160 to 165 and in Appendix Six. I acknowledge the very high spiritual, ancestral, cultural, customary and historical significance of Rangitoto to mana whenua. I acknowledge in particular the choice recorded in the Collective Deed and at paragraph 163 of the report: that during Treaty settlement negotiations the Collective chose not to seek further land on Rangitoto for exclusive use, but to vest it back on behalf of Nga Mana Whenua o Tamaki Makaurau and the rest of the people of New Zealand. That was an act of considerable generosity and it deserves to be honoured in how this decision is made and in how any concession is administered.

25. I do not put my submission forward in opposition to that position, and I do not ask the decision-maker to set it aside. I note only that the report concludes, at paragraphs 149 and 169, that section 4 of the Conservation Act does not create a power of veto and that Treaty principles do not dictate any particular result, and at paragraph 165 that the granting of a lease with a clear phase-out may align with the aspirations of Treaty partners.

26. What I would like to see, and what I think has been missing from more than twenty years of this dispute, is a structured conversation rather than parallel positions filed in a process. I would like to hear directly from mana whenua what their opposition is grounded in, in their own words rather than mediated through a decision report, and I would like there to be a forum in which the bach community, the Trust, the Department and the iwi and hapu of the Collective can talk to one another before the shape of the future is fixed.

27. I therefore submit that whatever term is granted, the concession should require, as a condition, the establishment of an ongoing engagement forum between the Department, the concessionaires, mana whenua and interested heritage organisations, convened at least annually, with the specific purpose of developing an agreed plan for the future of the baches. Open dialogue first, and a jointly developed plan from there. That is a condition the Department can impose today, it costs the Crown very little, and it converts a decision that currently satisfies nobody entirely into the beginning of a working relationship. It would also give practical effect to Policy 5(c) of the Conservation General Policy, under which tangata whenua as kaitiaki are to be invited to participate in the preservation and management of heritage of significance to them.

28. There is one thing in particular that I hope such a forum might make possible, and I raise it with care. Rangitoto carries many histories, laid down in different eras and running alongside one another: the volcanic and geological story of the youngest cone in the Auckland field, the far older and deeper association of mana whenua with Peretu, the prison labour era, the wartime installations, and the bach settlements. Of all of those, the one least visible to a visitor stepping off the ferry today is the oldest. A person can walk to the summit, to Nga Pona-toru-a-Peretu, and encounter almost nothing that tells them whose maunga this is, what it means, or how long that association runs. In my time working on the island I have felt that absence keenly, and I do not think it serves anyone.

29. That is a gap that only mana whenua can fill, and only if they choose to. I would very much like to see the different iwi of the Tamaki Collective given the opportunity, and the resourcing, to share whatever history of Rangitoto, Peretu they consider appropriate for the public to know, in their own words, on their own terms, and under their own control, as part of the interpretation of the island. I acknowledge without reservation that some of that knowledge is tapu and is not for public sharing, and that the decision as to what is shared, in what form, and whether anything is shared at all, rests entirely with them. I would not wish anything in this submission to be read as a request, an expectation or a condition placed upon them.

30. But if they wished to, it would add very significant historical value to Rangitoto, for the visiting public and for everyone who works on the island. It would also make visible something that I believe is true and that the shape of this process tends to obscure: that Rangitoto has supported many histories, in parallel and across different eras, and that recognising one of them has never required erasing another.

Public access

31. Paragraphs 90, 98 and 99 of the report describe public access to the interiors of the baches as limited and discretionary. I want to add something to that picture which the report does not capture. Each year during the Auckland Heritage Festival, members of the bach community open their baches to the visiting public and show them through. That is done voluntarily, on their own initiative and at their own cost. It is a real and well-received contribution to public appreciation of these buildings, and it is happening now, without any lease requiring it.

32. I therefore submit that the right approach is to recognise, support and build on what is already occurring, rather than to treat public access as something wholly absent that must be imposed. I would like to see the concession provide for and encourage public open days, including participation in the Auckland Heritage Festival, with interpretation material available, and with coordination between the concessionaires, heritage organisations and the Department so that the bach settlements can be experienced together rather than piecemeal.

33. I deliberately do not ask that this be forced on individual families, and I do not seek an enforceable obligation. Access offered willingly by someone who is proud of a building and knows its history is worth considerably more to a visitor than access compelled by a lease condition, and in my experience it is also what actually gets delivered and sustained over time. What is beyond doubt is that an occupied bach, opened and explained by the family who care for it, gives the public far more than an empty or removed one ever could. That is a reason to grant this application, not to decline it.

Heritage assessment, works and funding

34. I support the inclusion of heritage conditions in principle and would not want to see them weakened. I should be clear, however, about the limits of what I can usefully contribute. I am not in a position to say whether the Built Heritage Assessment and Heritage Maintenance Plan proposed at paragraphs 20 and 86 are the right instruments for these particular buildings, or whether they are framed appropriately for structures of this kind, and I do not attempt to comment on that. That is properly a matter for heritage professionals and for the Department's heritage team.

35. What I can speak to is this. From my own experience working on a maintenance plan for the baches I look after, a documented maintenance plan of some form is genuinely necessary. Without a written plan setting out what needs doing, in what order, to what standard and on what cycle, work on buildings like these is done reactively. On

structures of this age, in this environment, reactive work is both more expensive and less protective of original fabric than planned work. So whatever instrument the Department ultimately settles on, I support the requirement that every bach be covered by a documented maintenance plan, and I would encourage the Department to draw on the practical experience of those already maintaining baches on the island in deciding what form that plan should take.

36. I also submit, and here I speak directly from experience, that funding support should be actively facilitated rather than merely mentioned. Paragraph 139 notes that the Department's heritage team may be able to support the work and that the applicant might be able to apply for external funding. In the Trust's case, restoration has been achieved through sponsorship funding and volunteer time, as the report itself records at paragraph 62. I have seen that model work on these buildings. It should be extended and actively assisted rather than left as a possibility in a footnote. I ask that the concession expressly provide for support from the Department's heritage team, and for the Department to assist concessionaires in accessing external heritage funding, including through Heritage New Zealand Pouhere Taonga and philanthropic sources.

The proposed phase-out

37. I do not support the phase-out of the bach community from Rangitoto, and I would not want this submission read as accepting that outcome as inevitable or desirable. These buildings have stood for a century because families have been in them, maintaining them, watching over them and, as set out above, looking after other people on the island. Removing the occupants does not preserve the settlements. It converts them into a maintenance liability for a Department that the report itself confirms has no funding allocated for the purpose.

38. If, however, the Department proceeds on the basis that private accommodation is to be phased out, then I submit that the mechanism must be settled now rather than deferred. Paragraph 105 states that at the end of the term public use of the baches will be expected, although the mechanism has not been determined. That indeterminacy is the weakest part of the proposal. It is what has produced twenty years of uncertainty, and it is a substantial part of the reason the buildings are in the condition Appendix Four describes.

39. I ask that the concession documents set out the arrangement expressly, as paragraph 104 contemplates they must: what happens to each structure at expiry, who is responsible for it, what standard it must be handed over in, how the decision to retain, repurpose or remove any structure will be made, and what role the outgoing concessionaires, mana whenua and heritage organisations will have in that decision.

40. Most importantly, any such plan must provide for the bach families to retain a real, ongoing and practical connection with their baches, alongside and not instead of access by the general public. The High Court found that the baches and the bach owners are the community and that one does not exist without the other. A phase-out that removes the families does not preserve a heritage community. It leaves a set of empty buildings and ends the community that gave them their meaning. Continuing access can be provided in a number of ways: periodic licences, caretaking or custodial roles, hosting the public open days, guiding and interpretation, or a formal role in the maintenance programme. I do not propose that the Department pick one today. I ask only that the requirement to provide for continuing family access be written into the concession as an obligation, and that the form it takes be worked out with the families, with mana whenua and with heritage organisations well before the term expires, rather than discovered at the end of it.

Fees

41. I do not oppose the payment of fees. It is reasonable that occupants pay for what they occupy and that the Department recovers its costs. I do submit that the fees must be reasonable, transparent and proportionate, and that the basis on which each fee is calculated should be disclosed to concessionaires rather than simply invoiced.

42. The reason this matters is not fairness in the abstract. It is that the same households are simultaneously being asked to fund substantial heritage works on buildings the Crown owns. Appendix Four sets out the scale of those works: reroofing, piles and subfloors, recladding, joinery, chimneys, tank stands, toilets. This is not a case of private occupiers enjoying a benefit and being asked to pay a fee for it. It is a case of private individuals being asked to fund the conservation of Crown-owned heritage buildings on a scenic reserve, and to pay for the privilege of doing so.

43. If fees are set at a level which, combined with those heritage obligations, exceeds what families can realistically afford, the outcome is entirely predictable and the report already names it at paragraph 139: owners will surrender their leases rather than do the works. Every surrendered bach then becomes the Department's responsibility, unfunded, and the Department inherits both the building and the bill. Fees set too high do not raise revenue. They transfer the entire maintenance burden of the settlements onto the Department and, ultimately, onto the taxpayer, and they do it quickly. I ask that the fee structure be set with that risk squarely in mind, that fees be phased in, and that approved heritage expenditure by a concessionaire be recognised in the setting or staging of activity fees. Money spent on the fabric of a Crown-owned heritage building is a public benefit, not a private one.

Conclusion

44. I support the granting of the application. I ask that it be granted for a term of 21 years, or failing that for 15 years with reviews every five years; that the position of the remaining lifetime lessees be preserved and their knowledge recorded by audio or video; that an ongoing engagement forum with mana whenua be established as a condition; that defined public open days be required; that heritage funding support be actively facilitated; that the bach

families retain continuing access to the baches under any future arrangement; and that fees be reasonable, transparent and set with an awareness of what these families are already being asked to fund.

45. The baches have stood for a century because people looked after them, and those same people have quietly looked after a great many members of the public who came to the island and got into trouble. The decision before the Department is, in substance, a decision about whether to keep those people involved. I submit that it should.

Section F.3 — Outcomes sought

I seek the following outcomes. Where the application is granted, I seek that the following conditions be included in the concession documents.

1. That the application be GRANTED.
2. That the term be 21 years, comprising an initial seven-year term with two rights of renewal of seven years each. In the alternative, that a term of 15 years be granted with a formal review every five years, at which the Department may decline to continue any individual lease where the lessee has not met the maintenance and heritage conditions.
3. That the rights of the remaining lifetime lessees be expressly preserved and not prejudiced by the grant of any concession, as those rights are ultimately determined, and that nothing in the concession be treated as extinguishing or compromising them.
4. That the concession require, as a condition, the recording of the knowledge and recollections of the surviving lifetime lessees and long-standing bach occupants by appropriate audio or video recording, to be undertaken within the first three years of the term as part of the heritage work.
5. That the concession require the establishment of an ongoing engagement forum between the Department, the concessionaires, the iwi and hapu of the Tamaki Collective, and interested heritage organisations, convened at least annually, for the purpose of developing an agreed plan for the future of the baches.
6. That the concession recognise, provide for and encourage public open days, including participation in the Auckland Heritage Festival, which members of the bach community already support voluntarily, with interpretation material available and with coordination between concessionaires, heritage organisations and the Department; and that this be framed as encouragement and support rather than as an enforceable obligation imposed on individual families.
7. That the iwi and hapu of the Tamaki Collective be offered the opportunity and the resourcing to share, entirely at their discretion and under their own control, such history of Rangitoto/Peretu as they consider appropriate for the public, as part of the interpretation of the island; and that nothing in any concession be treated as requiring or expecting them to do so.
8. That the concession expressly provide for support from the Department's heritage team, and for the Department to assist concessionaires in accessing external heritage funding, including through Heritage New Zealand Pouhere Taonga and philanthropic sources.
9. That the phase-out of private accommodation not be treated as a settled outcome; and that if any phase-out is provided for, the concession documents set it out expressly, including responsibility for each structure at expiry, the handover standard, the process for deciding whether each structure is retained, repurposed or removed, and the role of the outgoing concessionaires, mana whenua and heritage organisations in that decision.
10. That any such arrangement include a binding obligation to provide for continuing access by the bach families to their baches, alongside and not instead of public access, in a form to be developed with the families, mana whenua and heritage organisations well before the expiry of the term.
11. That fees be reasonable, transparent and proportionate, with the basis of calculation disclosed to concessionaires; that fees be phased in; and that approved heritage expenditure by a concessionaire be recognised in the setting or staging of activity fees, so that the combined burden of fees and heritage works does not drive surrender of leases and transfer the whole maintenance liability of the settlements to the Department.

Name: Quincy Makiiti

Date: 06/08/2026

Sub 88

Public Submission on Permission Application Number 48313-ACC

To: Director-General, Department of Conservation

Regarding: Concession Application by the Rangitoto Island Bach Community Association (RIBCA)

Submission Type: Objection to the proposed 10-year term limit and submission in favour of an extended framework.

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1. Submitter Details

- **Name / Whānau group**: Samuel Robert Meggitt (Associated with **Bach 101**, Islington Bay)
- **Contact Email / Phone**: [redacted]
- **Interest in the Application**: I am a member of the Te Hira whānau and have a longstanding family association with Bach 101 at Islington Bay. My whānau have been connected with Rangitoto and have acted as kaitiaki of the bach and its heritage for generations. I have a direct personal, whānau and cultural interest in the continued preservation of Bach 101 and the wider Rangitoto bach community, including ensuring that future generations are able to maintain this connection and contribute to its ongoing stewardship.

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2. Core Submission & Proposed Alternative Term

I **oppose** the proposed fixed **10-year lease term with no right of renewal**. A 10-year terminal lease creates an atmosphere of managed decline, which actively discourages the heavy capital and physical investment required to preserve these vulnerable coastal structures.

Instead, I strongly advocate for a **15-year concession framework broken down into three consecutive 5-year renewal periods (5 x 5 x 5 years)**.
This model strikes an ideal balance:

- It guarantees DOC regular checkpoints every five years to audit compliance with environmental and heritage standards.
- It provides the families with the long-term tenure confidence required to fund and execute complex, off-grid heritage restorations.

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3. DOC's Statutory Duty: Preservation and Enhancement

Under Section 4 of the Conservation Act and the historic 2006 High Court Ruling (*RIBCA v Director-General of Conservation*), these baches are legally recognised as a unique, cohesive community. They are irreplaceable artefacts of New Zealand's social and architectural history.
DOC's role under the Scenic Reserves framework must not merely be a passive "phase-out" caretaker. The Department has a duty to **preserve and actively enhance** this heritage landscape. This community cannot be enhanced if its members are placed on a countdown to eviction. A 15-year structured lease acknowledges the community as a living cultural asset, ensuring its survival and ongoing integration into public education and historic preservation.

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4. Expert Heritage Evidence: The Human Element of Structure Preservation

During the 2006 High Court case, the late **Jeremy Salmond QSO**, a preeminent New Zealand conservation architect, provided pivotal expert evidence regarding the Rangitoto baches. Salmond famously argued that historic, vernacular buildings are not static monuments; they are "documents" of human activity. Crucially, Salmond's architectural philosophy firmly established that **these unique structures are best served and preserved by the very families occupying them**.

- The highly improvised, salvaged, and vernacular architecture of the baches requires an intimate, multi-generational understanding of the building materials and local microclimate.
- Without the unpaid, dedicated volunteer labour of the descendant families, these buildings will rapidly deteriorate.

- Institutional management cannot replicate the deep, emotional stewardship provided by family occupancy.

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5. Specific Case Study: Te Hira Whānau and Bach 101 (Islington Bay)

The history of **Bach 101** in Islington Bay directly embodies the necessity of a total 15-year term.

- **Over 50 Years of Continuous Stewardship**: The Te Hira whānau have maintained an unbroken association and caretaking lineage with Bach 101 for over five decades.
- **Active Heritage and Environmental Enrichment**: The family has consistently demonstrated a commitment to sustainable, high-standard preservation. This includes a major, highly successful architectural retrofitting project in collaboration with the Unitec Department of Architecture, featuring a full heritage re-roof, sustainable composting facilities, and photovoltaic solar conversions. These initiatives prove how the family actively updates the infrastructure to modern ecological standards while respecting its architectural past.
- **Public Benefit and Community Sharing**: Rather than treating Bach 101 as a locked, exclusionary private retreat, the Te Hira whānau actively share its history with the wider public visiting Islington Bay. By opening our doors, displaying archival materials, and educating daily visitors about early 20th-century island life, we directly deliver on the public educational mandates of the Scenic Reserve.
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Forcing a family with more than 50 years of uninterrupted, meticulous stewardship off the island via an arbitrary 10-year cliff-edge lease diminishes New Zealand's living history. It actively penalises the very people who have kept the Islington Bay heritage community alive.

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6. Conclusion and Request to Speak

A **5 x 5 x 5-year lease model** satisfies DOC's need for strict regulatory oversight while granting families the security needed to honor [redacted] heritage preservation principles. It ensures that living treasures

like Bach 101 remain protected, functional, and integrated into the fabric of the Rangitoto Island Scenic Reserve.

I wish to be heard in person at any public hearing convened to discuss this concession application.

Signed:



Sam Meggitt

Te Hira Whānau

Date: 7 August 2026

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawbai
New Zealand Government

Sub 89 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.)	Ben Rae
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	Ben Rae
Organisation	
Date	05/08/2026

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 existed since the early 1900s and is an important part of New Zealand's heritage. These baches should continue to be preserved for the benefit of the public, the island, and the wider community. A lease term much greater than 10 years is needed to provide owners with the certainty required to invest in the significant maintenance needed to protect these historic buildings and preserve what remains of early New Zealand heritage. I believe this can only be achieved by the owners (the community) who have a very strong interest in doing so. A longer lease would also recognise the baches as living history in a high-tourism area and enable the community to continue caring for Rangitoto Island, including its flora and fauna.

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

The 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
- to include right of renewal from the current proposal of no 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.