



Submission 001

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land bulk application

If you are writing about a specific application, please include that number here:

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

C.1 Objector or Submitter Information-

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

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

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



A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land

Are you making a submission or objection about a specific Permissions Application Number? If yes, please enter it here (otherwise leave this space blank):

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

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	Matt Lambert
Organisation	
Date	04/01/2026

D. Statement of Support, Neutrality or Opposition

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

E. Hearing Request

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

F. Objection or submission

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

This submission supports all 36 licence concession applications for the continued occupation of land by existing private baches within the Ocean Beach Conservation Area and Remutaka Forest Park, including:

- The proposed licence term to 2054 (approximately 29 years);
- The existing bach footprints and associated structures as declared in the applications; and
- The use of licences (rather than removal or short-term authorisations) to regularise long-standing occupation under section 17SC(1)(b) of the Conservation Act 1987.

My reasons for my objection or submission are:

Historical and cultural significance

The Ocean Beach baches represent a rare and diminishing example of a traditional New Zealand bach community, with origins dating back to the 1940s. They have been occupied continuously for over 75 years, often by the same families across generations. This continuity reflects strong cultural heritage values recognised by earlier Department-commissioned cultural assessments, which identified the baches as a surviving example of an important era in New Zealand’s social history. See additional document for further 'reasons'

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 the following outcomes from this application process:

- Approval of the licence applications to 2054 for all existing baches;
- Retention of current footprints only, with no expansion;
- Conditions requiring ongoing weed control, waste management, and minimal visual impact; and
- Continued engagement with DOC to ensure ecological values are monitored and protected.

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
Doc submission Ocean Beach	pdf	more reasons to support applications

How do I submit my objection or submission?

Complete this form and email to Chris Williams at askpermissions@doc.govt.nz with the subject heading "Ocean Beach Road Baches Submission." You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Permissions Hamilton, Private Bag 3072, Hamilton 3240. Attention: Chris Williams, Senior Permissions Advisor.

Submission 001a

Kia ora and thank you for taking the time to consider my submission.

1. Specific parts of the application this submission relates to

This submission supports all 36 licence concession applications for the continued occupation of land by existing private baches within the Ocean Beach Conservation Area and Remutaka Forest Park, including:

- The proposed licence term to 2054 (approximately 29 years);
- The existing bach footprints and associated structures as declared in the applications; and
- The use of licences (rather than removal or short-term authorisations) to regularise long-standing occupation under section 17SC(1)(b) of the Conservation Act 1987.

2. Reasons for my support of this submission

Historical and cultural significance

The Ocean Beach baches represent a rare and diminishing example of a traditional New Zealand bach community, with origins dating back to the 1940s. They have been occupied continuously for over 75 years, often by the same families across generations. This continuity reflects strong cultural heritage values recognised by earlier Department-commissioned cultural assessments, which identified the baches as a surviving example of an important era in New Zealand's social history.

Importantly, in 1988, the then Minister of Conservation, Helen Clark, explicitly directed the Department to introduce licences allowing bach owners to remain, with an expectation of long-term security extending to approximately 60 years through successive licences. Many owners acted in good faith on this assurance. The current applications seek to honour that commitment and should be regarded as exceptional circumstances under the Conservation Management Strategy.

Environmental and ecological considerations

The ecological values report confirms that the wider Ocean Beach environment remains in very good natural condition, dominated by native vegetation and natural coastal processes. Crucially, the report identifies no significant ecological degradation attributable to the existing baches. Weed presence is limited and manageable, erosion is natural, and the bach sites are small, discrete footprints within a large and intact landscape.

The presence of baches has not prevented the persistence of threatened species in the wider area, nor compromised the integrity of the adjoining Ramsar-listed wetland system. In practical terms, the baches coexist with public uses such as camping, fishing, boat launching, walking, and the Remutaka Cycle Trail, contributing to local amenity and safety rather than detracting from it.

Public benefit and stewardship

Bach owners have historically provided informal but significant public safety and stewardship functions, offering shelter and assistance to stranded beach users and fishers in an exposed and rapidly changing coastal environment. Their long-term presence has fostered a strong ethic of care for the place.

3. Outcomes sought and conditions recommended

I seek the following outcomes from this application process:

- Approval of the licence applications to 2054 for all existing baches;
- Retention of current footprints only, with no expansion;
- Conditions requiring ongoing weed control, waste management, and minimal visual impact; and
- Continued engagement with DOC to ensure ecological values are monitored and protected.

Approving these licences provides certainty, honours historic commitments, protects cultural heritage, and maintains ecological integrity while avoiding unnecessary social and environmental disruption.

Matthew S. Lambert



OBJECTION OR SUBMISSION FORM

Publicly notified application for leases, nts.



New Zealand Government

Submission 002

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land bulk application

If you are writing about a specific application, please include that number here:

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

C.1 Objector or Submitter Information-

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

Michelle Dwyer

Contact person and role of organisation

Michelle Dwyer

Email

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

Alternate contact for all DOC communication

Phone/Mobile

Postal Address and Post Code

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

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

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land

Are you making a submission or objection about a specific Permissions Application Number? If yes, please enter it here (otherwise leave this space blank):

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

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

Michelle Dwyer

Organisation

Date

23 December 2025

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 am the owner of one of the existing baches at Ocean Beach, and I am writing in strong support for the 36 concession applications seeking licences to occupy land for existing private baches at Ocean Beach and within Remutaka Forest Park. I support the granting of long-term concessions through to 2054.

My reasons for my objection or submission are:

I believe that given the long history of the baches and the promise and decisions made by Helen Clark, that there should be a licence term to expire in 2054.

Our bach is not a modern holiday home — it is a simple, modest structure and it represents decades of memories, community, and connection to this rugged coastline.

For us, the bach is part of our identity. As children we learned to fish, grandparents told stories, and where we have always respected the land and sea that surround us. The bach is a living piece of our family history.

A 29-year concession term:

- Provides certainty for both DOC and bach owners
- Enables long-term planning and gives owners certainty to maintain their structures safely

As bach owners, we spend more time at Ocean Beach than most visitors, and we take our responsibilities seriously. Over the years we have:

- Controlled pests around our bach
- Picked up rubbish left by visitors
- Assisted distressed visitors in bad weather
-

Many people who pass by enjoy seeing the baches — they are part of the character of Ocean Beach. We have always welcomed respectful public use of the area and will continue to do so.

The presence of bach owners often enhances safety in a remote environment.

The baches are existing structures, not new developments.

- The bach footprints are small and already established, meaning no new vegetation clearance or habitat disturbance is proposed.

We are committed to being responsible, respectful, and environmentally conscious occupants.

Granting concessions will protect both the heritage of the baches and the natural character of this coastline for future generations.

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

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

The footprint is small, and we fully support conditions that:

- Prevent expansion
- Protect vegetation
- Manage waste responsibly
- Ensure no adverse effects on wildlife

G. Attachments

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

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 Atawhai

New Zealand Government

Submission 003

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land bulk application

If you are writing about a specific application, please include that number here:

B. Name of Proposed Activity and Location(s)

Veneberg's batch

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

C.1 Objector or Submitter Information-

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

Allan McGhie.

Contact person and role of organisation

Email

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

Alternate contact for all DOC communication

Phone/Mobile

Postal Address and Post Code



I wish to keep my contact details confidential

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



A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land

Are you making a submission or objection about a specific Permissions Application Number? If yes, please enter it here (otherwise leave this space blank):

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

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	Allan McGhie.
Organisation	—
Date	31/12/25.

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~~ Support

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

Extention to 2054, Venebergs batch,
 Ex Prime Minister Helen Clark visited
 these batches as Prime Minister (good History value)
 She stated to Doc, and advised them to leave
 us alone. (Lost by Doc somewhere along the line)

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

The many family and friends that have used this
 batch from the early 1980's. Many hundreds of
 children had experiences of wild bird sea
 life through staying at this batch. All growing
 up into productive adults.

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

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

I support the 29 years until 2054.
 This would make this well maintained
 batch over 100 years old. Many people rescued,
 wild life saved, and assistance to many visitors
 to Ocean beach.

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 Chris Williams at askpermissions@doc.govt.nz with the subject heading "Ocean Beach Road Baches Submission." You may also mail your objection and submission to:
 Director-General, c/o Department of Conservation, Permissions Hamilton, Private Bag 3072, Hamilton 3240. Attention: Chris Williams, Senior Permissions Advisor.

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



New Zealand Government

Submission 004

Concession Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land bulk application

If you are writing about a specific application, please include that number here:

Number 16 :Gerry Veneberg 117457-ACC Bach : 19/104 Co-ordinates -41.377, 175.068

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

I have applied for a licence concession for our bach , seeking a term that will expire in 2052 (approx 29 years)

C.1 Objector or Submitter Information-

Submitter's name (list organisational name if submitting on behalf of a business, community group, etc.)	Gerry Veneberg
Contact person and role of organisation	<i>Gerry Veneberg (private application)</i>
Email (Communication from DOC will be via email unless alternate contact requested)	maxrobb@xtra.co.nz
Alternate contact for all DOC communication	
Phone/Mobile	0276570714
Postal Address and Post Code	19 Grace Nicholls Grove Riverstone Terraces Upper Hutt 5018

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

Ocean Beach Road Baches on Public Conservation Land

Are you making a submission or objection about a specific Permissions Application Number? If yes, please enter it here (otherwise leave this space blank):

Number16

Gerry Veneberg 117457-ACC Bach Number 19/104 Co-ordinates -41.377, 175.068

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

I have applied for a licence concession for our bach , seeking a term that will expire in 2052 (approx 29 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	Gerry Veneberg
Organisation	
Date	26/01/2026

D. Statement of Support, Neutrality or Opposition

yes I **Support** this Application (I am making a submission) I AM MAKING A SUBMISSION

no I am **Neutral** on this Application (I am making a submission).

no I **Oppose** this Application (I am making an objection).

E. Hearing Request

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

NO I **Do** wish to be heard in support of this objection or submission at a hearing

F. Objection or submission

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

This submission relates to the continued use of the above stated bach

My reasons for my objection or submission are:

My reasons for the submission are:

This bach has been in my family for over 50 years.

Every action, my family, friends, myself have taken over the many years has had a positive impact on the coast. ie. Helping wildlife, flora and fauna and culling unwanted pests, hunting deer, goats and pigs, possum, cat and ermine.

We also have helped many visitors at the Ocean Beach coast, as they do not realise the harsh conditions. We have no negative impact on the coast.

My father was the care-taker of the Coast Road from Wainuiomata to the end of Ocean Beach road, and he used to stay at our bach. This work was done for the Ministry of Works and Civil Defence.

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 are applying for a licence to maintain the status quo of our bach, and baches. We would be willing to work with DOC to care for the beautiful coastline and surrounding areas.

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 Chris Williams at askpermissions@doc.govt.nz with the subject heading "Ocean Beach Road Baches Submission." You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Permissions Hamilton, Private Bag 3072, Hamilton 3240. Attention: Chris Williams, Senior Permissions Advisor.



Submission 005

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land bulk application

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

C.1 Objector or Submitter Information-

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



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

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

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

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	Jason Carter
Organisation	
Date	01/02/2026

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 granting of licence concessions for existing Ocean Beach Road baches.
- The proposed licence term to 2054.
- The continued occupation of current bach footprints only, with no expansion.

My reasons for my objection or submission are:

From a practical and community perspective, granting these licences provides certainty for both the Department and the bach owners. It allows the Department to formally manage and regulate the occupation of the land, while enabling applicants to maintain and responsibly care for existing structures in a manner consistent with conservation values and agreed conditions.

In my view, approving these licence applications represents a balanced and pragmatic outcome. It recognises the historical context of the baches, formalises their status under the Conservation Act, and supports ongoing compliance, environmental responsibility, and effective management of the conservation land.

For these reasons, I support the applications and encourage the Minister of Conservation to grant the requested licence concessions, subject to appropriate conditions as determined by the Department.

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.

- Approval of licences for existing bach occupation.
- Clarity on licence duration and conditions.
- Confirmation that use is limited to existing footprints only.

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
n/a		
n/a		

How do I submit my objection or submission?

Complete this form and email to Chris Williams at askpermissions@doc.govt.nz with the subject heading "Ocean Beach Road Baches Submission." You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Permissions Hamilton, Private Bag 3072, Hamilton 3240. Attention: Chris Williams, Senior Permissions Advisor.



Submission 006

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land bulk application **Tony and Donna Dunford**
If you are writing about a specific application, please include that number here: **117458-ACC**

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

C.1 Objector or Submitter Information-

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



A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land

Are you making a submission or objection about a specific Permissions Application Number? If yes, please enter it here (otherwise leave this space blank):

Submission 117458-ACC

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

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	Tony and Donna Dunford
Organisation	N/A
Date	31/01/2026

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:

License term sought until 2054. We are supportive of the whole application for reasons set out in agreed history

My reasons for my objection or submission are:

We are supportive of the terms sought for the reasons above and as per honouring Helen Clark's promise made in 1988

I have been visiting Ocean Beach, Wellington since 1978, and it has long been a place of deep significance for me, and my family, and our friends. Over many decades, it has become our primary place of recreation and connection. Our children grew up there, and now we are seeing the next generation of our family doing the same.

During this time, we have taken an active role in caring for the area. This has included assisting people who have found themselves in difficult or unsafe situations, helping to extinguish fires, and regularly collecting and removing rubbish left behind by others.

For the past 15 years, we have been spending nearly every weekend at Ocean beach. Through this consistent presence, we have seen firsthand the positive role the Bach owners and regular visitors play in looking after the area. Their presence provides informal oversight, care, and immediate assistance when issues arise.

I strongly believe that without the baches and their owners, Ocean Beach would face significantly more challenges, including increased safety risks, environmental damage, and unmanaged behaviour. The ongoing involvement of the long-term users is an important part of protecting and preserving this 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.

Conditions sought are a license term until 2054 We are not seeking public exclusion on public Conservation Land

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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Submission 007

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land

Are you making a submission or objection about a specific Permissions Application Number? If yes, please enter it here (otherwise leave this space blank):

117483 ACC.

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

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

Bruce i howaine Beyer

Organisation

N/A

Date

D. Statement of Support, Neutrality or Opposition

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

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

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

E. Hearing Request

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

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

F. ~~Objection or submission~~

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

These Baches at Ocean Beach have to stay for safety reasons to the Public, Cyclists and Trampers Because of its wild Coastline our local knowledge can and does help save lives. We Bache owners are the go to for help on this coast.

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

We have had an AED put in place and also have a little fire truck which we have used on quite a few occasions for fires left by campers which in turn saves people, wild life and native trees and bush. We also do trapping of Venom (stoats, weasels Ferret cats and rats) traps paid for by us Bache owners. We also clean up Rubbish left behind by campers and take it to the landfill at no cost to D.O.C.

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 think that Doc should be really working with us and not against us so we can hopefully carry on preserving this coast line that we have and respect and benefit both parties. What would happen if we weren't here -

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 Chris Williams at askpermissions@doc.govt.nz with the subject heading "Ocean Beach Road Baches Submission." You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Permissions Hamilton, Private Bag 3072, Hamilton 3240. Attention: Chris Williams, Senior Permissions Advisor.

OBJECTION OR SUBMISSION



Department of Conservation
Te Papa Atahua

New Zealand Government

Submission 008

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land bulk application

If you are writing about a specific application, please include that number here:

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

C.1 Objector or Submitter Information-

Submitter's name (list organisational name if submitting on behalf of a business, community group, etc.)	Mick Allen. Batch no. 290
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	[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.

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land

Are you making a submission or objection about a specific Permissions Application Number? If yes, please enter it here (otherwise leave this space blank):

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

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	* Mick Allen.
Organisation	Ocean Beach Bache Association.
Date	18-1-26

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:

Ocean Beach Road Batches on Conservation land.

My reasons for my objection or submission are:

Myself and My family have been coming to Ocean beach. Since the early 1980s in that time we have had the privilege on enjoying the coast line and protection we have rescued many visitors to the Beach who have no idea how wild it can be people stick on the Beach and in the creeks. put out fires from campers who do not know how windy it can get our community act as eyes ears losing this would put lives at Risk

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.

Wish that applications amended we seek a license term to expire in 2054 in line with the promise made by Helen Clark. with the right of Renewal.

G. Attachments

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

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

How do I submit my objection or submission?

Complete this form and email to Chris Williams at askpermissions@doc.govt.nz with the subject heading "Ocean Beach Road Baches Submission." You may also mail your objection and submission to:

Director-General, c/o Department of Conservation, Permissions Hamilton, Private Bag 3072, Hamilton 3240. Attention: Chris Williams, Senior Permissions Advisor.

OBJECTION OR SUBMISSION



Department of Conservation
Te Papa Ataurangi

New Zealand Government

Submission 009

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land bulk application

If you are writing about a specific application, please include that number here:

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

C.1 Objector or Submitter Information-

Submitter's name (list organisational name if submitting on behalf of a business, community group, etc.)	x SHAUN ALLEN BATCH NO 290
Contact person and role of organisation	
Email (Communication from DOC will be via email unless alternate contact requested)	x [REDACTED]
Alternate contact for all DOC communication	
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.

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land
Are you making a submission or objection about a specific Permissions Application Number? If yes, please enter it here (otherwise leave this space blank):

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

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	SHAWN ALLEN
Organisation	OCEAN BEACH BACH ASSOCIATION
Date	18/01/26

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:

OCEAN BEACH ROAD BACHES ON
CONSERVATION LAND

My reasons for my objection or submission are:

MYSELF AND MY FAMILY HAVE BEEN
COMING TO OCEAN BEACH SINCE I WAS A
KID, AM 43 NOW, OUR BATCH IS LIKE A
HOMESTEAD TO US, WE LOVE THIS COASTLINE
AND HAVE A LOT OF GOOD MEMORIES HERE

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.

WISH THAT APPLICATIONS AMENDED WE
SEEK A LIMITED TERM TO EXPIRE IN
2054 IN LINE WITH THE PROMISE MADE
BY HELLEN CARLE WITH RIGHT OF REVERSION

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 Chris Williams at askpermissions@doc.govt.nz with the subject heading "Ocean Beach Road Baches Submission." You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Permissions Hamilton, Private Bag 3072, Hamilton 3240. Attention: Chris Williams, Senior Permissions Advisor.

Submission 010

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land

Are you making a submission or objection about a specific Permissions Application Number? If yes, please enter it here (otherwise leave this space blank):

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

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

NEIL HARRIS

Organisation

OCEAN BEACH BACH ASS.

Date

01/02/2026

D. Statement of Support, Neutrality or Opposition

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

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

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

E. Hearing Request

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

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

OBJECTION OR SUBMISSION



Department of
Conservation
Te Papa Atāwhai

New Zealand Government

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land bulk application

If you are writing about a specific application, please include that number here:

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

C.1 Objector or Submitter Information-

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

NEIL HARRIS
BATCH NO 290

Contact person and role of organisation

Email

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

Alternate contact for all DOC communication

Phone/Mobile

Postal Address and Post Code

I wish to keep my contact details confidential

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

F. Objection or submission

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

OCEAN BEACH ROAD BACHES ON CONSERVATION LAND

My reasons for my objection or submission are:

I STARTING GOING TO OCEAN BEACH AS A TEENAGER IN THE EARLY 90'S WITH MY DAD WHO HAD BEEN ~~WORKING~~ GOING THERE SINCE MID 80'S. OVER THE YEARS WE HAVE USED THIS PLACE AS A FAMILY STRONGHOLD, WE HAVE BECOME A PART OF A MUCH LARGER FAMILY/COMMUNITY WITH THE REST OF THE FAMILIES OUT THERE, WE ~~ARE~~ FEEL ATTACHED TO THE BEACH AND HAVE LOOKED AFTER IT AS IF IT WAS OUR OWN THROUGH OUR P.T.O

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.

WISH THAT APPLICATIONS AMENDED. WE SEEK A LICENCE TERM TO EXPIRE IN 2054 IN LINE WITH THE PROMISE MADE BY HELEN CLARK WITH THE RIGHT OF RENEWAL

G. Attachments

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

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

How do I submit my objection or submission?

Complete this form and email to Chris Williams at askpermissions@doc.govt.nz with the subject heading "Ocean Beach Road Baches Submission." You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Permissions Hamilton, Private Bag 3072, Hamilton 3240. Attention: Chris Williams, Senior Permissions Advisor.

EFFORTS TO KEEP THE PLACE A SAFE PLACE
TO BRING OUR KIDS AND GRANDKIDS TO SHOW THEM
HOW WE WERE BOUGHT UP BY SHOWING THEM HOW
TO TRAP PESTS, GET RID OF WEEDS SUCH AS COARSE
AND OTHER NOXIOUS WEEDS,

WE ALSO WERE SHOWN HOW TO FISH/HUNT AND
GATHER FOOD FOR FAMILY/FRIENDS. AND WE CAN
TEACH OUR CHILDREN/GRANDCHILDREN THESE SKILLS
WHICH THEY WONT BE SHOWN ANY OTHER PLACE BECAUSE
PLACES LIKE THIS ARE DISAPPEARING.

WE ALSO HELP ~~PEOPLE~~ VISITORS TO THE BEACH WHO
GET INTO DIFFICULTIES SUCH AS RIVER TOWS/BEACH TOWS,
FLAT TIRES, CAUGHT IN A STORM. NUMEROUS
EMERGENCY'S ~~WERE~~ WHERE III CALL OUTS WERE NEEDED

THE BATCHES ARE A VITAL PART OF THE BEACH
AND THERE ARE NOW GENERATIONS OF FAMILIES THAT
HAVE CONNECTIONS TO THE ~~AREA~~ AREA, THE
LAND AND EACH OTHER

OBJECTION OR SUBMISSION



Department of
Conservation
Te Papa Atawhai

New Zealand Government

Submission 011

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land bulk application

If you are writing about a specific application, please include that number here:

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

C.1 Objector or Submitter Information-

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

Rachael Romijn
c/- Batch #290

Contact person and rôle of organisation

Email

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

Alternate contact for all DOC communication

Phone/Mobile

Postal Address and Post Code

I wish to keep my contact details confidential

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



A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land

Are you making a submission or objection about a specific Permissions Application Number? If yes, please enter it here (otherwise leave this space blank):

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

C.2 Your name

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

Printed name of submitter or person authorised on behalf of submitter

Rachael Hamijn

Organisation

Ocean Beach Batches Association

Date

02 February 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:

Ocean Beach Road baches on Conservation land.

My reasons for my objection or submission are:

My kids and I have been a part of the bache life for near 16 years now. We know how much work the bache owners do for the coast line and the duty of care it takes. They take pride in the community they have created.

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 would like to see the applications amended and seek a licence term to expire in 2054, in line with the Helen Clark promise, with the right of renewal.

G. Attachments

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

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

How do I submit my objection or submission?

Complete this form and email to Chris Williams at askpermissions@doc.govt.nz with the subject heading "Ocean Beach Road Baches Submission." You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Permissions Hamilton, Private Bag 3072, Hamilton 3240. Attention: Chris Williams, Senior Permissions Advisor.



Submission 012

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land

Are you making a submission or objection about a specific Permissions Application Number? If yes, please enter it here (otherwise leave this space blank):

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

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

Xavier Harris

Organisation

Ocean Beach Baches Association

Date

2/2/25

D. Statement of Support, Neutrality or Opposition

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

E. Hearing Request

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

OBJECTION OR SUBMISSION



Department of
Conservation

Te Papa Atawhai

New Zealand Government

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land bulk application

If you are writing about a specific application, please include that number here:

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

C.1 Objector or Submitter Information-

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

Xavier. Harris

Contact person and rôle of organisation

Email

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

Alternate contact for all DOC communication

Phone/Mobile

Postal Address and Post Code

I wish to keep my contact details confidential

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

F. Objection or submission

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

Ocean beach road baches on
conservation land

My reasons for my objection or submission are:

Ocean beach is like a second home
to me and my family, some of my
earliest memories growing up were here
and with ~~it~~ like is one of the most important
places in my life to this day.

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 have the vacancy term extended
to 2054

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 Chris Williams at askpermissions@doc.govt.nz with the subject heading "Ocean Beach Road Baches Submission." You may also mail your objection and submission to:

Director-General, c/o Department of Conservation, Permissions Hamilton, Private Bag 3072, Hamilton 3240. Attention: Chris Williams, Senior Permissions Advisor.

OBJECTION OR SUBMISSION

Submission 013



Department of Conservation
Te Papa Atawhai

New Zealand Government

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land bulk application Kevin Daly
If you are writing about a specific application, please include that number here: 117482-ACC

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

C.1 Objector or Submitter Information-

Submitter's name (list organisational name if submitting on behalf of a business, community group, etc.)	Kevin Daly
Contact person and role of organisation	Kevin Daly
Email (Communication from DOC will be via email unless alternate contact requested)	Kevindaly55@icloud.com
Alternate contact for all DOC communication	Bronwen Nicholas & Aaron Daly
Phone/Mobile	021936239
Postal Address and Post Code	356 Ocean Beach Road, RD3 Featherston 5773

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

Ocean Beach Road Baches on Public Conservation Land

Are you making a submission or objection about a specific Permissions Application Number? If yes, please enter it here (otherwise leave this space blank): 117482-ACC

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

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	Kevin Daly
Organisation	
Date	03/02/26

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

Type text here

Ocean Beach Road Baches on Public Conservation Land bulk application

F. Objection or submission

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

License term sought until 2054. We are supportive of the whole application for reasons set out in the agreed history.

My reasons for my objection or submission are:

We are supportive of the terms sought for the reasons above and as per honouring Helen Clark's promise made in 1988.

It has been my life for the last 64 years; I have seen a lot of changes to the beach and landscape in my time with rivers blowing out and Mager hill slips. Both my kids and my grandchildren have grown up at Ocen Beach which it has made them into better adults as they are away for technology.

I have spent a lot of my life out at ocean beach picking up plastic bottles, cans, glass bottles and all general rubbish that the general public just leave behind. I have also spent time eradicating ferrets, rats, wild cats, mice, rabbits and possums to help the environment flourish.

I have a lot to do with helping the local farmers which have been a great support to us Bach owners.

I have also organised and put in place the defibrillator and first aid kit for everyone to use in an emergency.

Also spent a lot of time cleaning up rivers and slips with machinery for the public to get out when the weather has turned nasty. This has always been a cost to the Bach owners to fuel and maintain machinery also the cost of the defibrillator.

The feedback from the public has been very supportive & appreciative for the help the received.

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.

Condition sought are a license term until 2054.

We are not seeking public exclusion on public Conservation land.

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
Acknowledgement	PDF	Letter of acknowledgement from NZ Police
Photos of river work	PDF	Photos of my son fixing the river so camper can get out

How do I submit my objection or submission?

Complete this form and email to Chris Williams at askpermissions@doc.govt.nz with the subject heading "Ocean Beach Road Baches Submission." You may also mail your objection and submission to:
 Director-General, c/o Department of Conservation, Permissions Hamilton, Private Bag 3072, Hamilton 3240. Attention: Chris Williams, Senior Permissions Advisor.

From: Kevin Daly kevindaly55@icloud.com
Subject: Fwd: Ocean Beach
Date: 2/09/2022 at 2:13:02 PM
To: Bronwen Nicholas turtle.j@clear.net.nz

Sent from my iPhone

Begin forwarded message:

From: "DAY, Richard (Richie)"
<Richard.Day@police.govt.nz>
Date: 1 September 2022 at 1:54:21 PM NZST
To: kevindaly55@icloud.com
Subject: Ocean Beach

To whom it may concern,

I just want to acknowledge the partnership Wairarapa Police have with the residents and homeowners at Ocean Beach, South Wairarapa.

I have worked in the Wairarapa for 14 years and Police have very really had to attend any incident's at Ocean Beach. This can be attributed to the residents who ensure visiting members of the public respect the Area and adhere to the law and any rules that are in place around the DOC campsite. The Ocean Beach residents have been very helpful especially with regards to search and rescue incidents at sea or on land which has assisted Police in finding lost persons.

The residents are the eyes and ears and guardians of Ocean Beach and I am very grateful for them being out there.

Kind regards,



Richie Day
Sergeant RD1780
Wairarapa Community Supervisor
E: 04 21 190 1522
* Richard.Day@police.govt.nz

3:05



Home

2 Januar...3:22 PM



3:05



Home

2 Januar...3:25 PM



OBJECTION OR SUBMISSION



Department of Conservation
Te Papa Atawhai

New Zealand Government

Submission 014

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land bulk application Bronwen Nicholas

If you are writing about a specific application, please include that number here: 117482-ACC

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

C.1 Objector or Submitter Information-

Submitter's name (list organisational name if submitting on behalf of a business, community group, etc.)	Bronwen Nicholas
Contact person and role of organisation	Bronwen Nicholas
Email (Communication from DOC will be via email unless alternate contact requested)	[REDACTED]
Alternate contact for all DOC communication	Kevin Daly & Aaron Daly
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

Ocean Beach Road Baches on Public Conservation Land

Are you making a submission or objection about a specific Permissions Application Number? If yes, please enter it here (otherwise leave this space blank): 117482

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

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	Bronwen Nicholas
Organisation	
Date	03/02/26

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:

License term sought until 2054. We are supportive of the whole application for reasons set out in the agreed history.

My reasons for my objection or submission are:

We are supportive of the terms sought for the reasons above and as per honouring Helen Clark's promise made in 1988.

I have been going to Ocean Beach for 41 years as I was privileged for my parents to have the Bach before I was born as my dad has been going there since he was a young boy with his parents.

I have on several occasions helped police get to injured public on the coastline as the police cars can only get so far and it comes down to us Bach owners with quad bikes to get the police to these locations, we also have to guide in the helicopter when the wind is up so they can land & take off safely.

Also we help tow a lot of people off the beach when they get stuck.

I have bought my 2 daughters up at Ocean Beach they love being out there and their friends and my friends love coming out to spend quality time together.

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.

Conditions sought are a license term until 2054. We are not seeking public exclusion on public Conservation Land.

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 Chris Williams at askpermissions@doc.govt.nz with the subject heading "Ocean Beach Road Baches Submission." You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Permissions Hamilton, Private Bag 3072, Hamilton 3240. Attention: Chris Williams, Senior Permissions Advisor.



Submission 015

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land bulk application
If you are writing about a specific application, please include that number here: 118006 - ACC
36/350 A.

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

C.1 Objector or Submitter Information-

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

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

Ocean Beach Road Baches on Public Conservation Land

Are you making a submission or objection about a specific Permissions Application Number? If yes, please enter it here (otherwise leave this space blank):

118006 - ACC
36/350A

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

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

RODNEY GRIMWOOD

Organisation

Date

30/01/2026.

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:

LICENSE TERM SOUGHT UNTIL 2054
WE ARE SUPPORTIVE OF THE WHOLE APPLICATION FOR
REASONS SET OUT IN THE AGREED HISTORY.

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

WE ARE SUPPORTIVE OF THE TERMS SOUGHT FOR THE REASONS
ABOVE AND AS PER HONOURING HELEN CLARK'S PROMISE MADE
IN 1988
* FURTHER REASONS, PLEASE REFER TO ATTACHED DOCUMENT
AT REAR OF THIS 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.

CONDITIONS SOUGHT ARE A LICENSE TERM UNTIL 2054
WE ARE NOT SEEKING PUBLIC EXCLUSION ON PUBLIC
CONSERVATION LAND.

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
	ATTACHED REAR	HAND WRITTEN HISTORY

How do I submit my ~~objection or~~ submission?

Complete this form and email to Chris Williams at askpermissions@doc.govt.nz with the subject heading "Ocean Beach Road Baches Submission." You may also mail your objection and submission to:
Director-General, c/o Department of Conservation, Permissions Hamilton, Private Bag 3072, Hamilton 3240. Attention: Chris Williams, Senior Permissions Advisor.

The family owners of the baches on Ocean Beach have a very strong and long standing connection to this rugged area and the other families that have been here for many many years, to now the 3rd and 4th generation from the original occupants from the late 1940s through to early 1950s. Batch Families have been one big extended unit all this time, with very long binding relationships built over the very long time and generations.

Our Baches (Grimwood) have been here since 1950-52, many children have grown up with the experience and family bonding, and now their children are now experiencing this amazing character building and life style.

The Baches and community are a very big part of the history of this dangerous coastline and rugged landscape. Batch owners have been and still are involved in numerous emergencies and rescue missions. My family (Grimwood) have been actively involved in numerous rescues, many at sea that also put them/us in danger. We have gone to hunters assistance around coastline many times.

The Batch community very active with West Pac rescues/assistance. One instance the paramedics said if it was not for the Baches and the 'supply' of a 'Defibrillater' which is on the fence of one of the Baches and payed for by a syndicate of 4-5 Bach people, Which was run up the river bed by a bache owner to a tramper who had collapsed.

Many fisher people and trampers have been caught out by rapidly changing weather, rough terrain. Ocean Beach is a very dangerous coastline, not safe for swimming with strong rips, very rough seas and sudden drop off.

Many times our family have assisted fishers, campers during sudden weather change and storms, with both rescue and shelter.

Every weekend there is a member of public who need assistance to get off beach. (photos attached)

The baches community acts as eyes and ears of the beach and camping areas by keep an eye on the beach and area and always giving safety advice to visitors. This is very valuable to the public as if not it would put them in very dangerous positions, that signs (there are non) would not ever do. This also generates good communication and frequent visitors become friends.

The camp area is always a problem with 'fires' not being put out properly. (even in fire ban times). We go in most mornings and check and cover fire beds. The rubbish left by campers and public is picked up by bach owners, sometimes this is terrible and spread over beach. (photos attached) Bach owners take pride in keeping the beach and bush areas clean and tidy.

Losing the Ocean Beach batch community would mean losing all this local knowledge, emergency support, and a very long standing part of Ocean Beach character and heritage.

OBJECTION OR SUBMISSION



Department of Conservation
Te Papa Atawhai
New Zealand Government

Submission 016

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land bulk application

117848 - ACC

If you are writing about a specific application, please include that number here:

37/350B.

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

C.1 ~~Objector or~~ Submitter Information-

Submitter's name (list organisational name if submitting on behalf of a business, community group, etc.)	RODNEY GRIMWOOD MARGARET PATTERSON NEE GRIMWOOD EMMA GRIMWOOD REBECCA GRIMWOOD.
Contact person and role of organisation	RODNEY GRIMWOOD
Email (Communication from DOC will be via email unless alternate contact requested)	grimmie64@xtra.co.nz
Alternate contact for all DOC communication	REBECCA GRIMWOOD
Phone/Mobile	0272752264
Postal Address and Post Code	6B MATAI ST LANSDOWNE MASTERTON 5810



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.

Handwritten scribbles in the top right corner.

A single horizontal line of text, possibly a signature or a mark.



A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land

Are you making a submission or objection about a specific Permissions Application Number? If yes, please enter it here (otherwise leave this space blank):

117848 - ACC
32 / 350B

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

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

RODNEY GRIMWOOD

Organisation

Date

30/01/2026

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:

LICENSE TERM SOUGHT UNTIL 2054. WE ARE SUPPORTIVE OF THE WHOLE APPLICATION FOR REASONS SET OUT IN THE AGREED HISTORY

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

WE ARE SUPPORTIVE OF THE TERMS SOUGHT FOR THE REASONS ABOVE AND AS PER HONOURING HELEN CLARK'S PROMISE MADE IN 1988
* FURTHER REASONS PLEASE REFER TO ATTACHED DOCUMENT AT REAR OF THIS ~~OBJECTION OR~~ 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.

CONDITIONS SOUGHT ARE A LICENSE TERM UNTIL 2054 WE ARE NOT SEEKING PUBLIC EXCLUSION ON PUBLIC CONSERVATION LAND.

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
	* ATTACHED REAR.	HAND WRITTEN HISTORY

How do I submit my ~~objection or~~ submission?

Complete this form and email to Chris Williams at askpermissions@doc.govt.nz with the subject heading "Ocean Beach Road Baches Submission." You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Permissions Hamilton, Private Bag 3072, Hamilton 3240. Attention: Chris Williams, Senior Permissions Advisor.

1234 5678

9012 3456

7890 1234

5678 9012

3456 7890

The family owners of the baches on Ocean Beach have a very strong and long standing connection to this rugged area and the other families that have been here for many many years, to now the 3rd and 4th generation from the original occupants from the late 1940s through to early 1950s. Batch Families have been one big extended unit all this time, with very long binding relationships built over the very long time and generations.

Our Baches (Grimwood) have been here since 1950-52, many children have grown up with the experience and family bonding, and now their children are now experiencing this amazing character building and life style.

The Baches and community are a very big part of the history of this dangerous coastline and rugged landscape. Batch owners have been and still are involved in numerous emergencies and rescue missions. My family (Grimwood) have been actively involved in numerous rescues, many at sea that also put them/us in danger. We have gone to hunters assistance around coastline many times.

The Batch community very active with West Pac rescues/assistance. One instance the paramedics said if it was not for the Baches and the 'supply' of a 'Defibrillator' which is on the fence of one of the Baches and payed for by a syndicate of 4-5 Bach people, Which was run up the river bed by a bache owner to a tramper who had collapsed.

Many fisher people and trampers have been caught out by rapidly changing weather, rough terrain. Ocean Beach is a very dangerous coastline, not safe for swimming with strong rips, very rough seas and sudden drop off.

Many times our family have assisted fishers, campers during sudden weather change and storms, with both rescue and shelter.

Every weekend there is a member of public who need assistance to get off beach. (photos attached)

The baches community acts as eyes and ears of the beach and camping areas by keep an eye on the beach and area and always giving safety advice to visitors. This is very valuable to the public as if not it would put them in very dangerous positions, that signs (there are non) would not ever do. This also generates good communication and frequent visitors become friends.

The camp area is always a problem with 'fires' not being put out properly. (even in fire ban times). We go in most mornings and check and cover fire beds. The rubbish left by campers and public is picked up by bach owners, sometimes this is terrible and spread over beach. (photos attached) Bach owners take pride in keeping the beach and bush areas clean and tidy.

Losing the Ocean Beach batch community would mean losing all this local knowledge, emergency support, and a very long standing part of Ocean Beach character and heritage.

These are only some of the reasons, I respectfully ask that you please support this submission and allow the Ocean Beach Baches to remain owned and occupied by the existing batch owners.

Rodney Grimwood
on behalf of family.

OBJECTION OR SUBMISSION



Department of Conservation
Te Papa Atawhai

New Zealand Government

Submission 017

Submission 017 here
Type text here

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land bulk application

If you are writing about a specific application, please include that number here: 117 455-ACC

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

C.1 Objector or Submitter Information-

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

Johnny Veneberg

Contact person and role of organisation

Email

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

Alternate contact for all DOC communication

Phone/Mobile

Postal Address and Post Code



I wish to keep my contact details confidential

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



A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land

Are you making a submission or objection about a specific Permissions Application Number? If yes, please enter it here (otherwise leave this space blank):

117455 - ACC

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

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

Johnny Veneberg

Organisation

Bach owner.

Date

27/1/2026.

D. Statement of Support, Neutrality or Opposition



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



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



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

E. Hearing Request



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



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

F. Objection or submission

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

To Allow the Baches at Ocean Beach to Remain until 2054, and allow the current owners the use of them until 2054.

My reasons for my objection or submission are: These Baches were given permission

By the Then conservation minister Helen Clark to stay until 2054. Bach No 19 has been in my family for many years we have always tried to keep it maintained neat & tidy and not damage the surrounding area. Taking holidays at Ocean beach with my family have been pleasant and happy times, it has educated us all on the natural flora & fauna of this rugged coastline and taught us to care for it. I think it would be a great loss for the people who enjoy this uncommercialized kiwi way of life to lose it so soon.

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 allow the baches to stay until 2054, at a reasonable lease price. So the present owners are able to stay.

G. Attachments

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

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment
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How do I submit my objection or submission?

Complete this form and email to Chris Williams at askpermissions@doc.govt.nz with the subject heading "Ocean Beach Road Baches Submission." You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Permissions Hamilton, Private Bag 3072, Hamilton 3240. Attention: Chris Williams, Senior Permissions Advisor.

OBJECTION OR SUBMISSION



Department of
Conservation
Te Papa Atawhai

New Zealand Government

Submission 018

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land bulk application

If you are writing about a specific application, please include that number here:

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

C.1 Objector or Submitter Information-

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

DOMINIC FREDERICKSON #290

Contact person and rôle of organisation

Email

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

Alternate contact for all DOC communication

Phone/Mobile

Postal Address and Post Code

I wish to keep my contact details confidential

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



A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land

Are you making a submission or objection about a specific Permissions Application Number? If yes, please enter it here (otherwise leave this space blank):

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

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

Dominic Frederickson

Organisation

Ocean Beach Bache Association

Date

04.02.2026 #290

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:

Ocean Beach Rd baches on conservation land.

Type text here

My reasons for my objection or submission are:

My parents, brother and I have been at Ocean Beach for 15 years (more for my parents). We appreciate the work the bach owners do - caring for our land, ocean and people.

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.

licence applications to be changed in line w Helen Clarks promise.

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 Chris Williams at askpermissions@doc.govt.nz with the subject heading "Ocean Beach Road Baches Submission." You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Permissions Hamilton, Private Bag 3072, Hamilton 3240. Attention: Chris Williams, Senior Permissions Advisor.

OBJECTION OR SUBMISSION



Department of
Conservation
Te Papa Atahua

New Zealand Government

Submission 019

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land bulk application

If you are writing about a specific application, please include that number here:

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

C.1 Objector or Submitter Information-

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

KOBY
Frederickson C/- Batch##290

Contact person and rôle of organisation

Email

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

Alternate contact for all DOC communication

~~NA~~

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

Ocean Beach Road Baches on Public Conservation Land

Are you making a submission or objection about a specific Permissions Application Number? If yes, please enter it here (otherwise leave this space blank):

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

C.2 Your name

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

Printed name of submitter or person authorised on behalf of submitter

Organisation

Date

KO by Frederickson

Ocean beach batch A Ssciaton
02 february 2020

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:

Ocean Beach Rd baches on conservation land.

My reasons for my objection or submission are:

my parents have always brought my brother and I out to Ocean Beach. Without the bach owners - it would become dangerous and messy real quick. We are so grateful for the care they take of Ocean Beach.

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.

licence Applications to be amended in line w promise made by Helen Clark. licence term to expire 2054 with the right of renewal.

G. Attachments

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

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

How do I submit my objection or submission?

Complete this form and email to Chris Williams at askpermissions@doc.govt.nz with the subject heading "Ocean Beach Road Baches Submission." You may also mail your objection and submission to:

Director-General, c/o Department of Conservation, Permissions Hamilton, Private Bag 3072, Hamilton 3240. Attention: Chris Williams, Senior Permissions Advisor.



A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land bulk application

If you are writing about a specific application, please include that number here:

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

C.1 Objector or Submitter Information-

Submitter's name (list organisational name if submitting on behalf of a business, community group, etc.)	Neville David Rees Davies & Betty Anne Davies
Contact person and role of organisation	<i>Neville David Rees Davies</i>
Email (Communication from DOC will be via email unless alternate contact requested)	[REDACTED]
Alternate contact for all DOC communication	[REDACTED]
Phone/Mobile	[REDACTED]
Postal Address and Post Code	[REDACTED]

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

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



A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land

Are you making a submission or objection about a specific Permissions Application Number? If yes, please enter it here (otherwise leave this space blank):

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

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

NEVILLE DAVIS REES DAVIES

Organisation

Date

06/02/2026

D. Statement of Support, Neutrality or Opposition

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

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

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

E. Hearing Request

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

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

F. Objection or submission

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

My reasons for my objection or submission are:

The connection of the residents and licence holders to Ocean Beach is material and their presence provides a public service with bach owners providing shelter in their huts and assistance to many, many, stranded fishermen, hikers and members of the public caught out by rapidly changing weather the area is subject to.

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

G. Attachments

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

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

How do I submit my objection or submission?

Complete this form and email to Chris Williams at askpermissions@doc.govt.nz with the subject heading "Ocean Beach Road Baches Submission." You may also mail your objection and submission to:



Submission 021

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land bulk application

If you are writing about a specific application, please include that number here:

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

C.1 Objector or Submitter Information-

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

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

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

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land

Are you making a submission or objection about a specific Permissions Application Number? If yes, please enter it here (otherwise leave this space blank):

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

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	Jessica Mary Terry
Organisation	
Date	06/02/2026

D. Statement of Support, Neutrality or Opposition

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

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

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

E. Hearing Request

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

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

F. Objection or submission

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

My reasons for my objection or submission are:

We are local Western Lakers. The connection of the residents and licence holders to Ocean Beach is material and their presence provides a public service with bach owners providing shelter in their huts and assistance to many, many, stranded fishermen, hikers and members of the public caught out by rapidly changing weather the area is subject to.

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

G. Attachments

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

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

How do I submit my objection or submission?

Complete this form and email to Chris Williams at askpermissions@doc.govt.nz with the subject heading "Ocean Beach Road Baches Submission." You may also mail your objection and submission to:



Submission 022

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land bulk application
If you are writing about a specific application, please include that number here:

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

C.1 Objector or Submitter Information-

Submitter's name (list organisational name if submitting on behalf of a business, community group, etc.)	Ocean Beach Residents Association
Contact person and role of organisation	Clare Lenihan – Environmental Lawyer
Email (Communication from DOC will be via email unless alterna requested)	[REDACTED]
Alternate contact for all DOC communication	[REDACTED]
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.



A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land

Are you making a submission or objection about a specific Permissions Application Number? If yes, please enter it here (otherwise leave this space blank):

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

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	Johnny Jefferys
Organisation	Ocean Beach Residents Association
Date	5.01.2026

D. Statement of Support, Neutrality or Opposition

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

E. Hearing Request

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

F. Objection or submission

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

This submission is to support all the applications in their entirety made by members of the Ocean Beach Resident's Association for a License for all Baches be granted up until 2054.

My reasons for my objection or submission are:

- **Helen Clark, Minister** of Conservation (1987-1989) approved granting a licence to all bach owners in 1988. But the approval of the applications was not formally finalised by the Department of Conservation and licences were not issued despite the applicants having paid around \$500+ each with their application. Despite this Doc sent a reassurance in 1994 that this would happen. (1. *attachment*) This has never been revevoked, we wish to have that commitment implemented finally now.
- **The Ocean Beach** bach community has been in existence since the 1940s when the first baches were erected. They are integrated into the local, evolving environment and the wider Wairarapa community, and not a casual weekend retreat to be removed as a nuisance or without recognizing their merit to continue.
- As a community the baches hold significant social, cultural information about their immediate and the wider Wairarapa community. There are 14 oral history recordings held in the National Library, Alexander Turnbull Library: *Ocean Beach bach oral history project*. (2. *Link attachment*). There is also the *Ocean Beach Baches Cultural Heritage Assessment 1997* commissioned by the Department of Conservation. (3. *Attached*)
- Historically the Wharekauhau Farm Estate owner Douglas Eglinton encouraged the erection of baches on what he considered to be his property. We have been told that it was a way of providing security and safety for his farm cattle grazing in the area. He also maintained a social and personal contact with the occupants often visiting them. The oral histories reveal social events at the farm such as dances held in its' woolshed, also mutual help and engagement such as a surprise renovation of the farmer's bathroom while he was away on holiday.
- Access to the Ocean Beach became easier with the construction of the bridge over the Wharepapa river. Later the availability of vehicles capable of driving over rough coastline replaced the tractors. Today access is easier past the Wharekauhau stream by car in dry weather, but in wet weather going beyond is only for those with 4WD vehicles or bikes. (4. *Attachment*).

The local environment

- The presence of bach owners provides an essential source of help for visitors who find themselves in unexpected situations they were unprepared for. The Ocean Beach area measures several kilometres from the Lake Onoke spit to the Muka Muka valley with where a variety of outdoor activities are possible. It is also full of risks.
- The weather in Palliser Bay is turbulent and unpredictable. It has severe winds frequently of gale force velocity. Wellington is called Windy Wellington for the same

reasons. It can be extremely cold wet and windy in the winter when most bachs also don't get any sun for at least 3 months, and reduced amounts at other times. Best to check the Met Service the day before planning a trip there.

- Fire is a serious risk. Visitors love creating little fires using the large amounts of driftwood on the beach. Often the smouldering remains of a fire are left behind after the visitors, picnic-ers, and campers have departed which are put out, if seen, by an observant bach owner. But sometimes the wind revives them and sets the surrounding area on fire.
- The most concerning are those lit under the canopy of trees in the Doc campsite. There are no rules or signs prohibiting this. It also appears that campers also resort to chopping trees and branches within the campsite as well thereby enlarging the space they occupy. (6. Photos attached).
- Two examples of major fires in the recent past needed fire fighters & engines from Featherston to put them out. Half of the local wetland was burnt out changing its biota permanently. (5. Photo attached).
- To help put out the live 'fireplaces' frequently left behind by them a group in the bach community have put together a homemade 'fire extinguishing truck' to help put them out. (7. photo attached).
- **Flooded streams** are another serious hazard. They can flood very soon after rain and spread to over a wide area, bringing down freshly eroded silt and gravel, as well as vegetation from collapsing cliffs. Getting stuck in it is very common especially for low slung vehicles. (8. Photos attached).
- Enormous quantities of mud and gravel are washed down all the streams when it rains. This is a constant and continuous event caused by the numerous enormous slips created by the Wairarapa fault line in this region which runs right through the middle of Ocean Beach at the site of the ever-growing shingle fan between Corner Creek and the Wharekauhau stream.

Enabling safety at Ocean Beach: help and rescues

- Helping visitors is a common event. They frequently need to be towed out of the streams in which their vehicles get stuck - the shallow water is misleading, or from the sandy & gravelly beach. (9. Photo attached). The help needed by people has ranged from saving lives and help to do with rescuing them, their boats, or while swimming. Help with accidents while climbing, walking or just camping in the wind.
- There have been occasions when help was needed to call an ambulance, search for someone or rescue a large concrete boat in storm and help it berth ashore. Attached is a list of such help provided by individual bach owners which was prepared for our previous lawyer Jock Blathwayt.
- The frequency of health issues led to the installation of a Defibrillator unit by concerned local bach owners in a freely accessible and open space at the entrance to the Forest Park area. (11. Photos attached)

Doc has no help source or ranger present.

- Doc have actively encouraged visitors to the Ocean Beach area but have not provided any support or means of help to those who might, and frequently do, need it. They enabled access to this rugged environment by providing a campsite as well as enabled a cycle track route through to Wellington via Turakirai Head and on through Wainuiomata.
- This part of Palliser Bay is huge and wild. The visitor, on arrival on the beach after crossing the Wharepapa stream, has no information board to make them aware that there are rules about lighting fires, the dangerous surf, warnings about crossing the streams, the wind factor, the weak phone reception in places or even a contact for help.
- Campers and visitors therefore turn to batch owners for help for a whole range of personal issues and needs.

Heritage and cultural values of the Bach community – Doc assessments

- A cultural heritage assessment 20 April 1997, for DOC. Ocean Beach Baches by Helen McCracken (3. Attached)
 - Page 4.2 Aerial photographs dating back to 1941, prior to the establishment of the baches, suggest that there have been relatively few changes to the area over the past 50 years. Apart from the building of the baches the most prominent changes that have occurred are:
 - The formation of a gravel road. This road has been realigned in recent years away from the baches.
 - Regeneration of manuka scrub in the areas of Group three baches.
- (Page 11, 4.1, 4.2, 4.3 – General Impressions)
 - Page 4.3 The baches are all modest structures, almost without exception single story, set close to the ground or against the hills above the initial beach line. They do not actively detract from the dramatic and wild beauty of the area. In fact, it could be said that the size of the baches helps emphasise the grand scale of the landforms.
 - Page 6.0 The bach owners are an active evolving community which continues with much the same spirit as it did nearly 50 years ago. Despite the moratorium and later official threats to the Ocean Beach bach community's existence, bach owners have demonstrated their attachment to this place and to the community. (*Paragraph 6.2. Cultural heritage value of Ocean Beach baches*)
- Environmental Assessment 26 May 1997 – Baches at Ocean Beach and Corner Creek. (12. Attached)
 - Page 4 ... The report outlines the environmental impact of the baches on the physical, visual and recreational values on the surrounding landscape. Overall, the baches were found to have no significant long-term adverse effects on the environment other than the potential fire risk from chimneys or the spread of weeds into the conservation zone. Due to their scale and location, the presence of the baches was not considered to have any significant adverse impact on recreational use of the area except potential that of camping in the Remutaka Forest Park. (*Paragraph 2 – Executive Summary*)
 - Page 16. ...Considered to have low fire risk. (*7.2.9) Vegetation clearance, paragraph 2)*

- Baches at Ocean Beach and Corner Creek. 2007 (Prepared by Opus International, for DOC (13. Attached)
 - Page 1.1 As in the 1997 survey, the baches were found to have no significant long-term adverse effects on the Environment, other than the potential fire risk from chimneys, spread of weeds and rubbish, into land administered by the department. Due to their scale and location, the presence of the baches was not considered to have any significant adverse impact on public use of the area, except potentially that of camping in the Rimutaka Forest Park. (*Paragraph 2 - Executive Summary*)

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 support the contents of the applications in their entirety. We do not seek to amend any of the details in the application. Should minor changes or clarification be needed the individual bach owner should be contacted for this first. If this is not satisfactory then our Association can be contacted through our lawyer Clare Lenihan.

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
1. Adrian Griffiths' letter 1994-4-29	pdf	1. Adrian Griffiths' letter 1994-4-29
2. National Oral History Assoc. link https://www.oralhistory.org.nz/	https://www.oralhistory.org.nz/	2. National Oral History Assoc. link https://www.oralhistory.org.nz/
3. Ocean Beach Baches Cultural Heritage Assessment 1997	pdf	Results of the assessment by Helen McCracken. Commissioned by Doc.
4. Joe Houghton recalls from 1928 on.	Docx and jpg	Letter by Jo Houghton Transcript 1-4 and photos
5. Two big fires at Ocean Beach	jpg	Photos of fires near Bach of Walkers
6. Fires in Doc campsite.	jpg	Photos of campsite 'fireplaces'
7. Photo: homemade 'fire extinguishing truck'.	jpg	10. Fire truck of bach owners
8. Flooded stream	jpg	Flooded stream
9. Car & motorbike stuck in sand/stream rescued.	jpg	Photo 2024-11-27 Mbike stuck on beach, OB Sergent Rescue, OB Sergent Rescue 2
10. Rescue accounts Nov 2019	docx	Rescue accounts Nov 2019
11. Concrete Boat rescue 1983	Pdf and docx	OB Abandoned Yacht photo and pdf article
12. Defibrillator installed	jpg	Defibrillator Remutaka Forest Park
13. Environmental Assessment 26 May 1997	docx	Results of the assessment Prepared by Opus International, for DOC.

Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment
14. Environmental Assessment – 19 July 2007.	docx	Results of the assessment by Prepared by Opus International, for DOC.

How do I submit my objection or submission?

Complete this form and email to Chris Williams at askpermissions@doc.govt.nz with the subject heading “Ocean Beach Road Baches Submission.” You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Permissions Hamilton, Private Bag 3072, Hamilton 3240. Attention: Chris Williams, Senior Permissions Advisor.



G08/400

14 February, 1997

Sunita Singh
Chairperson
Ocean Beach Resident's Association
142 Sutherland Road
Melrose
WELLINGTON

Dear Sunita

PRIVATE BACHES - OCEAN BEACH

I enclose for your information a copy of a letter I have sent to all known bachowners at Ocean Beach. This letter and attachments is self-explanatory but I am happy to elaborate on any points. A copy of the building checklist is also attached. This was not sent to bachowners.

Depending on format I would hope to be able to make a full copy of the assessment available to the Association.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Adrian Griffiths', with a long horizontal line extending to the right.

Adrian Griffiths
Statutory Land Manager
for Regional Conservator



Department of Conservation
Te Papa Atawhai

GO8 4:

13 February, 1997

To all Bachowners

Dear Sir

Ocean Beach private bach No.

You will be aware of the long standing tension between bachowners and Government and Local Authority agencies over the future of the private baches at Ocean Beach and Corner Creek. Except for baches Numbered 25,26,27, part 28, 31,32 and 33 on the attached plan all baches are now on conservation land subject to the Conservation Act 1987 and the responsibility for their future falls to the department. The numbered baches above are still located on unformed legal road. The department is looking at the options for transferring this land into a conservation status so that the granting of an occupation right to the bachowner can be considered. The consent of the adjoining landowner is required.

The Conservation Act required the department to prepare a Conservation Management Strategy (CMS) for the Wellington Conservancy of the Department to set the management direction for the next 10 years. The CMS of necessity was required to address the issue of private accommodation on conservation land. Preparation of the CMS was a public process to which the Ocean Beach Bachowners Association made extensive submissions (both oral and written) on behalf of bachowners. The outcome was the attached policy on baches. This policy now forms part of the CMS approved by the New Zealand Conservation Authority on 13 March 1996. The department has the task of implementing this policy.

The principle objective of the policy is a managed phasing out of baches. You may not be particularly enamoured with this objective but that is the legal framework in which we are now both required to work. If your bach is to remain at Ocean Beach you will require a concession (licence) for the site under Part III B Conservation Act. The terms and conditions of each licence will depend, amongst other things, on the effects of each bach on natural and historic resources and recreational opportunities (Implementation 6 of the Policy).

depend upon (seem to act as if lifetime guarantee has been superseded)

Wellington Conservancy

PO Box 5086, 2nd Floor, Bowen State Building, Bowen Street, Wellington, New Zealand
Telephone 04-472 5821, Fax 04-499 0077

The preparation of this environmental assessment is a first step in any licencing regime. To give it some independence the department has decided not to undertake this work itself but has commissioned Works Consultancy Services to complete this assessment by 31 March 1997. The contract will be looking both at the effects of the baches on this coastal environment as a collective group and as individual baches. The Works Consultancy Service team will include two landscape architects and a qualified Clerk of Works (building). Joe Hansen the departments Field Centre Manager will accompany Works Consultancy Service on any site inspections to field any additional questions from bachowners in residence.

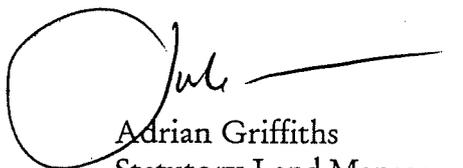
The assessment will include a basic building report. This report will be based on an exterior inspection only. The interior of any bach will only be inspected if the owner is in residence and the invitation to enter is made.

The department's last record shows you as the owner of the bach numbered above. All baches have been renumbered from No1 commencing from the Wharekauhau Road entrance so there may be some changes to the numbering system previously used. Please let me know if the bach you own is not the one shown on the attached plan.

The Department will be following up throughout the year on the recommendations of the assessment and will be contacting all bachowners again at that time. A liaison will also be maintained with the Ocean Beach Bachowners Association. The department will be consulting with the Association on the specific conditions of any licence document. This document will form the base of any licence offer to the individual bachowners.

Baches No 39,40, 45-51 inclusive, 53 and 54 already have licences expiring the year 2019 or the death of the licensee. The occupation rights under these licences will not be affected by the environmental and landscape assessment but the recommendations that follow may require closer compliance with the maintenance and building standard conditions of the licence. One of the objectives of the building assessment is to arrive at an agreed standard of building within the wider context of the assessed effects and conservation impacts of the baches in this coastal environment.

Yours faithfully


Adrian Griffiths
Statutory Land Manager
for Regional Conservator

Explanation

26.2.2 Private Baches

Buildings and structures have been erected on land administered by the Department to provide private accommodation. The buildings are baches, maimai with sleeping facilities, or huts.

The Department believes that public land should not be used for private accommodation. Existing private accommodation will be phased out. New private baches will not be permitted.

Where baches have cultural or historic values, adding to their surroundings but not compromising natural resources or public use, the Department will accept their existence for the lifetime of the tenants.

A draft policy "Private Baches on Land Administered by the Department of Conservation" 1991, has been developed. It provides guidance to conservancies but, as it has not been approved, the CMS will provide the statutory basis for the policy on private baches in the Conservancy.

Wellington Conservancy

Private baches are located in Rimutaka Forest Park, Orongorongo Valley and Corner Creek, on conservation areas at Ocean Beach, South Wairarapa, Lake Wairarapa and a scenic reserve at Te Kopi.

The owners of baches in Orongorongo Valley have been issued licences for their personal lifetime or for a term of 60 years, whichever is earliest. Any licence running for 60 years would expire in 2050. Licences are non-transferable and contain conditions to protect the environment, and ensure buildings are maintained to a reasonable standard and not extended.

At Corner Creek, in Rimutaka Forest Park, 12 baches have been granted life-time licences or till 2019, whichever is the earliest. The length of licence is shorter as the area is the only suitable place for a camping ground at the south eastern entrance to the park and is an important entry point to it. The Department will continue to seek to license or remove 7 unlicensed baches depending on their effect on the environment (including visitors).

Until 1991 most of the Ocean Beach baches were on legal road. The road has been re-aligned and 23 baches are now unlicensed buildings on conservation land, and 6 remain on unformed legal road.

At Lake Wairarapa and Te Kopi, baches are as yet unlicensed.

Management Issues

Phasing Out Baches

Bach owners think they should be able to continue to enjoy the recreational opportunities their baches offer to them, their families and friends, and they consider that the effect of the baches and their use on the environment and the recreational experiences of others are minimal.

The Department believes that the effects of baches are not minor, especially in areas where there are concentrations of baches, such as in Orongorongo Valley, at Corner Creek and Ocean Beach, and where they occur in remote areas. Private baches do have an adverse effect on public use of back country areas. The baches are not considered to have sufficient cultural or historic merit to justify their long-term retention.

The process established for phasing out of baches needs to take account of the effects on the environment and other visitors and any historical rights granted to bach owners. The effects of baches in Orongorongo Valley has been mitigated by conditions attached to their licences, based on site visits and evaluation by the Department.

Where baches are unlicensed, the Department will assess their effects before setting a timetable for their removal and appropriate licences. Some baches may need to be removed in the short term due to their effects or because of other management needs for the land concerned. X

Land held under the Conservation Act and Reserves Act is for the benefit of all citizens, and private use without public benefit is not acceptable, even if environmental effects are minor.

Objectives

- 1 Phase out existing private accommodation on land managed by the Department.
- 2 Prevent the construction of any new private baches.

Implementation

- 1 Phase out the occupation of sites in the Orongorongo Valley, Rimutaka Forest Park by 2050. Monitor the non-transferable life-time licences and their conditions.
- 2 Phase out the occupation of baches at Corner Creek, (Rimutaka Forest Park) by 2019, by issuing and monitoring non-transferable life-time licences.
- 3 Seek the transfer to the Department of the remaining area of unformed legal road at Ocean Beach, South Wairarapa, containing baches.
- 4 X Considering the acquisition of the licensee's interest in a bach before the expiry of the licence where the bach is located in an area of high public use or an area is needed for other management purposes. X
- 5 Expedite removal of baches at Corner Creek by considering providing existing bach owners with the right to transfer to a licensed bach at Ocean Beach, if one becomes available.
- 6 Evaluate the effect of baches on natural and historic resources and recreational opportunities and set a time limit and licencing arrangement for removal of existing baches on conservation areas at Ocean Beach, at Lake Wairarapa and the scenic reserve at Te Kopi.
- 7 X Where natural and historic resources or public recreation opportunities are adversely affected and the bach is out of context with the surrounding environment and management objectives, remove the bach as soon as possible in negotiation with the bach owner. X
- 8 All bach owners will be charged a market rental for a licence to occupy land administered by the Department.

**OCEAN BEACH BACH
CHECK LIST**

BACH NO. _____

Bach Owner present/
not present

Inspected by _____

Date ____ / ____ / ____

Bach	Materials		Acceptable	Not Acceptable	NOTES, repairs, upgrading, materials required etc
Foundations	Secure/solid (no rot)				
	Ventilated				
Floor (Exterior Inspection)	Safe (no damage)				
	Structurally Sound				
Walls	Painted (approved colour range)				
	Intact (painted)				
Windows and Frames (if observable)	Complete and secure				
	Secure and safe				
Roof	Painted (approved colour range)				
	Secure and safe				
Steps and Verandah					
Hut Number					
Interior (if observable)	Clearly evident				
	Presentable (rodent free)				
Fireplace or stove	Functional (no fire risk)				
	Chimney safe				
Ancillary Buildings (detail)					Note: Include comment on necessity for the structure.
	Location (appropriate, concealed)				
	Structurally sound/painted				
	Location (appropriate, concealed)				
	Structurally sound/painted				
	Location (appropriate, concealed)				
	Structurally sound/painted				

FACILITIES AND BACH SURROUNDS

	Acceptable	Not Acceptable	
Water Supply Tank - secure/painted approved colour range) Collection/reticulation method			Notes: repairs, upgrading, materials required etc.
Toilet (note type) Location (appropriate, concealed) Structure secure/painted (approved colour range) Hygienic Drainage (no contamination of surrounds)			
Surrounds Bach clear of vegetation against fire (max 4m clearance) Area tidy Clothes line (no damage to vegetation) New renovations/extensions			
Unauthorised works (detail if any) Cutting of tracks Trees removed, trimmed Rubbish pit installed			

- You are deemed to be in breach of your licence if there are any items identified on this report as "not acceptable". You have 14 days (until / /) to contest the report. If your submission is not upheld, or if you fail to reply, the department requires the work identified to be completed by / / . To avoid unnecessary reinspection costs it would be in your interest to advise the department as soon as the work has been completed. Failure to comply with the identified work requirements will result in the termination of your licence.
- If no work requirements are identified the department wishes to thank you for your consideration and cooperation.

Regional Conservator

Submission 022b

National Oral History Assoc. link <https://www.oralhistory.org.nz/>



Submission 022c

Ocean Beach Baches

A cultural heritage assessment

Helen McCracken

for Department of Conservation, Wellington Conservancy

© 1997 Helen McCracken / Department of Conservation

Cover: Bach 22, Ocean Beach, and behind, the cliffs of western Palliser Bay. (H. McCracken)

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Appendix 1: Photographic survey

1.0 Introduction

1.1 Purpose

This report has been prepared to assess the cultural heritage significance of the Ocean Beach baches and provide recommendations to assist the Department of Conservation in its efforts to decide on the long-term future of these structures.

1.2 Commission

This report was commissioned by David Bishop, Protection/Use Manager, Department of Conservation, Wellington Conservancy.

1.3 Site visit -

The site was visited by the author on 20 April 1997.

1.4 Acknowledgements

Sunita Singh, Chairperson, Ocean Beach Resident's Association
Bruce McFadgen, Kevin Jones and Ann Williams, Human Ecology Unit, Science and Research Directorate, Department of Conservation

2.0 The bach – its contribution to the cultural heritage of New Zealand

Although baches have long been a part of the New Zealand landscape, it is only relatively recently that this form of vernacular architecture has become recognised as an important part of this country's cultural tradition. Such is the increasing interest in the bach that there is now a growing literature documenting their distribution, diversity and design.

The predecessor of the modern bach can be traced to the “workman’s” huts of the 19th century. These often very rudimentary structures provided temporary accommodation in remote areas of New Zealand for surveyors, foresters, miners, shepherds, etc. The term “bach” was/is derived from the more frequent occupants of such huts - the single male or bachelor. Later, once roads improved, the necessity to remain in the bush declined. Over time baches assumed a new role as recreational shelters.¹

Improvements to roads, and the introduction and increasing popularity of the motor vehicle, enabled the town/city dweller to escape into the country side. In time the bach became the base for the family summer vacation or weekend retreat. Distinct bach communities appearing as far back as 1914 (e.g. Bayleys Beach, Northland.)²

Many baches were built illegally on Crown land and, therefore, occupation was tentative and based only on squatters' rights. This, combined with the fact that they were usually only used for a small part of the year, meant that baches usually remained relatively simple in design and had few facilities. Building materials were usually whatever came to hand, such as galvanised iron, demolition timber, shells, driftwood, and, at Rangitoto Island, pumice.³ Sometimes whole structures, such as trams or shipping containers, were removed to new locations.

Over the years distinctive styles or trends in design emerged. During the 1920s and 1930s baches designs ranged from the “old-style bach” to multi room bungalows (the latter found for example on Rangitoto).⁴ The easily built flat-roofed bach, which appeared first during the 1930s and 1940s, was transformed in the following decade into the typical 1950s form – “a box with a single pitch roof and built of fibrolite or weatherboards interspersed with any old window joinery.”⁵ This type of bach is well represented at Ocean Beach.

David Mitchell, in *The Elegant Shed*, describes this bach and its cultural significance.

“During the late 1940s and 50s, when the effects of the war eased and optimism rose, a different bach became established - of as simple a form as could be imagined by a people who saw access to the natural riches of the country as a right available to every family. Fewer than one in ten families was ever to own the keys to bachland, the form of development that was to run like a bush fire down the most beautiful coasts, but the right to own a bach was unquestioned. Few realised that natural assets were most threatened by the facilities that were built to enable those assets to be enjoyed.”

¹ Milligan, J. 1996, “A Summer Place” in *New Zealand Home and Building*, Oct/Nov 1996, pp 140-142

² Ibid. pp 142-143

³ Mitchell et al. p 17, Thompson pp 7-8

⁴ Milligan p 143

⁵ Ibid. p 144

“... it was not until the car became available to every middle-class family that the great surf beaches of the east coast fell within reach. Then, come summer, small-town businessmen left the closed suburbs where they had been penned for the winter in stout and muscle-bound brick bungalows, and drove with their families for the open coast, to camp high on the dunes in Fibrolite flimsies.”

“The new lean-to baches sprang simply from the road, their roofs reaching for the ocean. Landscape windows gawped across the Spinifex and ice plants at the baying surf. Behind each bach was a pair of corrugated iron water tank which within five years would weep with rust from the stress of salt wind.”⁶

During the 1960s the architecturally designed bach appeared. By the end of the 1970s, with the introduction of tougher building codes, bach communities developed into almost urban developments and the bach as generations of New Zealanders had known it was all but gone. Today it is almost impossible to erect an amateur-built bach anywhere in this country.⁷

The bach has been acknowledged by many contemporary architectural historians as a major influence on New Zealand architecture. The bach is considered to have offered an authentic source of vernacular design for several generations of local architects. Likewise the bach experience resonates through New Zealand literature and art as one of the iconic images of New Zealand culture.⁸

⁶ Mitchell D. and Chaplin G. 1984, *The Elegant Shed - New Zealand Architecture since 1945*, Auckland Oxford University Press

⁷ Mitchell p 21, Milligan p 144

⁸ Mitchell p 21, Milligan p 145, and Thompson pp 5-11

3.0 Maori and European use of Ocean Beach - literature search

3.1 Maori occupation and use

No known archaeological sites have been found in this area.⁹ Any remains of occupation were almost certainly covered by disturbances resulting from the 1855 earthquake. Subsequent erosion may also have helped to remove any trace of human activity.

However Maori certainly used this area, and over a number of centuries. The coastline from Lake Onoke to the Hutt Valley formed one of the routes between Wairarapa and Wellington. Historically, Ocean Beach lies between two Maori settlements: Kiriwai at the south-west corner of the lake, and Mukamuka (Hinekura). The latter settlement was set aside as a reserve in the Turakirae land sale for eel fishing purposes. This reserve, provided for the use of Ngati Tama, still exists in part today.¹⁰

Various hapu have been associated with the south-western area of the Wairarapa valley. For an overview of Maori occupation of the southern Wairarapa see the sources below:

Bagnall, A.G. 1976, *Wairarapa - An Historical Excursion*, Hedley's Books, Masterton

Ballara, H.A. 1991, "The Origins of the Ngati Kahungunu", Ph.D Thesis, Department of History, Victoria University of Wellington, 1991

Best, E. 1918, "The Land of Tara and they who settled it, Part IV", *Journal of the Polynesian Society* 27:99-114

British Parliamentary Papers (BPP) NZ6 (1847-50) pp 83-94 Series 23 26 March 1849 No.36

BPP NZ7 1851 [1420] Vol XXXV Series 27 Sept 21 1850 (99)

BPP NZ10 1860 [2719] Vol XLVI No. 1 Sept 27 1853 (103)

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⁹ Pers. comm. Ann Williams (- re NZAA site records) and Bruce McFadgen, Human Ecology Unit, Science and Research Directorate, Department of Conservation. 11/4/1997

¹⁰ BPP NZ7 1851 [1420] Vol XXXV p 231, Turton's Deeds No 88, Vol, p 267. Referred to in the deeds as "Matuopaka, Hinataka (for Ngati Tama)"

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3.2 European settlement of South Wairarapa

Wellington to Wairarapa coastal track

The first European known to have walked the coastal route was William Deans in October 1840. He was followed soon after by Ensign Best.¹¹ A year later the New Zealand Company Surveyor, Robert Stokes, after conducting a preliminary survey of the Wairarapa, returned to Wellington via the coast, visiting the small settlement at Mukamuka on his way.¹²

As land became in short supply in the New Zealand Company settlement, expeditions led by pastoralists followed the coastal route to the Wairarapa. Once agreements to lease land had been made with Wairarapa Maori, flocks of sheep were brought into the Wairarapa around the cape. The first flock to be brought around the coast was driven by Charles Bidwell in 1844.¹³

Between 1844 and 1854 the coastal track was the quickest route to the lower Wairarapa, being unhindered by bush. Even with the completion of the road over the Rimutaka in 1856, the route remained a popular "highway" to Wellington for stock and the general traveller.¹⁴

The February 1855 earthquake made a visible and practical improvement to the route. The land in the area of Cape Turakirae rose by 2.5 metres, which caused great slips along the coast, but improved passage across the rather treacherous Mukamuka rocks.

Plans of the area from the 1860s and 70s show the coastal track (by now known as a bridle track) was still in active use.¹⁵ These plans also indicate that the area from the coast to the table land (and the Rimutaka) was not sold and remained in the possession of the Crown. The route was legally designated a road by at least 1890.¹⁶

¹¹ Taylor N. 1966, *The Journal of Ensign Best, 1837-1843*, Government Printer, Wellington, pp 263-264

¹² Stokes R. 1842, "Report of the Expedition to Wairarapa to the Surveyor General 15/12/1841", *New Zealand Journal*, 6 August 1842 p 184

¹³ Bagnall, A.G. 1976, *Wairarapa - An Historical Excursion*, Hedley's Books, Masterton. p 52

¹⁴ Ibid. p 63

¹⁵ SO 10683 "Plan of the Western Lake Block, Wairarapa" 1863, and SO 10483 F5 Plan of Subdivisions Southern Wairarapa c 1870s [?] held at the Land Titles Office, Wellington

¹⁶ C.T. 29A/275, Land Titles Office, Wellington

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Pastoral Leases

The first leaseholders in the area were Brown Hunt (an employee of Charles Matthews), Joe Meads and T.V. Allsop at Wharepapa. They leased land from local Maori in the mid 1840s.

The land was purchased by the Crown in 1853 as part of the Turakirae Block sale. As part of the deeds of sale all lease agreements between the Maori and the then runholders C. Matthews, T.V. Allsop, and A. Gillies ceased, an arrangement which had provided £120 per annum to the Maori

landholders. The Crown then agreed to lease to the runholders. In 1855 Matthews purchased the lease from Allsop.¹⁷

In 1860 Henry Eglinton, his wife and brother Benjamin took up the property now known as Wharekauhau. Members of the Eglinton family were still farming the land in 1969. C.J. Carle, in a history of Featherston published in 1957, described the farm managed by Henry Eglinton grandson Douglas as carrying "one of the oldest stud Romney flocks in New Zealand", founded by Henry Eglinton in 1878.¹⁸ Early survey maps show the Eglinton property bordering the Wharekauhau Stream.¹⁹

Bagnall, A.G. 1976, *Wairarapa - An Historical Excursion*, Hedley's Books, Masterton

British Parliamentary Papers (BPP) NZ6 (1847-50) pp 83-94 Series 23 26 March 1849
No.36

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SO 10483 F5 "Plan of subdivisions Southern Wairarapa c.1870s [?], Land Titles Office, Wellington

¹⁷ Matthews p.29

¹⁸ Carle C.J. 1957, *Gateway to the Wairarapa*, Featherston Borough Council, Masterton, p.31

¹⁹ SO 10683 "Plan of the Western Lake Block, Wairarapa" 1863. and SO 10483 F5 Plan of Subdivisions Southern Wairarapa c 1870s [?] held at the Land Titles Office Wellington

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Recreation

Ocean Beach closely borders the Rimutaka Ranges (or Orongorongo) and the mountains have been used for recreation purposes for many decades. Hunting and tramping began in earnest in the 1920s, although deer were first liberated in the mountains in the 1860s. Corner Creek is an entry to the Rimutaka Forest Park. In particular it provides access to the coastline and the Mukamuka Stream, the latter being one of the routes up Mount Matthews. Limited river fishing has taken place within the park while sea fishing is still a popular recreational and commercial, if occasionally dangerous, activity at Ocean Beach. Today walkers, campers, mountain bikers, horse riders, surfers, off-road vehicle enthusiasts, boaties, hang gliders and sightseers as well as the bach users are regular visitors to Ocean Beach.

The relevant sources are:

Kerr, R. 1995, *A Chronology of the Tararua and Rimutaka Ranges*, Ross Kerr Publications, Wellington [?]

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3.3 Ocean Beach Baches

Baches have been a feature of the Wairarapa coastal landscape since the 1920s. Baches were built between the Hurupai River and the Palliser lighthouse, at Ngawi, Lake Ferry and in the Orongorongo Valley. Ocean Beach follows a well established tradition.

From aerial photographs it appears that the baches were constructed after 1944. Over the ensuing decade and a half more than 40 baches were built along the beach. Aerial photographs taken in 1961 show most if not all baches had by then been built.²⁰ The baches were generally erected for use by individuals and families, as well as an extended network of associated users, as weekend retreats. The manner of their use remains unaltered. (The establishment of these baches, and

²⁰ One of the baches on private land appears to have been constructed later. There is also evidence of several baches/structures which no longer exist at the beach.

their history of occupancy, awaits the writing of a social history. There is an oral history now in the course of preparation.²¹⁾

In 1960 when plans to build a road along the coast between Wellington and the Wairarapa were investigated, the Ocean Beach baches came to the official notice of the Featherston County Council.²² The majority of these were squatting on land administered by Crown Lands or the Forest Service. Bach holders were told they were not entitled to remain on this land.

In 1964 the Commissioner of Crown Lands met representatives of the Featherston District Council on the site and confirmed the earlier edict. At this meeting it was resolved that no more baches would be allowed to be built on Crown land, no additions were to be made to existing baches and all baches were to be removed by 1980. For those baches situated on State Forest land an attempt was made by the Featherston County Council to negotiate a compromise between the bach owners and the Conservator of Forests. Many of the baches were on road reserve.

In 1976, with the impending 1980 deadline in mind, the Featherston County Engineer suggested to the Council that annual reminders should be sent to the bach owners.²³ Three months later, in February 1977, the Featherston County Council received a petition, signed by an extraordinary 334 people²⁴, asking that the baches be retained until the road was constructed²⁵

Between the years 1977-1979 several attempts were made to reach a compromise between the bach owners and the Crown. In April 1979 the Council, the Commissioner of Crown Lands, and the Conservator of Forests to consider the fate of the baches. Several Councillors, including Councillor Eglinton (of the farming family), voiced their support for retaining the baches.

A newspaper reported that some councillors felt that the bach holders did no harm to anyone nor the Crown land involved. Due to the prevailing weather conditions in the area camping was considered unsatisfactory. They felt that the bach occupants were an asset in times of emergency and that the baches were in remarkably good order.²⁶

The Council continued to be sympathetic towards the bach owners, but they were also unwilling to meet the considerable cost of removing the bach owners. When the 1980 deadline arrived the bach owners simply stayed put. Two years later the Council, acting on behalf of the bach owners, reached a compromise with the Forest Service. It was agreed to subdivide a certain portion of the land and licence some of the baches.²⁷

In 1987, all land deemed of conservation value was incorporated under the management of the

²¹ Pers. comm. Sunita Singh 18/4/97

²² Dunmore J. 1991, *Around the shining waters; A history of Featherston County Council*, Heritage Press Ltd. Martinborough. p 162.

²³ The Chronicle 29/11/1976

²⁴ Dunmore suggests that the Council was astonished by the number of signatures, given that there were only 40 or so bach owners. Council chairman, R.E. Spooner pointed out that "many of the signatures were unreadable and that some of the "signatures" were in the same handwriting. Only a few had given even vague addresses.

²⁵ Dunmore, pp 163-164

²⁶ The Chronicle 23/4/1979

²⁷ Op.cit.

newly formed Department of Conservation. In 1988 the Minister of Conservation introduced a system which allowed bach holders to keep their baches for their lifetime.²⁸

In 1991 the road was realigned, with the result that 23 of the baches were now on land administered by the Department of Conservation. Only six of the baches remained on the unformed legal road.

At present 12 of the Corner Creek baches (those within the Rimutaka Forest Park boundaries) have been granted licenses, for a lifetime or until the year 2019, whichever is earlier.²⁹

Relevant sources are:

Dunmore J. 1991, *Around the shining waters; A history of Featherston County Council*, Heritage Press Ltd, Martinborough

Ocean Beach Residents Association, Submission on the Draft Conservation Management Strategy for Wellington Conservancy, May 1994

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SO 10483 F5 "Plan of subdivisions Southern Wairarapa c.1870s [?]", Land Titles Office, Wellington

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Terralink hold aerial photographs of Ocean Beach for the following years: 1941 (172/18-21), 1944 (1006/27), 1961 (3304/1-3), 1970 (SN 3268 A/7), 1974 (SN 3773 F/12-11), 1980 (SN 5497 1/30), 1989 (SN 11640 R/6), and 1994 (228/14).

²⁸ Op. cit.

²⁹ This is either the outcome of the 1982 Forest Service bach licensing or the 1988 decision by the Minister of Conservation to allow lifetime licensing.

4.0 Physical location

The Works Consultancy Services Environmental Assessment described the baches as occupying three distinct locations. This description will be followed in this report. The groups are as follows:

Group One; mostly located between the mouths of the Wharepapa River and Wharekauhau Stream. This is described as “where baches are set at the edge of a wide stony beach at the base of a steep grass slope rising abruptly to cliffs behind.” There are 23 baches here.

Group Two; located between Wharekauhau Stream and Corner Creek. This is described as being “built on a broad sloping plain of grassland and regenerating native scrub....” There are 10 baches here, four on private land.

Group Three; located west of Corner Creek. This is described as “separated from other two groups by the large shingle fans formed by material washed down from Wharekauhau Stream and Corner Creek”, although this area is some distance from the former. There are 21 baches here.

General Impressions:

- 4.1 Ocean Beach is undoubtedly a place of great scenic beauty; the long wide and wind-swept beach being backed by rugged and steep, scrub clad cliffs. Within this landscape are located 54 baches.³⁰ Some of the baches are located within scattered bush, particularly around Corner Creek, but most are generally out in the open surrounded by grass and occasionally scrub.
- 4.2 Aerial photographs dating back to 1941, prior to the establishment of the baches, suggest that there have been relatively few changes to the area over the past fifty years. Apart from the building of the baches the most prominent changes that have occurred are:
 1. The formation of a gravel road. This road has been realigned in recent years away from some of the baches.
 2. Regeneration of manuka scrub in the area of the Group Three baches.
 3. The planting of pines in the area of Group Three. These trees were not visible in the 1961 aerial photographs.
- 4.3 The baches are all modest structures, almost without exception single storey, set close to the ground or against the hills above the initial beach line. They do not actively detract from the dramatic and wild beauty of the area. In fact it could be said that the size of the baches helps emphasise the grand scale of the landforms.

³⁰ As per draft Works Consultancy Services Environmental Assessment, March 1997

5.0 Structural features and any significant architectural interest

5.1 Building style

- 5.1.1 Externally, the Ocean Beach baches remain largely typical of the era of the late 1940s and 1950s, when the baches were first constructed. (See Mitchell above). They bear comparison with general domestic architecture of that period, albeit on a simpler level. This narrow period of development is very likely the consequence of the moratorium placed on the baches in 1964, although it must be said that this does not seem to have prevented regular improvements and additions to some dwellings.
- 5.1.2 A number of baches demonstrate an almost organic form of development, with a series of lean-to additions. Occasionally whole parts of other houses have been tacked on the end of existing structures.
- 5.1.3 The baches are generally simple in construction, rectangular in form – little more than four sided boxes – with nearly flat mono-pitched roofs or gabled roofs, the latter characterised by a low pitch.
- 5.1.4 The initial lack of electricity meant that heating was from open fires. Many baches still have their fire places, some still using external flues. The prominent positions of some chimneys reveals how their builders cared more about the internal plan than the external appearance of their bach.
- 5.1.5 Many of the buildings, or parts of the buildings, have been recycled from somewhere else and their form owes more to a past style than a typical bach form.

5.2 Building techniques and materials

- 5.2.1 Most baches are not sophisticated structures, although historical research may be needed to establish whether any of the baches were built by professional builders.
- 5.2.2 The wall cladding is weatherboard, fibrolite, galvanised iron, or manufactured ‘packing case’ timber. In several cases e.g. no. 16, the original fibrolite has been plastered over in a “Spanish” style, typical of the 1970s.
- 5.2.3 The roof cladding is generally galvanised iron, although in one case composite tiles of more recent origin have been used to roof a bach.
- 5.2.4 The window joinery has often been recycled from another building; a broad mixture of styles (sash window, multipane etc) and sizes have been used.
- 5.2.5 The baches vary greatly in condition. Some are clearly in poor condition and little maintained. Others are well maintained which reflect the efforts made of their owners or that they are on lifetime leases.

5.3 Relationship with the local environment

- 5.3.1 Baches are simple buildings, and their greatest attribute is their ability to respond to the local environment in a way that allows their occupants the greatest enjoyment.³¹ This can clearly be said of the Ocean Beach baches.
- 5.3.2 Linked visually by the road, most of the baches are orientated to the sea, with their longest wall and windows facing outward, designed to maximise the ocean view.
- 5.3.3 The roofs generally have a low pitch, reducing their visual impact.
- 5.3.4 The colours of many of the baches are not sympathetic to their environment but neither are they excessively garish.
- 5.3.5 Given the exposed nature of the surroundings there have been few opportunities for bach owners to create a sense of external private space. In a few instances some bach owners have erected fences and or walls, or planted pine trees and gardens. Some of these additions also serve as windbreaks. Most baches however simply sit on the landscape – without modified surroundings. Only in the more sheltered grouping past Corner Creek do verandahs or patios feature, and these appear to be recent additions.

³¹ Treadwell J.L. 1994, The Rangitoto Bach Settlements and Community Hall, an architectural and Historical Appraisal prepared for Department of Conservation, Treadwell Associates, Architectural and Conservation Consultants, Onehunga, p 12

6.0 Cultural heritage value of Ocean Beach baches

- 6.1 The Ocean Beach baches are significant as a surviving group of baches from an important era in the development of the New Zealand bach. Bach communities as they once were are a steadily declining part of the New Zealand landscape and cultural experience.
- 6.2 The bach owners are an active evolving community which continues with much the same spirit as it did nearly 50 years ago. Despite the moratorium and later official threats to the Ocean Beach bach community's existence, bach owners have demonstrated their attachment to this place and to the community.
- 6.3 Most of the baches exhibit a certain level of owner effort and individual expression. Some bach owners have named their baches, demonstrating owner pride, sentiment, a sense of history, and an assertion of a form of proprietorial right.

7.0 Baches of particular significance

It was not the intention of this report to conduct research on individual baches. A great deal more work must therefore be done before any baches of historical note can be clearly identified. Also, none of the interiors of these baches was inspected and this is a factor that should be taken into account in any cultural heritage assessment.

7.1 Historical significance

In the consideration of which baches have historical significance the following criteria should be considered:

- 1) Does the bach demonstrate a continuum or occupation or lengthy tenure by one family, extended family, or group?
- 2) Has any bach been used by a wide cross-section of the community over its life, or is it widely known as an accommodation facility in the wider community.
- 3) Are any of the baches associated with significant figures?
- 4) Have any baches been associated with any significant events?

7.2 External physical significance

The following criteria have been used in the consideration of which baches should be retained for their external physical value:

Those baches which;

- 1) Impact minimally on the environment.
- 2) *Appear* to be temporary occupants of the landscape.
- 3) Have few external embellishments.
- 4) Demonstrate innovative use of their site, or use of building material(s) or architectural features.
- 5) Show integrity of structural form and materials.

There are a number of baches which meet this criteria. Among them are no.s 1, 2, 6, 7, 8, 17, 18, 19, 20, 24, 26, 41.

8.0 Recommendations

- 8.1 As stated above no baches have been identified for their historical significance. It is strongly recommended that further research be undertaken into the history of individual baches to balance work done on their physical values. Note that a Government funded oral history of the baches and the bach community is in preparation.
- 8.2 Certain baches have been identified as meeting the physical significance criteria listed above. Others may qualify. A full inspection of bach interiors should be completed and a comprehensive list of criteria drawn up for bach significance assessments.
- 8.3 Other recommendations
- 8.3.1 Consideration could be given to moving some baches away from sensitive ecological areas, from thicker bush and scrub (fire hazards), from places which impinge on scenic views, from close to the road.
- 8.3.2 Consideration could also be given to painting the baches, if not in “camouflage” colours, then in colours which allow some individual expression but do not conflict with public appreciation of the landscape.

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Terralink hold aerial photographs of Ocean Beach for the following years: 1941 (172/18-21), 1944 (1006/27), 1961 (3304/1-3), 1970 (SN 3268 A/7), 1974 (SN 3773 F/12-11), 1980 (SN 5497 1/30), 1989 (SN 11640 R/6), and 1994 (228/14).

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Appendix 1: Photographic survey

All photographs taken by the author, 20 April 1997



Fig. 1. Ocean Beach looking east towards Cape Palliser from Corner Creek.



Fig. 2. Bach 1, a typical 1940s/50s bach. Note the fibrolite cladding, chimney on the side facing the beach, and the low pitched roof.

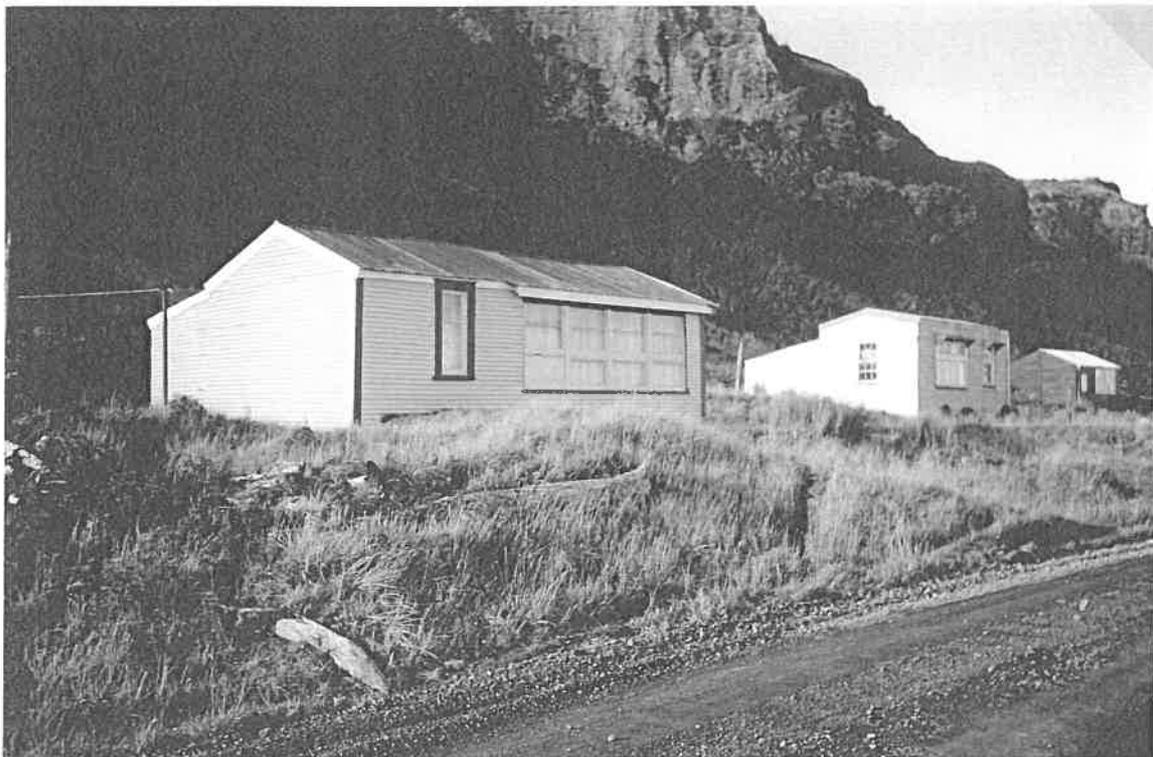


Fig. 3. L-R. baches 8, 7, & 6. Note the great variety of window joinery and the efforts to add character to bach 7 with the awnings over the windows.

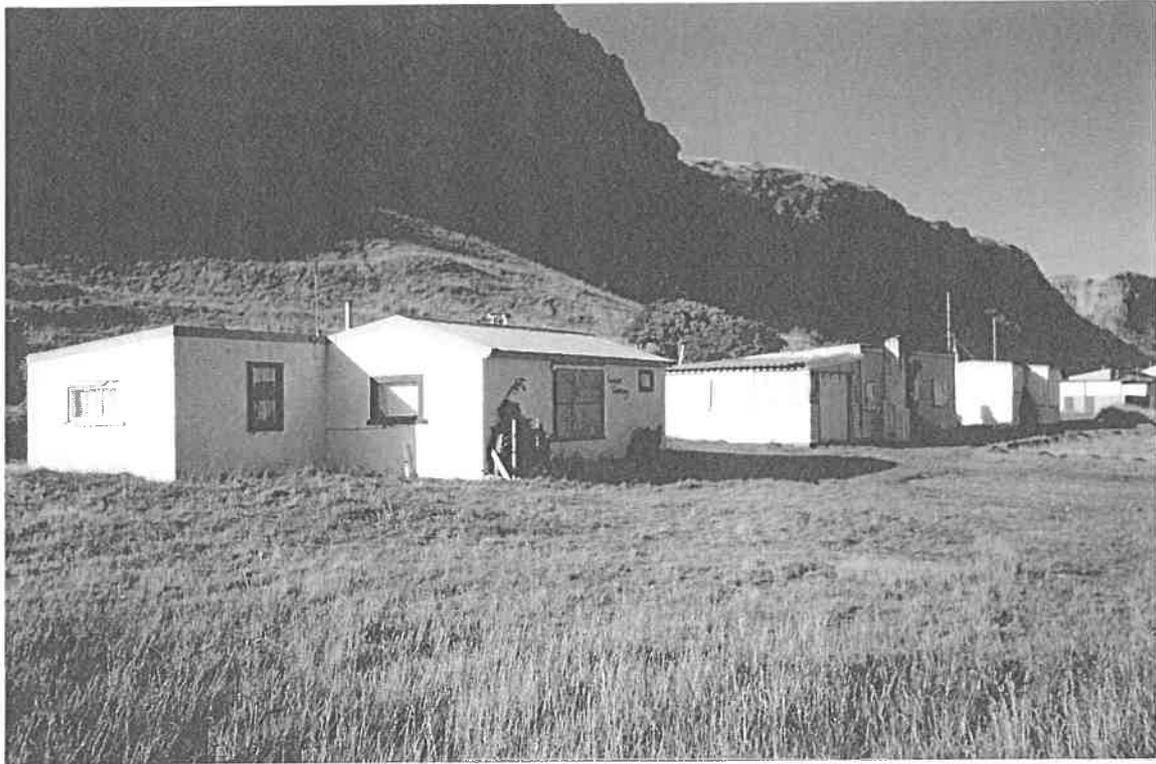


Fig. 4. L-R, baches 19, 18, 17, & 16. These baches are typically box-like and do little more than sit on the ground.

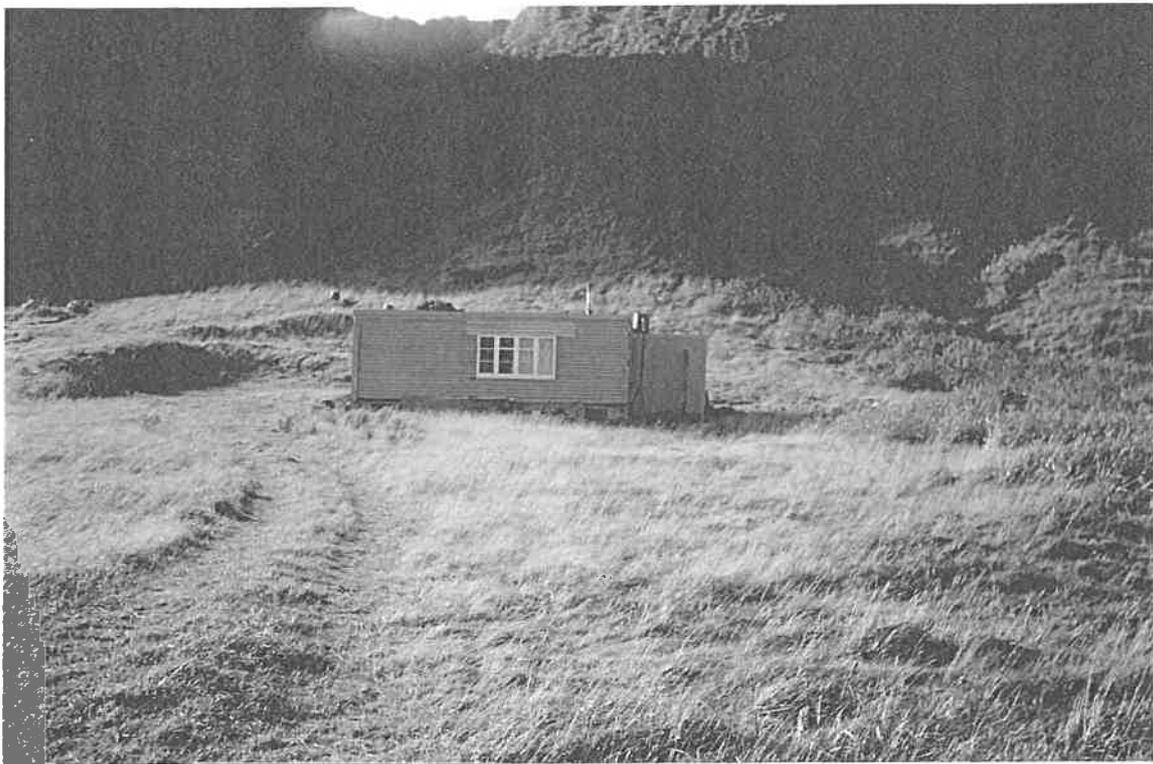


Fig. 5. Bach 20, with its brown painted horizontal galvanised iron cladding, is set back from the road, with a low pitched roof, and makes a minor impact on the landscape.



Fig. 6. Additions to Bach 26 demonstrate the organic development common to many baches. It also has a dramatic backdrop.



Fig. 7. Baches 47 and 49, showing the close proximity of the Comer Creek baches to the forest and scrub of Rimutaka Forest Park.

Recollections about Ocean Beach Wairarapa from a local from 1920s onwards. J.E. Houghton

I had 40 years working on Wharekauhau. Prior to that I was working on Wharepapa about the years 1928–29.

Those early days there was no road across the Wharepapa river to the Wharekauhau. Their wool had to be shipped out, it was put on a horse drawn dray, loaded on to a 16 ft. boat on the sea front, then taken out to a larger boat.

This I think would be impossible today as the beach has built up several feet over the years and it would be impossible to get a horse drawn into the sea.

Also in those days and up to the late 1940 with high seas, the water would reach the cliffs in most areas around the coast.

If we were going around the coast from the corner, next to the boundary, we would have to wait for low tide, owing to water washing well up on to the cliffs. The only method of getting around was riding horses, our gear had to be carried on pack horses. We would have to wait for low tide, then get through as quickly as possible between rise and fall of water.

It was not unusual when driving sheep to have to wait several hours to get sheep either way with dead low tide, they had to travel almost in single file, even then we still lost the odd one, being washed out to sea.

It is a different story today as the beach has built up so much, you can get stock around almost at any time.

The boundary fence at the little Muka Muka river, from hill to sea several chains was almost buried by the build up of the beach. This can be confirmed as the tops of the strains posts. Sheep yards at the boundary are also completely buried. This has all happened in my time at the coast.

A few chains along the beach from the Whakauhau river to the Wharepapa river in 1939 we had a holding paddock, I used it as a lambing paddock for two or three years, over the years the fence has been completely buried in most places by the build up of the beach. Over the years batches have been built there, and there is no way the sea could reach some of them now; the build up there was several feet.

Also over the years the river beds have built up, with the build up of the beach. During the early years it was necessary to cut tracks down into the rivers, at most times quite often several feet.

Over the years the number of vehicles, cars, trucks, etc. pulled out of rivers and sand would possibly run into hundreds. A lot of these were pulled out late at night or in the

early hours of the morning. Quite often someone of the farm would have to get out of bed to put out stranded vehicles, we would have to use tractors, winches, etc. pull them out.

Once the batches were built the pressure was taken off the farmers, as the batch owners were called on to pull vehicles out of rivers and sand.

Also boats and people out of the sea without the batch people's help, there could and would have been a lot of lives lost at sea.

A lot of people in trouble in the sea would go out in small boats, and they still do, and some people even go swimming. These people do not realize the dangers of small boats and swimming.

The wind can change so quickly and boats are blown out into rough water.

And believe me if these batches were not on the ocean beach front, there would be a lot of lives lost on this coast.

The batch people over the years have done a great job in saving lives and vehicles.

I have saved one person myself, and if I had not been staying in a batch, he surely would have lost his life.

I think people have a lot to thank the batch owners for, as they certainly keep a watch out for trouble, and I am sure that if these batches are removed from this ocean beach, there will be a lot of lives lost.

Signed. J.E. Houghton

(Document obtained from the Department of Conservation archives. Dan Taylor)

I had 40 years working on U'harhauhan

Prior to that I was working on U'harhapa
about the years 19/28-29

Submission 022e

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the U'harhapa river to U'harhauhan

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beach has built up several feet over the years
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The Boundary fence at the little Maku Maku river, from hill to sea several chains was almost buried by the build up of the beach. This can be confirmed as the top of the Gate can still be seen plus the tops of the strainer posts. Sheep yards at the boundary are also completely buried, this has all happened in my time at the coast.

A few chains along the beach from the Wharepapa river to the Wharehoukai river, in 19/39 we had a holding paddock, I used it as a lambing paddock for two or three years over the years the fence has been completely buried in most places by the build up of the beach. over the years hatches have been built there, and there is no way the sea could reach some of them now; the build up there was several feet.

Also over the years ² the river beds have built up, with the build up of the beach. During the early years it was necessary to cut tracks down into the rivers, at most times quite often several feet.

Over the years the number of vehicles cars, trucks, etc., pulled out of rivers and sand would possibly run into hundreds a lot of these were pulled out late at night or in the early hours of the mornings. Quite often someone of the farm would have to get out of bed to to put out stranded vehicles, we would have to use tractors and Jeep. quite often we would have to use winches to pull them out.

Once the hatches were built the pressure was taken off the Farmers, as the hatchowners were called on to pull vehicles out of rivers and sand. Also Boats and people out of the sea without the hatch people's help, there could and would have been a lot of lives lost at sea.

A lot of people in trouble in the sea, would go out in small boats, and they still do, and some people even go swimming these people do not realize the dangers of small boats and swimming.

The wind can change so quickly and boats are blown out in to rough water.

And believe me if these watches were not on the ocean beach front, there would be a lot of lives lost on this coast.

The watch people over the years have done a great job in saving lives and vessels.

I have saved one person myself, and if I had not been staying in a watch, he surely would have lost his life.

I think people have a lot to thank the watch owners for, as they certainly keep a watch out for troubles.

And I am sure that if these watches are removed from this Ocean Beach.

There will be a lot of lives lost.

Sgd, J. E. Houghton





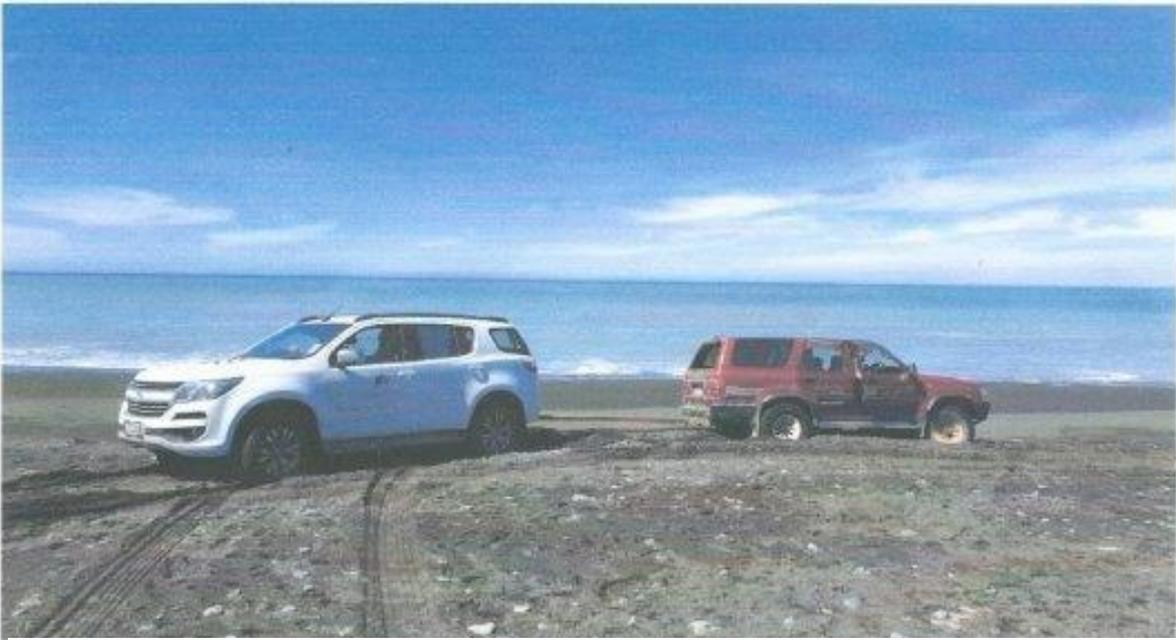














Department of Conservation
Te Papa Atawhai

G09-179

22 September, 1997

Sunita Singh
Chairperson
Ocean Beach Residents Association
142 Sutherland Road
Melrose
WELLINGTON

Dear Ms Singh

OCEAN BEACH BACHES - CULTURAL HERITAGE ASSESSMENT

Further to our telecon of today, I enclose parts (pages 1,2-7, 17-19) of the above assessment undertaken by Helen McCracken, which are provided to assist your compilation of bach histories, and general history of the Ocean Beach location.

I have withheld the complete document as there are issues contained within that are being addressed separately through the environmental impact assessment process, as detailed in the Wellington Conservancy conservation management strategy.

This, as you are aware is being coordinated by Mr Adrian Griffiths of this office, and the next steps of that process should be advised to you in the future.

Yours faithfully

David Bishop
Manager Protection/use
for Regional Conservator

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Wellington Conservancy

PO Box 5086, 2nd Floor, Bowen State Building, Bowen Street, Wellington, New Zealand
Telephone 04-472 5821, Fax 04-499 0077

Submission 022g

Guidance - Conservation Values Checklist (Note - remove red text and change font to black)

Protected Area: Ocean Beach Conservation Area; Part of Rimutaka Forest Park

NaPALIS (ID): 2798457 (Ocean Beach). 2798523 (RFP)

Locally known as: Ocean Beach

Area (hectares):

Operations Region: LNI

Operations Manager: Kathy Houkamau

Conservation Values Checklist

General: What is the existing purpose of the site?

General:	<u>What is the existing purpose of the site?</u>	Conservation, camp site, baches
	<u>Does the site adjoin any other public conservation area?</u>	<u>Yes - Rimutaka Forest Park. Also Wairarapa Moana Wetland Ramsar site.</u>
	<u>Does the site improve the natural functioning or integrity of an adjoining area?</u>	Yes - it's at the interface of the mountains of Rimutaka Forest Park and the beach. The beach leads to an interface of kanuka forest and then into beech forest of the Rimutakas. There are raised marine terraces overlain by alluvial fans where water courses exit the Rimutaka Range. The Rimutakas are highly erodible; and drop off steeply to meet the beach. This eroded material contributes to the formation of the beaches. This erosion is natural feature, not something that can or should be managed. The sites also have connections along the coast. to the east they adjoin the Wairarapa Moana Wetland Ramsar site. to the west there's a 5 km stretch of undeveloped natural land to Turakirae Head Scientific Reserve, and from there to Baring Head and the eastern bays of Wellington. So it contributes to a long stretch of undisturbed coastline, stretching from Wellington's eastern suburbs to the mouth of Onoke Spit.

Commented [SS1]: At *Te Mahoge* – identified by its growing and enormous shingle fan -there is a flat raised Marine Terraces on one side of the stream bed alongside it. On the streams other side are the eroded hillsides and peaks part of the Remutaka ranges. The change in topography is caused by the Wairarapa Fault line cutting through here. The resulting topographical changes include shattered and constantly eroding hillside causing g dangerous slips, continuous washing down of material in all the local streams making them prone to frequent flooding and risky to ford.

	<u>Does the site improve the amenity or utility of the local area?</u>	Yes, there is a DOC campsite. A 4WD track through to the other side of the Rimutakas along the beach also passes through the area. There is also a mountain bike track connecting the Wairarapa to Turakirae Head and then to Wellington.
	<u>Does the site have international, national or regional significance?</u>	The site borders on a Ramsar site, a site of international importance for birds. The Ramsar site could quite feasibly have been extended to include the wetland immediately behind the dunes, as it is a unique habitat being wedged between the beach and the forest behind.
	<u>Does the site have any local importance?</u>	Yes. Boats can launch from there, it's a campsite, and it has local and national ecological values.
	<u>Is the area / site noted in the relevant Conservation Management Strategy (CMS)</u>	<i>if yes - note the plan, relevant section and what it relates to, i.e. to be reclassified, re-zoned for XX purpose etc.</i>
	<u>Is the area / site noted in a management plan (local or Council)?</u>	as above.
	<u>Is the site / area noted in the relevant District or Regional Plan?</u>	<i>if yes - note the plan, relevant section and what it relates to, i.e. to be reclassified, re-zoned for XX purpose etc.</i>
DOC	<u>Are there any assets on the site?</u>	<i>Buildings, signage, tracks, etc.</i>
	<u>What DOC management has been undertaken or is in place</u>	<i>Is it part of or in a 1080 area is it part of a maintenance programme etc</i>
	<u>Are there any management agreements in place?</u>	<i>local grazing, hunting or maintenance contracts or agreements.</i>

Commented [SS2]: This wetland in the Rimutaka forest park is being inundated by the sea washing over the narrow beach into it with debris, logs etc washed into it.

Commented [SS3]: Unclear what has national ecological values. A campsite, erected some years ago by Doc cut down a maturing Kanuka area.

Commented [SS4]: This information has not been provided by Doc.

Commented [SS5]: As above.

Commented [SS6]: This information has not been provided by Doc.

Commented [SS7]: ...and many baches.

Commented [SS8]: 1080 plan evident. Grader on 'road' sometimes but no other maintenance evident.

	<u>Does the site secure practical walking access to public conservation lands and waters, rivers, lakes or the coast?</u>	A national mountain biking route (Remutaka Cycle Trail) between Wellington and the Wairarapa passes through the site. It would also be a practical walking route, and possible access to the Rimutakas.
Biological	Does the site form part of a Business Management Unit (BMU)?	NOTE: This is checklist for identifying conservation values when considering a potential exchange, disposal or vesting proposal.
	<u>Are there any active restoration plans or activities in place?</u>	The site doesn't need any restoration activity. There's some weed management, but compared to many other sites there are no environmental issues at these sites. The vegetation is largely intact; there are some understorey weeds, but not at a density that would preclude simple management. The erosion is a natural feature. Rehabilitation of any bach site would focus on managed regeneration initially.
	<u>Are there any iconic features?</u>	An ecologist would consider the beach from Turakirae Head to Onoke Spit as iconic, but it's not iconic in the sense of Mt Taranaki that can be seen from the South Island on a good day. An area just to the east of Mukamuka Stream mouth is identified in the Inventory of important geological sites and landforms in the Manawatu and Wellington Regions as "possibly the best example of pillow breccia in basement of the southern North Island", a site of regional importance.
	<u>Is there any indigenous species present?</u>	The environment is still in very good natural condition, dominated by native vegetation and natural processes. Yes, there's some clearing around the baches, but the beach is natural, with native sandbinders, there's a wetland, and beech forest leading down to the beach.

Commented [SS9]: It is assumed that the site in question here is the area roughly between the forest park and the Wharepapa stream. There are no signs of any weed management for the escalating problems in this area. Serious restoration work is needed to stop the continuing use of large area abused by trail bikes and 4WDs for thrill rides. The area in use is increasing rapidly and won't stop unless there is some intervention. There is total loss of vegetation in this area. Photos attached.

Commented [SS10]: Several weed species are present and increasing at an overwhelming scale. Spanish heath, fennel and gorse are dominant Pampas grass will soon dominate. No weed removal programmes have been evident over the past 50 years.

	<u>Are any:- Threatened, Critically Under-protected, Acutely Threatened, Chronically Threatened, Under-protected or At Risk?</u>	pingao <i>Ficinia spiralis</i> (At Risk -Declining). Sand tussock <i>Poa billardierei</i> (At Risk - Declining). Fierce lancewood <i>Pseudopanax ferox</i> (At Risk - Naturally Uncommon). katipo <i>Latrodectus katipo</i> (At Risk - Declining). <i>Korthalsella slaicornioides</i> (Threatened- Nationally Critical; a dwarf mistletoe on kanuka). <i>Brachglottis greyi</i> (At Risk - Naturally Uncommon). <i>Notoreas perornata</i> subsp"WA/WN" (Threatened - Nationally Vulnerable). There's a good population of <i>Muehlenbeckia astonii</i> at Turakirae Head 5 km west, and it may be present here.
	<u>is it important for the survival of any threatened indigenous species?</u>	The beach from Onoke Spit to Ocean Beach has the best population of sand tussock in the lower NI, if not NI. It's no longer found at historic sites on th Kapiti Coast northwards. This site has the best population of fierce lancewood in the lower NI.
	<u>Are there any weed species present?</u>	There are weeds present, but none of them are "threatening". Yellow flag iris in the adjacent wetland is probably the worst weed around. There's a small infestation of old man's beard, but it's earmarked for control. Biocontrol is being considered for the small infestation of <i>tradescantia</i> . There were a few isolated brush wattle. There are small patches of marram on the beach. None of these are changing the landscape. The sites are remarkably free of major weeds.
Environmental		
	<u>What Land Environment Category is it?</u>	
	<u>Does the area provide a habitat for indigenous fauna?</u> <u>Could it provide a habitat?</u>	what are the habitat features - include migratory species considerations

Commented [SS11]: None at Ocean Beach. There's a small population at one site of *ranunculus acaulis*.

Commented [SS12]: The fierce lancewood does not grow anywhere on the Beach area it is to be found in the hilly area up one of the local streams.

Commented [SS13]: Disagree strongly. The severely threatening weeds between Wharekauhau Stm & Corner Creek are Spanish Heath/ which is conspicuously widespread and increasingly so. Also Gorse and an invasion of Fennel which covers an entire hill

Commented [SS14]: Spurwinged plover along the beaches. Terns along Onoke Spit.

	<u>Does the site represent a habitat or ecosystem that is under-represented in public conservation lands?</u>	<i>some historic reports have details on sites</i>
	<u>Does the site have the potential to be restored to improve the representation of habitats or ecosystems that are under-represented in public conservation lands.</u>	Yes. Should baches be removed it would be easy to manage natural regeneration of the sites. Surrounding areas are in good shape.
	<u>What are the land form values?</u>	
	<u>does the area contribute to another factor/impact, i.e: flood retention, erosion or mitigate external impacts (buffer area)?</u>	The mountains are naturally prone to erosion and slips. The gravel beach features wind-blown sand and gravel. It's not a very hospitable habitat at times, but the processes are allowed to occur uninterrupted, and therefore contribute to the values of the site. The interface between the forest and the beach has a track along it, but sand is able to blow across this without interference.
	<u>Are there any "use values"?</u>	Camp ground; fishing; launch site for boats; national mountain bike trail.
Aquatic	<u>What Freshwater Environment Category is it?</u>	Wetland, rivers. This is probably the only wetland fed by fresh water from the mountains behind it and sea water from the front in the lower NI. I'm not sure how much of it is within the boundaries of the areas under discussion, but like many dune wetlands it may move around in the landscape as its bed is filled in or eroded, and storm events bring in more water.

Commented [SS15]: This would be true of the baches within the forest park only. It could also be true of the campsite created by Doc within established mature kanuka bush. All other baches further along the beach are on old sand dunes and are located at the foot of the vertical cliffs of the marine terraces. These would not revert to bush but may in time become clothed by mainly flax. It is more likely that they would be used by trail bikes and four-wheel drives for thrill rides as has been currently happening for years on an increasingly long and large stretch of similar dunes on the eastern side of Wharekauhau stream. (Photos attached)

Commented [SS16]: As a result of the 1855 earthquake fault line emerging at them hunger and it's fact on the ranges behind and around it. The effects of this locally out described above.

Commented [SS17]: The wider beach offers large open spaces areas also where visitors camp or locate campervans

Commented [SS18]: Unclear which of the two wetlands are referred to here. One wetland is located between the forest park setting and the nbeach which is very small and formed in a depression created by the 1855 earthquake uplift of the land enabling a stream to pond in the space. Changes to this began a while ago with the sea encroaching washing logs etc and sea water into the wetland. The wetland water is changing from fresh to saline with plants along the edges dead and dying.

Another wetland is at the extreme end of this coastline alongside Lake Onoke which is large and next to the Wairarapa Moana Wetland Ramsar site.

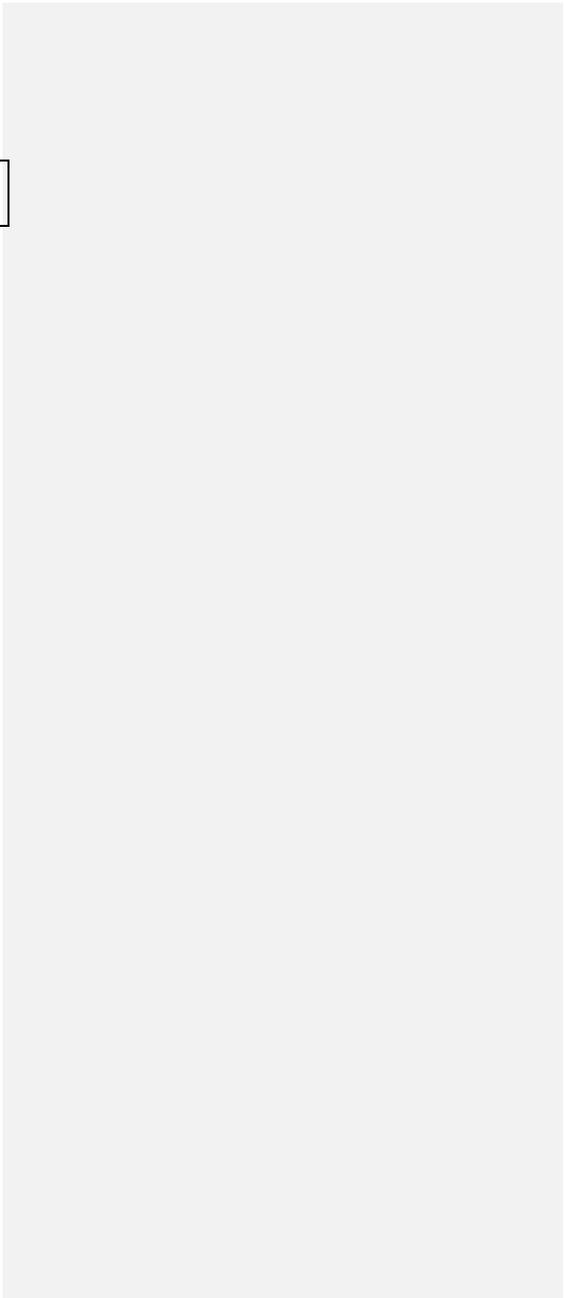
	<u>Is it located within a designated RAMSAR area?</u>	No, but it borders on the Wairarapa Moana Wetland Ramsar Site. Given the quality and uniqueness of the nearby wetland I'm surprised the Ramsar site boundaries weren't extended to include it.
Historic	<u>Are there any cultural or tohu whenua associations with the site?</u>	<i>iwi or European - local story or historic knowledge / use, e.g. was it a health camp in a previous life..</i>
	<u>Is there any historic artefact, icon, feature on or within the site?</u>	
Community	<u>What is the sites presence in the local area?</u>	It is part of a larger beach. It's used to haul out fishing boats.
	<u>Is it used by the community?</u>	Yes. Recreation, baches, fishing, boat launching, camping, 4WD, mountain biking, <u>hiking</u> .
TOW	<u>Is it in an area that has been settled or is it a re-dress area?</u>	
	<u>If settled is it affected by legislation?</u>	<i>is it in an RFR or is it a deferred settlement property (DSP), an acknowledgement or protocol area etc.</i>
	<u>Which iwi or groups have an interest in the site?</u>	
	:	
Recommendation	<i>based on the values what is/are your recommendations, e.g.;</i> <i>- the current status or recreation reserve is "fit for purpose" as the local bike track is being highly utilised and...)</i>	
Compiled by	: (print name and position) (signature)	

Commented [SS19]: The beach is dangerous and not used for swimming.

Manager: (print
name) (signature)

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Submission 022h

Beached yacht abandoned

Sea wanderers Barry and Diane Milton have abandoned hopes of refloating their 45ft ferro-cement yacht Ishtai (pictured below), which went ashore at Ocean Beach on January 20.

They are stripping anything of value they can from the abandoned hull, in hopes of building another yacht in the Far North to continue their ocean-going life.

The Miltons and their two children have been living as sea gypsies for years.

Their seafaring ended — temporarily they hope — around midnight on January 20 when Ishtai drifted ashore in heavy seas after its engine broke down, the rudder was smashed, and the anchor dragged.

The yacht was not insured.

Two tractors were used to steady the yacht until a Ngawi trawler arrived on January 21 to haul the beached yacht out to sea, but the attempt failed.

Since then, pounding seas have caused hundreds of cracks in the concrete hull, and it is now unseaworthy.

Mr Milton said his only other option, hiring a bulldozer to drag the yacht ashore, would have been too costly and could have damaged the hull.

It would have cost \$1,000 to bring a bulldozer to the site, and \$100 an hour to operate it.

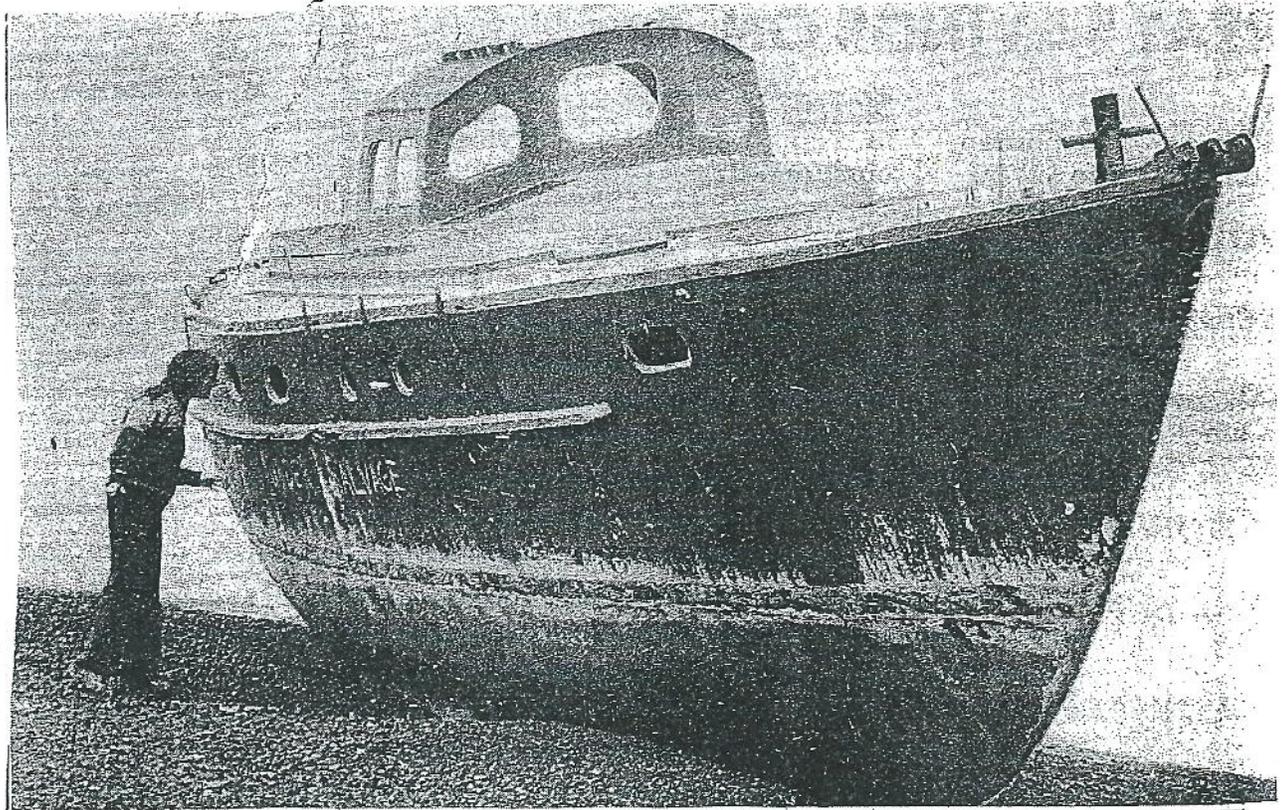
Mr Milton said he had owned five boats and the Ishtai was the first he had lost.

But the family is still committed to "a life on the ocean wave".

"I couldn't live ashore," Mrs Milton said yesterday.

The Miltons have spent all their married life living aboard yachts.

Since beaching, they have been living in a bach owned by Mr Jim Patterson, of Paraparaumu.



Bach 9/66 John Thomson

We have been visiting our family Bach in Ocean Beach for over 50 years and have met and assisted many visitors to the area over that time. For many years our family and myself had regular contact with local property owners around the coast from the Ridderfords at Orongorongo through to the Eglingtons and Shaws at Wharekauhou and Wharepapa and along to the original Cameron farm by lake Pounui.

Over the years on a number of times, as an Outdoors Training Instructor I have personally run and organised cycle training programmes for young teens from the Wainui coast, on the Orongorongo station and along the coast towards Ocean beach, and Palliser bay. Co-ordinated and help run a number of large trail rides along the same stretch of land through to Palliser Bay and back including a large loop including the Rimutaka ridge track as well.

When I was working in the New Zealand Military as a Logistics Training Officer, I also helped run a number of Driver training exercises along the coast from Orongorongo around the coast to Palliser Bay then back over the hill to Trentham.

I also worked many times over the years assisting as a farm hand on Wharekauhou, Wharepapa and occasionally on the Cameron Farm when needed.

One common denominator associated with all of these activities was the sum what hostile nature of the terrain surrounding the whole coastline around these farms, bach's and coastal tracks.

Over the years, with such unusual and ever changing terrain to negotiate, I came across many stricken visitors along the coast line who needed assistance along the way. Those that I have helped assist in one form or other have been, in no particular order.

Orongorongo Station

1. On two different occasion's assisted elderly couples who, while trying to visit the seals by Turakirae head got caught out in the weather and gave them a lift back to their cars.
2. One cyclist with a puncture and no tools or repair kit assisted him with a lift back to Orongorongo.
3. Two other cyclists struggling approximately half way to Windy point. Thought they could cycle all the way to Featherston and catch the train back to Wellington. They had not brought the right clothing for the conditions, no food, and only one drink bottle between them, their other one had cracked and Leaked out and no tools. After chatting to them for a few minutes, I convinced them to turn around and head back to Wainuiomata while they still had time. The skill of the middle aged female cyclist was novice at best and she had spent a lot of her time walking the bike along the tough terrain.

Little Mukamukaiti Stream

1. On at least 3 different occasions had to assist stricken vehicles stuck in the soft sand and stream crossing. This is a very popular area for hunters and hikers to camp over night up the gully.

Mukamuka Stream

1. Two different occasions assisted motorcyclist's with drowned motors after falling off in the river crossing. I'm also a mechanic.
2. Assisted a very upset hunter early one morning walking out from Mount Mathews. I found him walking along the road towards the shingle slide rather disorientated. he had been up all night looking for his dog that had run off and got lost the previous day. He was in tears and wasn't to sure if he should be heading towards Corner creek or Turakirae. Gave him a quick drink and a chocky bar and advised that he wasn't to far from Corner Creek where he could get possible assistance there if need be. I also offered and went up to the ridge line track to assist with finding his lost dog. Sadly no luck.

Shingle slide, between Mukamuka and Corner Creek

1. Over the years, assisted with multiple vehicles, motorcyclist's and the occasional cyclist having trouble negotiating the shingle slide. Either by towing veh's or riding their bikes for them.

2. Assisted on two different occasions, two riders who had fallen off trying to negotiate the shingle slide, only to fall off and break their collar bones. I rode one bike up for one and towed the other.
3. At the top by the rock face where the track is slowly falling away, I helped a cyclist with a sprained knee. He tripped over a rock while walking his bike up the slope. Gave him a lift to corner creek where he met up with his riding buddies. Again none of the cyclist's in his group were properly prepared for their ride around the coast.

Corner Creek

1. After some rough weather and a flood one year, Assisted in rescuing both a rider and his bike who while racing along the shoreline was not aware that there was a large wash out from Corner creek stream in front of him with a large swell also washing up the beach approx 30 meters. He was air bourne for a while before separating from his bike. Both he and the bike went under water, then immediately got wiped out again by the incoming swell. Myself and a friend both rushed over to pluck both him and the bike out of the water. He was not a local and not aware that the swell was just as dangerous as the wash out that he plainly didn't see.

Wharekauhou Stream river

1. Assisted with numerous stuck vehicles over the years here, while they were trying to negotiate the river and getting stuck.

Ocean Beach shoreline

1. Again assisted with many campers and family cars visiting the beach and driving their veh's to close to the shore line getting stuck in the soft sand.
2. On two different occasion's gave cyclist's a bed for the night as they had walked off the beach after riding around the bay and got caught out by the weather. That is they had not planned their trip properly and ran out of day light. One was so bad, he was soaked to the skin. He had got a puncture approx half way around the coast and thought he would be able to walk and hitch hike out to Featherston. He had not checked out the weather report for the day either.
3. On another occasion gave a visiting fisherman a bed for the night, as he had a fuel problem and his ute had broken down. Towed him up to the farm the next day.
4. On three different occasions had to rush out and assist visiting fisherman being tipped out of their small dinghy's after trying to ride a wave back to shore and being tipped out on the shore line.

Wharepapa River

1. By the over bridge and met two cyclist's late on a Sunday afternoon. One had a puncture, but had lost the liquid rubber sealant out of his repair kit. They were looking for a farm house where they could get some help. Advised and showed them how to get up to Wharakauhau where they could get assistance.
2. Same area just short of the bridge, a visiting motorist had a collapsed wheel bearing on his boat trailer, retaining locking pin had fallen out and the nut had screwed off. I made a temporary repair for him, gave them a bed for the night, and they repaired it the next day with the help of a Wharekauhou staff's tool box Cotter pin.

Lake Onoke

1. West shore side, On three different occasions assisted visiting veh's being stuck in the sand
2. At the spit by Lake ferry East side on one occasion, I had to recover a motorcycle for a visiting rider who thought he could ride across. Tried to explain to him that the area had very fine pebbly like sand that was just like quick sand and that it was not a good idea to attempt to ride across. He didn't listen, took off from the west side, got stuck up to his axles, fell off over the handlebars and sadly, he broke his collar bone so I had to get the bike out for him. Sadly as well know, since then a number of visiting fisherman have lost their lives at that very spot after being caught out by the swell and struggling to maintain their footing in the loose sand.

Palliser Bay

I would like to finish by saying that the terrain along the Palliser Bay coastal area is continually changing and as such, with ever more visitors we will see more, not less people needing assistance in years to come.

I would also like to mention that when my brother and I rescued the young lass out of the Bay many years ago, it was the combined effort of many locals working together with us that saved that young girls life, and I'm absolutely convinced as a qualified Outdoor educator, swim instructor and lifesaver that, had not the Bach's been there, she would surely have lost her life.

*** Bach 17/100 - Kerrie Prentice # photo**

- * Attached is a photo from January this year, these four cyclists could not even walk their bike any further in the gale force Nor'Westerly. It was too strong for them to even reach Corner Creek where they intended to stay. We put them up for the afternoon & night until they could carry on the following day. One of them works for Xero in Wgtn so I may be able to get contact details if necessary.
- * We have jumpstarted many a battery & pulled vehicles out of the river as well as * sheltering cyclists over the years but have no hard evidence of these.
- * Some of the other 'rescues' were a long time ago. One one occasion we had to pull a car from the river in winter.
- * Jump started a car for people that had to sleep in their car overnight during winter.
- * Over the years there have been numerous events but of course none of us kept a note of them unfortunately!

*** Bach 19/104 - Gerrie Veneberg & family**

Over the years, we as bach occupants have helped both people and wildlife on numerous occasions. Some examples include:

- * rescuing two men whose boat caught fire and sunk in stormy conditions.
- * rench tourists were lost and stuck around Windy Point. I towed them out and then took them back to the bach to get dry and warm. Google maps direct people around the coast as a way to get to Wellington.
- * found a young hunter badly stung by wasps. I called Westpac helicopter so he could get medical help.
- * helped a motor-cross rider with a broken collarbone to get from coast to hospital.
- * another bike rider, rode off the cliffs around the coast causing him a compound leg fracture. I helped to carry him to the waiting rescue helicopter
- * have helped many bike riding families on the new bike trail in rough conditions ie wind and rain.
- * nearly every weekend in summer, we are towing townies and tourists off the beach who get stuck in their vehicles.
- * we help unprepared visitors to the coast to a cup of tea and warm fire when needed.
- * & we have put out numerous fires on the beach over the years.
- * we frequently pick up litter and broken glass from the area (party-goers, hooligans).
- * we have helped fisheries officers to locate paua poachers.
- * contacted DOC about injured birds, wildlife needing assistance.
- * over the years we have helped Wharekauhau farm with injured stock and other problems.

As bach owners we create a minimal impact and in fact we are Caretakers of the Coast.

Bach 27/ - Scott Kay

- * There was the time when diver John Mckechney went missing when out diving. The Westpac chopper was called but it couldn't help because of the bad weather. We waited, all of lit bonfires along the beach and in the end John appeared. He'd managed to hang on.
- * Another time I found a tagged seal and called DOC. It had a tag which I read out and DOC said it had come from Antartica'.
- * There was also the Rally of New Zealand held out here. A vehicle had broken down so we put up the driver for the night.
- * Another time a vehicle rolled and the people in it were injured. We took them, gave them sleeping bags till the emergency services got here.'

Bach 32/306 - Jenny Devenport

A few years back a fire started from freedom campers in the tussock grasses just up from the camping ground and myself and two friends staying at our bach spotted it and helped put out the fire.

I have also spotted a few families visiting Ocean beach ready for swimming and advised them not to swim. They were not aware of the dangers.

Bach 34 - BEVAN WILSON

Unfortunately due to the tight time frame, I am unable to get this to Dad but I will briefly elaborate on a few occasions on behalf of my father, Bob Wilson and our family, which we can recall when we rendered assistance to others while staying at Ocean Beach.

The most notable was 20 February 1998 when a good friend, Dion Saba was tragically killed. We were staying at the bach and my father was the first on the scene of the accident prior to EMS being notified and mobilised by way of our notification. In due course between himself and other family members, they assisted in providing transportation and in gaining access across hazardous terrain to the accident site which was on the beach at the bottom of a steep cliff face. Had our family not been immediately present, Dion's body may not have been discovered until later (if at all given the accident site so close to the water) and the expedited speed EMS was able to be on site could not have occurred.

Thankfully this is the only fatal accident our family has been involved in throughout the many years spent at Ocean Beach, and we firmly believe this can be credited to the occasions when we have rendered assistance to members of the public who have found themselves in severe strife diving, boating, off road driving, tramping and hunting. These occasions have occurred when members of the public and their vehicles / possessions have required assistance in the immediate vicinity of the baches but also there has been no hesitation to assist when we were required to travel - sometimes long distances around the coast towards Bird Rock and towards the 'A' frame where cell phone coverage is non-existent and raising alarms in times of need is near impossible.

There are times when we have been required to assist in fire fighting when members of the public do not fully extinguish campfires and bonfires on the beach and the strong winds carry hot embers in the vegetation. Regular patrols on the beach and through campsites the following morning after other campers etc have been and gone result in us having to dampen down locations where fires had been lit the night before and had not been adequately extinguished. Not to mention the rubbish collecting we have undertaken to ensure the beach and surrounding environment remains as pristine as possible.

I have lost count of the amount of times my father has had to assist members of the public when they have gotten vehicles which are unsuitable to cross the streams stuck and need to be towed clear. I have seen cars stuck when the streams are merely a trickle and I have seen people rescued when it is a raging torrent capable of washing vehicles into the sea.

Anyone is welcome to come and enjoy the rugged beauty of Ocean Beach but due to the remoteness, the risks and dangers of such an area to the uninitiated, present a very real danger and having locals at the baches present an opportunity to somewhat minimise some of those risks simply by being present, offering advice and looking out for one another in an environment that is unique but equally dangerous.

Removing the baches and their residents from Ocean Beach only increases the risk, it will undoubtedly result in a greater level of incident / accident and sadly further endangers the natural environment and its inhabitants as there will be less regular sets of eyes over this precious landscape.

Bach 43 - Kevin Daly, Ph: 021936239

1. About 2 years ago , **2016**, a lady went out in a kayak to retrieve a cray pot on the reef and she got caught in the wind and if it wasn't for the Bach owners directing the police and the Westpac helicopter to her location she would not have survived as she was exhausted and heading out to the cook straight.

2. *Karl Taylor, 224 Pahautea Road , 021 606 265, visitor to Ocean Beach says:-*

"On the 25-08-19 I was camping at Corner Creak Ocean Beach only to discover I had a flat battery thankfully Bach owners here provided assistance firstly as a safe place to store my vehicle that if left unattended would likely have been stolen or broken into.

After returning and unable to repair Kevin Daly (Bach owner) where I left my vehicle helped with repairing the vehicle and providing extra motor oil without his assistance I would have been up for a large tow and salvage bill. Having locals about make this a far safer and enjoyable place to camp."

3. *Maximum Keukelaer, 0224 016 0400 visitor to Ocean Beach says:-*

"On the 19-10-19 we got stuck on the beach at Ocean Beach and it was to the help of the Bach owners to tow us out without their help we had no way to get our vehicle out. So it is nice to know that the people that live there are so friendly and are there when things go wrong cause without them we don't know how we would have got our vehicle out."

4. A few years back a man had crashed his 2 wheeler motor bike around the coast at Ocean Beach and broke his leg and with out the help of the Bach owners the police could not get around to where he was as the road had been washed out so the Bach owners had to take them by quad bike to the crash site then also provide help to get the patient from where he crashed to the helicopter also by quad bike as he was too far away so had to be put on the back of the quad to be driven to the helicopter.

Bronwen Nicholas, 0274185778 [family member of owner Kevin Daly]

5. On the **20-10-18** I was fishing out Ocean Beach with my long line and it got snagged so was unable to bring it back in so one of the Bach owners was kind to go out in their boat to retrieve it for me without there help I would have lost my fishing equipment at the value of \$2000.00.

So after that I go fishing at Ocean Beach a lot now knowing that i can call on the help of the Bach owners if anything is to happen it make for a safer place to be knowing there are locals to help.

Robert Nicholas, 0272037931

6. "About 3 years ago – **2016** - 2 men came to ocean beach with there dingy on a very windy day and launched it went out fishing to soon be capsized and if it wasn't for the Bach owners to get there boat into the water to save them as they would have drowned." Bronwen Nicholas, 0274185778

7. Copy of newspaper cutting

Bach 44/ Karl Andrews

THIS YEAR 2019

- * Pull 3 wagons out from Corner Creek in flood – from DOC Camping ground.
- * Pull 1 wagon out from Wharekauhau Stream in Flood.
- * Go around coast, pick up push-bike with sun stroke, brought back to our place. Hel came and pick him up.
- * Have opened road up 3 times this year.
- * Towed 4 wagons off beach.
- * Put out 2 or 3 smouldering fires in DOC camping ground.
- * Towed back one rental wagon from around the coast.
- * Towed out a wagon from lake edge.

DOC CAMPSITE

- * Have towed out support wagons for groups at (DOC) campsite.
- * Jump start wagons with flat batterys [sic].
- * Help to retrieve 2-man kayak to safety.

FIRES

- * I as bach owner have been involved in major fires on this coast. One started small barbecue, other started when surfers left fire going. Wind strengthened. DOC and Rural Fire service involved.
- * Camp sites are a big problem. Leaving fires smouldering. Put out by bach owners. DOC Campground.
- * One fire was goin on beach around coast. People left fire going. DOC staff member – Chris Lester - had to chase them in lagoon, made them go back to put fire out.

SAFETY

- * Got called out by a bach owner. Told me there was a boat in surf side on. I went down to have a look at it. It was a ferrro cement motor yacht (15mtr). A family of husband & wife, two kids. I went on board to find motor did not go. Wrong chart on Board for this. ? radio not going. 12 midnight. Got a lot of bach owners up. Worked as team. We had two of our tractors hooked on stern. Got stern on beach. Local farm staff help. Put faily up in our place for a few nights. They moved into another bach for a few weeks. Trawler tried to pull off beach. Failed. Local bach owners put their smalfl boat in with towing ropes for trawler to pull. Yacht broke up on beach.
- * *Rescues on sea.* Towed in motor yacht for shelter from wind. Out of fuel. Galve them fuel. Full tank also life jackets/ flares/chart for Sounds. All gear return.

- * Two bach owners put out their boat. They picked up mechanic (local bach owner), went out motor yacht work on motor and tank full of ---? Police launch came and towed them to Wellington.
- * Go to other side of Palliser Bay. Pick up two people upturned, dinghy, return to their beach. Police involved Search & Rescue.
- * *Rescue down at Spit.* Team effort from bach owners to recover a man from a beach buggy that rolled over along Spit, Lake end. Broken leg. We had to carry him on stretcher to ambulance. Police involved.

ON THE ROAD

- * As a bach owner at times I have kept road open for many years at no cost. On coast we are lucky to see the Grader every 2 months.
- * Have towed out motor homes. At times plus wagons & trailers from the Wharekauhau Stream and Corner Creek.

Newspaper cuttings: Jan 5, 1999: "Search for man angers police"

- Jan 1980 "Modest Karl braves high seas in two rescues"
- "Fishing boat to rescue of soldiers adrift" by Gil Norman
- "Dingy sparks sea search" by Don Farmer
- "Man rescues crippled yacht"
- "Life jackets not worn in dinghy"
- "Save the....baches...save lives..." by Kaye Calder

Bach 51 - Dave Gratton

Have been in this bach since 1961. We are located as the 3rd bach from the southern end, over the years we have pulled and towed stuck cars from that end of the beach and drive from the Mukamuka stream. Many times that has been at night.

- * One time we sheltered a family whose tent had been destroyed and the family were in shock with a warm place to sleep and recover until the gales had ceased.
- * We have also brought survivors of drowning straight to our bach to dry of and cloth them in warm dry clothes, fill them with hot drink before sending them to Masterton Hospital.

You do these things to help people if they are in trouble, and you are there. It is a long way to get emergency services from Featherston. It is a wild beautiful coast line which can catch people out with its changeable nature. With the increasing number of people, walking and cycling around the coast line, it makes sense to utilise the bach owners available as a safety group for the public, whether they are camping at Corner Creek or travelling through.

Bach 58 - Bruce Beyer

I would hate to think how many people I have helped after they got stuck on the beach and had break downs. The one that sticks with me is the time I was riding my quad along the reef and saw a guy in the water waving his arms. He swam his net out but got caught up in the net. He had to swim out and cut the net away from him. It was midweek. He was lucky someone was around.

Last year I put out 17 camp fires that campers left. I have been around to the Mukamukas and brought push bikers back. So without the bach owners what would happen I would hate to think and we don't ask for anything in return. While we are here we will help anyway we can.

Cyclists frequently pass the bach and we would assist in an instant with a flat tyre, or if shelter was needed, water etc. We have talked to many cyclists over the years and it is definitely comforting for them to know that we would be on hand if anything was needed.

BACH 48 - Rick & Bronwyn Smith

Here are a couple stories of various incidents:

- 1) When the weather was atrocious, very high winds and rain. There were trampers that left Ocean Beach heading towards Orongorongo river.

Approximately an hour later I drove to the Mukamukaiti stream. The tramping party were held up in a small a-frame hut, cold and wet. I transported the young and others not well equipped back to the baches, where they were later picked up.

2) We transported a heart attack victim through a swollen river to get to the ambulance waiting on the other side.

3) Alerted authorities of a stricken boat off Mukamikaiti beach. Built a fire on the beach to guide in the police boat (Lady Elizabeth) late at night to find them.

4) Alerted authorities to a woman in a canoe that was blown out to sea in rough conditions. She was then rescued by the police boat (Lady Elizabeth) and taken back to Wellington.

I have lost count of how many vehicles we have towed through the rivers, off sandy beaches and from further around the coast.

Ocean Beach visitor Rob Bargh [Copy of letter to local MP sent to Bruce Bates] **Feb 2019**

Hi Kieran, Rob Bargh here, I am writing in support of the baches at Ocean Beach, I have been fishing there today and met some locals. These people are "Salt of the earth", and the baches need to be given concession to stay. Helen Clarke recognised this and granted them 30 years, this needs to be extended. DOC are telling them they have to go, but they are iconic, and do absolutely no harm to anyone or anything.

On talking to Bruce today I was reminded what a service these people do for our community. For eg A person staying at Wharekauhau was seen having trouble on the beach and Bruce Bates rescued her, (she got in a little trouble in the surf, lost her footwear) and took her back to the lodge.

A family group biking past was seen and Bruce thought, "They are going to run into trouble with the oncoming Southerly", after the Southerly struck he decided to don wet weather gear and take his bike and trailer out where he found them near MukuMuku and the kidds were blue. He put them all on the trailer and brought back to his batch, warmed them up and fed them. He said the kidds could have died.

There also have been many many rescues of visiting people in small boats getting into trouble and the locals doing the service of rescue. There also have been occasions when fishing abuse, (Visiting people taking undersize and too many Paua) has been reported and when fisheries said they just couldn't come, the locals have gone to the offenders and made them return the catch.

Phadria Stokes and her Husband Rick, are one of the batch holders although, I am not writing because of this but it does show the calibre of the people involved. They are all working class people and really good people. So Kieran, I ask you to do what Helen did and help this small community stay.

Concessions have been granted to other areas like Mt Ruapehu where private dwellings have been granted permission to stay.

<https://www.doc.govt.nz/get-involved/have-your-say/all-consultations/2025-consultations/multiple-lease-applications-for-the-ocean-beach-road-baches/c>

Summarised History of Ocean Beach Baches

There are 37 private baches located on public conservation land at Ocean Beach, within the Ocean Beach Conservation Area, and in the Remutaka Forest Park.

The baches trace back to the 1940s.

The bach owners advise that permission was given by the then land occupier to establish the baches on the land, by the coastline; And that at the time, this was seen as mutually beneficial to the landowner and the bach owners, given the inclement weather of the area and numbers of vehicles pulled out of rivers and sand, and rescues of boats and people from the sea, undertaken by the land occupier. The bach owners largely took over this role. By the late 1950s, the area had around 40 baches.

In 1958, the Commissioner for Crown Lands surveyed the site, and it became clear the baches were not all on private land – some had been established on State Forest land and some on public road, without lawful authority.

By 1960–61, authorities agreed that bach owners should be given 20 years to remove their baches, and formal notices were served prohibiting further improvements and requiring complete removal by 31 December 1980, with owners being reminded of this at regular intervals. The bach owners consider the 20-year term related to a proposed road that was intended to be built around the coastline, which never eventuated.

As the Crown and Council moved toward a policy requiring eventual removal, bach owners wanted to secure ongoing, long-term occupation rather than accept the 20-year removal deadline imposed in 1961. The bach owners had developed a very strong sense of connection to their baches and the community that developed as a result and considered them central to their family and community life. Some bach owners asked whether they could purchase their sites or otherwise obtain approval to remain.

From the 1970s onwards, the bach owners formed a residents' association and engaged directly with Council and Ministers, petitioning for the baches to stay. For a time, the Council explored a potential subdivision, which bach owners strongly supported as a pathway to regularisation and permanence.

In spite of the deadline being reaffirmed by Ministers and departments over the years, bach owners continued to pursue options to remain in their community and avoid removal. They sought meetings with senior officials, submitted detailed representations, and requested stays of enforcement while alternatives were explored.

The bach occupants continued to make representations to their MP and the Minister of Lands, and in May 1988, the then Minister of Conservation, Helen Clark, announced that “the Department of Conservation is to introduce a licence system which will allow the bach

owners at Ocean Beach on the Wairarapa Coast to keep their baches for the lifetime of the licence holder". She directed the Department of Conservation to initiate a public process to amend the relevant management plans to enable lifetime licences to be issued, and to issue licences for 30 years, to be supplemented with an exchange of correspondence to the effect that a further licence would be issued under the same conditions at the end of the 30-year period, a total of 60 years.

In November 1988, the Director-General's delegate (the regional Conservator) made a decision to "approve the issue of site occupation licences", and in January 1990, the bach occupants were invited to sign and return a copy of the licence document, along with payment of requested licence fee. An unknown number of bach occupants signed and returned licences to the Department, with the requested fee, and some licences were granted, for a term that expired on 1 July 2019. The Director-General was not able to execute all of the licences, as it became apparent that for the baches on legal road, the Featherston County Council did not have legal authority to enable the Department to issue licences on its behalf. Those applicants with baches on legal road were advised that "all transactions will be placed on hold for the present time".

On 9 May 1994, the Department of Conservation (DOC) wrote to the bach occupants stating it had a mandate to offer licences in terms of the Minister's decision of 1989, attached a draft licence for a term of 60 years, and said it intended to offer "this licences to all bach owners", noting that the Conservation Act had since been amended to allow a longer term. For reasons that are unclear, no further licences were ever executed.

On 23 March 1994, the draft Wellington Conservancy Draft Conservation Management Strategy (CMS) was publicly notified for submissions. The Ocean Beach Residents Association made extensive submissions. On 13 February 1997, DOC wrote to the bach owners advising that the new CMS had been approved (the Wellington CMS 1996-2005), containing a new policy of phasing out private accommodation, and that if the baches were to remain, they would require a concession.

At that time, DOC commissioned an environmental assessment, and cultural heritage assessment. The cultural heritage assessment stated that: "The Ocean Beach baches are significant as a surviving group of baches from an important era in the development of the New Zealand bach. Bach communities as they are a steadily declining part of the New Zealand landscape and cultural experience. The bach owners are an active evolving community which continues with much the same spirit as it did nearly 50 years ago. Despite the moratorium and later official threats to the Ocean Beach bach community's existence, bach owners have demonstrated their attachment to this place and to the community".

In June 2017, hearings were held for the draft Wellington Conservation Management Strategy 2019. The Ocean Beach Residents Association also took part in hearings. The Wellington CMS states the Department "Should phase out the private-only use of the private accommodation and related facilities in the Ocean Beach Conservation Area, in accordance with Policies 4.10.1–4.10.7 (Section 4.10 Private accommodation) and in consultation with the Ocean Beach bach owners." It states that by 2023, decisions on the future use and management of baches with expired licences will have been made, and that

all unauthorised baches and accommodation will be managed under temporary licence or management agreement; and by 2029, any baches or accommodation not subject to licence or management agreement will be removed.

The current Conservation Management Strategy states there is a strong expectation that the policies relating to private baches will be given effect, unless there are exceptional circumstances.

The bach owners consider that given the long history of their baches and the promise and decisions made by Helen Clark, that there are exceptional circumstances that apply here.

Given the 75 odd years the baches have been in existence, the bach owners feel a very strong sense of connection to the bach community, with many baches remaining in the same families for generations. While the bach owners consider themselves a family, the users are a wider group consisting of a network of further family and individuals who are friends and relatives who frequent the bach and environment for recreation.

The bach owners have also always emphasised the public-service value they consider their presence at Ocean Beach has provided over many decades, with bach owners providing shelter in their huts and assistance to many, many, stranded fishermen, hikers and members of the public caught out by rapidly changing weather the area is subject to.

The bach owners now seek a licence term to expire in 2054, in line with the promise made by Helen Clark.

OBJECTION OR SUBMISSION FORM

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



Department of Conservation
Te Papa Atawhai

New Zealand Government

Submission 023

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land bulk application

If you are writing about a specific application, please include that number here:

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

C.1 Objector or Submitter Information-

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

McColl, Rushby and Streeter Whanau

Contact person and role of organisation

Amanda Streeter

Email

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

Alternate contact for all DOC communication

Phone/Mobile

Postal Address and Post Code

I wish to **keep my contact details confidential** (Yes, please keep 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

Ocean Beach Road Baches on Public Conservation Land – We are making a submission. 117463-ACC Bach #53/394

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

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	Rona McColl, Carolyn Rushby and Amanda Streeter (including whanau)
Organisation	N/A
Date	08.02.2026

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:

License term sought until 2054. We are supportive of the whole application for reasons set out in the agreed history.

My reasons for my objection or submission are:

We are supportive of the terms sought for the reasons above and as per honouring Helen Clark's promise made in 1988.

Rona and Andy McColl purchased bach 53 at least 50 years ago and spent considerable time fixing it up and taking their 2 children (Carolyn & Malcolm) making whanau memories. As Malcom and Carolyn grew, they spent time here in their late teens' and early twenties with both their whangi brothers and friends. Carolyn and Malcom then had their own children and continued the cycle of the next generation experiencing 'the bach'.

Rona and Andy also spent a lot of time taking their grandchildren (Alister, Amanda, Antony, Georgina, Peter and Gary) making such special memories, that you would only have to call one of them and they would be able to instantly give you something from their childhood that has positively impacted them and the adult they are today.

We are now in the stage where it is Alister, Amanda, Antony, and Georgina taking their children to experience all that 'the bach' has to offer and in turn teaching them about their whakapapa to Ngatikahunganu ki Wairapa.

There is a community of those who have been in the area for years and looking out for each other. Native trees have been planted to give back to the whenua. Pest control support to manage and protect our growing native life and our children are tied to the land with their placenta's having being buried here.

In terms of visitors to the area, there has been times throughout the years where it has been fortunate we have been available to help get vehicles unstuck, advise against swimming in certain weather/areas, and access to boats to bail out surfers before it has become a disaster.

There are so many memories here that it wouldn't all fit in one section or submission. We currently have several albums at 'the bach' which are filled with combined whanau photos throughout the years, including those that have visited. We are happy to show this should it support with our submission as well as add to some of the history and changes of this area.

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

Conditions sought are a license term until 2054 and beyond
We are not seeking public exclusion on public conservation land

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 Chris Williams at askpermissions@doc.govt.nz with the subject heading "Ocean Beach Road Baches Submission." You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Permissions Hamilton, Private Bag 3072, Hamilton 3240. Attention: Chris Williams, Senior Permissions Advisor.



A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land bulk application Sargent and Watson Families
If you are writing about a specific application, please include that number here: 117856_ACC

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

C.1 Objecter or Submitter Information-

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

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

Ocean Beach Road Baches on Public Conservation Land

Are you making a submission or objection about a specific Permissions Application Number? If yes, please enter it here (otherwise leave this space blank): 117856-ACC Sargent & Watson Families (Submission)

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

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	Thomas Watson (Submission)
Organisation	
Date	06 February 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:

Licence term sought until 2054. We are supportive of the whole application for reasons set out in the agreed history :)

My reasons for my objection or submission are:

We are supportive of the terms sought for the reasons above and as per honouring Helen Clark's promise made in 1988.

The batch has been our life saver (Time out for our families) 😊 & the "lives loss" in many good ways. The loss of my father & brother and family friend 42 years ago 1984 -9 January to the sea. I was supposed to be in the boat. Due to injury of my ankle the night before I had to go to hospital. You can see with me standing on one leg in the photo. We have for 42 years gone to our batch for remembrance 😊 Refer to attach photos of the good times 😊

My mother's ashes were released off the Ocean beach. 😊 Some nights we would sleep in the batch 10-12 of us with the rats would be running everywhere; one ran over my father & was playfully chucked onto my Uncle sleeping! We did a lot of culling of predators when down at the batch (possum's, deer, rabbits, goat etc..) Doc cullers who were family friends used to stay in our batch in the early times when also culling the deer, goat's pigs & possum's. When I was trapping for a living, culled thousands of possums from the hills & the batch was a big part of our overnight stays.

We have planted native kowhai etc.. My partner used to clean the doc toilets. Always picked up rubbish & mixed in with the public. The number of times we have had to put fires out 😊 Everyone knows everyone, plus even their families before them. Some ways we were the guardians down there looking after each other, along with the land. Now the next generation are learning to do the same. Sometimes there would be 20-30 gathering around the batch talking, laughing. My grandfather, who is in our photos talked about his generation, shared his times of what they use to get up to 😊

History is a great learner & healer & a sharing of good times. There is not many of these places we can still go to & create this family joy.

Why push for removal; have they really experienced the rough, rugged, truly good batch life??

Please let us continue with our journey, and teach others to respect, or help when in trouble or need a hand.

Surely, we can work together; in some way we are your eyes & protectors when others can't 😊

We as a community are not there to destroy but to protect and enjoy 😊 I myself am seeing the 5th generation learn an enjoy, how can we teach if remove the history still being created 😊

Take Care

Thomas Watson

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.

Conditions sought are a license term until 2054. We are not seeking public exclusion on public conservation land.

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
Family & another batchy friend	Jpg 816	Family good times, deer, camping out 😊
Family	Jpg 830	Family working on project, Good fish, Live goat caught become a family pet.
40 plus year ago photos	Jpg 035	Culling deer, possum's

How do I submit my objection or submission?

Complete this form and email to Chris Williams at askpermissions@doc.govt.nz with the subject heading "Ocean Beach Road Baches Submission." You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Permissions Hamilton, Private Bag 3072, Hamilton 3240. Attention: Chris Williams, Senior Permissions Advisor.



Possom culled out of hills around batch.
Grandfather Sargent, younger brother, cousin.



Culled animal up the river



culled deer 40 years ago



Normal day family friends



Myself with a good fish:)



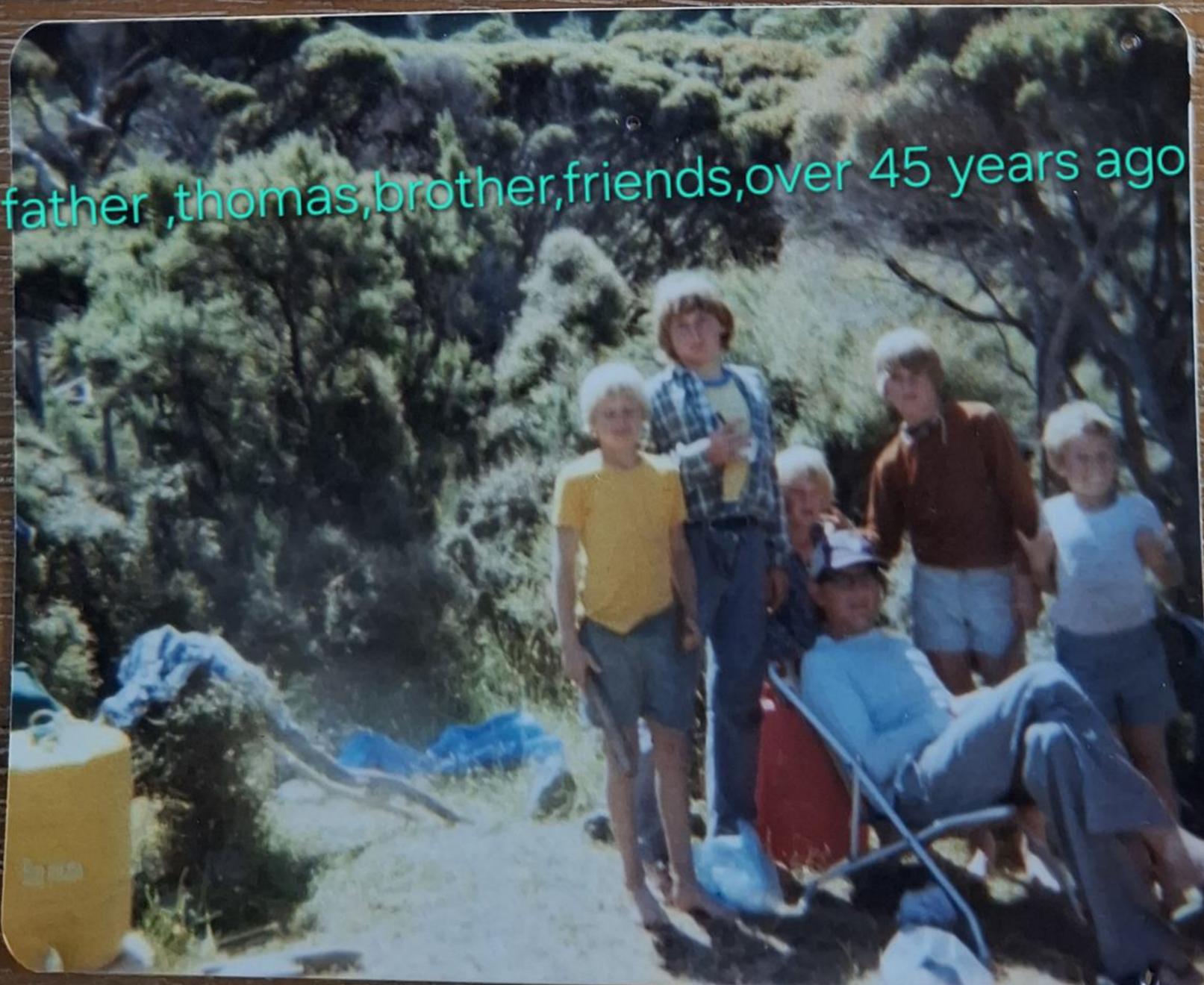
My father, brother, cousins



Thomas, brother went missing,
another batch owners



Thomas, father went missing , friend ,grandfather sargent
,brother



father ,thomas,brother, friends, over 45 years ago

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land bulk application

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

C.1 Objector or Submitter Information-

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

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

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

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

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	Aman Hunt
Organisation	Private individual
Date	9 th Feb 2026

D. Statement of Support, Neutrality or Opposition

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

E. Hearing Request

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

F. Objection or submission

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

I support the granting of the 29 year licences sought by the bach owners.

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

1. Retaining and recognising the historical and continuous use of the baches by multi-generational families, and the many extended families and friends who enjoy them.
2. The baches are hugely important in the lives of these people, many of whom have raised children there, children whose lives and love of nature, the outdoors and conservation values, have been vastly enriched by the extended periods of time they spend there.
3. The ability for 'financially average people' (those without huge person wealth) to enjoy this kind of close living-relationship with an untamed place is unusual in these times. Access to these benefits is readily available to those with means – in many ways, is *reserved* for those with means. But most members of the bach community do not fall into that category. These baches are an "inherited" privilege, which they would not otherwise enjoy but for they way the baches have historically been allowed to come into existence and continue to be passed along between family and friends. 'Means' has never come into it.
4. There is something very different about spending significant time in a place, over the years – verses spending a day or a weekend in a place – tourist fashion. Forcing the removal of the baches is to the detriment of many, and I think to society as a whole. We'll lose something when all 'family baches' are replaced by 'rentals'.
5. Western Palliser Bay is a pretty wild place. The creeks ('fords') frequently become uncrossable; people are constantly stuck in the sand and gravel; day revellers start fires when they shouldn't, leave them still burning and leave, unknowingly. The presence of the baches and bach owners provides useful "services" to the public in these regards. It is not plausible to encourage the public to come to this place in the absence of access to assistance when things go wrong in these and related regards.
6. From a 'justice' and 'fairness' perspective, it should be noted that the baches are present almost without exception on the basis of permissions granted by the various "authorities" that have been present in the area, over a long period of time. The fact of past regulatory promises made and not delivered on by previous administrations, and the complex and varying historical reasons and circumstances under which the baches came into existence – these should be recognised.

In summary – the baches represent a valued and valuable aspect of local culture, they have a complex and important historical context, they provide a number of public safety services in a remote place, and if they must be ended as a New Zealand institution (this I reject, but it seems the way the world is moving) then the least that can be done is to grant this application as a final act before they disappear forever.

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

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

I fully support the bach owners and association's views and that the bach owners be granted the licenses as under this proposal.

Bach owners – like any public group – should routinely be reminded of their obligations to uphold conservation values. Where individuals do not – and there are always some in any group – DOC should retain the right to address this with some kind of appropriate enforcement power.



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 Chris Williams at askpermissions@doc.govt.nz with the subject heading "Ocean Beach Road Baches Submission." You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Permissions Hamilton, Private Bag 3072, Hamilton 3240. Attention: Chris Williams, Senior Permissions Advisor.



Submission 026

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land bulk application

If you are writing about a specific application, please include that number here:

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

C.1 Objector or Submitter Information-

Submitter's name (list organisational name if submitting on behalf of a business, community group, etc.)	Antony and Sonya East
Contact person and role of organisation	<i>Antony</i>
Email (Communication from DOC will be via email unless alternate contact requested)	antsandsonya@gmail.com
Alternate contact for all DOC communication	Sonya
Phone/Mobile	021 1283933
Postal Address and Post Code	24 Petrie St, Wainuiomata, WGTN, 5014

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

Ocean Beach Road Baches on Public Conservation Land

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

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	Antony East
Organisation	
Date	09.02.2026

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:

Licence extension for batch owners

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

For 40years, We have been coming to ocean beach camping. Utilising an Uncles batch, from when my wife was a child to now us being the grandparents and our children and grandchildren coming out. We have a family tie to this area and believe most batch owners do. Not only this, but this is a good community with many of them including us, assisting with day trippers and weekenders who get stuck or need assistance. On top of this, we have also cleaned up camp sites outside of corner creek campsite. Removing glass, rubbish and even nappies and sanitary items.

Many of the batch owners also assist with pest control, trapping Stoats etc to protect the wild life. All are respectful of their environment and want to sustain and build the native back up as this is why most love this area. They have minimal impact and removing these batches and opening a more public area I believe would have a detrimental impact on the area.

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

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

Extension of licencing with the ability for batch owners to have a right of ownership and ability to pass on.

Doc and batch owners together creating a sustainable relationship which will also hold batch owners to account to ensure area is continued to be kept.

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

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 Chris Williams at askpermissions@doc.govt.nz with the subject heading "Ocean Beach Road Baches Submission." You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Permissions Hamilton, Private Bag 3072, Hamilton 3240. Attention: Chris Williams, Senior Permissions Advisor.



Submission 027

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land bulk application

If you are writing about a specific application, please include that number here:

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

C.1 Objector or Submitter Information-

Submitter's name (list organisational name if submitting on behalf of a business, community group, etc.)	Veronica (Ronnie) Priest
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	[REDACTED]
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.

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land

Are you making a submission or objection about a specific Permissions Application Number? If yes, please enter it here (otherwise leave this space blank):

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

C.2 Your name

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

Printed name of submitter or person authorised on behalf of submitter

Veronica (Ronnie) Priest



Organisation

Member of the public

Date

02/02/2026

D. Statement of Support, Neutrality or Opposition

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

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

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

E. Hearing Request

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

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

F. Objection or submission

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

I object strongly to a term that will expire in 2054 (approximately 29 years). I believe that period is too long and that phasing in public use could be achieved in a much shorter timeframe e.g. 10 years.

As DOC and the Environmental Protection Authority are aware there are significant environmental risks present at Ocean Beach because of the baches. These include unsuitable disposal of wastewater (in one case within 50m of a wetland), unconsented fireplaces and structures. Allowing them to stay for an additional 29 years elongates this risk. It is unlikely that any of the bach owners will bring their baches up to an acceptable code.

My reasons for my objection or submission are:

Risk of allowing bach occupants to stay for a longer term

There is a history of government agencies attempting to licence the baches and then either not enacting the licences or not enforcing removal at the end of the licence term. For example:

- 1960-61 bach occupants were given a 20 years licence and then served with formal notices to remove the illegal structures. This was never enforced.
- In the late 1980's those in the Remutaka Forest Park were licenced until 2019. Now that the licence period has lapsed it has taken 7 years for the licence applications to reach the notification stage, and they have not been paying fees during that time.
- The licences were in one name only and meant to expire upon the death of that named licence holder. This was never enforced.
- None of the baches in the Ocean Beach Conservation Area have been licensed since at least the 1980's. An attempt was made to licence them but was never enacted.

The bach owners have continually stalled and been uncooperative seemingly in the hopes that DOC will not follow through. This has been a very successful tactic.

A 30-year licence does not line up with the spirit of the legislation

The Conservation General policy states that all private accommodation on conservation land must be phased out. The Wellington Conservation Management Strategy 2019 states that all unauthorised baches must be under temporary licence or management agreement by Year 4.

In my view, and going on past experience, a 30-year licence will not be 'temporary'. By the time the bach licences come up for renewal all the DOC staff involved in this process will be gone. There will be no resource and no institutional knowledge to push back on the bach occupants and their lawyer. The cycle of overstaying will repeat itself. In the meantime, many of the baches will have been illegally on sold to completely new families.

Many of the bach occupants are no longer related in any way to the original bach families

I cannot remember the exact number, but when I was working in the DOC Wairarapa Office there was something like 19 bach occupants who looked to have no relation to the original licence applicants in the late 1980s (let alone those from the 1960s). We had been told anecdotally that many of the baches had been on sold for as little as \$2-3k up to \$30k by one report.

I do not think that any of the new applicants who are not related to those applicants from the 1980s should be entitled to stay. They cannot argue that they have a long history with Ocean Beach that spans generations. They entered into what they had to know was an illegal arrangement with no legal ownership or recourse. A 10-year licence would be very generous to them.

Mana whenua are not supportive of a 30 year licence period

From my time in the DOC Wairarapa Office I am aware that neither Kahungunu ki Wairarapa or Rangitāne o Wairarapa are supportive of the baches continuing to remain on public land at Ocean Beach. Rangitāne o Wairarapa thought they should be removed within five years.

The public perception of the baches at Ocean Beach

During my time at DOC Wairarapa there were many issues with entitled and antisocial behaviour that we had to deal with. This includes someone moving in with a tent and generator squatting for months causing issues with bach occupants who thought he was on 'their' land, bach occupants clearly extending the footprint of their baches and ignoring warnings to cease, and members of the public contacting DOC to enquire if there were any 'free' baches available.

In today's economic climate the fact that there are baches on public land where the occupants are not paying a cent in terms of fees or rates is disgusting. All while they live or stay in unconsented and potentially unsafe buildings leaching untreated wastewater into the environment. The public perception risk of not licencing these structures is very high.

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

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

1. The term should be limited to 10 years for all of the reasons above
2. The licence should be in one name only (not multiple names or families) and the licence should cease on the death of the licence holder. This will need to be actively enforced meaning DOC staff are allocated time and resource to monitor the baches appropriately.
3. I'm not sure if it's appropriate for this to be included in the application but there should be clear penalties for failure to comply e.g. if the named licence holder dies, if they on sell their bach.
4. If for any reason those who had entered into a licence in the 1980's are offered a licence until 2054 I do not think this should apply to those who have illegally 'purchased' their baches and are not related to the original bach occupants.

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 Chris Williams at askpermissions@doc.govt.nz with the subject heading "Ocean Beach Road Baches Submission." You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Permissions Hamilton, Private Bag 3072, Hamilton 3240. Attention: Chris Williams, Senior Permissions Advisor.



A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land bulk application

If you are writing about a specific application, please include that number here:

[Kevin Walker](#)
[117461-acc](#)

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

C.1 Objector or Submitter Information-

Submitter's name (list organisational name if submitting on behalf of a business, community group, etc.)	Kevin Walker
Contact person and role of organisation	Kevin Walker
Email (Communication from DOC will be via email unless alternate contact requested)	[REDACTED]
Alternate contact for all DOC communication	Kelly Symons
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.



A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land

Are you making a submission or objection about a specific Permissions Application Number? If yes, please enter it here (otherwise leave this space blank):

Submission
Kevin Walker
117461-acc

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

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

Kevin Walker

Organisation

N/A

Date

09/02/2026

D. Statement of Support, Neutrality or Opposition

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

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

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

E. Hearing Request

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

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

F. Objection or submission

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

this submission is to support all the applications in made by the ocean beach residents association for a licence all baches to be granted up until 2054

My reasons for my objection or submission are:

I have been going out to ocean beach since I was a kid. My family would be out at the batches every weekend through the summer and would spend all Xmas break there. Since I have had a family of my own we spend every chance we can get. I am an active fisherman and diver and have a family boat out at ocean beach. I often have extended family come out and visit when we are there. Ocean beach is a big part of me and my family. My Grandfather built his batch when he returned home from the War.

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 support the contents of the application. We do not seek to amend any of the details in this application. If this is not satisfactory then the association can be contacted.

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 Chris Williams at askpermissions@doc.govt.nz with the subject heading "Ocean Beach Road Baches Submission." You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Permissions Hamilton, Private Bag 3072, Hamilton 3240. Attention: Chris Williams, Senior Permissions Advisor.

OBJECTION OR SUBMISSION



Department of Conservation
Te Papa Atawhai

New Zealand Government

Submission 029

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land bulk application

If you are writing about a specific application, please include that number here:

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

C.1 Submitter Information-

Submitter's name (list organisational name if submitting on behalf of a business, community group, etc.)	Jenny Devenport
Contact person and role of organisation	Jenny Devenport
Email (Communication from DOC will b via email unless altern requested)	[REDACTED]
Alternate contact for all DOC communication	[REDACTED]
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.



A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land

Are you making a submission or objection about a specific Permissions Application Number? If yes, please enter it here (otherwise leave this space blank):

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

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	Jenny Devenport
Organisation	
Date	10 February 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. Submission

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

License term sought until 2054. We are supportive of the whole application for reasons set out in the agreed history.

My reasons for my submission are:

We are supportive of the terms sought for the reasons above and as per honouring Helen Clark's promise made in 1988.

For years we have been heading to the Ocean Beach bach for our Easter and Christmas breaks, birthday parties, and many get-togethers with friends and family. Many friends have been asked to come out and stay. The bach is very dear to our hearts. It is a place for everyone to unwind, relax, enjoy the scenery and play board games and cards. We take pride in keeping Ocean Beach clean with many beach walks picking up rubbish and bottles.

A few years back we had a group of friends staying and spotted a fire in the rushes past the campsite. Three of us immediately jumped on the quad bike and helped put out the fire.

We also had a group of cycling friends come to visit and after a hot ride they mentioned they were off to the beach for a swim. We advised them not to swim of which they had no idea of how dangerous the undertow was at Ocean beach. I feel that for cyclists on their long journey around the coast seeing the iconic baches being part of the real New Zealand history must indeed make it a much more interesting ride and a great comfort knowing that if they needed that fill up of water, help with a flat tyre or a place to shelter for the night our local bach community would go out of their way to help them.

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.

Conditions sought are a license term until 2054.
We are not seeking public exclusion on public Conservation land.

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 Chris Williams at askpermissions@doc.govt.nz with the subject heading "Ocean Beach Road Baches Submission." You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Permissions Hamilton, Private Bag 3072, Hamilton 3240. Attention: Chris Williams, Senior Permissions Advisor.



A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land bulk application

Helen & Bill Walker

If you are writing about a specific application, please include that number here:

117465 - ACC

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

C.1 Objector or Submitter Information-

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

Helen & Bill Walker

Contact person and role of organisation

Helen Walker

Email

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

[REDACTED]

Alternate contact for all DOC communication

Bill Walker

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.



A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land

Are you making a submission or objection about a specific Permissions Application Number? If yes, please enter it here (otherwise leave this space blank): **Helen & Bill Walker**
117465 - ACC

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

C.2 Your name

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

Printed name of submitter or person authorised on behalf of submitter	Helen & Bill Walker
Organisation	N/A
Date	10 February 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 **submission** at a hearing.

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

F. Submission

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

License term sought until 2054. We are supportive of the whole application for reasons set out in the agreed history.

My reasons for my objection or submission are:

We are supportive of the terms sought for the above reasons and as per honouring Helen Clark's promise in 1988.

I am writing to share the rich history of the Walker family and our baches, which have been a cherished part of our community for five generations now.

Every Christmas, Doug Eglington would bring his cows to graze along the baches effectively mowing the grass before we arrived for the holidays. This tradition created a sense of anticipation and connection. McKerrow's butcher would come out in a small truck filled with meat and vegetables, while another truck would deliver bread, milk and other supplies to anyone along the coast. This exceptional service fostered a tight-knit community over the years, these were business, people from Featherston. Bach owners stopped in Featherston for supplies, before coming to their baches.

We have celebrated barn dances with neighbouring farmers like the Saywells, Eglington's, and their hardworking families, including Joe Houghton, his father Jim Houghton, and Colin Salsbury (Sos). Frequently, we lent a hand on their farms, helping with hay, moving sheep, and even shooting rabbits. The Saywells generously planted a paddock just for peas, allowing us to pick our own.

We helped with various tasks such as cutting wood to clear paddocks and any other jobs the farmers needed assistance with. Supporting local farmers continues to be a vital part of our community spirit.

Our families have enjoyed this beautiful coast for years. While the coast can be breathtaking when the weather cooperates, it is often unpredictable and vicious. We have participated in numerous rescues, and we continue to do so. With the help of other baches, we have assisted cars stuck in the sand and rivers, tourists with hired vehicles unfamiliar with the area, caravans, cyclists, cars towing trailers, and campers using the campsite when rivers rise overnight due to heavy downpours. We have been involved in boat rescues and emergency rescues requiring helicopters for heart attacks and accidents, **we have used the defibrillator supplied and paid for by the bach owners, which the public has access to also.**

In addition to there efforts, we take pride in keeping our beaches clean by picking up rubbish and taking it to the tip. We also look after the environment and take responsibility for our own weed and pest control, managing rabbits, rats, and the occasional stoat.

We believe that the baches are a valuable resource for the area, especially given the camping ground and the influx of visitors who come for camping, fishing, or other recreational activities, **this is not a beach for swimming, it has a dangerous undertow.**

It is our hope that these baches continue to be recognised and preserved for the benefit of the community & public.

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.

**Conditions sought are a license term until 2054.
We are not seeking public exclusion on public Conservation Land.**

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 Chris Williams at askpermissions@doc.govt.nz with the subject heading "Ocean Beach Road Baches Submission." You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Permissions Hamilton, Private Bag 3072, Hamilton 3240. Attention: Chris Williams, Senior Permissions Advisor.

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



New Zealand Government

Submission 031

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land bulk application

If you are writing about a specific application, please include that number here:

Number16

Maxine Robb Veneberg

Application number :117457-ACC Bach Number: 19/104

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

Preferably lifetime

C.1 Objector or Submitter Information-

Submitter's name (list organisational name if submitting on behalf of a business, community group, etc.)	MAXINE ROBB VENEBERG
Contact person and role of organisation	N/A
Email (Communication from DOC will be via email unless alternate contact requested)	maxrobb@xtra.co.nz
Alternate contact for all DOC communication	
Phone/Mobile	0276691728
Postal Address and Post Code	19 Grace Nicholls Gr Riverstone Terraces Upper Hutt 5018

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

Ocean Beach Road Baches on Public Conservation Land

Are you making a submission or objection about a specific Permissions Application Number? If yes, please enter it here (otherwise leave this space blank):

Permissions Application Number 117457-ACC

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

I have applied for a licence concession for our bach , seeking a term that will expire in 2052 (approx 29 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	MAXINE ROBB VENEBERG
Organisation	N/A
Date	2.2.2026

D. Statement of Support, Neutrality or Opposition

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

NO I am **Neutral** on this Application (I am making a submission).

NO I **Oppose** this Application (I am making an objection).

E. Hearing Request

No I Do not wish to be heard

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 have applied for a licence concession for our bach , seeking a term that will expire in 2054 (approx 29 years)
This submission relates to the continued use of the above stated bach

My reasons for my objection or submission are:

My reasons for my submission:

The baches are an essential part of being “Kiwi”, they are Iconic New Zealand.

Our bach was built in the 1950’s and it plays a pivotal role in our family.

We have been going there for more than 50 years: four generations of our family and four generations of friend’s families.

It historically came to be in our possession and use when John Veneberg, my husband’s father, worked for the Ministry of Works and maintained the road between Cape Palliser, Ocean Beach coastal road and Orongorongo area. He maintained the road to provide safe travelling.

These days a vast part of the road is the Remutaka Cycle Trail, “The Big Ride” “The Wild Coast” ride. It lives up to the reputation of being a wild coast. It is well-known not to underestimate the ride and the terrain.

Quote “Expect numerous punctures and you need to be self- sufficient to attempt it.”

This is where we come in. It is essential that bach owners are present to lend a hand and “rescue’ cyclists.

Frequently there are people who have underestimated the terrain, and conditions and they have to be salvaged to safety.

Over the years there have been numerous rescues, even to save people from drowning. I feel that DOC wouldn’t like the responsibility for more drownings and accidents. It would be detrimental if bach owners weren’t present to help people in difficulty for whatever circumstance.

This coast-line is extremely rugged and isolated and without the locals ie bach owners there is a very high chance of injury or death. This would become a health and safety hazard as DOC are not maintaining the area to a safe standard.

I also believe there should be honorary traditions of all people, not just a selected race who make claim to selected ancestry.

Therefore I feel very strongly that the bach remains usable as the current status quo and not to be under threat of change. A licence to 2054 would be good but an even extended timeframe would be better. .

Thank you for considering my submission and it would be advantageous if Doc and the bach owners can work together for a mutually beneficial outcome.

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 are applying for a licence to maintain the status quo of our bach, and baches.
I would prefer a licence to be granted with an extended lifetime warranty of the bach. No timeframe put on the licence, ie infinite.
We would be willing to work with DOC to care for the beautiful coastline and surrounding areas.

Thank you Maxine

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 Chris Williams at askpermissions@doc.govt.nz with the subject heading "Ocean Beach Road Baches Submission." You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Permissions Hamilton, Private Bag 3072, Hamilton 3240. Attention: Chris Williams, Senior Permissions Advisor.



Submission 032

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land bulk application

If you are writing about a specific application, please include that number here:

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservatio Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

C.1 Objector or Submitter Information-

Submitter's name (list organisational name if submitting on behalf of a business, community group, etc.)	Noel Robert Parker & Elizabeth nne Parker
Contact person and role of organisation	Noel Parker
Email (Communication from DOC will be ia email unless alternate contact requested)	[REDACTED]
lternate contact for all DOC communication	[REDACTED]
Phone/Mobile	[REDACTED]
Postal Address and Post Code	5773

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

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

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land

Are you making a submission or objection about a specific Permissions Application Number? If yes, please enter it here (otherwise leave this space blank):

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

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

Noel Parker

Organisation

Date

06/02/2026

D. Statement of Support, Neutrality or Opposition

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

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

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

E. Hearing Request

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

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

F. Objection or submission

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

My reasons for my objection or submission are:

We are local Western Lake residents and recreational fisherman who use Ocean Beach to launch. The connection of the residents and licence holders to Ocean Beach is material and their presence provides a public service with bach owners providing shelter in their huts and assistance to many, many, stranded fishermen, hikers and members of the public caught out by rapidly changing weather the area is subject to.

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

G. Attachments

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

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

How do I submit my objection or submission?

Complete this form and email to Chris Williams at askpermissions@doc.govt.nz with the subject heading "Ocean Beach Road Baches Submission." You may also mail your objection and submission to:

- askpermissions@doc.govt.nz.

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land bulk application

If you are writing about a specific application, please include that number here:

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

C.1 Objector or Submitter Information-

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

~~I wish to keep my contact details confidential~~

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

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land

Are you making a submission or objection about a specific Permissions Application Number? If yes, please enter it here (otherwise leave this space blank):

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

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	Heidi Snelson
Organisation	Individual
Date	9 February 2026

D. Statement of Support, Neutrality or Opposition

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

E. Hearing Request

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

F. Objection or submission

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

This SUBMISSION is to support all the applications in their entirety for an extended licence allowance for all baches to be granted up until 2054.

My reasons for my objection or submission are:

I am making a submission to: Support the original extended licence allowance to 2054.

This because:

It was formally offered and agreed to by the Government of the time in May 1988 and reiterated up unto May 1994. *(As noted in formal documentation provided by DOC as part of the submission form regarding the agreed history of Ocean Beach Baches).*

The Ocean Beach Bach owners as a community have continued with the original remit for their establishment and existence. There are strong historical, cultural, environmental and spiritual/emotional relationships, ties and responsibilities in evidence to this day that warrant submission for extended licence allowance.

.....

The baches and their owners form a long standing, stable and committed community with strong connections to and guardianship responsibilities for the place, the community, the public and the baches. The 1940's original agreement of and remit for establishment - namely recreation, with health and safety responsibilities for resident and visiting users, remains intact and active.

The Ocean Beach community of bach owners commitment to the above is evidenced by : continuation of stable and minimally environmentally impactful usage across generations, continuation of health and safety interventions for visitors/residents and proactive formalisation of an association to formalise bach usage. The latter also remaining stable, active and committed over an extended period to the present day.

The Ocean Beach/Bach owner community investment is also not commercial/financial. It's not driven by renting out baches for financial gain nor development. It is - 'continue as is'. The investment is emotional, historical, cultural, familial, experiential, a connection to place, and a way of connecting to, having a relationship with and protecting nature and an environment given it's beauty, harshness and an awareness of such.

Baches and the responsibilities for usage and health and safety have been handed on through the generations and via friendship connections. The knowledge needed for these responsibilities is also passed on given the baches are simple structures and the environment is harsh weather wise; it's hard to access due to weather, river and road conditions; without 'council' electricity, water and sewerage infrastructure/upkeep; and no commercialisation - there are no businesses supplying any resources. There are no police, fire and emergency and ambulance services nearby. At times and only most recently, mobile phone connectivity wasn't a given and there remain sites which have no connectivity.

Bach owners alongside other regular users/visitors know of the risks of the area (as above and below) and how best to plan for and mitigate against these. They have equipment, expert knowledge and relationships with others

who act as supports/resources. One off and infrequent visitors understandably lack these and information regarding the risks is visually absent (in situ):

- The river crossings and large shingle fan can be difficult to ford/cross and at times entirely impassable.
- The beach is at times unsafe to drive on with certain areas prone to result in vehicles becoming stuck.
- The ocean is almost never safe to swim in due to the significant drop off just off the beach and rips.
- The coast road is now no longer continuous due to significant slips, and through travel only possible by foot, motor/quad bike/bicycle with care and knowledge of risks of tide and rock fall.
- The beach access for boat launching is only possible at a single set/limited spot and there is no boat ramp. A tractor is required with local expertise of the drop off/beach/ocean variability.
- The prevailing wind is extreme and damaging to tents and light vehicles and liable to cause kayaks to be blown off shore.
- The road isn't suitable for large campervans and caravans beyond/at certain points, especially in high wind and there are other high risk areas. e.g., Campervan rolled and came off the access road before the Wharekauhau turn off. There have been numerous crashes on the tight turn and descent toward the Wharepapa River.
- The hill country is steep, prone to slips, and covered in thick native bush. Hunters are actively present. Deer, pigs and goats are all present, as are possums, stoats, weasels and feral cats. Pest management via 1080 or similar occurs on a needs basis (the latter is clearly notified in situ on coast road).
- A local prolific form of native vegetation i.e., 'tutu' is highly poisonous to stock and humans and readily mistaken for an edible berry fruit.
- Fire risks are high/very high seasonally and due to the extreme wind, seasonal dryness. No fire fighting equipment is on site.

The community are active in responding at times of need in relation to the above risks and these have included:

- Towing of vehicles from river/off beach/from coast road/from sea.
- Sheltering trampers, bike riders, campers, hunters, visitors etc in inclement weather and due to impassable river/shingle fan, wind damaged tents, stuck/damaged vehicles, slip damaged road.
- Putting out fires left on beaches/camp ground during high season (and at any times), especially during high winds. e.g., An unsupervised fire abandoned by visitors caused a serious fire at Ocean Beach Point, impacting on the lagoon/wetland and nearby headland bush. Immediate coordinated action by the community and notification of first responders reduced damage and averted serious risk to the native bush clad headland and beyond. The fire damage was evident for several years afterwards, especially at the point end of the wetland.
- Responding to accidents and other emergencies. There's now a community AED device, bach owners have EPerbs, first aid equipment, heavy earth moving and towing vehicles, boating knowledge (landing, launching, ocean/beach variability). Boat, kayak, hang glider, car, quad bike, motorcycle and biking accidents have occurred on the road, beach and in the ocean.
- Re-directing and helping visitors when stuck on 'hazardous due to slip' closed coastal road given lack of information, misinformation about the 'through road to Wellington' or lack of skill/vehicle suitability.
- Calling first responders for Fire and Emergency, Ambulance and Police intervention.
- Detering environmental vandalism, dumping of rubbish, illegal fishing and vandalism of the DOC campsite.
- Tutu berry ingestion - At least one emergency hospital visit resulted from a child ingesting this. Local knowledge and immediate action meant the child survived.

The Ocean Beach environment is "iconic" as per the *Assessment of Ecological Values Present at Ocean Beach pdf*. It is special. Emotionally special to the bach owners/Ocean Beach community and environmentally special as an ecosystem in it's own right. As per this same Ecological Assessment, it is mainly "intact", "minimally in need of weed/pest control", and constantly subjected to the harsh conditions of the mountainous area and coastline.

Bach siting and usage hasn't resulted in altering this "intact" status, as noted in the above pdf and I believe the bach owners' connection to the place and their usage has protected it to remain so. There is a visible presence to deter illegal fishing, environmental vandalism/damage in the area and especially near the DOC campground (no ranger presence) and close by hillside/roadside native bush, also the beach and wetland areas. All the numerous areas where the public camp, recreate, park up and utilise are cleaned up by bach owners, as is ocean going rubbish deposited on the beach.

Bach owners as individuals and a community also trap and hunt pests, and remove weeds, feral cats and dumped animals.

Environmental impacts from 'as is' usage also remain stable as the baches remain simple structures, with no commercialised development.

A cultural longevity has also developed from the generational commitment to keep the place 'as is' - simple, non commercial, only for recreation and guardianship of the area. The bach owners formation of an association and commitment to use this organisation to ensure bach usage stays true to the original remit is further evidence of their acceptance of responsibility and investment in the area.

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

I support the contents of the application in it's entirety and do not seek to amend any details in the application.

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 Chris Williams at askpermissions@doc.govt.nz with the subject heading "Ocean Beach Road Baches Submission." You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Permissions Hamilton, Private Bag 3072, Hamilton 3240. Attention: Chris Williams, Senior Permissions Advisor.



Submission 034

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land bulk application

If you are writing about a specific application, please include that number here: 117853-ACC

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

C.1 Objector or Submitter Information-

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

Adela Wypych

Contact person and role of organisation

Email

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

Alternate contact for all DOC communication

Phone/Mobile

Postal Address and Post Code

I wish to keep my contact details confidential

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

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land

Are you making a submission or objection about a specific Permissions Application Number? If yes, please enter it here (otherwise leave this space blank): 117853-ACC

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

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

Adela Wypych

Organisation

Date

10/02/2026

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:

Licence term sought until 2054. We are supportive of the whole application for reasons set out in the agreed history.

My reasons for my objection or submission are:

We are supportive of the terms sought for the reasons above and as per honouring Helen Clark's promise made in 1988.

Ocean Beach, and many other places around New Zealand's beautiful coastline and nature are places where we can truly enjoy what New Zealand has to offer. Where there is still a sense of community and a feeling of being 'off the grid' that is now more important than ever. These bachs are understated and minimalist and that is exactly the point, they blend in with nature. Removing the ability for people to enjoy places like Ocean Beach, where conversation is also front of mind will be a long term detriment to society.

Maybe DOC can go focus on removing those multi-million dollar monstrosities that have destroyed the rest of the New Zealand's coastline, not the humble Ocean Beach bach

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

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

Conditions sought are a licence term until 2054. We are not seeking public exclusion on public conservation land.

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?

Submission 035

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land bulk application

If you are writing about a specific application, please include that number here: 117853-ACC

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

C.1 Objector or Submitter Information-

Submitter's name (list organisational name if submitting on behalf of a business, community group, etc.)	Avikesh Arvin Chandra
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	[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.



A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land

Are you making a submission or objection about a specific Permissions Application Number? If yes, please enter it here (otherwise leave this space blank):

117853-ACC

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

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	Avikesh Arvin Chandra
Organisation	N/A
Date	10 February 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:

Licence term sought until 2054. We are supportive of the whole application for reasons set out in the agreed history.

My reasons for my objection or submission are:

We are supportive of the terms sought for the reasons above and as per honouring Helen Clark's promise made in 1988.

We have, through friends who have built and maintained a bach on the beach-front for many many years, spent a lot of time at Ocean Beach. The use of the beach-front and these baches is precisely the purpose of DOC conservation land, to allow people to access and enjoy nature in a way that does not harm the environment (and through the efforts of bach-owners, preserves it).

This is what we have seen and enjoyed at Ocean Beach. We have spent many weekends disconnected from daily life, walking up and down the beach, and enjoying times with our friends. Removing the baches at Ocean Beach would remove a large part of the enjoyment of the conservation land, as the (basic) amenities provided by the baches enhance the experience and encourage the enjoyment of nature.

We strongly support the application so that future generations can enjoy this too, in a way that is fast becoming difficult in modern life.

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

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

Conditions sought are a licence term until 2054. We are not seeking public exclusion on public conservation land.

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 Chris Williams at askpermissions@doc.govt.nz with the subject heading "Ocean Beach Road Baches Submission." You may also mail your objection and submission to:



Submission 036

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land bulk application

If you are writing about a specific application, please include that number here: **Batch 38**

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

C.1 Objector or Submitter Information-

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

Polaczuk family

Contact person and role of organisation

Chris Polaczuk

Email

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

Alternate contact for all DOC communication

Phone/Mobile

Postal Address and Post Code



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

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



A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land

Are you making a submission or objection about a specific Permissions Application Number? If yes, please enter it here (otherwise leave this space blank): Batch #38

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

C.2 Your name

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

Printed name of submitter or person authorised on behalf of submitter	Chris Polaczuk
Organisation	Polaczuk family
Date	10/02/2026

D. Statement of Support, Neutrality or Opposition

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

E. Hearing Request

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

F. Objection or submission

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

We are making a submission in support of extending the licence term for Batch #38 until 2054. We are a supportive of the whole application for reasons set out in the agreed history.

My reasons for my objection or submission are:

The batch was erected by my late Uncle who was a professional hunter and culler in the area. The batch is extremely sound and water tight despite its fully original condition and age. It is well looked after, preserved and treasured by my cousin and his family who is an extremely responsible batch owner. Our families use this batch together and separately.

The Polaczuk family have been going to batch #38 for over 50 years for purposes of relaxing, hunting, fishing and of late conservation work. On average the Polaczuk family use the batch for four nights per month and we use it as a base for many day trips to the Bay.

Fishing and hunting in this area contributes significant amounts of healthy food to our diets and encourages us to be very involved in local conservation efforts.

The batch has provided life long memories and experiences for four generations of our family and our connection to the building and the land has become extremely strong.

We have always undertaken goat and deer hunting and possum trapping in the adjoining Forest park area that's helped to keep numbers very low around our area and allow for much needed regeneration of the lower scrub and bush. In the past few years we have been running 3 DOC250's around our batch to target mustelids. We have removed many stoats and weasels as well as countless rabbits and rats from around our hut. As we go there often we are able to rebait out traps which keeps our catch numbers high.

We have been propagating and supporting the regenerating manuka, kanuka and karaka and actively remove invasive lupin, thistle and 'pigs ear' from around our batch. Our children and adults frequently are involved in impromptu beach clean ups and we retrieve lots of fishing boat waste from the beach.

We have become part of our local batch community that support each other and help public -especially tourists in times of emergency. At times this has involved 4 wheel drive rescue towing and several car breakdowns. On several occasions we have put out beach fires left by members of the public to help reduce fire risk.

We care strongly about this batch and the surrounding whenua and moana. It is a huge part of who we are as a family and we are very blessed to have access to this wild yet peaceful place. We truly believe that we have become guardians of this place and contribute to its successful existence.

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.

Conditions sought are a license term until 2054.
We are not seeking public exclusion on public conservation land.

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
Batch#38 supporting photos	Word	Photos

How do I submit my objection or submission?

Complete this form and email to Chris Williams at askpermissions@doc.govt.nz with the subject heading "Ocean Beach Road Baches Submission." You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Permissions Hamilton, Private Bag 3072, Hamilton 3240. Attention: Chris Williams, Senior Permissions Advisor.

Batch # 38 Ocean beach supporting document

Polaczuk Family



Batch #38 outside



Teenagers trying to get data on phones!



Relaxing inside after an adventure



Mustelids in our DOC 250s



Fishing Corner Creek



Submission 037

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land bulk application

If you are writing about a specific application, please include that number here:

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

C.1 Objector or Submitter Information-

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

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land

Are you making a submission or objection about a specific Permissions Application Number? If yes, please enter it here (otherwise leave this space blank):

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

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

Yvonne Ker

Organisation

Date

04 Feb 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:

License term sought until 2054. I am supportive of the whole application for reasons set out in the agreed history.

My reasons for my objection or submission are:

I am supportive of the terms sought as per honouring Helen Clark's promise made in 1988. Although I am not a bach holder, my family and friends launch our boat there and have done for generations. We also have strong connections to some of the bach holders. The residents and baches give the area a feeling of community. Their presence is, and always has been, appreciated from a safety aspect considering the wild character of the area. The beach is often populated with visitors involved in their chosen recreations and while most are respectful, some activities which could be considered detrimental to the area, are tempered by having others nearby. The vast majority of bach holders do their best to maintain the integrity of the beach and bush and refrain from intruding unnecessarily onto the beach and into the bush. The bach holders are often the guardians, collecting rubbish and helping the hapless where needed. The area is a long way from emergency services and there have been many occasions when the 'locals' have been on hand to effect a good outcome.

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.

Conditions sought are a license term until 2054. I am not seeking public exclusion on public conservation land. The public should always have access to this amazing piece of our country and I believe having the baches adds to the history of the area. The removal of baches around New Zealand is akin to erasing some of our kiwi heritage and I believe the bach holders provide a community beneficial to both the area and visitors alike.

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 Chris Williams at askpermissions@doc.govt.nz with the subject heading "Ocean Beach Road Baches Submission." You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Permissions Hamilton, Private Bag 3072, Hamilton 3240. Attention: Chris Williams, Senior Permissions Advisor.



Submission 038

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land bulk application

If you are writing about a specific application, please include that number here: 117853-ACC

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

C.1 Objector or Submitter Information-

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

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

Ocean Beach Road Baches on Public Conservation Land

Are you making a submission or objection about a specific Permissions Application Number? If yes, please enter it here (otherwise leave this space blank): 117853-ACC

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

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	Millie Atkinson
Organisation	Family friend
Date	11/02/2026

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:

Licence term sought until 2054. We are supportive of the whole application for reasons set out in the agreed history.

My reasons for my objection or submission are:

We are supportive of the terms sought for the reasons above and as per honouring Helen Clark's promise made in 1988.

In New Zealand, a bach is far more than a holiday home — it is a defining part of our cultural identity. The bach at Ocean Beach reflects this tradition. It has been cared for by the same family for many, many years, and throughout that time it has been shared widely with friends, extended whānau, and members of the wider community. Its impact reaches well beyond the owners themselves.

What makes this bach meaningful is the role it plays as a gathering place. Over the years it has hosted countless shared summers, celebrations, and reunions, becoming a consistent point of connection for a wide circle of people. Even as a visitor, it's easy to see how many individuals feel a genuine attachment to the place and the memories they've made there.

Respect for Ocean Beach is central to how the bach is used. Everyone who stays understands the significance of the coastline, the dunes, and the surrounding environment, and they treat the area with care. The bach naturally encourages people to slow down, appreciate the landscape, and look after it — a mindset that visitors carry with them long after they leave.

The bach also contributes to the local community. Visitors support local businesses, explore the region, and often return independently, creating ongoing social and economic benefits. Over decades, it has quietly strengthened community engagement and appreciation for the area.

Retaining the bach is about more than preserving a building. It protects a piece of New Zealand culture — the tradition of simple, shared coastal living that has shaped generations. Places like this are part of our history and identity, and keeping them ensures that future generations can experience the same sense of connection, community, and belonging.

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.

Conditions sought are a licence term until 2054. We are not seeking public exclusion on public conservation land.



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 Chris Williams at askpermissions@doc.govt.nz with the subject heading "Ocean Beach Road Baches Submission." You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Permissions Hamilton, Private Bag 3072, Hamilton 3240. Attention: Chris Williams, Senior Permissions Advisor.



Submission 039

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land bulk application

If you are writing about a specific application, please include that number here:

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

C.1 Objector or Submitter Information-

Submitter's name (list organisational name if submitting on behalf of a business, community group, etc.)	Melissa Harward
Contact person and role of organisation	
Email (Communication from DOC will be via email unless alternate contact requested)	Melissa.harward96@gmail.com
Alternate contact for all DOC communication	
Phone/Mobile	0277105356
Postal Address and Post Code	64 Heatherlea West Rd, Levin

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

Ocean Beach Road Baches on Public Conservation Land

Are you making a submission or objection about a specific Permissions Application Number? If yes, please enter it here (otherwise leave this space blank):

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

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	Melissa Harward
Organisation	
Date	10 February 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 write in strong support of these existing licences remaining for a further 29 years for the reasons that this is a well used area and the licence holders are custodians. The conservation area in the surrounds is protected rather than diminished because of the licence users and because the licence holders have a very minimal impact on the area.

My reasons for my objection or submission are:

The Ocean Beach area is popular with people in South Wairarapa and this means there are often incidents in busy periods. The licence holders are there to support with such incidences as they are custodians of this area and there is often someone there to help far before help from the outside world can assist. I am aware of a number of fires that have been put out by licence holders, for example.

The conservation area is of absolute importance and we are lucky as Wellingtonians to have such a large area of near pristine bush. The small number of existing structures on the beach are having a material impact on the conservation value. As noted above, the licence users are in fact protective of this slice of heaven, preventing other beach users from causing increased harm.

I would also note that the visual impact on the beach is minimal. While it is obvious that the baches are not part of the natural landscape, they do not run the length of the beach and they form quite a quintessential New Zealand landscape in of themselves. I would not like to see the baches turned into mansions but I equally do not think that the baches are negatively impacting the visual landscape. In addition, a large amount of area behind the beach is privately owned farmland which contributes no visual benefit.

I have spent many weekends walking up the beach, camping at the DoC site and enjoying time with friends here. Its not a busy beach for most of the year and I think it is important to remember that these licence holders really are custodians of the beach.

Finally I would like to add that the tangata whenua of this land should have a right to give their input on this decision.

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

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

Conditions sought are a licence term until 2054. We are not seeking public exclusion on public conservation land.

G. Attachments

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

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

How do I submit my objection or submission?

OBJECTION OR SUBMISSION



Department of Conservation
Te Papa Atawhai

New Zealand Government

Submission 040

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land bulk application

If you are writing about a specific application, please include that number here:

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

C.1 Objector or Submitter Information-

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

TODD CLARKE

Contact person and role of organisation

Email

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

[Redacted]

Alternate contact for all DOC communication

[Redacted]

Phone/Mobile

[Redacted]

Postal Address and Post Code

[Redacted]



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

Ocean Beach Road Baches on Public Conservation Land

Are you making a submission or objection about a specific Permissions Application Number? If yes, please enter it here (otherwise leave this space blank):

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

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

TODD CLARKE

Organisation

Date

6/2/26

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:

[Empty text box for specifying parts of the application]

My reasons for my objection or submission are:

My Submission is in support of keeping our Batches at Ocean Beach. My family has been coming to this place for over 65 years and is part of our being. Apart from the pleasure and conservation we do. This place is part of who and my family are and for the generations ahead

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.

[Empty text box for outcomes to be addressed]

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 Chris Williams at askpermissions@doc.govt.nz with the subject heading "Ocean Beach Road Baches Submission." You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Permissions Hamilton, Private Bag 3072, Hamilton 3240. Attention: Chris Williams, Senior Permissions Advisor.



Submission 041

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land bulk application

If you are writing about a specific application, please include that number here:

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

C.1 Submitter Information-

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

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

Ocean Beach Road Baches on Public Conservation Land

Are you making a submission or objection about a specific Permissions Application Number? If yes, please enter it here (otherwise leave this space blank):

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

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	Ellie Lucock
Organisation	
Date	11 February 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. Submission

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

License term sought until 2054. We are supportive of the whole application for reasons set out in the agreed history.

My reasons for my submission are:

We are supportive of the terms sought for the reasons above and as per honouring Helen Clark's promise made in 1988.

I love the Bach because it holds so many special memories for me. I have spent countless hours there fishing, swimming, relaxing, and having friends over. It is a place where I can truly unwind and enjoy the simple things in life. Away from the busyness of town and city life, the Bach gives me the chance to switch off, get off the grid, and reconnect with nature.

Some of my favourite memories are the sleepovers at the Bach. We spend time inside relaxing, playing board games and cards, laughing, and simply enjoying each other's company. There are no distractions — just quality time together. It's a place where we slow down, breathe, and appreciate the peaceful surroundings.

The Bach isn't just a house; it's a space filled with connection, joy, and calm. It should stay because it brings people together, creates lasting memories, and offers a rare chance to unplug and relax.

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.

Conditions sought are a license term until 2054.
We are not seeking public exclusion on public Conservation land.

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 Chris Williams at askpermissions@doc.govt.nz with the subject heading "Ocean Beach Road Baches Submission." You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Permissions Hamilton, Private Bag 3072, Hamilton 3240. Attention: Chris Williams, Senior Permissions Advisor.



Submission 042

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land bulk application

If you are writing about a specific application, please include that number here:

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

C.1 Objector or Submitter Information-

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

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

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

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land

Are you making a submission or objection about a specific Permissions Application Number? If yes, please enter it here (otherwise leave this space blank):

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

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	April Chase
Organisation	NA
Date	11 Feb 2026

D. Statement of Support, Neutrality or Opposition

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

E. Hearing Request

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

F. Objection or submission

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

No objection – I support the bulk application. I wish to comment in favour of the submission, and on the conditions of lease.

My reasons for my objection or submission are:

I fully support the bulk lease application by the existing baches, provided the bach owners generally abide by a set of conditions of lease to minimise any impact on the natural environment and native species in the area.

Ocean beach is a beautiful, wild and sometimes dangerous place. It is unlike most of the rest of New Zealand, being south facing directly towards Antarctica, and subject to huge winds and storms. It can be a very dangerous place for the unwary, and has suffered quite a few fatalities, and many accidents.

It is also frequently visited by a wide cross section of people from the Wairarapa, including many rougher elements. Break ins are common, and it's not the sort of place many people would feel comfortable staying at on their own.

That said, its wildness and isolation are staggeringly beautiful, and of enormous solace and value to those of us who have visited regularly and stayed at baches there, all of our lives. I love ocean beach, and have visited frequently over the last 40 years, but I would be too scared to stay there if there weren't baches there. It's a terrifying place at night, and it wouldn't be safe if there were no baches. This would be a tragedy, as it's a place everyone should get to experience (except in a northerly!)

Nonetheless. The bach owners aren't perfect. Several are guilty of planting exotics, spreading weeds, establishing driveways and fences, expanding their baches, putting oil on the road to keep the dust down, and driving roughshod over local vegetation to get to the beach. Visitors to Ocean beach from the wider Wellington region are just as bad though – treating the beach like a road, taking too many paua, overfishing and discarding their bycatch – and sometimes creating fires. It was a great shame when 4WDs came to NZ, and now you can hardly ever see the beach in its natural state – at least during summer.

For these reasons, I do fully support the current lease application, but I would suggest some basic minimum conditions attached to the leases that bach owners should: 1) plant no introduced species around their baches, 2) establish no major new infrastructure, fences or sealed driveways around their baches, 3) not significantly expand the footprint of their bach by any significant degree (eg, not more than by 25% in any given 10 year period) – ie, not stopping all improvements, but also preventing anyone just ridiculously expanding their bach size – as if they owned the land; 4) dump no toxic rubbish (eg, asbestos, old cars, fridges, paint, etc), and 5) generally act in a way that preserves the natural character of the area, and the extent and condition of the existing native vegetation. (People should also avoid cutting down native trees – while respecting the need to occasionally cut any that might be a fire hazard if growing too close to the bach.)

If imposing any conditions is difficult though, and it's a choice between no baches, or yes to baches but with no conditions (ie, the status quo), then I think it's better to maintain the status quo, and keep the baches as they are, for the above safety reasons. (It would still be good to have some general guidance to stop all visitors from driving on the beach.)

Finally, I would just like to say, as someone who's stayed at an Ocean beach bach all my life: Being able to return repeatedly back to the same place, and stay at the same bach, all of my life, is what has made me into the environmentalist I am today. There is an appreciation for the beauty and mystery of a place that only comes if you return to it repeatedly, year after year, and see it in every possible light and season. Ocean beach is a place of deep connection for the bach owners: we are its tangata whenua, and very, very lucky to be able to stay there – to learn from the place, and from there to spread its value and the love of nature more generally to others.

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 above. The most important condition is not to introduce any weeds, or to plant exotics.

Also support the period of lease being longer than 29 years if possible, as the baches are of multigenerational specialness.

ALL visitors should be discouraged from driving on the beach, or through the wetlands and dunes along it, or from cutting trees for firewood.

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 Chris Williams at askpermissions@doc.govt.nz with the subject heading "Ocean Beach Road Baches Submission." You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Permissions Hamilton, Private Bag 3072, Hamilton 3240. Attention: Chris Williams, Senior Permissions Advisor.



Submission 043

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land bulk application

If you are writing about a specific application, please include that number here: 117459-ACC

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

C.1 Objector or Submitter Information-

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

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

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



A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land

Are you making a submission or objection about a specific Permissions Application Number? If yes, please enter it here (otherwise leave this space blank):

Submission 117459-ACC

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

C.2 Your name

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

Printed name of submitter or person authorised on behalf of submitter	Richard Smith
Organisation	N/A
Date	06/02/2025

D. Statement of Support, Neutrality or Opposition

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

E. Hearing Request

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

F. Objection or submission

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

This submission relates to the parts of the application that seek to remove, terminate, or decline continued private occupation and ownership of existing coastal baches at Ocean Beach, and any provisions that propose conversion of these sites to public-only use or removal of existing structures.

It also relates to any assessment within the application that understates or excludes the contribution of existing bach owners to public safety, environmental management, pest control, and ongoing care of the coastline.

My reasons for my objection or submission are:

The Ocean Beach baches are not simply private holiday structures; they are an integral part of the history, safety, and ongoing care of this coastline. My family and I, along with other bach owners, have a long-standing connection to Ocean Beach that spans generations. This connection has resulted in continuous on-site stewardship that directly benefits both the environment and the wider public.

Ocean Beach is a highly dangerous coastline. Strong rips, rough seas, sudden drop-offs, and rapidly changing weather make it unsafe for swimming and hazardous for visitors unfamiliar with local conditions. Bach owners provide an irreplaceable on-site presence, regularly warning visitors of dangers, advising on conditions, and helping prevent serious accidents. This level of situational awareness and real-time advice cannot be replicated by signage alone.

Beyond safety, bach owners actively contribute to environmental management. I personally undertake regular removal of gorse and broom, allowing native flora and fauna to recover and thrive. I also carry out consistent pest control, targeting stoats, possums, and rats, which directly supports DOC's wider conservation objectives in the area.

Another significant contribution is wasp control. Through ongoing annual work to safely locate and neutralise wasp nests, the wasp population around the beach has been drastically reduced. This improves safety for visitors, protects native species, and reduces risks to children and families using the beach.

Bach owners also assist the public during emergencies and difficult conditions. This includes helping people safely cross rivers when they rise rapidly after heavy rain, assisting vehicles stuck on the beach, and providing immediate help during storms, fires, or other incidents—often well before emergency services can arrive.

The removal of bach owners would result in the loss of this continuous, hands-on care, local knowledge, and rapid response capability. Far from enhancing public access or safety, removing the baches would reduce both.

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 application be amended to allow the existing Ocean Beach baches to remain in private ownership and occupation by current bach owners.

Any approval should explicitly recognise the role of bach owners as long-term custodians of the coastline, including:

- Continued occupation of existing bach sites
- Ongoing permission for vegetation management such as gorse and broom removal
- Continued pest control activities (rats, stoats, possums, wasps)
- Recognition of the public safety role bach owners play through local knowledge, monitoring of conditions, and emergency assistance

The application should acknowledge that the presence of bach owners actively supports conservation outcomes, improves visitor safety, and preserves the heritage and character of Ocean Beach.

For these reasons, I strongly support allowing the Ocean Beach baches to remain, under existing conditions, rather than removing a community that has demonstrably protected, enhanced, and cared for this coastline over many decades.

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 Chris Williams at askpermissions@doc.govt.nz with the subject heading "Ocean Beach Road Baches Submission." You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Permissions Hamilton, Private Bag 3072, Hamilton 3240. Attention: Chris Williams, Senior Permissions Advisor.

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land bulk application

If you are writing about a specific application, please include that number here: **Bach 38/350C**

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

C.1 Submitter Information-

Submitter's name (list organisational name if submitting on behalf of a business, community group, etc.)	Adam Sondej
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	No. Privacy reasons
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

Ocean Beach Road Baches on Public Conservation Land

Are you making a submission or objection about a specific Permissions Application Number? If yes, please enter it here (otherwise leave this space blank): 38/350C

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

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	Adam Sondej
Organisation	
Date	11/02/2026

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. Submission

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

The specific parts of the application that this submission relates to are: License term sought until 2054. We are a supportive of the whole application for reasons set out in the agreed history.

My reasons for my submission are:

We are supportive of the terms sought for the reasons above and as per honouring Helen Clark's promise made in 1988.

I am writing to submit this application in support of the approval of a license term until 2054 for our bach at Ocean Beach, Palliser Bay.

The Ocean Beach baches are vital and significant historic dwellings. Most have changed very little from the day they were built. Their eclectic, rustic designs blend beautifully into the landscape and add colour and character to the landscape. Visitors are fascinated by the dwellings and love taking photos of them. Our little green hut has featured in a number of national publications as an example of a classic kiwi holiday bach.

It is important to preserve the huts as they provide connection to a vital yet endangered NZ cultural taonga.

They do a lot of good, and are good for the soul.

Our tiny 15m² bach has been in our family for over 50 years and it is our kids and friends "favorite place on Earth". "The Bach" is a timeless touch stone to our family's connection to Ocean Beach.

Ko Maunga Matthews tō mātou maunga, ko Corner Creek tō mātou awa.

We use the bach as shared holiday accommodation. We lend it out to responsible whanau and friends. We have safety instructions for using the bach and respecting and protecting the surrounding bush, including fire protection measures. We have had hundreds of visitors and, through careful instruction, have never had any issues.

Although Ocean Beach is beautiful on a good day, it is often wild and dangerous.

In heavy rain the rivers can carve the road impassable in a few hours.

Like all bach owners, our family has helped many visitors who have come unstuck.

We have given first aid to a trail biker that tore up his hand in a crash, helped rescue people in a flipped dinghy, helped free many stuck or flooded cars, and put up trapped campers to weather the storm.

The baches provide a beacon of security for visitors as they can see there is somewhere to go for help. I think the presence of the baches protects the beach and forest park as they provide a feeling of stability and order. You do get groups of hoons camping out lighting fires in the Manuka and on the beach in windy conditions. If the baches weren't there acting as a deterrent, there would be a higher risk to the bush and environment.

We have a strong connection to this whenua and both cherish and care for it. We run our bach with great care for the environment. We don't use generators or create noise or rubbish. We keep the bach well maintained. We help visitors and cyclists with their questions. We clean the beach every time we visit - there have been increasing amounts of rubbish and glass discarded. We have rescued birds. We have cleared blackberry and wild pines. We extinguish abandoned beach fires. We respect the rules of the Remutaka Forest Park.

The bach contributes positively to the kaitiakitanga of the land by fostering care, vigilance, and respect for the forest and beach environment.

Our bach is a shared resource - we have had hundreds of visitors stay.
The baches provide safe and orderly structure for all visitors to Ocean Beach.
For the reasons above I hope you will approve the bach licenses.
Thank you for considering this 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.

Conditions sought are a license term until 2054. We are not seeking public exclusion on public conservation land.

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 Chris Williams at askpermissions@doc.govt.nz with the subject heading "Ocean Beach Road Baches Submission." You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Permissions Hamilton, Private Bag 3072, Hamilton 3240. Attention: Chris Williams, Senior Permissions Advisor.



Submission 045

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land bulk application

If you are writing about a specific application, please include that number here: 117853-ACC

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

C.1 Objector or Submitter Information-

Submitter's name (list organisational name if submitting on behalf of a business, community group, etc.)	Robbie Fraser
Contact person and role of organisation	Robbie Fraser
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	[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.



A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land

Are you making a submission or objection about a specific Permissions Application Number? If yes, please enter it here (otherwise leave this space blank): 117853-ACC

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

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	Robbie Fraser
Organisation	
Date	11/02/2026

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:

Licence term sought until 2054. We are supportive of the whole application for reasons set out in the agreed history.

My reasons for my objection or submission are:

We are supportive of the terms sought for the reasons above and as per honouring Helen Clark's promise made in 1988.

I personally have spent many nights visiting Ocean Beach and staying with friends at the baches at the heart of this application. When visiting I've felt I've been a part of the positive community there - one that loves the outdoors and sees Ocean Beach as the beautiful treasure that it is. To have a small sense of community and safety in a place that would otherwise be so remote feels truly unique and is what draws me back time and time again.

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.

Conditions sought are a licence term until 2054. We are not seeking public exclusion on public conservation land.

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?

SUBMISSION -- Dept of Conservation

A. Permission application number and name of applicant

Ocean Beach Road Baches on Public Conservation Land bulk application

B. Name a proposed activity and location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

C. 1 Submitter information

Submitter's name (list organisational name if submitting on behalf of a business, community group, etc.)	Gavin Dench
Contact person and role of organisation	-
Email:	[REDACTED]
Alternate contact for all Doc communication	-
Phone/Mobile	[REDACTED]
Postal address and post code	[REDACTED]

I wish to keep my contact details confidential

A. Permission application number and name of applicant

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

B. Name of Proposed Activity and Locations

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

C.2 Your name

Gavin Dench	

D. Statement on of Support, Neutrality or Opposition

I support this application. I am making a submission.

E. Hearing request

[x] I do not wish to be heard in support of this submission at a hearing.

Ocean Beach Road Baches on Public Conservation Land Bulk Submission

F. Submission

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

My submission supports all the applications made for a license for all baches be granted up to 2054 by members of the Ocean Beach Resident's' Association.

The reasons for supporting the application are as follows:

Supporting the application on the grounds that the bach culture has significance on a number of levels.

* Firstly baches are an expression of uniquely New Zealand folk style of vernacular architecture that fits into the landscape in an organic and harmonious fashion .

This is achieved by their mostly small scale, colours that harmonize with their surroundings and appropriate non-intrusive placement in the larger landscape. Most baches do not have defined territories around them, fences, structures etc and are contiguous with their surroundings.

* Secondly the baches provide the environment for a community of New Zealanders to have access to the wilderness that financial or other circumstance, or physical inability/disability would otherwise prohibit.

This does not include the bach owners exclusively but also their larger family and community which over the years has comprised many hundreds if not thousands of people.

I believe one cannot emphasize enough the physical and mental benefits of access to wilderness, and to have this in a safe and family inclusive manner is of inestimable and primary value.

A value that flows both ways for those that understand and appreciate their environment also want to preserve it.

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

I wish to make no changes to the applications submitted to you.

G. Attachments

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

OBJECTION OR SUBMISSION



Department of Conservation
Te Papa Ataurua

New Zealand Government

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land

Are you making a submission or objection about a specific Permissions Application Number? If yes, please enter it here (otherwise leave this space blank):

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

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	Marina Fraser
Organisation	Ocean Beach Residents Association
Date	10-2-26

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

OBJECTION OR SUBMISSION



Department of
Conservation
Te Papa Atawhai
New Zealand Government

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land bulk application

If you are writing about a specific application, please include that number here:

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

C.1 Objector or Submitter Information-

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

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

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

F. Objection or submission

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

This Submission is to Support Application in their entirety made by members of the Ocean Beach Residents Association for License for all baches be granted up until 2054.

My reasons for my objection or submission are:

I am writing to express my strong support of the Ocean Beach Baches and to oppose any proposal that would remove them. They reflect a long standing tradition in Aotearoa New Zealand. We are a community that has a wider value to visitors who visit Ocean Beach and don't understand the turbulent and unpredictable weather. The bache owners provide help shelter and sometimes life saving skills to visitors who find themselves in impossible situations. We also protect the land, putting out fires, removing rubbish, from campers. Ocean beach is a family of kiwis who love the land, we want our grandchild to learn what we have.

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

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

I Support the Contents of this application.

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 Chris Williams at askpermissions@doc.govt.nz with the subject heading "Ocean Beach Road Baches Submission." You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Permissions Hamilton, Private Bag 3072, Hamilton 3240. Attention: Chris Williams, Senior Permissions Advisor.

OBJECTION OR SUBMISSION



Department of Conservation
Te Papa Atawhai
New Zealand Government

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land
Are you making a submission or objection about a specific Permissions Application Number? If yes, please enter it here (otherwise leave this space blank):

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region for a period of 29 years (until 2054).

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	Nigel Fraser
Organisation	Ocean Beach Residents Association
Date	10-2-26

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

OBJECTION OR SUBMISSION



Department of Conservation
Te Papa Atawhai
New Zealand Government

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land bulk application

If you are writing about a specific application, please include that number here:

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conservation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

C.1 Objector or Submitter Information-

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

Nigel Fraser

Contact person and role of organisation

Clare Lenihan
Environmental lawyer

Email

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

Alternate contact for all DOC communication

Phone/Mobile

Postal Address and Post Code



I wish to keep my contact details confidential

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

F. Objection or submission

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

This Submission is to Support Application in their entirely Made by members of Ocean beach for License for baches be granted up untill 2054

My reasons for my objection or submission are:

The Community Baches are a Vital Part of ocean beach I myself have Rescued, Put fire out, Pulled Vehicles of the beach. Part of the Group who Support the AED which I have had to Use on a man having a heart attack up the top of corner creek. Helped direct West Pac for Recovery of this man. He lived thanks to the locals who know the area. we know we are blessed to be here, and to Protect the ~~beach~~ beach and its 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 Support~~ I Support the Contents of this 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

How do I submit my objection or submission?

Complete this form and email to Chris Williams at askpermissions@doc.govt.nz with the subject heading "Ocean Beach Road Baches Submission." You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Permissions Hamilton, Private Bag 3072, Hamilton 3240. Attention: Chris Williams, Senior Permissions Advisor.

Submission 049

Charlotte Madigan

From: Permissions Enquiries
Sent: Friday, 13 February 2026 8:32 am
To: Chris Williams
Subject: FW:

Ngā mihi,

Kelly Aspinwall

Kaitutohu | Permissions Advisor

Ōtautahi | Christchurch

Te Papa Atawhai | Department of Conservation

www.doc.govt.nz



From: Joy Tilson [REDACTED]
Sent: Thursday, 12 February 2026 12:40 pm
To: Permissions Enquiries <askpermissions@doc.govt.nz>
Subject:

You don't often get email from [REDACTED] [Learn why this is important](#)

I am in support of the bach owners submission



Submission 050

A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land bulk application

If you are writing about a specific application, please include that number here:

117457-ACC, Gerry Veneberg

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

C.1 Objector or Submitter Information-

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

Jarrold Murray

Contact person and role of organisation

Email

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

Alternate contact for all DOC communication

Phone/Mobile

Postal Address and Post Code

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

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



A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land

Are you making a submission or objection about a specific Permissions Application Number? If yes, please enter it here (otherwise leave this space blank):

117457-ACC, Gerry Veneberg

B. Name of Proposed Activity and Location(s)

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Remutaka Forest Park, Wellington Region, for a period of 29 years (until 2054).

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	Jarrod Murray
Organisation	
Date	12.02.2026

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:

License term sought until 2054. We are a supportive of the whole application for reasons set out in the agreed history.

My reasons for my objection or submission are:

We are supportive of the terms sought for the reasons above and as per honouring Helen Clark's promise made in 1988.

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.

Conditions sought are a license term until 2054. We are not seeking public exclusion on public conservation land.

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
Ocean Beach Road Baches - Supporting Submission Information – Jarrod Murray 12.02.2026	Word	Supporting information for submission.

How do I submit my objection or submission?

Complete this form and email to Chris Williams at askpermissions@doc.govt.nz with the subject heading "Ocean Beach Road Baches Submission." You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Permissions Hamilton, Private Bag 3072, Hamilton 3240. Attention: Chris Williams, Senior Permissions Advisor.

Ocean Beach Road Baches

Supporting Submission Information

This bach is not only a modest dwelling on the land, but also an integral part of our families, and multiple family's life, our community and our long-term commitment to the area. As a Wellington resident due to employment, it has been the perfect place to connect with people and the land.

Ocean beach is undeniably a fun and beautiful remote part of New Zealand. It offers exceptional opportunities for recreation and connection with nature. The ocean beach conditions can be unpredictable, access to emergency services is limited, and help can be a long drive—or helicopter flight—away. In such a remote and dynamic setting, the presence of long-term bach owners plays an important role. Regular occupants develop a deep understanding of the coastline, tides, rips, weather patterns, and terrain. That local knowledge contributes to informal safety oversight, guidance to visitors, and a level of vigilance that benefits everyone who uses the area.

Over the past five years of spending time at Ocean Beach, I have developed a profound appreciation for the outdoors. It has fostered in me a love of fishing, hunting, motorbike riding, water safety, and practical survival skills. More importantly, it has strengthened my resilience and self-reliance. The bach is the base from which these skills are learned, practised, and passed on responsibly. It encourages respect for the land and sea rather than casual or uninformed use.

There is also a strong and enduring sense of community among the regular bach families. In a remote coastal environment, that sense of togetherness matters. People look out for one another. People we know use this as a mutual meeting point for regular family catch ups – much more memorable experiences than meeting for a meal at restaurant. We know the vehicles, the faces of most of the regular users and the friendliness is unmatched. There is reassurance in that familiarity — the confidence that if something goes wrong, support is close at hand. That informal network enhances safety, stewardship, and responsible behaviour in the area.

On a personal level, Ocean Beach has anchored me in the Wellington-Wairarapa region. Without this connection, I may well have relocated elsewhere. The bach has strengthened my ties to the region and my investment in its wellbeing. Looking ahead, I hope to one day take my own children there and teach them what I have learned: respect for nature, practical outdoor skills, resilience, and the value of a simpler, less complicated life. These lessons are increasingly rare and valuable in today's world.

Allowing our family to retain the bach for a further 29 years would preserve not only a structure, but a tradition of stewardship, community presence, and intergenerational connection to this unique coastal environment. We are committed to continuing to care for the land responsibly and to being positive contributors to the Ocean Beach community. We would welcome the opportunity to work collaboratively with DOC to support a mutually beneficial arrangement that is sustainable long term.

Thank you for considering this submission.