Sub 90

New Zealand Government

A. Permission Application Number and Name of Applicant

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

B. Name of Proposed Activity and Location(s)

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

C.2 Your name

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

Printed name of submitter or person authorised on behalf of submitter	Kerry Bracewell
Organisation	
Date	20 / 07 / 2026

. 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).

Hearing Request

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

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

OBJECTION OR SUBMISSION

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.)	Kerry Bracewell
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**

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

F. Objection or submission

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

I support Bach owners being able to continue occupying their baches although I believe 15 yrs would be a more reasonable lease period to enable the owners to feel worthwhile investment in maintaining their baches is worth it.

My reasons for my objection or submission are:

All the owners have a long association with Rangitoto Island and look after the baches at no cost to D.O.C.
In my experience the owners often share their knowledge of the history of the baches with visitors and also happily show people around the baches. They also pick up litter, so are invested keeping Rangitoto beautiful.

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

f you are using attachments to support your objection or submission clearly label each attachment, omplete 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

ow do I submit my objection or submission?

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

From: [redacted]
To: Lynette Trewavas
Subject: Re: Submission on Rangitoto Baches
Date: Wednesday, 5 August 2026 4:43:33 pm
Attachments: image001.jpg
image002.jpg
image003.jpg

Hi lynette ,
I do not wish to speak at the hearing.
Kind regards,
Kerry (Bracewell)

On Wed, 5 Aug 2026 at 4:29 PM, Lynette Trewavas <ltrewavas@doc.govt.nz> wrote:

> Hi Kerry
>
> Thanks for forwarding through your submission. Can you please confirm whether you wish to speak to a hearing as this is cut off your form below.
>
> Thanks
>
> Lynette
>
> **Lynette Trewavas**
>
> National Permissions Advisor
> Department of Conservation - Te Papa Atawhai
>
> Kirikiriroa/Hamilton Office - but based in Palmerston North
>
> Phone: +64 7 974 6288
>
> **www.doc.govt.nz**
>
> ---
>
> **From:** Kerry Bracewell [redacted]
> **Sent:** Monday, 3 August 2026 6:00 pm
> **To:** Lynette Trewavas <ltrewavas@doc.govt.nz>

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

Department of Conservation
Te Papa Atawbai
New Zealand Government

Sub 91

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.)	The Collins Family, RIBCA
Contact person and role of organisation	Shirley Collins
Email (Communication from DOC will be via email unless alternate contact requested)	[redacted]
Alternate contact for all DOC communication	Angela Yates
Phone/Mobile	[redacted]
Postal Address and Post Code	[redacted]

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

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

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawhai
New Zealand Government

A. Permission Application Number and Name of Applicant

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

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	Shirley Collins
Organisation	Member of RIBCA
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

☐ ~~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:

We support the granting of individual leases for the Rangitoto Island baches.
Our submission relates particularly to:

- The proposed lease term of 10 years
- The recognition of the historic bach communities, not simply the individual buildings
- The heritage management provisions and
- The need for long-term certainty for families who have cared for these heritage places over many generations.

My reasons for my objection or submission are:

Our family has owned, cared and holidayed at our Rangitoto bach for 115 years. Our family was one of the first to be granted a licence on Rangitoto Island, receiving a licence for Site 36 in November 1911. Over that time, six generations of our family have maintained the property, contributed to the island community and respected the unique natural and historic environment of Rangitoto.

We support the continued protection of the island's heritage values and appreciate that the proposed leases provide certainty compared with previous arrangements. However, we believe the application should go further in recognising that the heritage significance of the Rangitoto baches lies not only in the individual buildings but in the communities they collectively form.

The High Court recognised the importance of these historic bach communities. Our own community is one of the three recognised heritage communities on the island, and its cultural, historical and social significance extends well beyond any individual lease boundary.

Families such as ours have invested countless hours, financial resources and personal commitment into preserving these baches for future generations. They have survived because successive families accepted the responsibility of caring for them, often under considerable uncertainty.

A lease term of only ten years provides limited certainty for families making long-term decisions about conservation, restoration and maintenance. Heritage conservation requires planning over decades rather than years. It is difficult to justify significant investment in heritage buildings when future tenure remains uncertain.

We believe the ongoing stewardship demonstrated by bach families over many generations is itself an important part of the heritage values that should be recognised and supported through the lease arrangements.

Finally, our bach is far more than a building. It is where generations of our family have gathered, learned about the Island, cared for its environment and built lifelong connections with one another and with the Rangitoto Community. For more than a century, we have cared for and cherished this special place and in doing so have become part of its living history. We hope our future generations will have the same opportunity to continue this legacy while helping preserve one of New Zealand's most unique historic communities.

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

We respectfully request that the Department of Conservation:

- retain the strong heritage protection provisions contained within the draft lease;
- formally recognise that the heritage significance of the Rangitoto baches includes the historic communities as well as the individual buildings;
- ensure that heritage assessments and management plans consider each bach within the context of its surrounding historic community;
- acknowledge the contribution that long-standing bach families have made to conserving this nationally significant heritage over many generations; and
- provide greater long-term certainty of tenure that reflects the long-term nature of heritage conservation and encourages continued investment in maintaining these unique historic places.

We believe these outcomes will strengthen the protection of Rangitoto's unique heritage while ensuring future generations can continue the stewardship that has preserved these remarkable communities for more than a century.

G. Attachments

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

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

How do I submit my objection or submission?

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

Rangitoto Submission Complete

Submission in Support of Individual Leases for Rangitoto Island Bach Sites

For more than 100 years, five generations of my family have cared for our bach and helped care for Rangitoto Island. That enduring connection has shaped my family's history and instilled in us a deep sense of responsibility for preserving both our bach and the island itself.

I support the submission seeking the granting of individual leases for the Rangitoto Island bach sites to members of the Rangitoto Island Bach Community Association (RIBCA).

The specific parts of the proposal this submission relates to

- The proposed lease term of 10 years
- The future management of the remaining bach sites, including succession within families

My reasons for making this submission

My connection with Rangitoto Island spans five generations of my family and more than 100 years of continuous association with this remarkable place. My great-grandmother was the first in our family to go to Rangitoto Island, and our bach has since been cared for and passed through four generations, with a fifth now beginning to form its own connection.

Our family's relationship with Rangitoto began before the island became a Scenic Reserve and before the Department of Conservation existed. Through many changes in governance and management, our family has remained committed to caring for our bach and respecting the unique natural environment of the island. This long continuity of stewardship is part of Rangitoto's living history.

I am 52 years old and have spent time at our bach every year of my life. Some of my earliest memories are of waking to the sound of the sea, exploring the island with my grandparents, and learning the values of caring for both our bach and the natural environment. Rangitoto is woven into the fabric of my life. It is where family stories have been shared, life lessons learned, milestones celebrated, and loved ones grieved and remembered.

Our bach is far more than a building. It holds the memories of my grandparents and the generations before them, whose love for Rangitoto shaped our family's connection to the island. It is a legacy that has been passed from one generation to the next, carrying with it the responsibility to care for both our bach and the island so that those who follow may experience the same enduring connection.

Our family's connection to Rangitoto is not unique—it reflects the history of many bach families whose lives have become intertwined with the island over generations. The heritage value of the Rangitoto baches lies not only in the buildings themselves, but in the

uninterrupted family connections that have sustained them. Once those living links are broken, they cannot be replaced, and an irreplaceable part of New Zealand's social and cultural history would be lost.

Aotearoa is a young nation whose history is still being shaped. The Rangitoto bach community represents a unique and important part of that shared heritage, preserving not only historic buildings but also the traditions, values and way of life that have been passed down for well over a century. Recognising and protecting this history complements the wider story of Aotearoa and enriches our understanding of the many communities that have contributed to our national identity.

The outcomes I seek

I respectfully request that the proposed lease term be increased from 10 years to 15 years with rights of renewal, together with a succession process that allows these historic baches to remain within the families who have cared for them across generations.

Long-term preservation requires long-term certainty

Maintaining the Rangitoto baches requires significant commitment. Their island location makes maintenance and repairs more difficult and costly than on the mainland.

Families invest substantial time, effort and financial resources because they understand they are preserving an important part of New Zealand's heritage. A 10-year lease does not provide sufficient certainty to support this level of long-term investment. A 15-year lease with rights of renewal would provide a more appropriate balance between stewardship and the practical realities of preserving these heritage buildings.

Previous expert assessments have confirmed that these baches are capable of long-term preservation without losing their historic character. Their continued survival depends on the care of the families who know them best.

The public benefits of continued occupation

Over the course of my life on Rangitoto, I have personally participated in many of the activities that have long characterised the bach community's commitment to the island. Alongside other bach families, we have contributed significantly to the care, safety and wellbeing of Rangitoto beyond the maintenance of our own properties. This has included:

- assisting visitors during medical emergencies and accidents
- helping visitors who have become stranded after missing the last ferry
- assisting boaties in distress, including life-saving situations
- removing rubbish and helping keep the island clean
- participating in pest eradication and rat trapping programmes
- supporting weed control initiatives, including Weedbusters

• contributing to the restoration and ongoing maintenance of the Museum Bach

• volunteering in community clean-up operations organised by RIBCA

• helping maintain tracks, coastal paths and seawalls where possible

• removing marine and plastic debris from the foreshore

• sharing the history of Rangitoto and its bach community with visitors from New Zealand and overseas

• assisting with community events such as the Rangitoto–Motutapu Traverse

• supporting the maintenance of community facilities, including the swimming pool and former ambulance station

These actions reflect a long-standing culture of stewardship and responsibility. Bach families consistently care not only for their own properties, but also for visitors, the environment and the island's heritage.

Preserving a living heritage

The Rangitoto bach community is a rare example of a long-standing intergenerational community built on cooperation, environmental care and shared responsibility.

These values have been passed down alongside the baches themselves. The buildings and the community are inseparable. Without the families who continue to care for them, the baches would become static historic structures rather than living examples of New Zealand's social history.

Conclusion

When I think about Rangitoto, I do not simply think of a place—I think of my family's history, identity and sense of belonging. Five generations of my family have cared for this island and our bach, and I hope future generations will be given the opportunity to continue that responsibility.

I respectfully ask that the Department:

• grant individual leases to RIBCA members

• extend lease terms to 15 years with rights of renewal

• provide for family succession to ensure the continued care and preservation of these unique heritage baches

By doing so, the Department will preserve not only an important collection of historic buildings, but also the living history of the families whose enduring connection has helped shape the cultural and environmental heritage of Rangitoto Island for more than a century.

Yours sincerely,

Christine Margaret Diamond

Sub 93

OBJECTION OR SUBMISSION FORM

Publicly notified application for leases, licences, permits, or easements.

OBJECTION OR SUBMISSION FORM

Publicly notified application for leases, licences, permits, or easements.

OBJECTION OR SUBMISSION

OBJECTION OR SUBMISSION

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.) : Joel Sutton

Contact person and role of organisation

Email

(Communication from DOC will be via email unless alternate contact requested)

Alternate contact for all DOC communication

Phone/Mobile

Postal Address and Post Code

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

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

OBJECTION OR SUBMISSION

OBJECTION OR SUBMISSION

A. Permission Application Number and Name of Applicant

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

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

C.2 Your name

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

Printed name of submitter or person authorised on behalf of submitter : Joel Sutton

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).

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

E. Hearing Request

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

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

Permissions Application Number 48313-ACC

F. Objection or submission

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

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

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

My reasons for my objection or submission are:

I was fortunate enough to marry the Grand daughter of of the current lease holder for Black bach, The memories I hold on the island are some of the best times of my life, from being able to have my wedding at the bach

To the more simple times of just being with family and disconnected from the hustle and bustle of everyday life. Id love the opportunity for my kids and eventually grandkids to continue to have this amazing place be part of our story. when you treasure a place like that you look after it, and that is exactly what we do as a wider community of bach users. We look after not only the bach but the entire place as a whole.

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

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

Heritage buildings require ongoing investment, planning and maintenance. Significant conservation work is often undertaken over many years and involves considerable financial and personal commitment. A

lease with a fixed 10-year endpoint provides limited certainty for undertaking major conservation work and creates a risk that investment will decline as the expiry of the lease approaches.

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

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

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

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

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

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

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

G. Attachments

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

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

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 94

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.)	Elise 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	Elise Allan
Organisation	
Date	06-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.

Kia ora, my name is Elise Allan, and Bach No. 8 at Beacon End on Rangitoto Island has been part of my family for more than 80 years and four generations. I am writing in support of RIBCA's application, but I ask that the Court consider granting the leases for 21 years, structured as 7+7+7, rather than the 10 years currently proposed. This is not simply a request to keep a holiday house. It is a request to preserve something that has shaped who my family are, and who hundreds of other families connected to Rangitoto have become.

Bach No. 8 was first built in 1937 by a man named [redacted], who lost his life on a crossing to report to the guard boat anchored in the channel. His son, left unable to use the bach, put it up for sale. That same season, my great-grandparents, [redacted], spent Easter at McKenzie's Bay with their children and fell in love with the island. [redacted] would say, decades later, that the full moon over the water and the wallabies moving quietly in the dark were beautiful, and still mean it. They decided they wanted a bach of their own, and bought [redacted] not long after.

What followed was years of hard, patient work. The bach was in a terrible state when they took it on, doors left open, possums settled in as though they owned the place. A working party of family and neighbours spent a weekend cleaning it out with seawater. There was no reliable water tank, so my great-grandfather sourced two large barrels and swam them ashore himself when the boat could carry them no further. Blankets were sewn from pieces of wool given by friends, because money and goods were both short. The floor went from sand, to lino, to timber. None of it was easy. All of it was chosen, again and again, because the family loved the place enough to keep returning to it.

This is not only my family's story. Leasing on Rangitoto began in 1911, and by 1937 there were around 140 baches across three small settlements. They were built by hand on raw volcanic rock, often by working class Aucklanders who could never have afforded a holiday home anywhere else. Neighbours lent tools, muscle and experience to build them, and later built a seawater swimming pool and a community hall together, with help from prisoners from Mt Eden between 1926 and 1933. One Christmas, my family arrived to find that all their food and cooking utensils had been stolen from the bach while it stood empty. They stood in the stripped bach, wondering whether they would have to turn around and go home. Then the other bach families came, and lent what they could, and the holiday was not entirely spoilt. That is what this community has always been. Not a collection of private holiday homes, but people who look out for one another because they share something they all understand to be worth protecting.

I grew up spending every summer on the island, alongside the handful of families who still remain. There is no electricity and no running water at the bach, and I have always thought that is part of what makes it what it is. You learn to read the sun instead of clocks, to know which paths are passable in bare feet, and to notice the pōhutukawa flowering each December in a way that people on the mainland rarely stop to see. In 1997 the three bach settlements were formally registered as Historic Areas, and in 2006 the High Court recognised RIBCA as an historic community. These are not informal claims to sentiment. They are legal recognition of something that has already been assessed and found to matter.

I understand DOC's position that occupying a bach on Rangitoto is a privilege, not a right, and I do not dispute that. But I do not accept that our presence harms the island. For as long as I can remember, bach families have removed rubbish from the shoreline, taken part in pest management, and kept a close, regular eye on a part of the island that DOC cannot watch as

closely as the people who live there each summer can. I also want to acknowledge, honestly and respectfully, the far deeper connection that iwi have to Rangitoto, reaching back to the island's creation. I do not believe our history competes with theirs. Ngāi Tai ki Tāmaki have spoken of kaitiakitanga, the guardianship and protection of the environment, and manaakitanga, hospitality and mutual respect. I believe the bach community has tried, in its own smaller way and for a much shorter time, to live by similar values. Caring for these buildings, welcoming visitors who pass through, and looking after the shoreline are not gestures made for the purposes of this submission. They are what our families have quietly done for decades.

If the leases are not renewed, these baches will not simply be tidied away. They are recognised heritage buildings, and without the families who have maintained them for generations, they will fall into disrepair and eventually be lost altogether. That would be a loss not only for my family, but for a documented and legally recognised part of Rangitoto's history. I am asking the Court to grant lease terms of 21 years, structured as 7+7+7, so that the bach community can continue to care for these buildings and this place, alongside DOC, iwi and the wider public who are always welcome to visit.

Thank you for considering my submission.

Regards

Elise Allan

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawbai
New Zealand Government

Sub 95 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.)	David Woods
Contact person and role of organisation	
Email (Communication from DOC will be via email unless alternate contact requested)	[redacted]
Alternate contact for all DOC communication	
Phone/Mobile	
Postal Address and Post Code	

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OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawhai
New Zealand Government

A. Permission Application Number and Name of Applicant

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

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C.2 Your name

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

Printed name of submitter or person authorised on behalf of submitter	David Woods
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 been part of New Zealand's heritage since the early 1900s. I support preserving these historic baches as living history for the benefit of the public, the island, and the wider community. A 10-year lease does not provide enough certainty for owners to invest in the ongoing maintenance required and this can only be achieved by the owners, who are the community and have a very strong interest in doing so. A substantially longer lease term, with renewal rights, would better support long-term preservation and continued community stewardship of the baches, surrounding environment, and island values.

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 96

A. Permission Application Number and Name of Applicant

Sarah Fisher affiliated with
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 year lease.

C.1 Objector or Submitter Information-

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

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawbai
New Zealand Government

A. Permission Application Number and Name of Applicant

Sarah Fisher
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	Sarah Fisher
Organisation	
Date	6/8/2026

D. Statement of Support, Neutrality or Opposition

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

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

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

E. Hearing Request

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

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

F. Objection or submission

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

Objection to a short term 10 year lease with no right of renewal.

My reasons for my objection or submission are:

10 years is a short timeframe, which discourages the time and money individuals need to spend on maintenance of the historic structures. This could lead to unsightly and unsafe decay of baches. A 21 year lease is more sufficient to invest in preserving and enjoying these structures.

Although it is considered private accommodation, the bach has always been available to friends, friends of friends and extended family. People who have stayed there become very close to the unique qualities of Rangitoto and Motutapu Islands, and the Hauraki Gulf. Through these relationships we have widened the network of people who engage with weeding, rubbish clean ups, aiding boaties and day walkers on the public ferry. People who pass by are often interested to have a chat, view the bach and are happy to see them open and used.

Personally, the bach has provided a unique opportunity to connect with my grandfather and wider family who have also enjoyed spending extended periods of time on the island. I would like to be able to provide similar experiences to my children, which is more secure over a longer (21-year plus) lease to individual RIBCA members. Being able to stay at Rangitoto Island has given me a high spiritual, ancestral and cultural experience I am grateful for, and would like to provide to my children.

I don’t believe removing baches or making them fully public will correct grievances over past land claims and access rights. I think holding individuals accountable for the maintenance of the baches makes for a more secure investment in the structures themselves, providing for amazing opportunities to connect with biodiversity, landscape, heritage, cultural and recreational values as people known to the lease owner are able to stay there. In my opinion this could include people from the 13 iwi of the Tamaki Collective, as well as other members of the public. It is just about building trust and extending the bach communities, rather than an exclusive family right only. I don’t understand the rationale for removing people and families who have showed commitment and care for the baches since they were built.

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

The outcomes to address is the length of the RIBCA members lease (extended to at least 21 years).
To remove the threat of phasing out of private accommodation on expiry of each lease.

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 – Sarah Fisher	PDF	Reasons for objection

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 Permission Application 48313-ACC

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

Submitter: Sarah Fisher

Position: I support granting the leases, but I am opposed to the 10 year term being offered with no ability to renew it.

A lifetime of memories

I first came to our family bach on Rangitoto Island when I was still a small girl, and I have been coming back ever since. Some of my earliest memories are there. I taught myself to swim off those rocks, spent whole summers running around with my brother and friends who came out to stay with us. In the evenings everyone would gather together, and those quiet ordinary nights are among the things I treasure most.

It has never been a grand place. It is simple, and that is part of why we love it. My family built our lives around going there, returning through every season and every kind of weather because it is where we feel we belong.

What this bach means to my family

Through the generations, my family has kept this bach standing from our own effort and money, as well as support and contributions from friends who have stayed there. We have painted and repaired it damaged wood and windows. We did it because the place is part of who we are, for close to a hundred years.

That is exactly why the idea of losing it is so painful. Neglect creeps into a place that no one is accountable for, and I could not bear to watch it crumble away, or be knocked down entirely, after all the years of work my family has given to keep it standing.

The toll this uncertainty has taken

I want to be honest about the harm this has done to my family, because I think it matters. All the years of not knowing whether the bach would be taken from us has worn everyone down, and the heaviest burden has fallen on my elderly parents. They have poured their whole lives into this place. Seeing them carry that fear now, so late in their lives, has been heartbreaking in a way that is hard to put into words.

The strain on them has been very real. To spend your later years dreading the loss of something you have loved and cared for your entire life is a cruel thing to ask of anyone. It upsets me deeply to see two people who have given so much, and never asked for anything in return, left feeling this frightened and unsettled over a place that has always been at the heart of our family. They should be able to enjoy the time they have left with peace of mind, not with this worry hanging over them.

Why 10 years with no renewal is not enough

Offering a 10 year lease with no way to renew it does not put an end to any of this. It only postpones it. Ten years from now my family, and every other family in the same position, will be dragged back into the very same fear. For my parents, and for the other people connected to these baches, an

arrangement that simply stops with no way forward offers no reassurance. It is the same anxiety, put on hold for a while.

What ties our families to these baches spans generations. I want to keep caring for the place I love, and I want my children, and one day theirs, to know it the way I always have. A term that runs dry in a decade with nothing beyond it threatens all of that, and it condemns my parents to spend whatever time they have left beneath the same cloud they have already lived under for far too long.

What I am asking for

I ask that the leases be granted with a real and lasting right of renewal, so the families who have loved and protected these baches across generations can go on doing so, and are not forced back into this fight in ten years' time. If that cannot be done, then I ask at the very least for a much longer term together with a clear and fair way to renew, instead of a hard cut-off that would cut through a bond stretching back lifetimes.

Please give these baches, and the families who belong to them, the certainty we have wanted for so long.

Sarah Fisher

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawbai
New Zealand Government

Sub 97

A. Permission Application Number and Name of Applicant

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

B. Name of Proposed Activity and Location(s)

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

C.1 Objector or Submitter Information-

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

F. Objection or submission

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

We support the RIBCA submission and provide these additional comments to ensure the rights, responsibilities, and ongoing role of individual bach caretakers are appropriately recognised and protected in any final lease arrangements.

This submission relates to aspects of the proposed leases, including:

The proposed 10-year non-renewable lease term, which would disrupt long-standing caretaker continuity and intergenerational stewardship.

The phased removal of private accommodation, which underpins the ability of caretakers to maintain and protect the baches.

Limited recognition of the bach caretaker community and its established heritage contributions.

Potential restrictions on maintenance and conservation activities that support the preservation of historic fabric.

Reliance on Conservation General Policy provisions in the absence of a Conservation Management Strategy or Motu Plan, creating uncertainty in heritage management.

Incomplete reflection of the High Court's findings, particularly its recognition of the bach community as a historic community under the HGMPA.

This submission focuses on the implications of these matters for the ongoing care, heritage protection, and responsible occupation of the Rangitoto baches.

My reasons for my objection or submission are:

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

The heritage value of the Rangitoto baches is derived not only from the buildings themselves, but also from the long-standing connection between the baches and the families who have cared for them across generations. The High Court's recognition of the bach community as a historic community reinforces the significance of this continuing association.

The bach community makes a substantial contribution to heritage conservation through ongoing maintenance, site monitoring, historical knowledge, volunteer effort, and the early identification of maintenance needs. These activities provide important conservation outcomes and help support the long-term preservation of the baches.

I am concerned that the proposed non-renewable 10-year lease term effectively predetermines the eventual removal of the bach community before the future Motu planning processes have been completed. Decisions about the long-term future of the community should be informed by those processes rather than established in advance through lease conditions.

I also consider that recognising mana whenua interests and maintaining the involvement of the bach community are complementary objectives. A collaborative approach involving DOC, mana whenua, and the bach community would provide the best opportunity to deliver positive heritage, environmental, cultural, and public outcomes.

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.

Recommendations
1 Replace the proposed 10-year non-renewable lease with a longer-term lease or a lease that includes rights of renewal.
2 Explicitly acknowledge the heritage significance of the Rangitoto bach community and its enduring association with the baches.
3 Support the continued involvement of caretaker families in maintenance, conservation, and stewardship activities.
4 Avoid lease provisions that predetermine the removal or phased withdrawal of the bach community before the completion of future Motu planning processes.
5 Encourage a collaborative approach to heritage management involving DOC, mana whenua, and the bach community.
6 Provide sufficient tenure certainty to enable and encourage ongoing investment in conservation, restoration, and maintenance works.

The heritage significance of the Rangitoto baches extends beyond the physical structures themselves. It also encompasses the long-standing relationships between the baches, the historic community that has cared for them, mana whenua, DOC, and the wider public.
Effective heritage protection is best achieved through continuity of stewardship, collaborative management, and a lease framework that preserves future options rather than predetermining the eventual discontinuation of the bach community.

G. Attachments

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

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

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 98

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.

---

1. Submitter Details

- **Name / Whānau group**: Te Hira Whānau (Associated with **Bach 101**, Islington Bay)
- **Contact Email / Phone**: Deodar Anne Meggitt mob: [redacted]
- **Interest in the Application**:
  In 1961 [redacted] (mum) went into early labour while the rest of the whanau were at our bach "To Matou Kainga" at Islington Bay
  Due to Nan's dash to Motutapu and mum's somewhat patience, I was born on the police launch Deodar on 7 December 1961.
  Our Te Hira whanau have a long-term historical connection with Rangitoto Island and see ourselves as kaitieki and stakeholders In the preservation of the Rangitoto Island Scenic Reserve.

---

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.

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.

---

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

During the 2006 High Court case, the late [redacted], a preeminent New Zealand conservation architect, provided pivotal expert evidence regarding the Rangitoto baches. [redacted] 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.

---

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.
-

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.

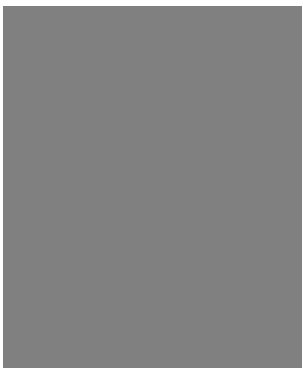
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6. Conclusion and Request to Speak

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:



Deodar Anne Meggitt

Te Hira Whānau

Date: 5 August 2026

14:08 Fri 7 Aug
91%
Sub 99

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

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

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

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawhai
New Zealand Government

A. Permission Application Number and Name of Applicant

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

B. Name of Proposed Activity and Location(s)

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

C.2 Your name

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

Printed name of submitter or person authorised on behalf of submitter	Suzanne elizabeth diamond
Organisation	
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

Permissions Application Number 48313-ACC

F. Objection or submission

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

I am writing in support of Stephanie Rowe's submission requesting that individual leases for Rangitoto Island bach sites be granted to RIBCA members.

My reasons for my objection or submission are:

This submission relates specifically to the proposed lease term of 10 years. I am requesting that this be amended to a minimum of 20 years, with a right of renewal.

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.

Please see 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
Bach submission	Word	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.

I am writing in support of Stephanie Rowe's submission requesting that individual leases for Rangitoto Island bach sites be granted to RIBCA members.

This submission relates specifically to the proposed lease term of 10 years. I am requesting that this be amended to a minimum of 20 years, with a right of renewal.

Rangitoto and the Bach community has been in my family's heritage for five generations.

My great-grandparents were the first in our family to reside on the island. They were offered a legal lease to take a Bach site and build a small summer home. This Bach was subsequently passed down to my Grand Uncle.

My grandfather took on the original lease of our Bach and passed ownership to my Mum and Uncle who are still alive and in good health. Our bach has been held by four generations which includes my own children [redacted]

As a child we spent all our our summer holidays living on the island with my Mother and my grandparents, while my father commuted by boat back to his job as a pharmacist in Mission Bay.

I was around 3 months old when I first stayed and we have many photographs of our life there.

I have spent every year of my 54 years at Rangitoto. My family and many friends have been able to experience how special this place is to us as a family. My oldest friend has a Bach on the island. My children came to the island when they were between 6 months and three weeks of age and they too have spent every summer without fail at Rangitoto. Like me, they also have lifelong friends the same age from other Bach owners families. This Bach is incredibly special and irreplaceable. It has

served as our solace and our place of peace. We have taken care of the island and have never taken this place for granted. We are true caretakers and have been custodians longer than any other community on Rangitoto.

This is not just a holiday home; it is our comfort and our lifeline at times Our family has roots here stronger than the pohutakawa trees that surround our Bach. This is a living piece of our family history and a rare example of New Zealand's cultural heritage.

My grandparents first met on the beach in front of our Bach. My grandmother [redacted] ashes were spread at her parents Bach site, 50 metres away. My Grandfather [redacted] ashes were spread on the beach in front of our Bach on the beach where the two first met. My cousin was married on the island and his ashes were also scattered here.

The Rangitoto baches hold significant heritage value. Our own bach reflects more than 120 years of family connection and active stewardship. These lived histories form part of New Zealand's cultural identity, and preserving them ensures that future generations can continue to experience this unique legacy.

Many of the baches require ongoing maintenance due to their remote location. Bach-holders commit substantial time, physical effort, and financial resources to keep these structures sound. A longer lease term provides the stability needed to support and justify this level of investment.

Bach-holders also contribute meaningfully to visitor safety and environmental care. Over the years, we have assisted people in distress, whether from boating incidents, walking accidents, or helping those stranded overnight. Even providing transport for those to assist them when they have missed the last ferry. We routinely collect rubbish along the tracks and foreshore, helping maintain the island's natural environment, particularly since bins were removed from the island. Recently, my father and several

bach owners repaired pathways used by the wider public, further demonstrating our commitment to the island.

The bach community has a long-standing and deeply rooted relationship with Rangitoto. Our presence enhances safety, supports heritage preservation, and enriches the visitor experience. This ongoing stewardship aligns with New Zealand's commitment to protecting cultural heritage, especially where strong ancestral ties exist.

For these reasons, I respectfully request that the proposed lease term be extended to 20 years, with a right of renewal, to appropriately reflect the heritage significance, investment, and long-standing guardianship provided by bach-holders on Rangitoto Island.

Regards
Suzanne Diamond

Sub 100

Denise Te Karu

From: [redacted]
Sent: Friday, 7 August 2026 3:57 pm
To: Lynette Trewavas
Cc: [redacted]
Subject: Submission for Rangitoto Island Bach Community Association - Bach 108

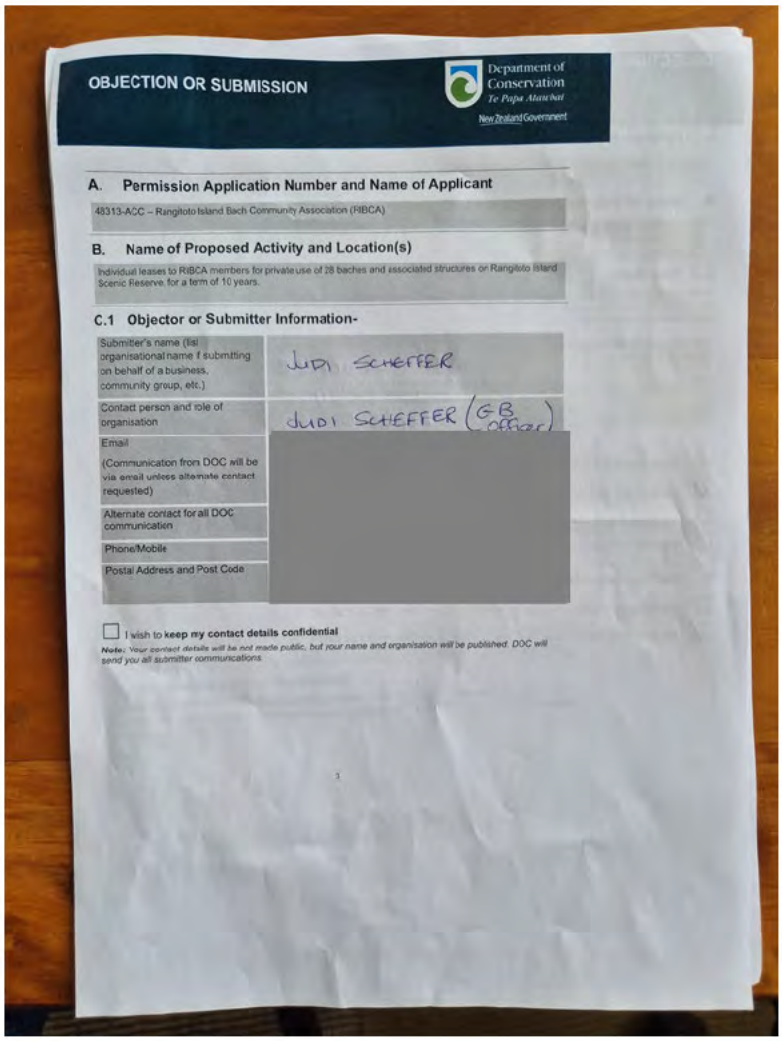
Follow Up Flag: Follow up
Flag Status: Flagged

Kia Ora Lynette,

Please find the attached submission in support of RIBCA's submission regarding bach 108 - Rangitoto Island.
I apologize that the attachments are photos, unfortunately, I don't have access to a scanner.

Thank you very much for considering my submission.

Ngā mihi,
Judi Scheffer



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)

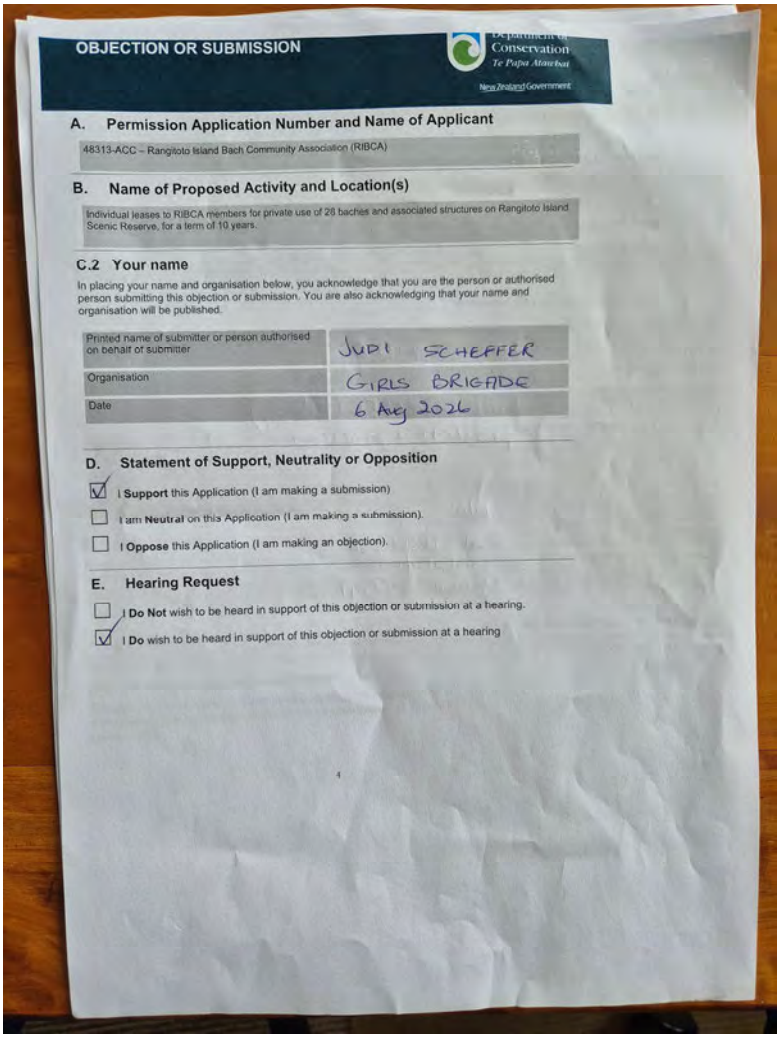
Individual leases to RIBCA members for private use of 28 baches and associated structures on Rangitoto Island Scenic Reserve for a term of 10 years.

C.1 Objector or Submitter Information-

Submitter's name (list organisational name if submitting on behalf of a business, community group, etc.)	JUDI SCHEFFER
Contact person and role of organisation	JUDI SCHEFFER (GB officer)
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 26 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.

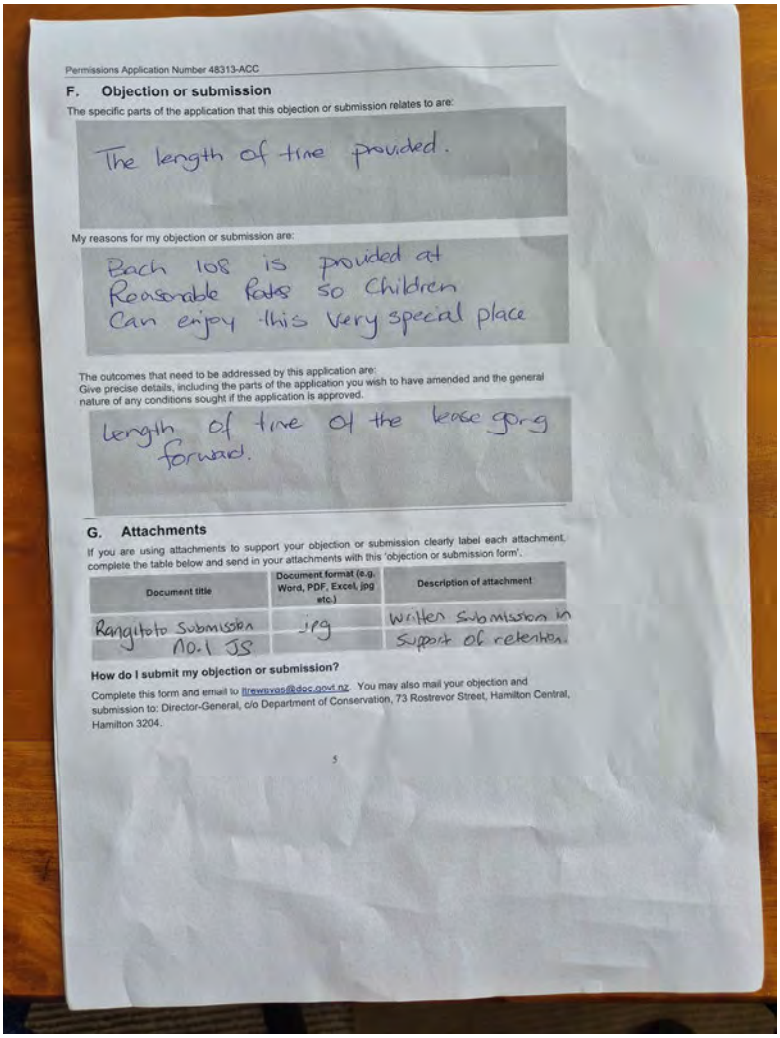
Printed name of submitter or person authorised on behalf of submitter	JUDI SCHEFFER
Organisation	GIRLS BRIGADE
Date	6 Aug 2026

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

- [ ] 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



Permissions Application Number 48313-ACC

F. Objection or submission

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

The length of time provided.

My reasons for my objection or submission are:

Each 108 is provided at Reasonable Rates so Children Can enjoy this very special place

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.

length of time of the lease going forward.

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 Submission No.1 JS	.jpg	Written Submission in support of retention.

How do I submit my objection or submission?

Complete this form and email to ltrewsvas@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.

5

Rangitoto submission No1 JS

The Girls' Brigade Auckland and Northern groups strongly support the continued allocation of Bach 108 (Girls' Brigade House) on Rangitoto Island for a further 15-year term. Since the 1960s, the bach has provided generations of young people with a unique opportunity to experience and appreciate one of New Zealand's most significant natural environments. Donated to the Girls' Brigade by the [redacted] family of Devonport, this 14-bed, unpowered, off-grid 1930s house offers an authentic and increasingly rare experience of simple living, self-reliance, and connection with nature. As the last remaining privately administered house on Rangitoto Island available for community use, Bach 108 serves an important public benefit by providing affordable access to the island for youth organisations, volunteers, and community groups that may otherwise be unable to experience this exceptional environment.

The bach plays a vital role in supporting a diverse range of community groups, including tamariki and rangatahi from disadvantaged backgrounds. Priority access is often provided to groups such as underprivileged Māori youth, who use the facility as a place to strengthen cultural identity, learn traditional Māori practices, and build connections with their heritage in a safe and supportive environment. The property's location offers unique recreational opportunities, including access to a sheltered bay and safe boat ramp for swimming, kayaking, and outdoor education activities. Under the stewardship of the Girls' Brigade, the bach has remained affordable and accessible, ensuring that the benefits of Rangitoto Island can be enjoyed by a wide cross-section of the community rather than being limited to those with greater financial means.

The educational and conservation outcomes arising from the continued use of Bach 108 align closely with the values of the Department of Conservation. For many years, Girls' Brigade groups have actively contributed to conservation initiatives through volunteer work at the Motutapu Restoration Trust nursery, assisting with planting and weeding activities, and supporting fundraising efforts through volunteering at the annual Motutapu multisport event. These experiences provide young people with a practical understanding of environmental stewardship and the importance of protecting the unique volcanic ecosystem of Rangitoto Island. For many participants, time spent at Bach 108 is genuinely life-enhancing and, in some cases, life-changing. Granting a further 15-year term will ensure that future generations of Girls' Brigade members, community organisations, and associated groups can continue to benefit from this distinctive educational, cultural, recreational, and conservation-focused opportunity.

At the high court in 2006, we argued that under the Hauraki gulf Parks board act 1990, DoC was required to maintain the community of which we are part. The only way this can happen is when we meet up on the Island (Rangitoto). We are very supportive of each other, and any help needed with baches is always supplied by other baches. We hold clean up days and weed removal days, and try to be very good custodians of the Island, and assist DoC in any way possible.

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawbai
New Zealand Government

Sub 101

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.)	Brendon Fisher
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.*

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	Brendon Fisher
Organisation	n/a
Date	6 August 2026

D. Statement of Support, Neutrality or Opposition

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

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

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

E. Hearing Request

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

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

F. Objection or submission

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

I support the intent to grant a lease to individual RIBCA members to privately occupy heritage baches. My submission recommends adopting Option 2 as outlined in Section 26 of the Notified Lease Decision Report (not Option 1)

My reasons for my objection or submission are:

The current bach holders have a unique connection to the island (created over many generations) and are best placed to look after the heritage baches and the natural environment. Amending the term of lease to an initial 7-year term with rights of renewal for two additional 7-year terms will further promote upkeep of the baches and will be beneficial to the long-term wellbeing of the baches and the natural environment.

I understand all government departments (including DoC) have been forced to make budget cuts in recent times, with further budget cuts possible in the future. Therefore, if DoC do not have sufficient funds to look after all the baches I would argue it would be beneficial for the upkeep of the baches to be managed by the current bach holders. The current bach holders provide free labour and upkeep as part of the ongoing maintenance. I am concerned that without sufficient funds, the baches may deteriorate if handed over to a cash-strapped DoC. Therefore, a possible total 21-year maximum lease as outlined in Option 2 would defer costs from DoC for a longer period of time. The phasing out nature of Option 2 also has advantages over Option 1 in that some baches will likely come into the DoC portfolio more gradually, enabling a greater transition of funds, rather than requiring a large increase in funding at the end of the 10-year period proposed under Option 1.

With respect to the current state of the baches, I fully endorse RIBCA's comments in Sections 5 & 39. It does not surprise me that in the period since 2004, some families have been reluctant to spend significant sums maintaining and/or improving the baches given the uncertainty of tenure. Option 2 would work better than Option 1 in respect that bach holders who do want to invest time and money in the bach will do so knowing that they have a potential 21-year maximum lease period. Given the additional timeframe, some baches would therefore likely have a better upkeep than they would under the 10-year lease period outlined under Option 1. I would also expect that bach holders who may not wish to invest significant time and money in the bach will not look to renew the lease after the first 7-year lease. Therefore, under Option 2, bach holders who become reluctant to invest in the bach will likely phase the bach back to DoC after the initial 7-year lease, which would be an earlier phase-out period than would be the case in Option 1. For these reasons I see Option 2 as being preferable to Option 1 on both counts – bach holders who want to maintain and preserve the baches will have a stronger incentive to do so than would be the case under Option 1, and bach holders who are reluctant to undertake maintenance will likely phase out the baches earlier than would be the case under Option 1.

In addition to the upkeep of the baches, the bach holders are also natural caretakers of Rangitoto and Motutapu Islands. Bach holders regularly provide free volunteer labour to assist with preserving and enhancing the unique natural landscape. Extending the term of lease will be beneficial to both the baches themselves and to the natural environment. This volunteer labour will likely be lost once the baches are phased back to DoC.

For context, my family had a lease historically at Islington Bay on site 97. As part of this, my family have been honourable caretakers of the island and have ultimately been a force for the better. My father [redacted] regularly volunteered for Motutapu Restoration Trust. In addition to the many hours volunteering, he has also spent many hours diligently weeding around Islington Bay, including removing gorse and Rhamnus (amongst many other weeds) not just within the vicinity of the bach, but also on the track to Yankee Wharf and on Motutapu Island. My father was also a volunteer for the pest eradication project of Rangitoto and Motutapu, and was honoured to be a part of the release of saddleback to the island.

As part of this tradition, my father has inspired my sister and I to be caretakers of the island, and we too have volunteered for Motutapu Restoration Trust, and provided many hours of free labour on both Rangitoto and Motutapu. I suspect time spent at Rangitoto even inspired my sister to have taken up further work on pest eradication for DoC in the South Island. The passion for the environment generated by time spent at Rangitoto has likely paid dividends to other areas of New Zealand!

Now that I am of an age where I'm more able to meaningful contribute, I have recently become more involved in maintenance of the bach itself and surrounding paths, including removing weeds and maintaining vegetation. I

note that my uncle and I have since made repairs to the bach addressing items highlighted in Appendix Four: Structural Condition Report.

My family have also been involved in volunteering for The Dual multisport event (while it was running). This has assisted with enabling an event to bring many people to Motutapu to experience the wonder of the island on Auckland's doorstep.

In addition, when staying at the bach, we have always been more than willing to show the bach to the public, and passers-by will often have a wander through. This is part of sharing a "living history" of the baches, and from my experience, visitors to the bach quite enjoy the unique aspect of the situation.

In the event that these baches transfer back to DoC, there will be a significant portion of volunteer labour that will likely no longer be available on the island. Transient visitors to Rangitoto will have less association with the island than the bach holders and will therefore be less likely to invest time and volunteer labour to the upkeep of the island.

In summary, I would argue that the bach holders have been (and continue to be) a force for good for the island. The longer option lease proposed under Option 2 would be best for the baches and the natural environment. The longer lease period would incentivise the bach holders to have more pride in the upkeep of the baches (and surrounding nature) than would be the case under Option 1. That said, Option 2 will also enable a shorter phase-out period for any bach holders who may become reluctant to invest time and money than would be the case under Option 1.

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 suggest amending the decision to adopt Option 2 as outlined in Section 26 of the Notified Lease Decision Report. (i.e. I submit that the leases be grated for individual RIBCA members for an initial 7-year term with rights of renewal for two additional 7-year terms – not 1x single term of 10-years as currently proposed)

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 102

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.)	Scott Pardington
Contact person and role of organisation	*Not Applicable (submission by individual)*
Email (Communication from DOC will be via email unless alternate contact requested)	[redacted]
Alternate contact for all DOC communication	
Phone/Mobile	
Postal Address and Post Code	

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

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

A. Permission Application Number and Name of Applicant

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

B. Name of Proposed Activity and Location(s)

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

C.2 Your name

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

Printed name of submitter or person authorised on behalf of submitter	Scott Pardington
Organisation	Not Applicable (submission by individual)
Date	05/08/2026

D. Statement of Support, Neutrality or Opposition

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

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

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

E. Hearing Request

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

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

F. Objection or submission

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

I respectfully ask the Department of Conservation to support the long-term protection of the Rangitoto bach settlements by granting RIBCA the leases necessary to maintain and care for these important heritage properties.

My reasons for my objection or submission are:

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

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

To safeguard this irreplaceable part of New Zealand's cultural and social history, I respectfully request that the Department of Conservation approve RIBCA's concession application and provide renewed leases, with rights of renewal, for the maximum term available.

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

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

Permission Number: 48313-ACC

I strongly support the Rangitoto Island Bach Community Association (RIBCA) application for leases to occupy, preserve and maintain the historic baches on Rangitoto Island. I further support the granting of the longest lease term available, together with meaningful rights of renewal, to ensure the long-term protection of this nationally significant heritage resource.

Personal Statement

The Rangitoto baches represent something increasingly rare in New Zealand, living heritage. They are not museum exhibits, replicas, or reconstructed examples of a bygone era. They remain occupied and cared for by the descendants of the families who built, maintained and treasured them across multiple generations.

What makes the bach community so special is not merely the buildings themselves, but the connection between the people and place. The baches tell a uniquely New Zealand story of recreation, resilience, self-reliance, community and family. Their heritage value derives from both their physical presence and the continuation of the traditions, knowledge and relationships associated with them.

The bach families have demonstrated a deep commitment to Rangitoto Island for many decades. Their connection to the island has lasted through changing governments, policies and legal processes, and remains an important part of the cultural fabric of the Hauraki Gulf.

National Historical and Heritage Significance

The Rangitoto bach settlements are among the most significant examples of historic bach communities remaining in New Zealand.

The Department of Conservation's own report notes that the baches have been present since the 1920s and that they are recognised on the New Zealand Heritage List / Rārangi Kōrero. The baches are also scheduled heritage buildings under the Auckland Council Hauraki Gulf District Plan and contribute to nationally significant historic conservation areas.

These structures provide an authentic record of New Zealand's social history. They illustrate a uniquely Kiwi tradition of family recreation, ingenuity and connection to the coast that has largely disappeared elsewhere.

Unlike many heritage buildings that have lost their original function, the Rangitoto baches remain what they were always intended to be, family retreats maintained through personal commitment rather than public funding.

Proven Stewardship Over Many Generations

The bach community has demonstrated responsible stewardship of both the buildings and the island over many decades.

The historical record shows that bach families have actively participated in conservation activities including:

- Weed control and environmental management;
- Participation in pest eradication programmes;
- Maintenance of access tracks;
- Monitoring and reporting biosecurity risks;
- Assisting with island safety and fire prevention; and
- Supporting public access and educational opportunities.

The Department's own historical records acknowledge that continued occupation by bach families assists with the preservation of the buildings and that unoccupied structures are at increased risk of deterioration.

The bach families have preserved these structures largely at their own expense. This represents a significant public benefit. Without their involvement, the costs and responsibilities associated with maintaining these heritage assets may ultimately fall on public agencies and taxpayers.

The Importance of Long-Term Tenure

The Department's report identifies maintenance issues affecting many baches. However, the report also acknowledges that a major reason for delayed maintenance has been the prolonged uncertainty surrounding tenure.

This is entirely understandable.

No reasonable person is likely to invest substantial sums in restoring and preserving a historic building if there is no certainty that they will be permitted to continue occupying and maintaining it.

Major heritage restoration projects often require commitments extending well beyond a single decade. Structural repairs, roofing replacements, foundation upgrades, heritage preservation works and environmental improvements represent significant investments of both time and money.

A short lease term with no renewal rights creates uncertainty and discourages exactly the sort of investment that heritage preservation requires.

Conversely, a long-term lease with renewal rights would:

- Encourage substantial investment in restoration and maintenance;
- Improve the physical condition of the heritage buildings;
- Protect nationally significant heritage values;
- Ensure continuity of specialised intergenerational knowledge;
- Reduce future costs to the Crown; and
- Support ongoing environmental stewardship.

Living Heritage Requires Living Communities

The 2006 High Court decision recognised the Rangitoto bach owners as a community within the meaning of the Hauraki Gulf Marine Park Act.

Importantly, the heritage significance of the baches does not arise solely from their physical structures. It also arises from the continuing community associated with them.

The traditions, stories, skills and family connections that have been passed down through generations form an integral part of the heritage value of the site.

If private occupation is phased out entirely, there is a real risk that this living heritage connection will be lost.

Buildings can survive without people, but living heritage cannot.

Public Interest and Heritage Outcomes

Granting long-term leases with renewal rights is not inconsistent with the wider public interest.

The bach footprints occupy only a tiny fraction of Rangitoto Island, while the overwhelming majority of the reserve remains fully accessible to the public.

Visitors already enjoy the unique character and historic atmosphere created by the presence of the bach communities. The baches contribute significantly to the identity and cultural landscape of the island.

Protecting these structures through continued family stewardship is likely to achieve better conservation outcomes than uncertain future arrangements that may lack the same commitment, knowledge and personal investment.

Conclusion

The Rangitoto bach community has cared for these buildings and their surrounding environment for generations. Their commitment has preserved a unique and nationally important aspect of New Zealand's heritage that cannot easily be recreated once lost.

For these reasons, I strongly support the RIBCA concession application and respectfully request that the decision-maker grant:

- The longest lease term legally available;
- Structured rights of renewal;
- Transferability within families where appropriate; and
- Conditions that encourage ongoing preservation and restoration of the historic baches.

A long-term lease with renewal rights is not merely a benefit to existing bach families. It is the most practical, sustainable and cost-effective mechanism available to preserve this unique part of New Zealand's cultural and historical heritage for future generations.

Submitted in support of the Rangitoto Island Bach Community Association (RIBCA) Concession Application.

Sub 103

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.)	Maria Watson
Contact person and role of organisation	*Not Applicable (submission by individual)*
Email (Communication from DOC will be via email unless alternate contact requested)	[redacted]
Alternate contact for all DOC communication	
Phone/Mobile	
Postal Address and Post Code	

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

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

A. Permission Application Number and Name of Applicant

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

B. Name of Proposed Activity and Location(s)

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

C.2 Your name

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

Printed name of submitter or person authorised on behalf of submitter	Maria Watson
Organisation	Not Applicable (submission by individual)
Date	06/08/2026

D. Statement of Support, Neutrality or Opposition

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

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

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

E. Hearing Request

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

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

F. Objection or submission

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

Approval of RIBCA's application to ensure that the historic baches and their communities remain actively maintained and preserved for future generations, and I strongly support this outcome.

My reasons for my objection or submission are:

The Rangitoto baches are far more than historic buildings, they are a rare example of living heritage, still occupied and cared for by the descendants of the families who established them nearly a century ago. They represent an important part of New Zealand's social history and a uniquely Kiwi way of life that has largely disappeared elsewhere. Their significance comes not only from the buildings themselves, but from the stories, traditions and family connections that continue to be passed down through generations. Unlike many heritage sites that have become static displays, the Rangitoto bach community remains alive and authentic.

For decades, bach owners have maintained these historic structures at their own expense while also contributing to the care and wellbeing of the island through conservation efforts, track maintenance, biosecurity awareness and support for visitors. Continued occupation has been critical to preserving the baches, and long-term tenure is essential if families are to continue investing in their upkeep and restoration. A short lease term without renewal rights creates uncertainty and risks the gradual loss of both the buildings and the living history they represent. Granting long-term leases with renewal rights is the most practical and cost-effective way to preserve this nationally significant heritage resource and ensure future generations can continue to experience this unique part of New Zealand's history.

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 future of the Rangitoto bach settlements depends on continued occupation and stewardship by the families who have cared for them for generations. For this reason, I strongly encourage the Department of Conservation to approve the concession application and grant long-term leases with rights of renewal.

G. Attachments

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

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

How do I submit my objection or submission?

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

Department of Conservation
Te Papa Atawhai
New Zealand Government

Sub 104

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.)	Mia Pagan
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	Mia Pagan
Organisation	
Date	07/

D. Statement of Support, Neutrality or Opposition

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

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

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

E. Hearing Request

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

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

F. Objection or submission

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

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

My reasons for my objection or submission are:

My connection and family history associated with one of the baches.
My connection to Rangitoto Island goes back 5 generations, as it was my great-great-grandmother who was the first person within our family, who resided on Rangitoto Island. Our current bach has been in my family for 4 generations now. My great-grandfather took on the lease for our bach, building it into the dwelling that still now stands on the current site. I have stayed at the bach every year of my life (I am 20 years old) and have so many memories associated with going there as kids. It is such a special part of our lives that I have a tattoo dedicated to it.

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

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

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

G. Attachments

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

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawhai
New Zealand Government

Sub 105

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

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

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

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawhai
New Zealand Government

A. Permission Application Number and Name of Applicant

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

B. Name of Proposed Activity and Location(s)

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

C.2 Your name

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

Printed name of submitter or person authorised on behalf of submitter	Sam Le Marquand
Organisation	
Date	07/08/2026

D. Statement of Support, Neutrality or Opposition

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

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

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

E. Hearing Request

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

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

F. Objection or submission

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

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

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

My reasons for my objection or submission are:

My name is Sam Le Marquand and I am a relative of the Heyward family, who have historically maintained and occupied Bach number 20, otherwise known as "the Black Bach." I ultimately agree, in light of the Conservation General Policy 2005 and the views of the 13 iwi who make up the Tāmaki Collective, that private accommodation on Rangitoto Island ought to be phased out. However, I object to the current proposed lease agreement, which envisions this phase-out occurring at the end of a 10-year lease with no right of renewal and no clear pathway beyond it. My objection rests on two grounds, elaborated below.

1. The Black Bach is a turangawaewae for our whānau, and the proposed term does not reflect what it takes to sustain one

Turangawaewae — a place to stand — is not a term I use loosely. For over 100 years, the Black Bach has been an integral part of our family's identity and pride. Generation after generation has come out to the Bach to connect with one another and with the place itself. It is a site where whakapapa is lived out, not just remembered.

Over this time, it has been the whānau's own labour and love — not external funding or professional contractors — that has kept the Black Bach standing rather than falling into disrepair. We care for it, we look after each other through it, and it has become a central point of identity not only for our family but, we believe, for the story of Rangitoto more broadly. That upkeep has never been about compliance; it has been an expression of connection.

Maintaining a historic bach to the standard the proposed lease requires — including a Built Heritage Assessment Report and an annually updated Heritage Maintenance Plan — takes time, resources, care, and love in equal measure. It is not simply a matter of money, though money is part of it; it is a matter of sustained, generational commitment. A 10-year term with no right of renewal does not match the rhythm of how our whānau has actually done this work: through small, ongoing contributions and periodic visits, sustained over decades, not compressed into a single fixed window. We are asking DOC to recognise that the whānau who are already connected to a bach are best placed to care for it properly, but doing that well requires DOC's support in the form of a realistic timeframe — a minimum of 15 years — rather than a term that pressures families to rush heritage work or discourages investment altogether.

2. The lease needs a clear pathway beyond its end, not just an expiry date

My second ground for objection is that the proposed lease provides no clear process for what happens to a whānau's connection to their bach once the lease term ends. This matters because turangawaewae is not something that can simply be switched off at a fixed date. If DOC's own position is that the connection between Bach families and these sites should be preserved even as private accommodation is phased out, then the lease should say how.

The High Court has already recognised RIBCA as a "community" under the Hauraki Gulf Marine Park Act 2000, with a historical connection to the Baches worth preserving — while also acknowledging that this connection need not take the form of private accommodation indefinitely. A lease that ends with no defined options going forward does not honour that recognition; it simply defers the uncertainty. It also risks placing the full cost and logistics of ongoing maintenance onto DOC at the point of expiry, when whānau have already shown they can carry that responsibility well, at lower cost, and with far greater care than an external arrangement is likely to achieve.

For these reasons, I am asking that the lease term be set at a minimum of 15 years, and that it include clear, defined options for what happens afterwards — whether that is renewal, a formal transition role for Bach families, or another mechanism — so that both the physical longevity of this historic site and the longevity of turangawaewae and family identity it represents are properly provided for.

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.

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawhai
New Zealand Government

Sub 106

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

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

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

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawhai
New Zealand Government

A. Permission Application Number and Name of Applicant

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

B. Name of Proposed Activity and Location(s)

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

C.2 Your name

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

Printed name of submitter or person authorised on behalf of submitter	Leah Le Marquand
Organisation	
Date	07/08/2026

D. Statement of Support, Neutrality or Opposition

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

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

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

E. Hearing Request

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

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

F. Objection or submission

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

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

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

My reasons for my objection or submission are:

My name is Leah Le Marquand and I am a relative of the [redacted] family, connected through whānau to Bach number 20, otherwise known as "the Black Bach." I ultimately agree, in light of the Conservation General Policy 2005 and the views of the 13 iwi who make up the Tāmaki Collective, that private accommodation on Rangitoto Island ought to be phased out. However, I object to the current proposed lease agreement, which envisions this phase-out occurring at the end of a 10-year lease with no right of renewal and no clear pathway beyond it. My objection rests on two grounds, elaborated below.

1. The Black Bach has been my own point of connection to family, and a 10-year term undermines its future for the generations still to come

Turangawaewae — a place to stand — is not an abstract idea for me. It has been through the Black Bach, more than anywhere else, that I have found and deepened my own connection to family. Coming out to the Bach, spending time there alongside relatives across generations, is where that connection has become real for me. That is precisely why I am so invested in the site having a steady, secure future — not just for the family members who have known it for decades, but for the generations still to come who deserve the same chance to find their place within the whānau through it.

Over more than 100 years, it has been the whānau's own ongoing care — not external funding or professional contractors — that has kept the Black Bach standing rather than falling into disrepair. That upkeep has never been just maintenance for its own sake; it has been an expression of connection, carried out generation after generation. Maintaining a historic bach to the standard the proposed lease requires — including a Built Heritage Assessment Report and an annually updated Heritage Maintenance Plan — takes time, resources, care, and sustained commitment. A 10-year term with no right of renewal does not reflect the reality of how this work actually gets done: through small, ongoing contributions and periodic visits, sustained over a long horizon, not compressed into a single fixed window. I am asking DOC to recognise that a whānau who are genuinely engaged and connected to a bach — as I am — are best placed to care for it properly, but doing that well requires a realistic timeframe. A minimum term of 15 years would far better reflect what is actually needed to secure the Bach's future.

2. The lease needs a clear pathway beyond its end, not just an expiry date

My second ground for objection is that the proposed lease provides no clear process for what happens to a whānau's connection to their bach once the lease term ends. This matters because the kind of connection I have described — one that is actively lived and renewed, not just inherited — cannot simply be switched off at a fixed date. If a future generation of our family is to find the same connection through this place that I have, there needs to be a defined pathway for what comes next, not a cliff edge.

The High Court has already recognised RIBCA as a "community" under the Hauraki Gulf Marine Park Act 2000, with a historical connection to the Baches worth preserving — while also acknowledging that this connection

need not take the form of private accommodation indefinitely. A lease that simply ends, with no defined options going forward, does not honour that recognition; it defers the uncertainty rather than resolving it. It also risks placing the full cost and logistics of ongoing maintenance onto DOC at the point of expiry, when an engaged and committed whānau has already shown it can carry that responsibility well.

For these reasons, I am asking that the lease term be set at a minimum of 15 years, and that it include clear, defined options for what happens afterwards — whether that is renewal, a formal transition role for Bach families, or another mechanism — so that this place can continue to offer future generations of our family the same steady connection it has given me.

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.

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawbai
New Zealand Government

Sub 107

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

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

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

A. Permission Application Number and Name of Applicant

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

B. Name of Proposed Activity and Location(s)

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

C.2 Your name

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

Printed name of submitter or person authorised on behalf of submitter	Tom Heyward
Organisation	
Date	27/07/2026

D. Statement of Support, Neutrality or Opposition

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

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

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

E. Hearing Request

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

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

F. Objection or submission

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

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

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

My reasons for my objection or submission are:

My name is Tom Heyward and I am a relative of the [redacted] family, who have historically maintained and occupied Bach number 20, otherwise known as "the Black Bach". I ultimately agree, in light of the Conservation General Policy 2005 and the views of the 13 iwi who make up the Tāmaki Collective, that private accommodation on Rangitoto Island ought to be phased out. However, I object to the current proposed lease agreement which envisions this phase out occurring at the end of the proposed 10-year lease. The reasons for my objection to the proposed lease fall upon two main reasons, which are elaborated upon below.

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

The first reason as to why I object to the lease as currently proposed, is that the proposed lease of 10 years with no right of renewal is too short to uphold the proposed maintenance obligations. In the example lease, lessees are required to renovate the Baches to heritage standards, provide a Built Heritage Assessment Report and a Heritage Maintenance Plan (HMP) within 12 months of the start date of the lease. Going forward, lessees are required to then update the HMP every year. In light of these heritage obligations, a lease term of ten years likely does not provide a practical length of time for these works to be undertaken to the required standards.

One example of the lack of practicality of a lease term of 10 years is the increased financial burden it places upon Bach Families. With the Black Bach in the past, the financing of maintenance has been the result of small koha from throughout the whānau. While there is not a reliable income of wealth to rely on for maintenance costs, the Bach is maintained through members of the whānau contributing funds where they can. However, should the lease be granted at its current proposed term of 10 years, it will likely put immense pressure on our whānau to collect the funds in order to get the Bach to the standards required under the lease. Although funding may be available to assist with these works, either through government grants or crowd-sourcing funds, the processes involved in acquiring such funding takes time.

Moreover, the ten year lease term limit places an onerous pressure on Bach families to rush the proposed maintenance. As someone who has a deep love and appreciation for Rangitoto island, I want the Black Bach to reflect the heritage standards prescribed in the proposed lease. However, maintenance with an intention of having a long-lasting effect cannot be rushed. With many members of our whānau living across the country, it is not practically possible to do the required maintenance works on a consistent basis. It is likely that maintenance of the Bach will require periodic visits to the island across a breadth of time in order for the works to be complete (as has been done in the past). Therefore, the ten year term limit places an onerous burden on Bach families to undertake maintenance works in a rushed manner, as opposed to in an incremental and thought out way.

Finally, a ten year term limit does not incentivise families to undertake the maintenance required under the lease. As the decision report notes at paragraph 128, due to the legal ambiguity of the future of the Baches, many families have been hesitant to invest significant funds into their maintenance in the past. The report then notes at

paragraph 179 that the length of the proposed lease should be short enough such that it conveys an intention to phase out the use of baches for private accommodation, but long enough to incentivise investment in maintenance. A lease term of 10 years with no right of renewal does not achieve this. As mentioned above, our whānau does not have a stockpile of funds to put into the maintenance of the Bach, rather, it's maintenance will require small contributions over a broad period of time. However, if the proposed lease expires after 10 years, with no right of renewal or guarantee as to our continued ability to access the Bach in the future, it distinguishes motivation to make these contributions. Therefore, I object to the lease as currently proposed, as the 10 year term limit with no right of renewal does not practically give enough time or incentive to achieve the maintenance required under the lease.

2 The proposed lease does not provide a clear transition process for Bach Families once the lease ends

The second reason I object to the lease as currently proposed, is that it fails to provide a clear transition process for Bach families once leases for private accommodation are eventually phased out. Ultimately, this provides uncertainty to Bach families as to what role they may have to play in the management of the Baches in the future. Therefore, I object to the proposed lease, as I believe a clear transition process that outlines how Bach families may maintain their connection with their Baches after the lease ends is necessary.

A key reason as to why the inclusion of a transition process is necessary, is due to the High Court's ruling of RIBCA as a "community" under the Hauraki Gulf Marine Park Act 2000 (HGMPA). As mentioned in paragraph 127 of the decision report, the High Court has recognised RIBCA as a "community" for the purposes of the HGMPA with a historical connection to the Baches that ought to be preserved. While the High Court noted that the connection to the Baches does not have to be maintained through private accommodation, they did nevertheless note that the connection ought to be recognised. In light of this, the current proposed lease fails to recognise this connection by being void of any clear transition process for how Bach families may maintain their connection with the Baches after the lease ends.

Moreover, a lack of a transition process for Bach families in the lease perpetuates a non-collaborative atmosphere between Bach Families, DOC, and Iwi. As outlined in Appendix One of the decision report, the status of the Baches has been the subject to a long history of legal controversy and ambiguity across time. This situation has led to a scenario whereby Bach families have been concerned about their ongoing access to their Bach, and hasn't presented a constructive space to think collectively and collaboratively as to how the Baches can be managed and made available to the public long term. In this matter, DOC, Iwi, and Bach families all share similar interests in wanting to protect the biodiversity of Rangitoto Island, the heritage status of the Baches, and respect Rangitoto as a taonga with immense cultural significance to tāngata whenua. However, in having no transition process, it perpetuates an atmosphere of division as opposed to collaboration. Therefore, a transition process ought to be implemented in the lease to help the interested parties in this matter work together to explore their shared interests.

Finally, a lack of a transition process presents practical issues for the maintenance of the Baches once the proposed lease ends. As mentioned above, the cost and logistics required for the maintenance of the Baches may be extensive. Under the current proposed lease agreement, the logistics and financial burden of this maintenance currently held by each of the respective Bach families, will all be placed upon DOC once the lease ends. Therefore, a lack of a clear transition process doesn't make practical sense for both Bach families and DOC.

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.

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawbai
New Zealand Government

Sub 108

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

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

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

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	Janet Diamond
Organisation	
Date	4.8.26

D. Statement of Support, Neutrality or Opposition

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

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

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

E. Hearing Request

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

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

F. Objection or submission

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

The term of lease ,succession of family.

My reasons for my objection or submission are:

As attached.

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

I object to the 10 year term and propose/submit an outcome that gives a lease for 15 years with rights of renewal in FAMILY Names.

G. Attachments

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

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment
Reasons for submission & History	word	Reason & Outcomes JMD

How do I submit my objection or submission?

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

Reasons and Outcomes. JMD

Submission in Support of Rangitoto Island Bach Community Association Inc

Concession Application

Permission Number 48313-ACC

I (partially)support the Concession Application of Rangitoto Island Bach Community Association for individual leases for the 28 Baches on Rangitoto Island, so the community can continue to maintain and occupy these important historical buildings and fully support the many years of history of the bach community ,. I do object to the term of 10 years only, and support a 15 year term with rights of renewal , as there is always on-going maintenance and the need for preservation.

The proposed 10 year term is unacceptable because of the following.

These baches are the examples of the working class New Zealand European history. Very importantly Rangitoto Island, the baches and families are an attraction for the many tourist ships visiting Auckland, and the New Zealand public, as they are able to see and hear of the Island holiday experiences of the last 100 years, in a half day visit.

This tourist opportunity, the buildings and stories will be lost if they are not able to be preserved by the families that have been the custodians of them since there beginning.

I have been coming to Rangitoto Island for over 80 years and in that time there has been a consistent undertaking to actively keep the site conditions required by those who took up the original bach sites. We have for 5 generations looked after the unique flora /fauna, and often share the information with visitors/tourists. We have collected washed up foreshore rubbish , especially plastics, maintained the paths and sea walls , rescued Boats and jet-skis in trouble, rescued people from dangerous situations, and in a few cases saved lives. Many of these incidents have been documented by Coastguard and/or Police. We have swept and cleaned the swimming pool from the time the swimming pool was built, and maintained it for many years, as it was consistently used by many Primary School trips , tourists ,and the community in the summer season. The Department has taken control of the pool in the latter years , but this has now fallen into such a state that the public do not use this heritage facility. The sea water pump for filling the pool was never used even after the huge cost of having it restored.

[redacted] and the “Community Sunshine Association” he worked for, donated a playground of swings,slides and sandpits, which was constantly used by children, until it was dismantled with NO CONSULTATION , and taken to the bunkers on Motutapu Island.The Bach Community also provided two rooms in small huts for the St John Ambulance to occupy and to attend to any minor injuries. The bach community also provided all the first aid equipment including stretchers, that were used by the community

men in cases of bringing injured people down from summit tracks. This facility was also dismantled and all equipment taken somewhere by DoC. However to this day we still care for minor abrasions and when necessary contact emergency services. We have also communicated any pest sightings to Doc and continue to have baited traps at our bach.

The bach community volunteered their services as marshals when “Total Sport”organized the Rangitoto/Motutapu Traverse, for over a period of 9 years. Some of the bach community were also instrumental in forming “The Rangitoto Trust” which was to restore bach 38 as a museum , and be able to give information to tourists of the Rangitoto History. The community received an international citation for this restoration work.

My Grandparents were two of the original people who took up the invitation for bach sites on Rangitoto. My parents took up the ownership/approval/lease of bach 27/28 as my father was the last Secretary/treasurer of the Working Mens Club. In 1957 we signed a LIFETIME lease with the Crown , for 33 years with rights of renewal. HOWEVER in April 2023 this lease was revoked (because of legislation changes in 1996 without our knowledge) and our Barrister has given notice to the Department of our right to challenge this decision in the future.

Finally the Rangitoto Baches need to be preserved and the best people to do this on-going maintenance is the Bach community, who have a strong desire to keep this living New Zealand bach heritage alive.

PS ; The RIBCA application for a concession was placed in Nov. 2015 ; this decision-in-principle was given in April 2026 and yet RIBCA and associates were only given 40 days to put in any submissions. We think there should have been extra time for submissions.

Janet Diamond.

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawbai
New Zealand Government

Sub 109

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)	[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	Dianne Louise Imran
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:

A lack of clear outcomes when the lease expires in 10 years for these heritage baches. There is no information on the right of renewal or how ownership may change against the principles of a heritage bach.

My reasons for my objection or submission are:

I have been lucky enough to have stayed at one of these heritage baches that the current family members have looked after and cared for generations. However, the impact of a shorter lease or unkknowns with the renewal, stops the families from investing for people like me to enjoy and appreciate a unique part of Rangitoto and the Hauraki Gulf.

I want future generations to appreciate this unique heritage baches as well. We can't afford to sell our history.

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

I feel the lease should be allowed to be extended to at least 25 years for everyone to be able to get their maximum enjoyment and investment returns. The uncertainty of shorted leases is preventing this from happening which is causing the issues we are facing today.

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 110

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.)	Robert Ellis
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	Robert Ellis
Organisation	
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:

Lease Term

My reasons for my objection or submission are:

I support the application; however, I have concerns about some of the proposed conditions and the potential costs that may be imposed on bach families.

A 10 year lease term in this case is unlikely to be economically viable for bach families, especially with substantial deferred maintenance and the need for upgrades to meet waste/greywater requirements. More so if there is also a high annual lease cost.

These improvements require long term certainty. If the lease term remains short while costs are high, families will struggle to justify major investment.

A 15 year term would provide a more realistic timeframe for families to plan, fund, and complete essential work. Alternatively, DOC could consider three 5 year terms or a 10 year term with a 5 year extension when conditions are met. Any of these options would give families the confidence needed to invest in preserving these historic buildings.

The baches are far more than heritage structures. They represent generations of family history, community identity, and a living connection to the past. Bach families take pride in their baches and Rangitoto. They regularly pick up rubbish and welcome visitors, sharing stories and helping keep the history alive. This is not static heritage—it is living history.

DOC has not yet presented a clear plan for the long term operation and maintenance of these historic baches. It is assumed this will be developed within the proposed lease period, but whatever the final approach, it is essential that all remaining baches are preserved and that the bach community is actively involved.

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

Lease term

A 15 year lease term to offset the costs of maintenance and upgrade

G. Attachments

OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawhai
New Zealand Government

Sub 111

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.)	*Gregory Owen*
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	*Gregory Owen*
Organisation	*n/a*
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:

I strongly support the application to grant leases to the Rangitoto Island Bach Community Association (RIBCA). However, instead of the proposed 10 year term, I suggest that the term be extended to a minimum of 15 years to provide an incentive for the bach owners to fully undertake the necessary maintenance on many of the baches.

My reasons for my objection or submission are:

Having visited the Rangitoto baches myself, I have experienced their unique value as a vital piece of New Zealand's 'living history'. They showcase a preserved era of community-driven coastal recreation, and their heritage value is directly dependent on active, local custodianship in this high-tourist area. However, many baches are now in critical need of extensive maintenance and structural upkeep. A standard 10 year lease does not offer enough time or security to make such significant private financial and physical investments worthwhile.

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.

Grant the concessions for the private use of the 28 baches, but amend the conditions to issue a 15 year lease term. This extended timeframe will empower the current owners to take full financial responsibility for the long-term heritage maintenance, structural preservation, and environmental care of the flora and fauna surrounding these unique structures

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 112

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.)	Stephanie Sheldon
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	[redacted]
Postal Address and Post Code	

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

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

A. Permission Application Number and Name of Applicant

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

B. Name of Proposed Activity and Location(s)

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

C.2 Your name

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

Printed name of submitter or person authorised on behalf of submitter	Stephanie Sheldon
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).

* 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 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 Stephanie Sheldon 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.

- 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

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

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

How do I submit my objection or submission?

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OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawbai
New Zealand Government

Sub 113

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

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

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

A. Permission Application Number and Name of Applicant

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

B. Name of Proposed Activity and Location(s)

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

C.2 Your name

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

Printed name of submitter or person authorised on behalf of submitter	Bronwyn Watts
Organisation	
Date	07/07/2026

D. Statement of Support, Neutrality or Opposition

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

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

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

E. Hearing Request

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

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

F. Objection or submission

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

I support the proposal to grant leases to the existing bach holders. However, I do not agree that it provides for the leases to expire without any right or mechanism for renewal.

I consider that the leases should include a right of renewal, subject to appropriate conditions being met, including the ongoing repair, maintenance and preservation of the heritage values of the baches.

My reasons for my objection or submission are:

The bach community represent an important part of the history of Rangitoto Is. The significance of the baches extends beyond the physical buildings themselves. The community has occupied, cared for and maintained these baches over generations and is part of the island's history.

The people who use the baches today are carrying forward a connection established by their parents, grandparents and earlier generations. Families have lived, worked, visited and formed enduring relationships with the island over many decades. This continuity is an important part of what makes the bach community distinctive. Their intergenerational connection to the island adds value that cannot be preserved through the buildings alone.

A right of renewal would allow this connection to continue while requiring appropriate conditions for the ongoing care,

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 seek an amendment to the proposal so that the leases provide for a right of renewal rather than automatically expiring at the end of the initial term.

Any renewal could be subject to reasonable conditions, including the ongoing repair, maintenance and protection of the baches and their heritage values, compliance with relevant requirements, and continued appropriate use of the baches.

I consider this would allow the heritage significance of both the baches and the long-standing bach community to be retained, while still providing for appropriate oversight and protection of the island's values.

G. Attachments

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

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OBJECTION OR SUBMISSION

Department of Conservation
Te Papa Atawbai
New Zealand Government

Sub 114

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.)	Julie 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	[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	Julie Wagener
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:

- The lack of information or long term strategy for the long term future of the Rangitoto baches.
- The timeframe for private use.
- Cost of maintenance v cost of licence and occupation fees.
- The lack of consideration of the long-standing community of Bach holders on the Island

My reasons for my objection or submission are:

- I am concerned that there isn't a long term strategy for preserving the historic baches on Rangitoto Island. DOC personnel have admitted there is lack of funding to restore or maintain the historic baches once the community no longer have access to their baches. These baches are historic and are unique in nature. The community has been in existence since the early 1900's. They need to be preserved. DOC seem to be solely focused on removing private occupation and not focused on maintaining or preserving Tamaki Makaurau's history. Before any decisions on occupation are agreed and decided there MUST be a long term plan in place for the baches.
- Until DOC have a long term plan in place, I believe that the Bach holders and licence applicants should be given a longer timeframe for use. I suggest 15-20 years.
- I believe the the fees and costs DOC propose are at a level considered extortionate. If DOC want the baches preserved then the fees imposed shouldn't be excessive. The cost to maintain the baches is high due to lack of power, easy access and keeping materials in alignment with historic materials used. The fees proposed are excessive and would mean the community could not afford to maintain the baches to the standard desired. Already the ambiguity of timeframes and lack of response from DOC have meant Bach holders have not invested in maintenance as there was a fear of investing and the baches being taken off us quickly.
- I don't believe that the report actually reflects the community or considers the impact its decision will have on the connections and community the baches provide. The baches and seeing each other on weekends has kept me connected to the stories of my great grandparents. It's one of the few multigenerational communities I have. This community has also taught me so much about heritage, kaitiakitanga of the island, connecting beyond place and giving back.

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 long term plan for the baches needs to be addressed – the baches should be preserved as historic places and investment into their restoration and preservation should be allocated.

Timeframes for private occupation should be longer – licence holders should be given 15-20 years of use. This will enable investment into the baches.

Fees and annual costs etc need to be reduced significantly. These are small buildings without power, water, facilities and the community is not wealthy. This should be considered.

G. Attachments