



## 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.)

Natasha Hope

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):**

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	Natasha Hope
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.

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## 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 - Natasha Hope 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](mailto: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**

Ocean Beach is a place of deep personal significance to me. It is integral to my sense of identity and holds great personal, cultural and spiritual meaning. My family owns a bach at Ocean Beach, and I have been coming to the coast since I was four years old, which is over 25 years ago. Over that time, Ocean Beach has been a constant presence to my life, shaping who I am and providing a place where I have been able to connect meaningfully with my family, friends and nature.

The connection spans multiple generations. My grandfather purchased the bach while he was working locally in the Wairarapa. It carries family history, is filled with shared experiences, and intergenerational memories. It is a link between past, present and future generations of my family.

The bach itself represents a true Kiwi bach lifestyle. Growing up there provided me with many opportunities and learnings that I continue to carry into my adult life. These include practical, outdoor skills such as hunting, diving, fishing, motorbike riding, as well important qualities such as resilience, and love for nature. The time I spent at Ocean Beach kept me grounded as a young person and offered healthy, value-based lifestyle that many New Zealanders recognise.

There has always been a strong sense of community at Ocean Beach. As someone who has been coming to the beach for a long period of time, my family and I have consistently experienced a sense of community and mutual respect. We are always welcoming to visitors and readily help when needed, particularly given the rugged and sometimes challenging nature of the coastline.

The bach is a place I hope to bring my own children one day, so they can experience the lifestyle, values, and connection to place that I was fortunate to grow up with. Continuing these intergenerational traditions is deeply important to me and my wider family.

The bach owners at Ocean Beach are also respectful of the environment and supportive of conservation efforts in the area. We recognise the important of protecting this unique coastal environment. We would welcome opportunity to work collaboratively with the Department of Conservation (DOC) to support conservation efforts through a mutually beneficial arrangement and to help ensure conservation is sustainable for the long term.

# OBJECTION OR SUBMISSION



Department of  
Conservation  
*Te Papa Ataturangi*  
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: 117857-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.)	Julie Houghton-Katipa
Contact person and role of organisation	NA
Email (Communication from DOC will be via email unless alternate contact requested)	[REDACTED]
Alternate contact for all DOC communication	NA
Phone/Mobile	NA
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): 117857-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	Julie Houghton-Katipa
Organisation	NA
Date	12 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:

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

This submission is in relation to the continued occupation of historical baches on public conservation land on Ocean Beach Road.

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.**

**The continued occupancy of the Ocean Beach Road baches provides active stewardship of the coastline and supports the protection of this conservation land. Regular presence deters vandalism and enables prompt responses to fires and environmental damage.**

**The baches reflect generations of family connection and are an important part of the area’s heritage and coastal identity. Retaining occupancy preserves both the history of the place and the strong sense of responsibility that helps sustain and protect it.**

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

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

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

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## 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](mailto: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 Atarua*  
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: 117857-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.)	Doreen and Bob Houghton
Contact person and role of organisation	NA
Email (Communication from DOC will be via email unless alternate contact requested)	[REDACTED]
Alternate contact for all DOC communication	NA
Phone/Mobile	NA
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): 117857-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	Dorren and Bob Houghton
Organisation	NA
Date	12 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:

**License term sought until 2054. We are supportive if 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.**  
**The continued occupancy of the Ocean Beach Road baches provides active kaitiaki of the coastline and supports the protection of this conservation land. Regular presence deters vandalism and enables prompt responses to fires and environmental damage. We have invested a lot of heart, work and money into maintaining the baches and caring for the coastline. Retaining occupancy preserves both the history of the place and the strong sense of responsibility that helps sustain and protect it. They are a big part of the fabric of our family.**

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](mailto: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:

117851 - 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.)	Bird Family
Contact person and role of organisation	Viv Bird
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):

Submission 117851

## 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

Viv Bird

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 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 Clarks promise made in 1988.

This is a place for all our extended family's and friends and encourage them to enjoy it as much as we do. We help the environment by collecting rubbish off the beach and surrounding areas. We also remove unwanted plants like the wilding pines and agapanthus. In the past we have helped pull vehicles out of the sand and jump start cars. We have given advice to those who do not understand the dangers of the ocean being rugged and unswimmable. We have also at times engaged with tourists who come from Wharekauhau Lodge and beyond who are amazed at the quaintness of the baches on the rugged coastline.

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
Our bach is a very special place	Word	my reason for my submission

### **How do I submit my objection or submission?**

Complete this form and email to Chris Williams at [askpermissions@doc.govt.nz](mailto: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.

Our bach is a very special place and a special place in our hearts.

It's far more than a simple holiday dwelling. It is a place of deep personal, cultural, and generational connection. For over 50 years, I have been visiting this special part of Wairarapa Coastline, and my family has gathered there since the 1950s. It is where we come together to share food, create memories, and spend meaningful time across generations. It is also where we remember loved ones who have passed — those who cherished the rugged coast and natural beauty just as we do.

The bach itself is simple. It has no electricity, no potable water, and no heating. Yet it is precisely this back-to-basics way of living that makes it so special. It allows us to disconnect from the pressures of our daily life and reconnect with nature and where time stands still. We embrace the rugged beauty of the coastline and mountains, listening to the pounding waves and enjoy the stillness that is Ocean Beach.

We consider ourselves guardians of this land. Over the years, we have assisted many visitors — towing vehicles stuck in the sand/ river crossings, giving directions to those unfamiliar with the terrain, and warning others about the hazards of the sea. My uncle once saved a young girl's life when she was swept out to sea unable to swim back because of the strong under-toe. Not everyone understands the power and danger of the ocean, and we respect the land and mother nature's powers.

We also regularly clean up rubbish left behind by others — broken glass, fishing and camping equipment, to name a few, taking this home with us at the end of our stay. We do this because we care deeply about preserving the natural, untouched beauty of this coastline for future generations use.

Our bach represents continuity, stewardship, family history, and respect for the environment. It is a place that feeds the soul and strengthens family bonds. It holds immense sentimental value, and we are committed to caring for it responsibly so that future generations may continue to experience its unique character and natural beauty.

# OBJECTION OR SUBMISSION



Department of  
Conservation  
*Te Papa Ataturangi*  
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: 117857-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.)	Taylor Morrissey
Contact person and role of organisation	NA
Email (Communication from DOC will be via email unless alternate contact requested)	[REDACTED]
Alternate contact for all DOC communication	NA
Phone/Mobile	NA
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): 117857-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	Taylor Morrissey
Organisation	NA
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. Objection or submission

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

This submission relates to the for continued occupation of historical baches on public conservation land on Ocean Beach Road.

**License term sought until 2054. We are supportive if 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.**

The Ocean Beach Road baches provide active, ongoing stewardship of the coastline. Regular occupation helps deter vandalism, proactively and positively respond to fires and environmental damage. This informal guardianship supports the protection of the conservation land. The baches also reflect generations of family connection and are an important part of the area's heritage and coastal identity. Retaining them preserves both the history of the place and the strong sense of responsibility that helps sustain and protect it.

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

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

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

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## 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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## 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.)	Milana Press
Contact person and role of organisation	Milana Press
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	Milana Press
Organisation	
Date	12 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.

I have been visiting our bach at Ocean Beach with my family since I was very young - it has been a huge part of my life and it is a second home for me in many ways. It is the reason why me and my siblings all took an interest in the outdoors and wildlife, and has shaped the people that we are today. The bach has always had an open door policy - whether it be family, friends, acquaintances or colleagues - everyone has always been welcome to stay in the bach. It has brought so much joy to so many people it and it has made nature accessible to people in a way that many hadn't experienced before and given them a new respect and perspective on the outdoors and its wildlife. My Dad has spent countless weekends maintaining the bach, installing solar, fixing the water pipes from the spring and making sure the bach continues to be useable for anyone to come and enjoy.

Ocean Beach is a special place - and those of us who have been visiting for our whole life have taken on the responsibility of ensuring it stays that way. There are many, many day visitors to ocean beach - huge campervans, fishermen lining the shores, many locals would come down and drink and have fires on the beach. Our interactions with the public have always been to try and protect the beach - enforcing fire bans, cleaning up people trash and empty cans and broken glass that they have left behind, untying seabirds caught in fishing line, and on a few occasions putting out large fires along that beach that have blown and caught the tussock. We have towed countless caravans out of soft sand, my dad has fixed broken cars and quads and even helped people out who have been caught in the the ocean rip.

The baches at Ocean Beach are a quintessential part of the New Zealand lifestyle - and there is an incredibly large community of people who benefit from and have the use of these baches, which extends far beyond the bach owners and their families. These baches are quirky, full of character, and require a not insignificant amount of continued maintenance which the bach owners all see to for the benefit of themselves and others. And in addition, there is also a very committed and loyal community who spend their weekends and holidays at Ocean Beach and are the first people to protect and stand up for the beach and the surrounding bush, the wildlife and lend a hand to the many civilians who get themselves into tricky situations out there.

Ocean Beach is a fairly remote but incredibly popular spot - and from our experience it is only getting busier and busier. It should not be underestimated the extent to which the oversight, assistance and custodianship of the ocean beach bach owners helps protect Ocean Beach, the environment and the community of visitors.

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](mailto: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: 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.)	Nigel Press
Contact person and role of organisation	Nigel Press
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	Nigel Press
Organisation	
Date	12 - 2 - 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.

Our bach is very special to us as a family and to so many other families and friends as well.

It has helped to shape our values and make us all incredibly attuned to the coastal environment.

Over the years we have trapped and shot pests ( rats possums cats stoats goats pigs and deer )

And have noticed the positive effects this has had around the beach.

We see our self's as being custodians and always there to help and inform others.

We don't take it for granted the use of our bach and feel incredibly fortunate to have it.

I am 66 years old and have pictures of myself and my siblings playing on the beach when I was 4 years old.

Our kids have grown up there and cant imagine ocean beach with out the baches

They do no harm and only have positive effects. It's the New Zealand way of life for so many families.

We spend a lot of time cutting and spraying gorse and wilding pines. And I'm sure in the future we can get more organized in this area. Since the grazing of stock was stopped on the coastal strip there has been huge regrowth of native but also invasive weeds and plants. We can help control this in the future if we are there.

Most bach users have stories of helping birds caught in old fishing gear and plastic and are constantly cleaning up the beach from day trippers who leave all there rubbish behind. And in some cases putting out their fires after the extreme wind fans the embers back to life which catch on to the native sand tussock and grasses which destroy habitat for our flora and fauna.

Ocean beach as a destination with out the beaches in the long term will be a poorer place

Not only for us as a family but for all the day trippers and campers. The place will go backwards with all types of animal pests and invasive plants. Who's going to keep the beach clean and help people in trouble

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](mailto: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: 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.)	Jacqueline Venning
Contact person and role of organisation	Jacqueline Venning
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	Jacqueline Venning
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:

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 have been visiting Ocean Beach for the past 35 years, and with our four children for the past 32 years. The shared experiences with family, extended family and friends are iconic, educational and memorable. The Ocean Beach bach experience is unique and rich in a way that is becoming harder to find in NZ. We have shared our bach with many international travelers and have found it to be the highlight of their trip to NZ; a NZ promotional dream.

To be able to teach and learn about the environment's flora and fauna in a hands-on practical way with children and young adults is invaluable and can not be underestimated. These skills and learning have filtered into other areas of our children's lives and those of their friends.

We have always tried to lead and teach by example;

- simply sharing the beach and surrounding area with others who are like minded and also care about preserving the environment has value.
- We pick up rubbish left by campers and fisher people. The number of surfcasters has increased dramatically since COVID and the common use of social media. The number of hooks and line now littering the beach has sadly increased with this. We always take all rubbish away with us.
- We teach when it is safe to light fires and the importance of carefully extinguishing them. We put out fires left by others and warn of the risks in the frequent strong winds.
- We teach how to read the ocean conditions/waves for when it is safe to swim and dive or fish. On many occasions we have warned visitors about the dangerous undertow that is common.
- We always use the marked roads and tracks so as not to disturb nesting birds. I have personally pointed out these precious areas to other visitors.
- We have towed stuck campers and cars out of dangerous/inconvenient situations.
- We participate in pest control.

I believe that the presence of the bach owners improves the safety and behaviour of beach visitors. I have no qualms about encouraging rubbish pick up, sticking to the marked tracks and swim safety. As Ocean Beach becomes more popular the importance of our guardianship is only increased. We are passionate dwellers who care about the uniqueness 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.

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](mailto: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:** Zachary Venning Press  
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.)	Zachary Venning Press
Contact person and role of organisation	Zachary Venning Press
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

Zachary Venning Press

## 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	Zachary Venning Press
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:

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:

My earliest and fondest memories are those associated with family time spent at the bach. I would go so far as to say that Ocean Beach, the community we have there, the low tide rock pools, the breathtaking ruggedness, ice cold fingers pulling butterfish from the net, hands scratched and swollen from throwing an undersized crayfish back in the water, the screaming sou'west winds and the roar of a the southerly swell, amplified tenfold by the darkness while laying awake in my sleeping bag at night are the defining memories of my childhood. When I think about my identity, about who I am, I cannot imagine me without the bach and the opportunities it gives us to experience the quintessential kiwi way of life.

Further to this I remember the feeling, and still get it, of overwhelming anticipation when bringing new people out to share the experience with them. I couldn't keep track of the number of people we have introduced to the wilds of ocean beach, shared in their first taste of pāua or crayfish, counted satellites and shooting stars around the campfire, laughed at the first harsh stings of a good old sand blasting and generally revelled in an experience that opened their eyes to a new way of life. For those we introduced to this lifestyle I can think of many that have embraced it as a part of who they are now as adults and are also sharing it with their children and friends. Quite contrary to our bach being a place of exclusion, it has been a place sharing experiences and helping others, many who would not otherwise have had the opportunity, to access one of the magnificent wild places of New Zealand.

When I think to the possible future of an Ocean Beach without the baches I do not think of a wilderness made more wild, I think of Ocean Beach with a little less soul, a little less charm and a lot less opportunity for kiwis to access and enjoy that amazing part of our country. I think of a beach that is a little less safe, many a time we have given water to weary cyclists using the wonderful coastal cycle track, or provided assistance to vehicles that have been bogged or damaged in creek crossings.

In summary, I feel that the baches provide opportunity to many New Zealanders to experience an important aspect of kiwi life, they do not exclude the usage of Ocean Beach by other members of the public, and they are felt by myself and many others of the Ocean Beach community to be an important part of a heritage stretching back several generations.

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

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

Complete this form and email to Chris Williams at [askpermissions@doc.govt.nz](mailto: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: 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.)	Max Press
Contact person and role of organisation	Max Press
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	Max Press
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:

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 have been going to our ocean beach bach for my whole life, my parents first took me when I was less than one week old and I've been visiting the bach ever since. Ocean beach has had a huge effect on not only my life but my whole extended family and friends that also use the bach, Its probably the main reason why my friends and family have such a positive connection with the outdoors. We have an open door policy and often have big groups of 10 plus people staying at the bach at once.

Staying at the bach gives me a huge sense of belonging, I am a part of a community that looks after and cares for the beach and wildlife on it. I truly believe that we have a positive effect on the environment around the baches. My family and I have trapped countless rats, cats and possums and often remove wilding pines that grow along the beach. We also have a positive effect on the people that visit the beach as well. I have helped multiple people get their vehicles unstuck off the beach and even given cyclists food, water and shelter on a hot day. We are often picking up empty bottles and rubbish that people leave on the beach after they spend the day fishing and drinking.

I believe that without the bach and without the sense of belonging, ocean beach truly wouldn't be the same place. There wouldn't be an entire community of people picking up rubbish, caring for wildlife on a day to day basis.

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

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

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](mailto: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 Submission 061

File corrupted/unable to be opened as is not a file any software recognises. Have requested submitter send one directly to the Permissions team that is a .doc (Microsoft) or .pdf (Adobe) file, as per the documents supplied on the original notification page.



## 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.)	Josef Shadwell
Contact person and role of organisation	Josef Shadwell
Email (Communication from DOC will be via email unless alternate contact requested)	[REDACTED]
Alternate contact for all DOC communication	N/A
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	Josef Shadwell
Organisation	Individual
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:

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 the then Minister of Conservation promise made in 1988.

The baches are owned by locals who care about this place - but more importantly, are willing to share their baches too. When I visited Ocean Beach for the first time, it felt untouched and undiscovered, like no one would know this place existed. Contrary to this, I've been constantly surprised by how many people I know who have visited and stayed in the baches

The bach community is welcoming and inclusive – where locals are more than happy to offer advice on all that the Beach has to offer. Whether it be surfing, fishing or tramping - there's always a friendly face helping you choose the best spots to go, how to stay safe, and how to enjoy the best it has to offer.

Locals pitch in to maintain the area as best they can and keep the environment clean and safe. The bird life is amazing, and I'll never forget driving in to see a Karearea sitting atop of the bach, looking calm and settled as it looked out to the sea.

I'm a born and bred Wellingtonian who has been lucky enough to spend over a decade visiting Ocean Beach. It's a special place, and given the work the locals put into the baches, the environment, and the nature that surrounds it, I wholeheartedly agree with their application to be granted an extension on their licence.

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

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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## 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: 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.)	ROBIN WALKER
Contact person and role of organisation	ROBIN WALKER
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): 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	ROBIN WALKER
Organisation	
Date	11.02.26

## 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:

This bach has been in our family for five generations. It was handed down to us by my uncle and aunty, who have since passed. I've been coming here for more than 50 years, and now my own children and grandchildren enjoy it too. My grandfather built the bach right next door, so this place has always been at the heart of our family.

We take pride in maintaining the bach and the surrounding grounds—mowing lawns, weed-eating, clearing rubbish, and keeping the area tidy. We also pick up rubbish left behind by others along the beach. This place is truly our home away from home, filled with decades of memories shared with family and friends. It's our go-to spot for Christmas, long weekends, and most public holidays.

We're part of a tight-knit community of bach owners who all look out for one another. We often help members of the public who come for a day of fishing or camping and find themselves in trouble—whether they're stuck in a 4WD, out of petrol, having boating issues, or anything else. Someone in the community always steps in. We also keep an eye on each other's baches for security and let one another know if there's any damage or concerns.

This bach is part of who we are. It's not just a building—it's our family home, and it holds our history.

I am 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

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

Complete this form and email to Chris Williams at [askpermissions@doc.govt.nz](mailto: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: 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.)	Hannah Collier
Contact person and role of organisation	Hannah Collier
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	Hannah Collier
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:

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 has been a special place for me for many years. As friends and regular visitors to one of the small baches, we have built memories there, walks along the beach, surfing, fishing, and evenings gathered around the table playing cards.

The small shacks reflect the humble, low-impact character of Ocean Beach. They sit lightly on the land and encourage a simple, sustainable way of living. Time spent there has deepened our respect for the environment.

These baches foster a close-knit community of people who look out for one another and for the beach itself. Removing them risks losing not just buildings, but a living history and guardianship that protects the special 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 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](mailto: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 [Warren Gillan, 118004-ACC](#)  
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.)	<a href="#">Warren Gillan</a>
Contact person and role of organisation	<a href="#">Warren Gillan</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):

[Submission, Warren Gillan, 118004-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	N/A
Organisation	
Date	

## D. Statement of Support, Neutrality or Opposition

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

## E. Hearing Request

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

## F. Objection or submission

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

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

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
Warren Gillan 118004-ACC	Word	Reasons for my submission
Additional Info		

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

Complete this form and email to Chris Williams at [askpermissions@doc.govt.nz](mailto: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 in Support of Application

**Name:** Warren Gillan

**Permission application number:** 118004-ACC

**G.**

## Submission

I make this submission in support of the application and support the licence term sought until 2054, for the reasons set out below and as recorded in the agreed history.

This submission addresses the significance of the bach to my family, the longstanding role of the local Ocean Beach community, and the contribution that community makes to the safe use, protection, and management of the surrounding land.

I have had access to our bach at Ocean Beach for many years and consider it a privilege to do so. The bach is located in an isolated and environmentally sensitive area that is both unique and challenging. I take seriously the responsibilities that accompany occupying and caring for a structure in such a location.

In the early 2000s, I was entrusted with custody of our bach by a family member. This occurred at a time when that family member was gravely ill with terminal cancer and wished for the bach to remain within the family and be available to future generations. That family member passed away shortly thereafter. The bach therefore holds significant personal and familial value and represents continuity across generations.

Many personal possessions and mementos of deceased family members remain at the bach. Following their passing, ashes were scattered on the hill overlooking the site. These events further reinforce the bach's significance as a place of family heritage and connection.

Since assuming custodianship, my life has taken many turns, however our bach and Ocean Beach continue to represent a place of permanence and belonging. For my family, including my children, the bach provides a meaningful connection to the land, to family history, and to the natural environment. It is not a commercial asset, but a family treasure with intergenerational significance.

The local Ocean Beach community has developed over many decades and is characterised by cooperation, mutual assistance, and respect for the land. The area is relatively remote and can be hazardous. Local residents regularly undertake activities that contribute to safety, environmental care, and access, including maintaining informal infrastructure and providing assistance to visitors.

Of particular importance is the role the community plays in visitor safety. Ocean Beach is not generally suitable for swimming, and the area presents risks that are not readily understood by visitors unfamiliar with local conditions. Local knowledge and presence have prevented numerous incidents and have, on occasion, directly saved lives. Signage alone cannot replicate this level of practical, responsive assistance.

The bach I occupy is located immediately prior to the first river crossing. Over many years, members of my household have assisted visitors experiencing difficulty, including vehicles becoming stuck in rivers, medical incidents, first aid requirements, and providing shelter during adverse weather conditions. This assistance has reduced the need for emergency responses and mitigated risk to both visitors and public services.

The local community's presence enables early intervention and problem prevention in an area where formal services are limited or distant. If existing baches are opened to the general public or removed from community custodianship, it is unclear how this level of support, local knowledge, and informal management would be maintained.

The local community demonstrably contributes to the protection, upkeep, and safe enjoyment of the area. Families have occupied and cared for this land for generations. The community's ongoing presence has not resulted in degradation of the environment; rather, it has contributed positively to its care and stewardship.

I am concerned that proposed changes would result in the loss of accumulated local knowledge and history and would replace a functioning, community-based model with a centrally managed accommodation model. There are numerous commercial accommodation options elsewhere in New Zealand, and there appears to be no compelling justification for introducing such an approach at Ocean Beach.

Each bach operates according to its unique history and circumstances. Removing this structure would result in a permanent loss of intangible heritage, knowledge, and community capacity. It would also reduce on-site assistance available to visitors in a high-risk environment.

Finally, I note the commitment made by the Right Honourable Helen Clark in 1988 regarding the protection of bach communities. Continued recognition of that commitment is important for maintaining confidence, fairness, and consistency in the administration of public land.

For these reasons, I submit that the licence should be renewed for the term sought. The existing community-based arrangement serves the public interest, supports safety and environmental care, and preserves an established and effective custodial relationship with the land.

Regards

Warren Gillan



## 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: 117466 47/388

## 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 Kinsey and Barry Cooley
Contact person and role of organisation	Jason Kinsey
Email (Communication from DOC will 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):

Yes 117466 Bach 47/388

## 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 Blair Kinsey
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 submission relates to are:

We are supportive of the entire application but in particular the licence term sought until 2054.

My reasons for my submission are:

We are supportive of the terms sought for the reasons below and we would like to see Helen Clark's promise made in 1988 honoured.

The bach owners' families have a long standing connection with Ocean Beach. These baches are more than buildings, they are part of the history, safety, and community of this coastline.

The baches trace back to the 1940s and over the years the bach owners have developed a very strong sense of connection to their baches and the community that has developed as a result. We consider them to be central to our family and the community that surrounds them. In our case 3 generations of the same family have enjoyed the use of the bach.

Ocean Beach is a rugged and dangerous coastline. It is not safe for swimming due to strong rips, rough seas, sudden drop offs and rapidly changing weather conditions.

Over many years we bach owners have regularly assisted visitors and responded when emergencies have occurred. We have warned families trying to swim at the beach that it is unsafe. Summoned help when people in kayaks have been caught by a rip and are being taken out to sea. Towed vehicles out of the tide and the sand many times. Advised overseas tourists that they cannot in fact drive around the coast to Wellington even though the map that they are holding suggests that they can, We have monitored campers camping in the scrub and encouraged them to put their fires out when they have tried to have bonfires in the middle of the scrub. We have regularly walked around the impromptu camp sites and picked up rubbish left by the campers after they have departed. Offered shelter to campers when there has been a sudden change in the weather conditions.

The on-site presence of the bach owners cannot be replaced with signage alone. Their constant presence makes the beaches safer for everyone

The Ocean Beach community act as the eyes and ears of the beach. Losing this community would mean losing local knowledge, emergency support, and the long standing part of Ocean Beach's character and heritage

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 conditions that we seek are that a licence term to 2054 be approved for the bach owners

---

## 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](mailto: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.)	Paul McKnight
Contact person and role of organisation	<i>Paul McKnight</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]

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	Paul McKnight
Organisation	
Date	12 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 am a frequent visitor to this area, and my partner's family owns one of the existing baches at Ocean Beach. I wish to express my strong support for all concession applications seeking licenses to occupy land for existing private baches at Ocean Beach, as well as within Remutaka Forest Park. I full endorse the granting of long-term concessions extending through 2054.

My reasons for my objection or submission are:

I support granting long-term concessions because the existing baches are part of the heritage and character of Ocean Beach and Remutaka Forest Park. They have been responsibly maintained by their owners for decades, and long-term licenses provide stability for families while preserving the area's natural and cultural values.

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

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

The footprint of these structures is small. I fully support conditions that:

- Prevent expansion
- Protect surrounding vegetation
- Ensure waste is managed responsibly
- Avoid 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?**

Complete this form and email to Chris Williams at [askpermissions@doc.govt.nz](mailto: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

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

*Alister Donaldson*

*12 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

# 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.)	Alistair Donaldson
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:

Keeping the baches on public conservation land and being able to renew leases.

My reasons for my objection or submission are:

For family and friends to use the baches to experience the beach, fishing, outdoor activities, family gatherings and for future generations. The gathering of food.

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.

Outcome - Baches to remain to provide shelter, and the use of an outdoor toilet protects the environment from camping on the 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](mailto: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.)	Annalise Austin
Contact person and role of organisation	<i>Annalise Austin</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]

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	Annalise Austin
Organisation	
Date	12 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 am a frequent visitor to this area, and I fully support the granting of long-term concessions for the existing private baches at Ocean Beach and within Remutaka Forest Park, through to 2054.

My reasons for my objection or submission are:

I support these concessions because the baches are part of my family's history and the character of Ocean Beach. I have many childhood memories here, learning about and enjoying the coastline, and long-term licenses ensure that these places continue to be cared for and enjoyed responsibly.

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 of these structures is small. I fully support conditions that:

- Prevent expansion
- Protect surrounding vegetation
- Ensure waste is managed responsibly
- Avoid 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?**

Complete this form and email to Chris Williams at [askpermissions@doc.govt.nz](mailto: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 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.)	Wayne Nathan Peter van Vuuren
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

*Wayne van Veenendaal*

Organisation

N/A

Date

12 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:

All Applications for Leases/Licences

My reasons for my objection or submission are:

As attached

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

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

- Grant the Leases/Licences sought;
- Consider incentivising good stewardship by including right(s) of renewal beyond initial term;
- Use this as an opportunity to put in place a set of expectations that meet all parties' needs – Bach-owners tenure and protection of the environment is an achievable goal if everyone is clear and consistent about what needs to be done;
- See attached

## 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	PDF	Comments/submission

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

Complete this form and email to Chris Williams at [askpermissions@doc.govt.nz](mailto: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 Director General  
Department of Conservation

ATTN: Chris Williams

By email only: [askpermissions@doc.govt.nz](mailto:askpermissions@doc.govt.nz)

### ***SUBMISSION WITH RESPECT TO OCEAN BEACH BACHES/ TENURE***

I attach the requisite form and ask that these notes be read together with that.

I support the Bach-owners' application for security of tenure, and for the period they seek (and I also recommend a right of renewal – see comments below). They ought not to have to come back to the table time-and-again to plead to stay.

Mine is not a legalistic argument or some clever treatise on public policy considerations or the history of who did what (and who was right or wrong). Rather, mine is a simple request that you stand back and afford some respect to what has been achieved at Ocean Beach for generations, and what the Bach-owners want to preserve for generations to come.

They've already proven themselves to be good stewards of the land. Their baches are off-grid, but tidy and well kept – in some cases “rustic”, but that's often the attraction. The Bach-owners are proud people, they care for the land, and each other, and visitors. Isn't that really all we can ask of anyone?

I don't own a bach at Ocean Beach – I never have, and never will. I'm a South Islander, and only a very-occasional visitor to the area at-hand - I have visited Ocean Beach on less than 10 occasions during my 54 years (once staying with a previous Bach-owner (now deceased), but more often with one of the current owners having extended his hospitality and use of his bach). I've walked the beach, explored the coastline to see where the road goes (or used to go), met the neighbours, patted the dogs, chatted to the fishermen and other visiting beach users. I accept my opinion counts for little, but on my humble assessment it is a truly remarkable and special place. You have to make an effort to get there, and those that do, as a general rule, respect what they find there.

Created here, over generations, is a quintessentially Kiwi “slice of life” – one which harks back to the days when our lives didn't revolve around wifi-availability and modern conveniences, time wasn't so-important, we spent days enjoying each other's company *in-person*, and appreciated nature in all its rustic beauty during our times away from home/work.

This special place deserves special treatment, rather than the application of some formulaic Conservation policy that only serves to move-on (seemingly without logical basis or thought of what will happen when the baches are gone) intergenerational stewards of the land from their place of peace. I submit this area deserves to continue to be protected by those who have demonstrated, over decades, that their use can be complementary - even beneficial - to whatever overarching environmental considerations and policies you might think are important.

The materials provided reveal no history of problems arising from Bach-owners' occupation. Rather, their presence there – despite the documented legal foibles and challenges and changes-of-tack from those involved in reviewing or deciding tenure over decades – has on any objective assessment generally been positive.

Furthermore, allowing the Bach-owners to stay does not stop anyone else from enjoying the drive in, the beach, the bush, or the area in general. None of the current access afforded to the public changes if the Bach-owners can stay.

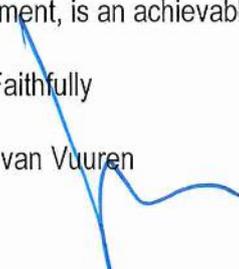
So if it isn't broken, don't fix it - in this case what the country ends-up with by removing the baches is a stony beach at the end of an isolated road – a beach that likely only the very wealthy visitors to the luxury resort behind will ever deign to visit. As a DoC policy, is that the New Zealand we're really striving to achieve?

In summary, rather than the constant changes of policy, "rethinks" on tenure for the baches, and open promises made and then forgotten or overlooked, how about giving these folks a fair go? – that's the Kiwi way. Give them some security of tenure.

Now is your opportunity to document this properly, and provide clarity around expectations (reasonable and achievable standards) that serve your aim of protecting the conservation estate, while ensuring it can still be enjoyed by those who choose to use it. Bach-owning, and care and respect for the environment, is an achievable combination.

Yours Faithfully

Wayne van Vuuren  
Timaru



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Footnote: Without wishing to get off track, I offer the two final observations:

- (1) It would be normal in most Lease or Licence-to-Occupy-type arrangements for a conditional right (or rights) of renewal for a further term(s) to be included. In essence, provided the Bach-owners can demonstrate their compliance with expectations over the initial 30 (?) year term granted, they ought to be entitled to an extension (one or more) of tenure at the end of that term. The reasons for such mechanisms are largely commonsense:
  - (a) It encourages compliance with public (through DoC) expectations, if Bach-owners know that their good stewardship carries with-it a right to renew tenure – whereas a single term with a fixed end-date disincentivises good behaviour and stewardship, particularly towards the end of the term;
  - (b) It encourages Bach-owners to invest in their baches (spend money on upkeep, functional effluent systems, rubbish disposal); and
  - (c) A single term with a fixed end date means, almost inevitably, that we all end-up back in the current situation towards the end of term, re-arguing the same points as the present situation. I suspect nobody really wants that!
  
- (2) I'm loathe to end on a negative note, but the DoC campsite at Ocean Beach needs some attention. The times I've visited it is consistently the part of the area that lets the place down. A decent, clean, toilet might deter your campers/invitees from leaving their "messes" in the trees/bushes. There needs to be more attention given to dealing with rubbish left by campsite users. These campsite users are staying there with the blessing of DoC – and I haven't read anywhere that it's intended to close down that campsite!. I trust the irony here – that those visitors are in my experience doing more obvious harm to the environment than the Bach-owners – is not lost on those charged with making the decision in this matter!



## 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: 117855-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.)	Gareth Gordon
Contact person and role of organisation	
Email (Communication from DOC will be via email unless alternate contact requested)	garethg@outlook.co.nz
Alternate contact for all DOC communication	
Phone/Mobile	0273501668
Postal Address and Post Code	4 Avian Road, Blue Mountains, Upper Hutt, 5371

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): 117855-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	Gareth Gordon
Organisation	
Date	13/02/2026

## 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 as per previous agreements. I support the whole application

My reasons for my objection or submission are:

The bach referenced belongs to extended family. I would like to see Helen Clarks promise made in 1988 honoured. The bach owner and the wider community have provided significant personal and communal benefits. From a community perspective, it is a net positive having a permanent group of residents in a remote, but still relatively commonly used area. The community here provide support for visitors who are in trouble, whether that be bogged down vehicles, campers cut off in the DOC camp, swimmers, surfers and boaties, or out of control fires. Pest control is also undertaken by the community who reside in the area – rats, deers etc. They have also been known to dissuade thieves and other criminals from causing problems. By having locals who are tied to the area the protection of the area is personal, so the outcomes will be far better as they are invested.

My family have long planned the future for themselves, and wider family based on the promises Helen Clark made in regards to this area. By reneging on this agreement, the consequences would be significant. An entire community would disappear. Lifelong connections would be lost for the sake of some individualist outcomes eg a family staying once in their life for a couple of days, in a bach other people have invested time, money, sweat and tears into developing and maintaining. I suspect that if this was to occur, we would see damage to the area through litter, fires, property damage etc - both due to the lack of knowledge regarding off grid living and a lack of connection to 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.

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

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## **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](mailto: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 -- 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.)	Sunita Singh
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

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## 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

Sunita Singh

## 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:

I support the submission because....

- Approval was given by Helen Clark the Minister of Conservation to grant licenses to the Ocean Beach bach owners in 1988.

In 1994 Ocean Beach Residents Association (OBRA) Lawyer Jock Blathwayt and I met Alan Ross Doc manager at that time, in a bach. (Attachment 1) He gave us a sample license application form to examine. (Attachment 2) For reasons unknown the license approval process was not continued. It was followed soon after by the introduction of the first Conservation Management Strategy in 1994. Was the reason for this lapse because of the behind-the-scenes preparations for the introduction of this new legislation?

\* Baches are woven into the history of New Zealand. Called baches, cribs, huts, mai-mais etc they are very much a part the outdoor culture that is well established & loved by most New Zealanders. But it looks like baches are being singled out to be removed on the grounds that in many cases they occupy conservation or public land.

The location of baches on Doc land is no different from tramping huts, or to skiing lodges, which are also occupying publicly owned Doc land. Making payments has enabled the use of these facilities by the public. In the case of baches also a payment system would make them part of the wider recreation network Doc manages.

- Doc has inherited the New Zealand outdoor recreational culture. It had no part in creating it. It's task today is to conserve the natural environment and enable the population of New Zealand safe access to it without damaging it.

In the case of Ocean Beach baches their presence is a continuation of past cultural evolution and today their presence is one of the many ways in which New Zealanders have created ways of accessing and enjoying the natural wild environment.

Doc's aims are realized here. The bach presence allows outdoor exposure and recreation safely without damage to the environment, and if managed the same as other user of conservation areas it will support their conservation objectives.

- The Ocean Beach area in Palliser Bay is large and very exposed to the elements, Southerly storms bear down on it with force. Six streams flow into the Bay, some of which need great care to cross when in flood. Gravel and rocks are washed down by the streams from the earthquake shattered hills behind them. They are responsible for the accretion of the beach by an average rate .9m per year – according to a Doc survey years ago. The sandy shoreline in the centre of Palliser Bay has a 10m drop down -according to an experienced diver.

- \* In this environment the baches, spread across a few kilometres, provide a vital and essential safety net for the increasing number of visitors coming through. In fact it can be argued that the increase in numbers of visitors is due to the presence of the baches. Rescues are constant and many have saved lives. The Bay looks peaceful till the wind blows, the rain arrives and the streams flood. People try being adventurous and do things on the beach and sand banks that are destructive to the environment and its flora, but also dangerous. They get stuck in the streams, the sand and fall off the cliffs, get killed, or smash their head on a rock - which happened in the past month.

There are also many who fish, surf, or go out in boats; boats that get blown into the Bay and need rescuing. This has happened many many times and many lives have been saved. Local newspapers have recorded such events. (Attachment 3) A list of hazards across this coastal area has been compiled. (Attachment 4)

- \* All bach owners/occupiers have helped with rescues, put out fires and seen the results of visitors who cut down vegetation. In Doc's campsite for visitors each original camping spot has become enlarged and all the surroundings shrubbery is gone, and the trees stand with long trunks from which all dead wood has been removed. And campfires are lit in each site under the Kanuka canopy. (Attachment 5)

Fires are also lit across the entire beach area (Attachment 6) using the plentiful supply of driftwood, and when departing the scattering of sand on them is not sufficient to put them. They get put out by bach owners when seen but can, and have, caused major fires. (Attachment 7)

- \* There is no question that in the absence of the baches Doc would need to set up systems of help and a person or Ranger to keep a watchful eye on visitors and the environment. S/he would specially need to look out for fires which visitors often don't put out properly - at time with devastating results. These risks are becoming increasingly higher as the area as is attracting more and more people around New Year's eve and huge bonfires are lit everywhere. On a windy evening it has been terrifying to keep an eye on

them in case the wind blows the embers towards the bush and the baches.

\* I know that all bach owners contribute to their environment in different ways. As a Committee member of the Wellington Botanical Society I have been host to many overnight/weekend field trips over the years. Lists have been drawn up of the flora and fauna that we saw, and put in the national and Doc database. More recently we visited a site near Pirinoa and one near Lake Onoke.

\* This area is of great interest for geologists internationally and in NZ but especially those from Victoria University because of the location of the Wairarapa fault line coming down the valley of Te Mahonge behind and through the shingle fan out to sea between Corner Creek and Wharekauhau streams. I have hosted a research student, and visiting geologists from Wellington many times.

\* In summary, baches are part of a national culture of a variety of simple-to-challenging outdoor recreation activities. Doc has been successful in encouraging visitors to Ocean Beach and is now reliant on the safety net that has evolved with the local bach community over a very long time.

The benefits of this are numerous for the bach owners and the visitors, as well as the local wider community in the Wairarapa. Everyone is enabled to access this back country area safely. I ask that Doc continue enabling that for everyone.

\* I would like to add here that the flora in this coastal environment needs support as well to prevent being increasingly overwhelmed by certain weeds that have become dominant and are increasing at an exponential rate.

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 am happy with the applications and their content.

## 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.

Document Title	Document Format	Document Description
1. Alan Ross to Sunita	.jpg	Letter From Doc to Chair, Ocean Beach Residents' Association (OBRA)
2. 1994 DOC License sample for OBRA	.pdf	Blank copy of License form

3. Cliff face rescue	.docx	Newspaper report of rescue at Ocean Beach
4. Hazards at Ocean Beach	.docx	List of hazards in the Ocean Beach region
5. IMG_0018/19/20	.jpg	3 x Fireplaces in the Doc campsite, Forest Park, Ocean Beach, Palliser Bay, Wairarapa.
6. Ocean Beach Entry point	.jpg	Fireplace next To Wharepapa stream at entrance to Ocean Beach.
7. Fire hazard at Ocean Beach	.jpg	Large area on open beach area.



# Project Penguin

Little Blue Penguins used to be distinctive locals on South Wairarapa beaches, even nesting under the bachs. However they haven't been seen in abundance on the coast for a long time, although the local fishermen still see them at sea. We want to encourage these little critters back, to do this, we need your help.



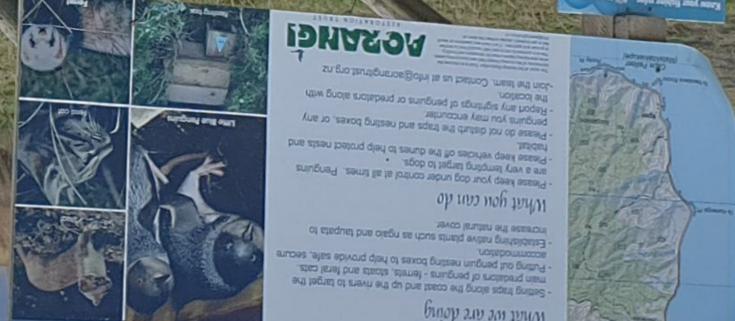
**What we are doing**

- Setting traps along the coast and up the river to target the main predators of penguins - ferrets, stoats and feral cats.
- Putting out penguin nesting boxes to help provide safe, secure accommodation.
- Establishing native plants such as ngāo and hāpapa to increase the natural cover.

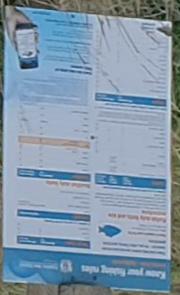
**What you can do**

- Please keep your dog under control at all times. Penguins are a very tempting target to dogs.
- Please keep vehicles off the dunes to help protect nests and rabbits.
- Please do not disturb the traps and nesting boxes, or any penguins you may encounter.
- Report any sightings of penguins or predators along with the location.
- Join the team. Contact us at [info@acrangitui.org.nz](mailto:info@acrangitui.org.nz)

**ACRANGI**  
ACRANGITUI TRUST



**Know your fishing rules**



**CSPI**

**Northern Remotika bovine TB possum control operation**









# Hazards at Ocean Beach affecting bach owners and visitors/others

## FIRE

- threat to natural environment and baches
- burning baches also a threat to the environment on a massive scale.
- frequent fires lit on beach especially during holidays, New year's eve, & by frequent visiting surfers
- 2 fires in the past 7/8 years: 1 in the swamp, in front of Helen's bach
- Many other camp fires left burning by visitors everywhere, all the time.

## - RIVERS

- vehicles getting stuck while crossing rivers especially in flood which is often.
- more frequent rain that causes more flooding making stream crossings more dangerous.
- few hours following rain can cause flood of Wharekauhau and Corner Creek.
- small creeks also flood & can cut off access and departure.
- experienced by visitors who are new or inexperienced.

## - SEA

- strong undertow, swimming dangerous.
- boaties frequently in trouble, lives saved.
- faultline runs through area with tsunami risk.
- seas become very high especially in southerly storms and reach the road.
- experienced by visitors who are new or inexperienced.

## WIND

- can be very severe, blows metre high drift of sand which draws blood, can blow you over
- can damage vehicles, windscreens, paint and blow off doors. Visitors leave early when windy.
- Hazard of flying debris.

## BEACH

- experienced by visitors who are new or inexperienced.
- vehicles getting stuck in sand on the beach.
- the increase in the encroachment of the sea creating hazards along part of the coast
- increase in slips specially on coastal tracks a serious hazard.
- worsening of the weather and making it more unpredictable.

## HAZARDS TO THE ENVIRONMENT

- increasing numbers of people camping on the beach area, parking motor homes, tents & vans.
- Risks to do with fires using the plentiful supply of driftwood and lack of toilet facilities.
- often fires are not put out properly, are used as rubbish dumps for broken bottles, cans, plastic et
- in some areas trees are cut for firewood especially in the forest park camping area.
- numerous 4WD vehicles & trail bikes; visitors using the place for thrills. Major damage to the coastal environment, dunelands, plant communities, & bird nesting sites up the rivers & near lake Onoke.

## POOR CELL PHONE RECEPTION

- poor or no reception depending on where your bach is located; available often but not always on the beach – again depends on where you are.

## NO MEDICAL HELP NEARBY

- isolated, no close medical facilities
- Featherston 40+ minutes away, nearest farm far away.

# Cliff face rescue

11:00 AM Saturday Dec 30, 2017



*Ocean Beach. Photo/Jade Cvetkov*

ELISA VORSTER



Three Wellington hunters stuck on a cliff face were rescued from the unforgiving terrain of Ocean Beach in South Wairarapa late Wednesday, thanks largely to the knowledge and help from a group of local people.

The three men, two aged 34 and one aged 28, arrived at Ocean beach around midday to embark on a goat hunting trip.

Sometime around 3pm, they began to come down along a ridgeline and came to a cliff face.

Even though they could see their cars below from where they were, they were unable to continue their descent and felt stuck where they were.

At 7.30pm, after over three hours of trying to find a way down, they phoned police.

When police arrived, they initiated a cell phone location on the hunters which pinpointed them as being at Corner Creek.

Sergeant Richard Day and Constable Allan French knew time was going to be a factor as it was raining heavily and starting to get dark, so they asked locals exactly where Corner Creek was.

“They were able to point us in the right direction.

“One of them grabbed a quad bike and we went for a ride up the riverbed until we found them” said Mr Day.

By then other residents alerted to the commotion came to help.

Without their help, one of the only other options was to call out the Westpac Rescue Helicopter but due to strong winds in the area and the location being close to a rock face, it was considered too dangerous.

The hunters were only 400m or so from the Ocean Beach road and from a particular angle there was an obvious route which could be taken to reach them and a method of descending which the locals were familiar with.

“They know the area and hunt in the area so the people who went up there had been on that cliff face before and they knew the route to go up and down,” Mr Day said.

The volunteers climbed straight up to an area on the rock face around 40 metres up the cliff and were able to guide the goat hunters over to an area where they were able to climb down safely.

“They were conscious it would soon become dark and would become very unsafe.

“We would end up needing Search and Rescue to help, with abseiling equipment to get them down” Mr Day said.

It was around 10pm before the hunters were safely returned to their vehicles and were able to make the trip back to Wellington.

They were cold, a little frightened but mostly thankful to police and the eight local people who helped get them down.

Mr Day said the hunters were adequately prepared for their day trip but were not equipped to spend the night there.

“It is a common area for experienced hunters but it is very unforgiving terrain and in my opinion not the sort of terrain three Wellington people would normally go hunting, unless they were very experienced.”

Both Mr Day and Mr French gave a big thank you to the Ocean Beach people.

Without them, things could have turned out much differently.



SITE OCCUPATION LICENCE, OCEAN BEACH,  
SOUTH WAIRARAPA

Licence Number: \_\_\_\_\_

WHEREAS

1. The Minister of Conservation (called "the Licensor") is responsible for the management of the land referred to in this Licence pursuant to the Conservation Act 1987.
2. The Licensee has, in the majority of cases, erected a bach or dwelling on the land without prior building authority.
3. The management plan, as amended, for the Rimutaka Forest Park states that existing bachowners at Corner Creek will be offered a non-transferable licence to occupy their sites for a limited period.
4. Hardship would be caused to the Licensee by the immediate removal of the bach.
5. The Licensor agrees to licence the existence and private use of the bach and associated land by the Licensee for a limited period at the conclusion of which the land (and the bach at the discretion of the Licensor) becomes available for public use.

NOW THEREFORE the Licensor LICENCES AND PERMITS

(called "the Licensee") to occupy the bach site, bach and associated buildings approved by the Licensor (hereinafter referred to as "the Licenced Area") situated on conservation land at Ocean Beach, Palliser Bay and shown as Bach Number \_\_\_\_\_ on the attached plan, upon and subject to the following conditions.

**Term**

- I. (a) The term of the Licence will commence on 1st July 1994 and shall expire when the first of the following occurs:
  - (i) 30th June 2054, or
  - (ii) The Licence is surrendered by the Licensee; or
  - (iii) The Licence is forfeited pursuant to Clause 23 of the Licence; or
  - (iv) The Licensee disposes of, or ceases to be the owner of, the bach or dwelling in terms of Clause 4 of this Licence; or

- (v) The death of the Licensee ( or where there is more than one Licensee the death of the last surviving Licensee) or
- (vi) The bach is destroyed or becomes untenable for its intended use.

#### Fees

- 2. (a) The Licensee shall pay in advance to the Department of Conservation at its Wellington Conservancy Office on or before the 1st day of July in each year an annual licence fee of \$ plus GST (called the Licence Fee) by payments of \$ plus GST every six months. The first payment being due on 1 July 1994.
- (b) The Licence fee may be reviewed every three years and shall be calculated in accordance with Section 14 of the Conservation Act 1987.
- (c) The Licensor shall give the Licensee not less than two months notice of any variation to the annual licence fee. if the Licensee disputes the amount payable then such dispute shall be referred to arbitration in accordance with Clause 27.

#### Licence not Transferable

- 3. This Licence is personal to the Licensee and cannot be transferred, assigned, sub-licensed or otherwise alienated, charge or dealt with in any way by the Licensee. The land may be used by the invitees of the Licensee. The Licensee will be responsible for the acts or omissions of such invitees. For the avoidance of doubt, if an invitee is in breach of this licence, the Licensee too will be in breach.

#### Sale of Dwellings

- 4. (a) If the Licensee wishes to dispose of the bach, or improvements, the Licensor shall be offered first right of refusal.
- (b) If the Licensor does not wish to acquire the bach or improvements on the terms and conditions offered by the Licensee, then a subsequent sale on terms and conditions no less favourable than those offered to the Licensor to a third party will only be permitted on a "sale for removal" basis. The bach, or improvement so sold must be removed within one month of date of sale.
- (c) If the purchaser fails to comply with this condition, the Licensor may, at the Licensee's expense, remove the bach, dwelling or improvement forthwith.

#### No Right Unless Specified

- 5. This Licence confers no rights on the Licensee other than those specified herein.

#### Rubbish To Be Removed

- 6. (a) The Licensee shall not allow any waste materials or rubbish (other than human waste) to accumulate or remain on the land, except in enclosed household rubbish containers kept for the purpose of temporary rubbish storage pending its removal by the Licensee. (In this instance "temporary" means for not more than one week).
- (b) If the Licensee fails to comply with this condition the Licensor may, at the Licensee's expense, remove the waste materials, rubbish or containers.

#### Human Waste

- 7. Toilet facilities of a type approved by the Licensor shall be provided by the Licensee for the use of the Licensee, shall be kept in a sanitary condition, and must be incorporated within the licence area.

#### Use of Land Not To Cause Nuisance

8. The Licensee shall control vermin on the land and shall not allow his or her acts or omissions on the land to be or become a hazard to public health, safety or otherwise a nuisance to the public.

#### Fire

9. (a) The Licensee shall ensure that the buildings on the land are not and do not become a fire hazard.
- (b) The Licensee shall only use dead timber from the creekbeds or driftwood from the beach for firewood. No standing timber is to be cut nor is dead timber to be removed from the forested areas.
- (c) Unless specifically permitted by the Licensor no fires shall be lit on the land except in enclosed fire places, or other receptacles approved by the Licensor and that no fires (except gas bottle fires) are lit at all on the land during any prohibited fire season declared by the Licensor.
- (d) The Licensee shall take immediate action to inform the Licensor of any escape of fire from the land.
- (e) Every dwelling or building of the Licensee is to be equipped with a suitable operational fire extinguisher.
- (f) The Licensee shall be liable to the Licensor for all fires suppression costs and damage occurring as a result of the escape of the fire from the Licensee's land whether the fire is lit or caused by the Licensee, or dependents or invitees.

#### Animals, Firearms

10. No firearms, dogs or horses may be taken onto or allowed to remain on the land without a permit issued by the Licensor. No cats or other predatory or browsing mammals may be brought onto or allowed to remain on the land.

#### Care of Vegetation

11. The Licensee shall not cut down, remove or damage any live tree or plant on any land managed by the Licensor.

#### Use of Vehicles

12. The Licensee may use vehicles on formed vehicle tracks or roads to gain access to the Licenced Area.

#### No Pollution

13. The Licensee shall not do or allow to be done anything which would pollute any adjacent land, any stream, or watercourse, or the sea.

#### Standard of Buildings

14. The Licensee shall ensure that:
- (a) All buildings including toilet facilities covered by this licence shall be maintained to a reasonable standard which is:
- (i) commensurate with their presence in a conservation area.
  - (ii) to a level that a prudent owner of such buildings in a conservation area would maintain.
  - (iii) in accordance with any specifications that the District Council may impose in terms of the Building Act 1991.

- (b) No new buildings or structures are erected on the Licenced Area.
  - (c) No structural alterations of any type or any other alterations increasing the external dimensions or carrying capacity of any building shall be carried out.
15. (a) The Licensee may, to comply with its obligations pursuant to Clause 14(a) (i) - (iii) hereof, undertake any repairs to any buildings on the Licensed Area **PROVIDED** that such repairs do not encompass a breach of Clause 14 (c) hereof.
- (b) If the Licensor determines at any time that any building is not, in its opinion, to the standard required pursuant to Clause 14 (a) (i) - (iii) then the Licensor shall give notice to the Licensee specifying the defect(s) and requiring the Licensee within a reasonable time of such notice to remedy the defect(s).

#### Painting

16. All buildings are to be painted to the colour specifications provided by the Licensor commensurate with their presence in a conservation area. No building should be painted, repainted or otherwise surfaced in other colours without the specific approval of the Licensor.

#### Inspection

17. The Licensee shall permit the Licensor's staff to enter and inspect the interior of any buildings at all reasonable times in daylight hours. Notice of intention to inspect shall be given at least 7 days in advance.

#### Numbering

18. (a) The Licensor will assign a number to this Licence and that number shall be conspicuously painted or otherwise permanently shown by the Licensee on the door of the bach or dwelling to which this Licence applies.
- (b) Ancillary buildings shall likewise display that number in a conspicuous place, with the added letter "A", "B", and so on as directed by the Licensor.

#### Compliance with Conservation Act

19. The Licensee shall comply with all applicable provisions of the Conservation Act 1987.

#### Facilitating Public Use of the Area

20. During the term of this Licence the Licensee shall not do or allow anything that unreasonably inhibits the public use of the Corner Creek area not comprised in this Licence.

#### Exotic Vegetation Generally

21. (a) The Licensee shall not plant or introduce on to the Licensed Area any exotic plants, or any native plants that are not of local provenance. [The Licensor will advise on the location of plants of local provenance and where possible assist with the provision of such plants].
- (b) Any exotic plants on the Licenced Area that the Licensor considers for reasonable cause to be noxious, threatening, or causing a nuisance shall be removed if requested by the Licensor by the Licensee within the time specified by the Licensor.

#### Rights of Licensee

22. In consideration of the issue of this licence, the Licensee acknowledges that the Licensee's rights hereby given are by way of contract only, create no interest (whether by lease, equitable tenancy, or otherwise) in the land subject hereto, confer no right of exclusive occupation, are subject to the Licensor's rights, duties and powers under the Conservation Act 1987 and the operative

management plan thereunder and are no more nor less than the rights of a Licensee under such Act. Subject to this Licence the parties note that the Licensee has the right to exclusive use of the building(s) located in the Licenced Area.

#### Termination for Breach

23. (a) If the Licensee breaches any term or condition of this licence and the breach is able to be rectified, the Licensor may require the breach to be rectified. If the Licensee fails to rectify within a reasonable time after being required to do so by the Licensor, the Licensor may thereupon terminate this licence by written notice to the Licensee.
- (b) If the breach of any term or condition is not capable of being rectified and it has been a gross and deliberate breach then the Licensor may terminate this licence on giving three month's written notice to the Licensee.

#### Forfeiture

24. All property of the Licensee which is not removed by the licensee from the Licenced Area or other nearby land administered by the Licensor within three (3) months of expiration, shall be deemed to have been abandoned by the Licensee and shall be forfeited to the Licensor.

#### Local Authority Charges

25. The Licensee shall be liable for any taxes, all local or regional rates, charges or other levies assessed or estimated as being attributable to the Licensee's occupation of the Licenced Area.

#### Notice

26. Subject to the provisions of the Property Law Act 1952 any notice to be given to the Licensor or the Licensee shall be deemed sufficiently served if:
- (a) sent by registered post to the addressee's last known address in New Zealand, or
- (b) in the case of a body corporate sent to its registered office, or
- (c) if there is no last known address or registered office, placed conspicuously on any part of the licensed area.

Any notice so posted or placed shall be deemed to have been served on the day following the posting or placing thereof. Anything served or given by the Licensor shall be valid if served or given under the hand of Regional Conservator, Department of Conservation, Wellington.

#### Arbitration

27. All disputes and differences between the parties shall be submitted to the arbitration of a single arbitrator if one can be agreed upon or to two arbitrators (one to be appointed by each party) and their umpire (appointed by them prior to their arbitration) such arbitration to be carried out in accordance with the provisions of the Arbitration Act 1908 or any then statutory provisions relating to arbitration.

#### Costs

28. The Licensee shall pay to the Licensor the Licensor's reasonable fees costs and charges incurred in relation to:
- (a) the granting of any approval required from the Licensor;
- (b) ensuring that the requirements of the Licensor have been complied with;

- (c) any breach or default by the Licensee in the performance or observance of any of the terms of this Licence; and
- (d) any review of the Licence fee.

Provided that where a matter is referred to arbitration under Clause 27 the Arbitrator may award costs as he or she thinks fit.

**Interest for Late Payment**

29. If the Licensee defaults in the payment of:

- (a) the licence fee;
- (b) other moneys payable hereunder (which will be due for payment one month after the Licensor has invoiced the Licensee);

for fourteen (14) days then the Licensee shall pay interest at 2% above Westpac's Commercial overdraft rate in the Wellington area on the unpaid moneys from the date they were due for payment down to the date of payment.

DATED this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_

Signed by \_\_\_\_\_ )  
\_\_\_\_\_ )  
\_\_\_\_\_ ) \_\_\_\_\_

In the presence of:

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Occupation

Address

Signed by Allan Ross )  
Regional Conservator, )  
Wellington Conservancy, Department )  
of Conservation, Wellington pursuant )  
to a written delegation in the presence )  
of ) \_\_\_\_\_

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Occupation

Address



Department of Conservation  
*Te Papa Atawhai*

28 June 1994

Sunita Singh  
Chairperson  
Ocean Beach Residents'  
Association

Dear Sunita

Thank you for your invitation to meet and discuss the Ocean Beach licences. I am very committed over the next few weeks but could come up with Adrian Griffiths and Joe Hansen from Te Kopi on 17 July. I would hope we could cover the issues in 2-3 hours.

I will confirm details closer to the date.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Allan Ross'.

Allan Ross  
Regional Conservator

Ross\Singh

**Wellington Conservancy**

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



**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:**  
*117855-ACC*  
*Jonathan Jefferys*

**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.)	<i>Johnny Jefferys</i>
Contact person and role of organisation	<i>Johnny Jefferys</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]

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**117855-ACC**Jonathan Jefferys***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	<i>Johnny Jefferys</i>
Organisation	
Date	<i>12/2/2026</i>

**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 submission relates to are:

*This submission is to fully support the application in its entirety for a license term sought until 2054. I am supportive of the whole application for reasons set out in the agreed history.*

My reasons for my submission are:

- To have the 1989 promise by Helen Clark (the then Minister of Conservation) of licensing the baches until 2054 honored.*
- Family history (4-5 generational friendship with neighboring Bach families).*
- Bach brings family members & friends together.*
- Bach holds memories of past family members not with us anymore.*
- Long standing strong community connections / Cultural ties.*
- Contributing to pest control for Rabbits / Rats & Mice / Mustelids / Deer / Pigs / Goats or Weeds & Gorse. All of which have drastically reduced in numbers since Baches have been undertaking routine controlling measures in the surrounding environment.*
- Assisting and helping members of the Public with stuck vehicles / sea rescues / directions. This bach community are custodians of this coastline, having minimal impact on the environment. Often providing valuable services to the public visitors with their somewhat naive approach to the rugged unforgiving surroundings, regularly providing assistance with stuck vehicles. Often rivers become uncross-able due to sudden rain and campers in the DOC camp are stranded. It is more often than not that making these rivers cross-able for vehicles again is undertaken by members of the bach community.*
- Mitigating fire risk by keeping vegetation to a minimum in much of the surrounding environment.*
- Extinguishing fires or embers left going or unattended by the public. Fires on the beach are often left by the public still smoldering. I have many times properly extinguished fires left after people have departed.*

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
<i>Vehicle Rescue</i>	<i>IMG.PNG</i>	<i>Vehicle Rescue Photos (x2)</i>
<i>OB Sergeant Rescue</i>	<i>IMG.JPG</i>	<i>Vehicle Rescue Photos (x1)</i>
<i>ATV Rescue Photos</i>	<i>IMG.JPG</i>	<i>ATV Rescue Photos (x1)</i>
<i>Pest Control</i>	<i>IMG.JPG</i>	<i>Pest Control Photos (x3)</i>
<i>Fire Photos</i>	<i>IMG.JPG</i>	<i>Fire Photos (x2)</i>

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

Complete this form and email to Chris Williams at [askpermissions@doc.govt.nz](mailto: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.



AA

facebook.com





# Rod's post



## Stuck at Ocean Beach/Lake Ferry Wairarapa



Top contributor Rod Grimwood · 5 Jul 2024 · 🧑‍🤝‍🧑

They are out there, "just thought go on beach and have Pizza'. Last weekend, just west of sand slide. 300 Hp pulled out by 35. Good ole Johnny, we had a good chuckle.



🤔👍 85

👍 85

💬 22



Rules



Write a comment...





011204-1000  
Service Bulletin  
NHTSA  
400-442-4641  
www.safercar.gov















## 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~~ Submitter Information-

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

Faith Dornan

Contact person and role of organisation

NA

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

Alternate contact for all DOC communication

NA

Phone/Mobile

NA

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	<i>Faith Dornan</i>
Organisation	<i>NA</i>
Date	<i>13/02/26</i>

## 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 terms sought 2054.  
We are supportive of the whole application or reason set out in the agreed history.

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

I go out the coast a bit, I love seeing the locals and the bach's. Its its own lil community and should be kept as is.

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.

License terms sought 2054.  
We are supportive of the whole application or reason in the agreed history.

**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](mailto: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.)

Chris Bargh

Contact person and role of organisation

NA

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

Alternate contact for all DOC communication

NA

Phone/Mobile

NA

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

Chris Bargh

Organisation

Date

12/02/26

**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:

I am submitting the continued support for occupation of the baches to Ocean Beach Road.

My reasons for my objection or submission are:

These baches have been occupied ~~by~~ by these people since the 50s. The people of this coastline contribute & I'm sure are well respected. They keep an eye on the coast, help visitors and I'm sure help with pest control.

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.

They were promised by the former governing body they could stay till 2054 should be ~~lowered~~.

## 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](mailto: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.)	DEAN KERR
Contact person and role of organisation	NA
Email (Communication from DOC will be via email unless alternate contact requested)	[REDACTED]
Alternate contact for all DOC communication	NA
Phone/Mobile	NA
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

DEAN KERR

Organisation

Date

13/02/2026

**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 terms sought until 2054  
We are supportive of the whole application or  
reason set out in the agreed history

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

I have past history with help from local residents  
after getting into difficulty while fishing and  
believe they're a asset for visitor's incase something  
happens while out at 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.

Conditions sought are a license terms 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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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.)

*Elisa Romani*

Contact person and role of organisation

*NA*

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

[Redacted]

Alternate contact for all DOC communication

*NA*

Phone/Mobile

*NA*

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

ELISA ROMANI

Organisation

Date

12/02/26

**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:

In support of continuing the occupation of the Baches on Ocean Beach Road.

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

- Historical and Cultural Significance
- Environmental Stewardship
- Legal and moral rights
- Community Resilience

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 occupancy licence 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?

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**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~~ of Submitter Information-**

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

Cody Jazz Walker

Organisation

Date

13/02/26

## 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 terms sought until 2054. I am supportive of the whole application or reason set out in the agreed history.

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

I support this application for public safety 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.

Conditions sought are license terms until 2054  
I am 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](mailto: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: *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.1 ~~Objector~~ Submitter Information-**

Submitter's name (list organisational name if submitting on behalf of a business, community group, etc.)	<i>Ben Doedds</i>
Contact person and role of organisation	<i>NA</i>
Email (Communication from DOC will be via email unless alternate contact requested)	[REDACTED]
Alternate contact for all DOC communication	<i>NA</i>
Phone/Mobile	<i>NA</i>
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

*Ben Dodds*

Organisation

*N/A.*

Date

*12/02/26*

**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 terms sought until 2054. I am supportive of the whole application or reason set out in the agreed history

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

As a nearby resident, I'm aware of many cases over the years where the bach owners have acted as first responders to accidents, medical events and fires. The Ocean Beach community act as a safety net for visitors on this rugged and remote coastline. Regular occupation helps deter crime, prevents fires (private fire truck on site (Bach #49/390)), helps with pest control and monitors the local fishery/prevents poaching. The baches and owners are an iconic feature of this coastline, an attraction to visitors and passers-by, and a key part of the ongoing stewardship of Ocean Beach. It would be dishonorable to evict the owners after Helen Clark's promise made in 1988. Extending the license until 2054 is only fair and just.

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 terms until 2054. I am 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](mailto: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~~ Submitter Information-**

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

Stefan Loney

Contact person and role of organisation

NA

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

[Redacted]

Alternate contact for all DOC communication

NA

Phone/Mobile

NA

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

Stefan Lang

Organisation

Date

13/2/25

**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

### F. ~~Objection~~ or submission

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

Licensed terming 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:

I feel it is beneficial to the area for  
preservation and historical reasons to retain  
the baches and the inhabitants of said  
baches. The locals keep an eye on things  
and would be useful in looking after 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.

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](mailto: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.)	Steven Blayney Patterson
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

Steven Blayne Patterson

Organisation

Date

13 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:

License term sought until 2054

My reasons for my objection or submission are:

I am supportive of the terms sought for the reasons given in my attached supporting document, and as promised by Helen Clark in 1988

\*Please see attached supporting document

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

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

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
DOC Submission - Steve Patterson	Word Document	My reasons for supporting this application
Summarised History of Ocean Beach Baches	PDF file	Summary of the history of the baches at Ocean Beach

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

Complete this form and email to Chris Williams at [askpermissions@doc.govt.nz](mailto: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.

## 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. T

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.

**Submission in Support of Baches at Ocean Beach, Wairarapa**  
**Steve Patterson**

My family has owned our bach at Ocean Beach for just over 60 years, with my father buying it in 1965 when I was about 1 year old. It has been a central part of our family life across multiple generations. From my earliest childhood memories, Ocean Beach has been where our family gathered for holidays, weekends, and shared time together, and now I have the joy of sharing it with my children and grandchildren. This connection is not casual or recent — it represents decades of continuous use, care, and commitment.

Over the years of my childhood, my parents invested significant time, effort, and personal funds into maintaining the bach and the surrounding land. That responsibility has since passed to me, and I have continued the same level of care and maintenance with my own family. These efforts have ensured that the bach remains safe, well-maintained, and most importantly, respectful of its environment. We have been very diligent about protecting the land and environment, from setting traps for predators, and making sure that we leave “nothing but footprints” after each visit. One of our family’s regular activities of any visit to Ocean Beach is “treasure hunting”, where we collect the inevitable rubbish from the beach and take it home to dispose of properly. Since the addition of the DOC campground at Corner Creek, the amount of rubbish and destruction left behind by freedom campers has increased drastically, and at every visit we do our best to return the environment to its natural state.

Our presence at Ocean Beach has also contributed directly to public safety and community wellbeing. My family has assisted countless members of the public who have become stuck in the river or on the beach, towing vehicles out at no cost, and helping motorists who broke down or simply weren’t sure of where they were. We have contacted emergency services on multiple occasions when swimmers or boaties were in distress, and we regularly keep an informal watch on boats going out, ensuring they return safely. The most recent event was last year when a young man in a kayak was advised by multiple Ocean Beach regulars that the sea was far too rough to go out. He ignored that advice, and those same regulars then kept an eye on him, ringing emergency services when it became clear he was in trouble. He was subsequently rescued by the Lady Elizabeth Police Boat. A more historical example from my own childhood was a yacht which ran aground at Ocean Beach in the 1980s during a storm. The crew members were rescued by my father and other Ocean Beach residents, and the crew were then accommodated and supported in our bach and others at no charge for almost six months while the yacht was dismantled. These actions are all undertaken voluntarily and out of care for both the place and the people who visit it.

The bach itself is far more than a building — it is a cornerstone of our family identity. It is where traditions have been built and passed down, and where my own children, and now their children, continue to spend their holidays. The bach has a deep intergenerational connection that cannot be replaced. In the modern day of consumerism and everything being disposable, the bach is a haven from modern stresses, a place to unwind, reconnect with nature, and simply exist. The sense of community from the other bach owners is deeply rooted as well, the surrounding bach owners are people I grew up with

and we spent countless holidays as children rotating between different baches, being fed and watched over by a village. Watching my grandchildren now do the same is priceless.

The Ocean Beach baches have fostered long-term stewardship, vigilance, and responsibility. Families like ours have acted as informal guardians of the area for decades, contributing to safety, maintenance, and respect for the environment in ways that go well beyond what would reasonably be expected from transient or purely public use. Our children, and now their children, have grown up with a deep respect for the wild environment that is the Wairarapa coastline. The lack of conveniences like electricity and wifi have allowed us to switch off from hectic modern life and appreciate the beauty of New Zealand's natural environment, and the value in nurturing that world.

For these reasons, I strongly submit that the Ocean Beach baches be granted leases for 29 years until 2054. This recognises historical ties, rewards long-standing stewardship, and preserves the social and community value that these baches provide.

Thank you for the opportunity to make this submission and for considering the perspective of families who have cared for Ocean Beach over generations.



## 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: 117485**

## 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.)

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

Paul Holmes

Organisation

Date

12 /2/2026

## 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 as per honouring Helen Clarks promise made in 1988.**

**We have frequented Ocean Beach for 30+ years as a family & have met and assisted many visitors who have ended up needing our help, injured, stranded, or needing to be towed out, cyclists getting caught out requiring help.**

**Cleaning up after campers have left their mess (broken glass)**

**Many a times there have been fires that people have lit not put out properly, and have even had to get the fire brigade out on many an occasion.**

**We have also had tourists on occasions call in needing assistance.**

**One that comes to mind stays with us,**

**A young woman a German tourist hiking who got lost very late at night saw our light thankfully, we brought her in fed her and made her stay the night .**

**We gave her directions to finish her hike as she wanted and followed up to ensure she arrived safely at her destination.**

**We received a phone call from her Mother & Father in Germany thanking us and inviting us to stay with them if ever we were over there.**

**It is often said that we are the eyes and ears of the beach,**

**which we believe to be so true and has been and still is a saving grace for many people and their families.**

**I whole heartedly support this submission for the batches at Ocean Beach to be left owned and occupied by the existing Batch Owners.**

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

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

---

## **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?**

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## 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.)	Madison Lily Batten
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

Madison Lily Batten

Organisation

Date

13 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:

License term sought until 2054

My reasons for my objection or submission are:

I am supportive of the terms sought for the reasons given in my attached supporting document, and as promised by Helen Clark in 1988.

\* Please see attached supporting document

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

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

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
DOC Submission from Madison Batten	Word file	My reasons for supporting the Application
Summarised History of Ocean Beach Baches	PDF file	Summary of the history of the baches at Ocean Beach

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

Complete this form and email to Chris Williams at [askpermissions@doc.govt.nz](mailto: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.

## 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. T

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.

## **Submission in Support of Baches at Ocean Beach, Wairarapa**

**By Madison Batten**

The rugged, untamed coastline of Ocean Beach is a New Zealand treasure, and the families who own the baches are its kaitiaki. We have been preserving the buildings and the land for decades, maintaining Ocean Beach as a place where humans and nature can coexist without disruption.

My stepfather's parents bought our bach in 1965. They looked after it and the surrounding lands for decades. Now it has been passed to my stepfather, who maintains that stewardship with the utmost care and respect. He has shared it with me and my siblings, and we will in turn share it with our children. The bach has been at the centre of so many of my most treasured family moments. It has taught me countless valuable lessons, including to respect nature, to maintain community ties, and to slow down and appreciate a simple, peaceful way of life. I took my partner, who is from Ireland, to the Ocean Beach one New Year's Eve to experience his first Kiwi bach holiday, and it became one of my most cherished memories. I remember biking out to see the fur seals on a stunning summer day, watching the absolutely breathtaking natural New Zealand landscape rolling out in front of us. It felt like we had stepped into a time before humans. That feeling is irreplaceable.

The sea in Palliser Bay is extremely dangerous and must be treated with the respect that only comes from local knowledge and experience. I have been warned to stay away from it since I was a child. I have been told stories of swimmers being swept out to sea and boats run aground. I have witnessed a kayaker being rescued from the water via helicopter. The local bach owners keep themselves and visitors safe from this wild coastline in a way that no signposting or fencing ever could.

And when the ocean is wild and humans leave it alone, wildlife thrives. We are often lucky enough to see pods of dolphins and porpoises fishing up and down the beach. There is a massive colony of fur seals nearby and a variety of native birds in the bush. The bach owners and their visitors live in harmony with the wildlife, and as a result, we both thrive.

As kaitiaki of this coastline, the local families look after not only the baches and the surrounding environment but also all the people who visit. We regularly tow tourists' vehicles out of the river, pick up rubbish left around the campsite, and keep watch over anyone who goes out in a boat. We also look after each other. The severe and unpredictable weather combined with the inaccessibility of the location offers considerable dangers to all who visit, which is why the experience and presence of local bach owners is so crucial. We are there to prevent incidents before they occur and offer assistance long before emergency services can arrive.

Ocean Beach is one of the last bastions of rugged Kiwi bach life that is yet untouched by modern-day problems. It is incredibly special to my family and all the other families who have lived and breathed this lifestyle for generations. We have conserved not only the buildings but the history, environment, and culture of the coast, and that is what we must continue to do.



## 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.)	Jack William Batten
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	Jack William Batten
Organisation	
Date	13 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:

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:

I am supportive of the terms sought for the reasons given in my supporting document attached, and as promised by Helen Clark in 1988

document attached in support

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

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

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 Submission Statement Jack Batten	Word docx	My reasons for Supporting the Application
Summarised History of Ocean Beach Baches	PDF file	Summary of the history of the baches at Ocean Beach

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

Complete this form and email to Chris Williams at [askpermissions@doc.govt.nz](mailto: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.

## 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. T

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.

**Submission in Support of the Baches at Ocean Beach, Wairarapa**  
**By Jack Batten**

My name is Jack Batten and my family has owned and maintained one of the Ocean Beach baches since before I was born. Ocean Beach and that bach in particular hold core memories from my childhood, including catching my first fish which led to a lifelong obsession with fishing, to learning how to drive, chasing goats in the hills, playing hide and seek with family and friends in the bush, and just being outside running amok as kids should.

It is an extremely strong community, ready and willing to help whoever needs it in whatever situation they're in. As I'm now an adult and making my way through the world, I have been able to bring new people like my wife to be part of Ocean Beach and she instantly formed a connection with the land and community around it, the same as everyone else who goes there. It is an extremely special place to the people who frequent there, and to take that away from us and our families is wrong. DOC have a campground there allowing anyone to visit and stay at Ocean Beach, who instantly become part of the community while they stay.

I have personally been involved in helping pull stuck cars out of the river when it's in flood, helped rescue a dog from the sea, and sat with a seal in the middle of the night as it took its last breaths. You cannot expect the everyday city slicker in their Tesla to perform these efforts, but as residents of Ocean Beach we can. The bach owners and their families care for this land and everything we share it with. Without them you lose the local knowledge of the serious dangers of this stretch of coast, the immediate responses when someone is in danger, and the simple compassion for the land we know and love. People die every year on this stretch of coastline and without the specific knowledge of the locals who reside here, that number would skyrocket.



## 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

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Rimutaka 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.)	McCull Family
Contact person and role of organisation	<i>Alister McColl</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]

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 – We are making a submission. 117463-ACC Bach #53/394

## B. Name of Proposed Activity and Location

Multiple lease applications for structures on public conversation land in the Ocean Beach Conservation Area and Rimutaka 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	Alister McColl and family
Organisation	N/A
Date	13/02/2026

## 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

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## 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](mailto: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

Mrs Margaret Paterson  
#117848 - ACC Badi 37/350B

**B. Name of Proposed Activity and Location**

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).

#118006 - ACC 36/350A  
Ocean Beach Rd Car Creek

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

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

Mrs Margaret Paterson  
(nee Greenwood)

Contact person and role of organisation

Margaret Paterson

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

Margaret Paterson

(nee Grimwood)

Organisation

Date

31/1/2026

**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:

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 terms sought for the reasons above and as per Honoring Helen Clarks Promise made in 1988. (My Family Bach my whole 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 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
Towhom it May Concern	word PDF	Letter explaining reasons for Submission

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

Complete this form and email to Chris Williams at [askpermissions@doc.govt.nz](mailto: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.

G.

To Whom It May Concern, 31<sup>st</sup> Jan 2026

\* 117848 - ACC Bach 37/350B

Im writing in regard to the submissions in terms as per Helen Clarkes promise. All my life

every holiday we would packup our car and drive to our families baches at "Palliser Bay""The Bay" Ocean Beach from Auckland. This was my fathers family and my beautiful Nana n Grandad and Uncles and Aunties, Cousins n all extended family would gather to spend the most precious years of my life. Fishing, Swimming, Hunting, Hiking, learnt to ride a bike and general exploring the most rugged wild area of Corner Creek. Make pools in the river. Rescue people that weren't aware of the weather conditions that change in an instant and tents were gone or cars stuck and we would get the bulldozers out and make a safe rd every other day to get access across the rivers for everyone.

This has been our families place to enjoy and it is our haven away ..my grandparents, n uncles, aunties have passed and my parents also in the last few years. My uncle Timber MR Gordon Grimwood was known as the Mayor when he lived out there..an absolute icon !! My cousin and my father MR Keith Grimwood both are written about in the book "On The Edge". And now my brother and i are the only ones left in our family and hope that our children and our grandchildrn can come and experience the absolute magic and beauty of our historical family place. Its hard to describe how very precious these places are to us and to loose them would loose a huge part of our family history. We love to invite people to share it also althou not many of their vehicles survive the roads and winds etc.. I know have three adult children and four Grandchildren whom love to escape Auckland and come to our Wild Bach at Corner Creek to get away from the screens etc and to experience and learn about our wonderful Native Bush and Beach. We have always felt the Gaurdians of this part of our paradise and hope to carry this on. Also we lost my brother 30yrs ago and we put his ashes out to sea at Corner Creek..in our hearts forever . No words can describe how much this place means to me ..please permit us to stay as promised. It was also the last thing we promised Dad n Mum that we would fight to keep the""Bay"".

Yours Sincerely

Mrs Margaret Paterson {nee Grimwood}



## 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: **Permission: 117481-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.)	Trevor Gratton
Contact person and role of organisation	
Email (Communication from DOC will be via email unless alternate contact requested)	Trevor.gratton@deerstalkers.org.nz
Alternate contact for all DOC communication	Trevor@littlerock.co.nz
Phone/Mobile	0273622422
Postal Address and Post Code	2 Woollaston Way, Horokiwi, Wellington 5019

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): Permission: 117481-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	Trevor Gratton
Organisation	Back Owner(s)
Date	13/02/2026

## 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:

Tēnā koutou,

My name is Trev Gratton. My family has had our bach at Ocean Beach since 1961, and I'm writing in support of continued licences for the baches.

For us, this isn't a legal argument first and foremost. It's about home.

Our family has been part of the Ocean Beach community for over 65 years. My grandparents, my parents, my aunts and uncles, me, and now my own kids have all grown up there. Some of my earliest memories are at that bach. Fishing off the beach. Hunting in the hills. Getting blown sideways in a southerly. Sitting around the table at night telling stories after a long day outside.

Ocean Beach isn't just somewhere we visit. It's part of who we are.

In te ao Māori there's the idea of tūrangawaewae, a place to stand. That's what this is for our whānau. Over time the land becomes part of your whakapapa. Not because you own it, but because you belong to it. You learn its moods, its dangers, its beauty. You respect it.

The Ocean Beach baches have been there since the 1940s. Our family joined that story in 1961. For more than six decades we've maintained our place, kept it simple, and tried to be good neighbours and good caretakers.

In 1988 the then Minister of Conservation directed that licences be introduced allowing bach owners to remain effectively for a 60-year period. The request for licences through to 2054 simply lines up with that undertaking.

Our family has always acted in good faith under that understanding.

I also want to acknowledge something that often gets overlooked. The people at Ocean Beach aren't just private users tucked away behind closed doors. For generations bach owners have helped people in trouble. Fishermen stuck in rough weather. Vehicles caught out. People misjudging the sea. That's part of the culture out there. It still is.

Personally, as a long-standing member of the New Zealand Deerstalkers Hutt Valley branch, our bach has also been used as a base for ungulate control work in the Mukamuka Valley under agreement with DOC. That's conservation work. Early starts, staging gear, coordinating volunteers. Practical boots on the groundwork to help manage deer and goat numbers and protect regenerating bush.

Our presence hasn't worked against conservation values. In our case, it has supported them.

I understand DOC's policy direction around private accommodation. But I genuinely believe the Ocean Beach situation is different. These baches have existed for roughly 75 years. Many, like ours, have stayed within the same families across generations. There was a clear Ministerial commitment made. The cultural heritage assessment recognised the community as significant and enduring.

Those things matter.

If our bach was removed, it wouldn't just be timber and iron being taken away. It would be the loss of a place where three generations of our family have built memories. It would mean our kids don't get to pass that experience on to theirs.

We're not asking to own conservation land. We're asking for fairness, and for commitments made in good faith to be honoured.

Ocean Beach has shaped our family for 65 years. We've tried to respect it and look after it in return.

I respectfully ask that DOC recognise the exceptional circumstances here and grant licences consistent with the original undertaking through to 2054.

Ngā mihi,

Trev Gratton  
Ocean Beach bach owner, family since 1961  
Member, New Zealand Deerstalkers Association, Hutt Valley Branch

My reasons for my objection or submission are:

See above

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

See above

---

## 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](mailto: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.)	Georgina McColl
Contact person and role of organisation	<i>Rona McColl - Ocean Beach Bach Owner</i>
Email (Communication from DOC will be via email unless alterna 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	Georgina McColl
Organisation	
Date	13/02/26

## 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:

The proposed multiple lease applications for structures on public conservation land in the Ocean Beach Conservation Area and Remutaka Forest Park, including the continuation of existing bach use, the proposed lease framework, and the long-term management of the area.

My reasons for my objection or submission are:

Our family bach at Ocean Beach has been part of our whānau for over four generations. Rona and Andy McColl purchased bach 53 more than 50 years ago and invested considerable time and effort restoring and maintaining it. From the outset, the bach became a place where whānau gathered, relationships were strengthened, and lasting memories were made.

Rona and Andy raised their two children, Carolyn and Malcolm, spending extensive time at the bach throughout their childhoods, teenage years, and early adulthood alongside wider whānau and friends. As Carolyn and Malcolm went on to have families of their own, this cycle continued, with their children growing up experiencing Ocean Beach in the same way — learning respect for the land, the sea, and the community around them.

Rona and Andy also spent significant time at the bach with their grandchildren — Alister, Amanda, Antony, Georgina, Peter, and Gary — creating memories that continue to positively influence who they are today. These experiences are deeply embedded in our family identity and are a direct result of long-term, consistent connection to this place.

We are now in a new phase, where the next generation — Alister, Amanda, Antony, and Georgina — are bringing their own children to the bach. Through this, they are teaching them about their whakapapa and their connection to Ngāti Kahungunu ki Wairarapa, reinforcing cultural identity and respect for whenua that has been nurtured over decades.

The Ocean Beach bach community is a long-established and closely connected group. Many families have been in the area for generations and actively look out for one another. Bach owners have collectively contributed to planting native trees, undertaking pest control, and caring for the whenua to protect and enhance the surrounding environment. These actions demonstrate an ongoing commitment to conservation values that align closely with the objectives of the Department of Conservation.

The community also plays an important role in supporting visitors to the area. Over the years, bach owners have assisted members of the public by helping retrieve stuck vehicles, advising visitors about safe swimming conditions, and, where possible, providing access to boats to assist surfers in difficulty. This informal guardianship helps keep people safe in a remote and challenging coastal environment.

We support the terms sought in this application as they recognise the long-standing relationship between bach owners and Ocean Beach, honour commitments made in the past, and provide certainty for families who have demonstrated generations of responsible stewardship. The continuation of these arrangements supports both conservation outcomes and the preservation of a unique, intergenerational bach community that cares deeply for 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.

- Recognition of the historic, intergenerational nature of Ocean Beach baches and the communities that support them.

- Clear expectations and conditions that ensure ongoing environmental care, maintenance, and respect for conservation values.
- Continued collaboration between the Department of Conservation and bach owners to protect Ocean Beach for future generations.

Overall, we believe this application supports both conservation objectives and the continuation of a unique, respectful bach community that has demonstrated long-term care for this special area.

## 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](mailto: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.)	Douglas John Jacobs
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	Doug Jacobs
Organisation	Personal submission
Date	13/02/2026

## 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 Support the continued lease for the Baches of Ocean Beach.

As a regular user of Ocean Beach these baches create the character that the makes the beach so beautiful and are part of the beaches heritage. It would be sad to see them go.

I also believe that the enhance the security of the area as the area as many of the baches are full time occupied. Loosing the baches may make the area a target of illegal dumping, parties and burning of stolen cars which puts the whole area at risk.

The residences of those baches also provide help to the visitors when they get in trouble. I have seen a number of unfortunate visitors towed out by one of these friendly locals.

My reasons for my objection or submission are:

These baches add to the character and heritage of Ocean beach and should be retained.

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.

Proposal should be 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

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](mailto: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: **270 clarke bach**

**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 Barry
Contact person and role of organisation	
Email (Communication from DOC will be via email unless alternate contact requested)	Melibz 05@hotmail.com
Alternate contact for all DOC communication	
Phone/Mobile	0277658822
Postal Address and Post Code	69 South Belt, Solway Masterton

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 for lease extension to 2054 #270  
Clarke Bach*

**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 Barry / Todd Clarke*

Organisation

Date

*23.1.2026*

**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:

Extending the lease to 2054  
Long time family location for outdoor Adventure  
Grandparents, Parents and now our children enjoy the  
time we spend with the land and ocean.

We pick up rubbish, we help those in need, we feel part of  
the ocean Beach Community.

My reasons for my objection or submission are:

As a family we have been an active part of keeping our  
Bach Tidy, Useable, maintained and Respectable to the Land and  
People. We as the Custodians of this land protect and  
nurture the area with a focus of Long term health  
and sustainability. We maintain its Biodiversity 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.

We would appreciate the title of Carers, Guardians/  
Custodians stay within our family so we can continue  
to manage, maintain & monitor the land, waters and wildlife  
Clarke Bach.

### 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](mailto: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 bulk application

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

270  
clarke bach

## 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.)

Dan Lockyer

Contact person and role of organisation

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

dangry.dl@gmail.com

Alternate contact for all DOC communication

Phone/Mobile

0279521416

Postal Address and Post Code

69 southbelt solway Masterton.

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 for lease*

**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

*Dan Lockyer*

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:

~~extending lease from 2007 until 2014~~  
 Extending the lease

My reasons for my objection or submission are:

These batches are an amazing part of N.Z history with generations of family and friends using them to make great memories, helping community and public and looking after the land, pest control etc. our children specifically have ~~been~~ grown up there like past generations and i really think thats something we dont want to loose as <sup>new Zealanders</sup>

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.

extended lease, to stay within our family, security for family

## 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](mailto: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 Trevor Smith 117467 - ACC

## 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). Leave Blank

## C.1 Objector or Submitter Information

Trevor Smith

Email

[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.*

25°C  
Light rain

ENG  
US



**A. Permission Application Number and Name of Applicant**

Ocean Beach Road Baches on Public Conservation Land

Trevor Smith Submission - 117467-ACC

**B. Name of Proposed Activity and Location(s)**

**C.2 Your name**

Trevor Smith

**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.

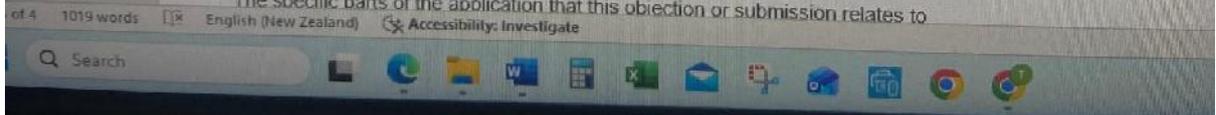
**Tick this box if you are happy with your submissions**

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

**Tick this box if you want to speak regarding your submission, you will be notified of a date for a hearing.**

**F. Objection or submission**

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



Tick this box if you are happy with your submissions

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

Tick this box if you want to speak regarding your submission, you w  
notified of a date for a hearing.

3  
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.

I have had a long association with a lot of fond memories of Ocean Beach over the last 53 years. It  
me, my family, extended family and friends a lot of rest and recreation, which hopefully will continue

019 words English (New Zealand) Accessibility: Investigate

Search







## A. Permission Application Number and Name of Applicant

Ocean Beach Road on Public Conservations Land bulk application

If you are writing about a specific application, please include that number here: 117481 - ACC

## B. Name of Proposed Activity and Location(s)

Multiple lease applications for structure 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.)	David Ross Gratton
Contact person and role of organisation	
Email (Communication from DOC will be via email unless alternate contact requested)	<a href="mailto:grattonbrothers@xtra.co.nz">grattonbrothers@xtra.co.nz</a>
Alternate contact for all DOC communication	08foxfire@gmail.com
Phone/Mobile	0274545443
Postal Address and Post Code	P O Box 40042 Upper Hutt 5140 6a Bridge Road, Birchville, 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  
Submission - 117481- ACC

## 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.2 Your name

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

Printed name of submitter or person authorised on behalf of submitter	David Ross Gratton
Organisation	
Date	13 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:

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:

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.

- We have a history over 60+ years and 4 generations about the area with family and friends. I would take me mother who was blind and wheelchair bound to the Bach. There she could hear the ocean and smell the ocean air. My niece and nephews as children roamed the area, visiting other Bach owners, played in the creeks, collected shells, fished from shore and generally getting extremely dirty and exhausted. Now they bring their children to experience the same freedoms they enjoyed.
- We have been instrumental in providing life-saving efforts for people who have found themselves in trouble on the sea.
- We have provided shelter during storms to overnight campers and have towed stuck vehicles.
- We have undertaken regular pest control activities.
- We manage fire danger around the Bach by keeping lawns moved and remove rubbish left by other people.
- Organizations such as Ranger Guides, tramping club members, Deer Stalkers Association members(deer and goat culling programme) and others who have all stayed at the Bach.

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

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

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'.

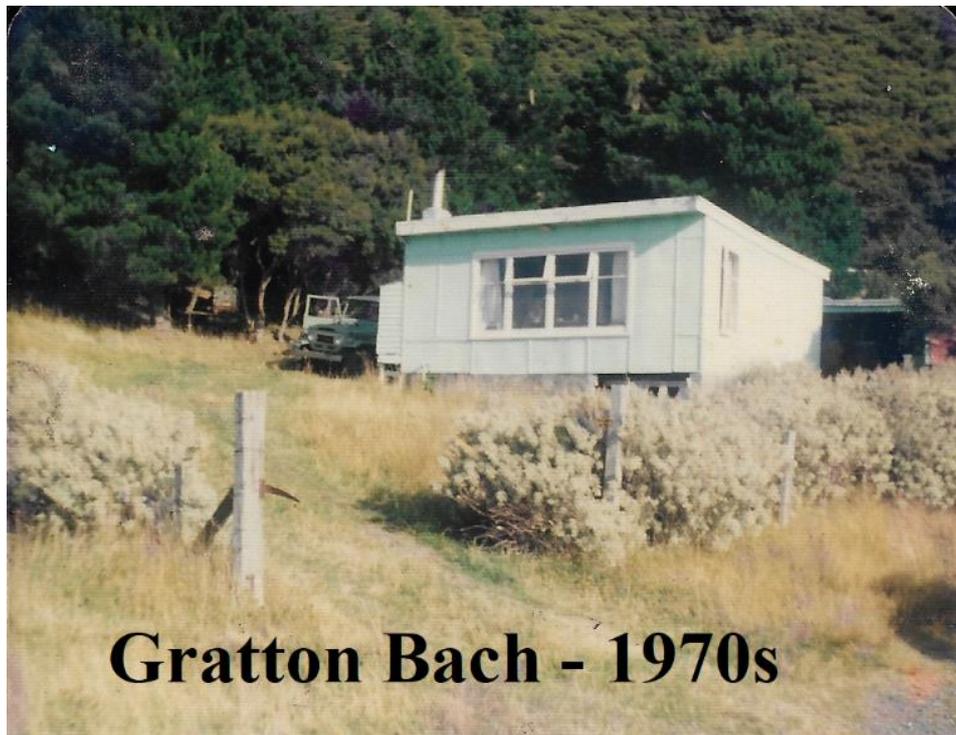
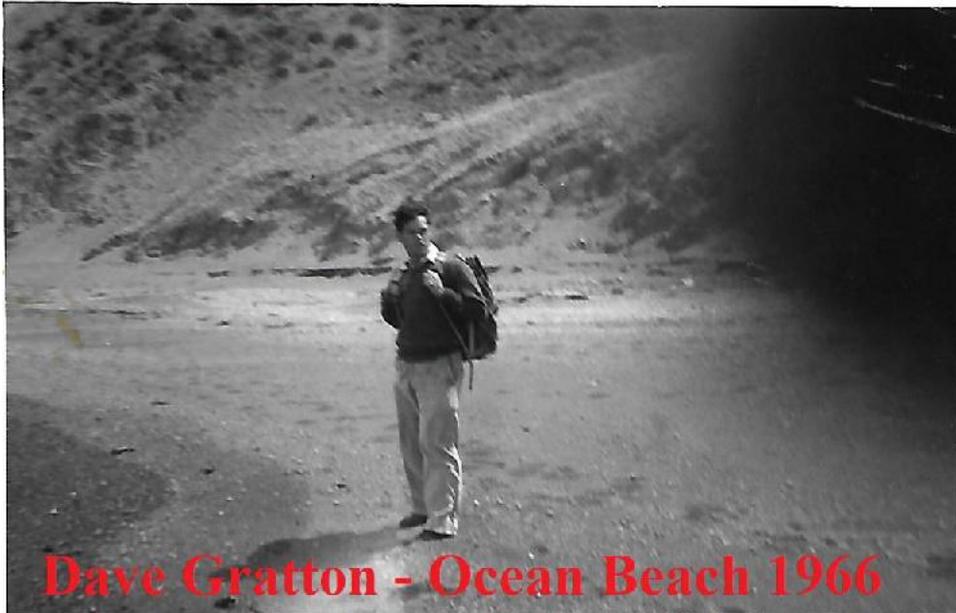
Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment
Photos of Bach use	PDF	<b>Photos of Family and Friends of Gratton Family at the Bach through the years</b>

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

Complete this form and email to [askpermissions@doc.govt.nz](mailto:askpermissions@doc.govt.nz). 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

**Attachments G**

**Photos of Family and Friends of Gratton Family at the Beach through the years.**





Ocean Beach Bach  
Palliser Bay, South Wairarapa Coast, New Zealand  
1980s



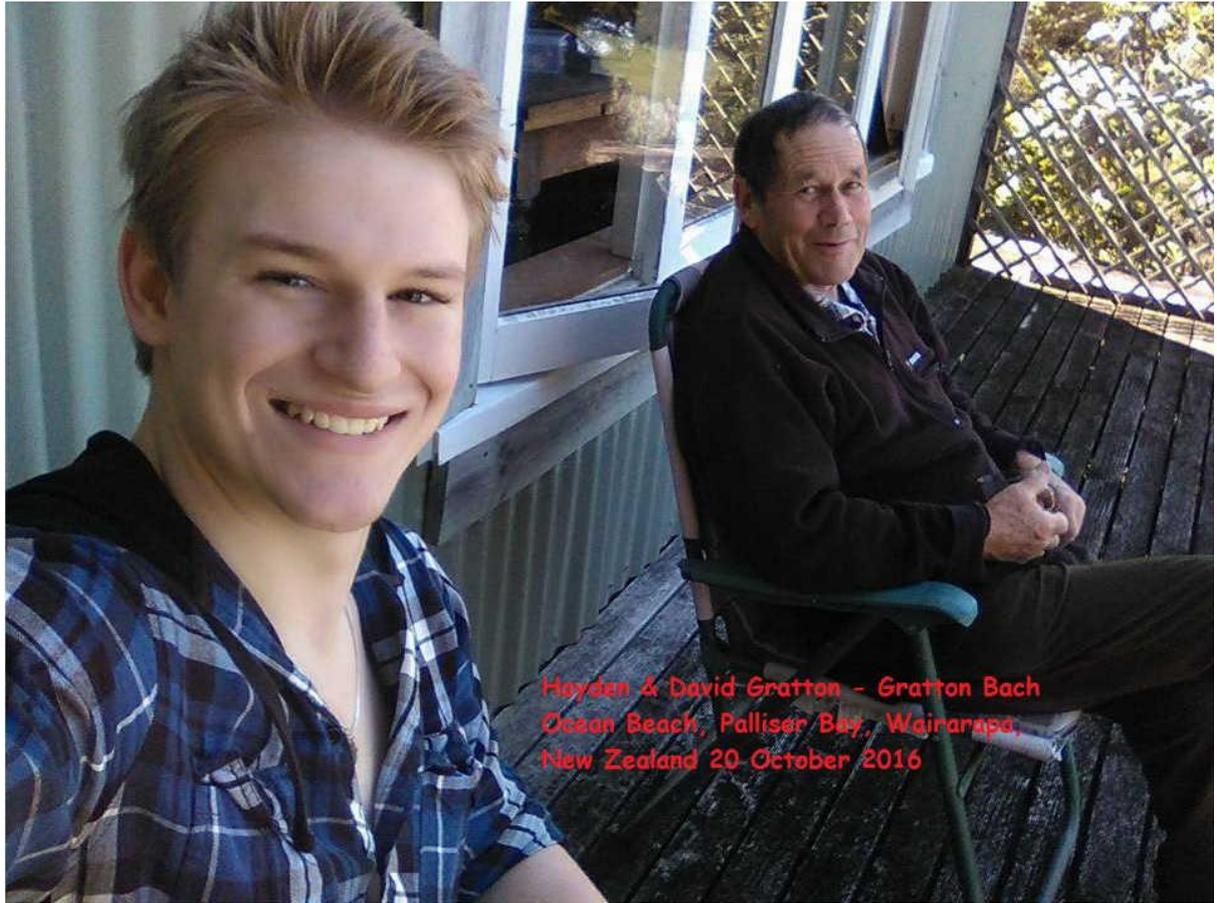
Dave Gratton's Bach Ocean Beach, Palliser Bay,  
Wairarapa, New Zealand - 1980s



**3rd Pencarrow Rangers 1980s - Ocean Beach**



**Dave Gratton - Ocean Beach 1980s**



Hayden & David Gratton - Gratton Bach  
Ocean Beach, Palliser Bay, Wairarapa,  
New Zealand 20 October 2016

## Summer 2026 – Gratton and Lovgren families













# 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.)	LOUISE REA
Contact person and role of organisation	LOUISE REA
Email (Communication from DOC will be via email unless alternate contact requested)	louisecrystalrea@gmail.com
Alternate contact for all DOC communication	
Phone/Mobile	02102321900
Postal Address and Post Code	672a TE WHITI RD SOCWAY MASTERTON 5884

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	LOUISE REA
Organisation	
Date	8/2/26

## 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:

LEASES TILL 2054 IN SUPPORT OF SAID SUBMISSION

My reasons for my objection or submission are:

WE ACTUALLY USE THE BACHES & IS A FOCUS POINT FOR OUR FAMILY & HAS BEEN FOR 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.

## 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](mailto: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.)	Bevan Wilson
Contact person and role of organisation	
Email (Communication from DOC will be via email unless alternate contact requested)	Bevan.wilson@gmail.com
Alternate contact for all DOC communication	Bevan.wilson@kiwirail.co.nz
Phone/Mobile	021 1259829
Postal Address and Post Code	127A Winara Ave, Waikanae, 5036

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	Bevan Wilson
Organisation	
Date	13/02/26

## 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 a supportive of the whole application for reasons set out in the agreed history.

My reasons for my objection or submission are:

As per all documented history of the bach owners in the area and ensuring the honouring of Helen Clarks promise to the bach owners in 1988.

From the age of 4 I have spent a significant amount of time at Ocean Beach. Valuable life skills have been taught and honed through my time at Ocean Beach.

There's a special kind of connection that forms when people are tied / connected to a place like Ocean Beach over a long period of time — a bond shaped by long-held memories, shared experiences, and the natural beauty that defines this rugged coastline. For generations, the local bach owners have shown remarkable care and commitment in protecting this treasured environment and have treated it as their own in every sense of the word. They have also ensured the safety of visitors to the area and on many occasions (given the vast remoteness and location to emergency services), on both land and sea. I have absolutely no doubt lives have been saved by having these baches occupied and the willingness of these people to assist in any situation has ensured this. I can attest through personal experience, following an accident which tragically took the life of a friend, had the bach owners not been present and willing to help this would have resulted in the loss of further lives. The necessary wait for EMS to arrive would have seen this occur. Lives will be lost if the families in the baches who have such an intimate knowledge of the rugged environment are removed – no doubt about it.

The ongoing efforts—maintaining the tracks, safeguarding the sand dunes, beaches, preserving wildlife habitats, developing life skills and fostering a culture of safety and respect —have helped ensure Ocean Beach remains a clean, secure, and well-loved destination for all to enjoy over a long period of time. Again removing them from this equation, who will assume this responsibility? No-one, and accidents / events / calls for help will continue and assistance will be so much further away. People will take risks to get themselves out of situations they are unfamiliar with and outcomes will be unfortunate. There is absolutely no practical reason for this to change in any way, shape or form. The bach owners and their families have looked after the area this long, and I see no reason this needs to change. Any change would have a detrimental effect to all aspects of Ocean Beach. It's their dedication that keeps the spirit of the beach alive, allowing it to thrive for those who enjoy it today and for those who will discover it in the years to come.

**Ocean Beach stands today as a testament to what consistent care, local knowledge, and environmental responsibility can achieve through the efforts of the bach owners and their families. Protecting it means honouring the methods that have safeguarded it for decades—and recognising that preserving what works is the most important action of all.**

Any change to this process / situation is a massive step backward for both the people involved and the environment. A long-term license to ensure this does not happen is the only choice.

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

## G. Attachments

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

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

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

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## A. Permission Application Number and Name of Applicant

Ocean Beach Road Baches on Public Conservation Land bulk application

Jovan Jefferys

If you are writing about a specific application, please include that number here: **117855-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.)

Jovan Jefferys

Contact person and role of organisation

Jovan Jefferys

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

Alternate contact for all DOC communication

Johnny Jefferys

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  
117855-ACC  
Jovan Jefferys

## 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

Jovan Jefferys

Organisation

Date

13/02/26

## 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:

This submission is made in full support of the application, including the requested licence term through to 2054.  
I support the application in its entirety for the reasons outlined in the agreed history.

My reasons for my objection or submission are:

The bach is owned by my family, and we want the 1989 commitment by [Helen Clark](#) to licence the baches through to 2054 honoured.

Our family has deep roots in this area, with generations of close connections to neighbouring bach families. The bach brings our family together and holds memories of loved ones who are no longer with us. It represents long-standing community and cultural ties.

The permanent bach community plays an important role in caring for this coastline. We actively control pests and weeds, help reduce fire risk, extinguish unattended fires, and regularly assist members of the public with stuck vehicles, river crossings, and sea-related incidents.

Without the Bach community who are personally invested in this area, both the wider community ties and the level of environmental care would be lost.

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

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

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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# 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: 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).

### C.1 Objector or Submitter Information-

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

*Julia Votyakova*

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):

117 457 - 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

Yulia Votyakova

Organisation

Date

1/2/2026

**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. is set until 2054

My reasons for my objection or submission are: To Honour Helen Clark's Promise made in 1988, and to be able to enjoy with our family and Friends the beautiful coastline, and its many wild & windy days. Even though our bach is old we look at it as ~~a~~ a ~~privilege~~ Privilege to be able to Holiday in such a 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.

A License Term until 2054.  
And do not seek~~ing~~ 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
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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](mailto: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.)	Julia McCook-Weir
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** YES

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



## 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	Julia McCook-Weir
Organisation	
Date	13/2/2026

## 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 granting multiple leases

My reasons for my objection or submission are:

Ocean Beach is a dangerous and isolated place. The community who use the baches on the coast have saved lives over many years. In their absence, the danger inherent at the beach will, I am confident, result in lost lives. It is a popular spot for campers and day visitors. However, they often do not appreciate the issues that can come up there – from stuck vehicles, fires, unexpected floods and of course a beach which is very dangerous to swim in. While DOC has stewardship, it is not resourced to provide the level of support and protection required in this unique place.

I have a long history with the community but no personal stake – however, I am aware that Helen Clark acknowledged the value of the Ocean Beach community many years ago.

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

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

Grant licences please.

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## 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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## 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: 117477-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.)	Andrew Hajnos and Trudie Ferguson
Contact person and role of organisation	Andy Hajnos
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

Andrew Hajnos and Trudie Ferguson

Organisation

Date

13 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:

Licence term sought until 2054. We are supportive of the whole application 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 many groups using the premises over the 35 years to have family fun and adventure. we have provided assistance for people in need ie pulling out vehicles stuck in the sand, help in road accidents Given cyclists water and directions. Picking up rubbish and cleaning up after campers, fisherpeople.

Fire management - advising when permit only, putting out 100's of fires lit and left by daytrippers

Prevention of swimming off the beach by giving advice when necessary. Also explaining the history of the area and wild life appreciation - dolphins and birds to watch out for.

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

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

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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## 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:**

118000-ACC

Richard Abbott

## 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 Abbott

Contact person and role of organisation

*Richard Abbott*

Email

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

rickabbott101@gmail.com

Alternate contact for all DOC communication

Sam.bates@gw.govt.nz

Phone/Mobile

027 392 7596

Postal Address and Post Code

91 Western lake rd  
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.

## 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):

118000-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 Abbott

Organisation

Date

13/02/2026

## 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 fully support the application in its entirety for a 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:

Ocean Beach and our batch have been part of my life and my family's life, for as long as I can remember. We've spent so many holidays and weekends there — diving, fishing, hunting, and simply enjoying time together. Those moments weren't just activities, they brought us closer as a family and built a bond that has only grown stronger over the years.

This place holds countless memories for us. It carries the stories of family and friends who are no longer with us, and every visit brings a quiet reminder of the laughter, lessons, and love they shared. Being there keeps those connections alive in a way that feels deeply personal and meaningful.

Some of my most important life experiences happened around Ocean Beach. I hunted my first animals along that coastline — experiences that taught me responsibility, resilience, and respect for the land. I've also used our batch as a base while working in the area culling for DOC and in recent years for possum population monitoring and while working for BetterNature conducting possum control. It's not just a place of memories, but also a place where I've worked to care for and protect the environment that has given us so much.

More than anything, I hope my children have the opportunity to experience all of this as well — the connection to nature, the strength that comes from time spent outdoors and the deep sense of belonging that Ocean Beach has given me. It's a gift I would love to see passed down to the next generation.

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

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## 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

## 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.)	Sam Bates
Contact person and role of organisation	Sam Bates
Email (Communication from DOC will be via email unless alternate contact requested)	Sam.bates@gw.govt.nz
Alternate contact for all DOC communication	bruce.bates186@gmail.com
Phone/Mobile	027 2970819
Postal Address and Post Code	5 Kenward Cresent 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.

## 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

## 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	Sam Bates
Organisation	
Date	13/02/2026

## 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 fully support the application in its entirety for a 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:

Sunset Cottage holds a truly special place in my heart, and in the hearts of my wider family. Over the years, we have spent countless precious moments at our batch, moments filled with laughter, connection and reflection.

It is more than just a place to stay — it is where we come together as a family, where we honour and remember loved ones who are no longer with us, where we create beautiful new memories for our children to treasure, just as we cherish the memories from our own childhoods there.

During the time I spent there as a child, I learned some of life's most important lessons. I learned resilience, respect for nature, a deep understanding of the sea and its ever-changing power. Ocean Beach shaped me in ways that are hard to put into words, and those lessons have stayed with me throughout my life.

Our batch and Ocean Beach are incredibly meaningful to me. During some of the more difficult chapters of my life, being there has brought a sense of calm and grounding that I can only describe as healing. It has been a refuge for my mental wellbeing, a place to breathe, reflect and regain strength. I sincerely hope my children will find that same comfort and sense of belonging there as they grow.

The Ocean Beach community is close-knit and supportive and that connection is something I deeply value. Looking out for one another not only helps protect our current baches, but also ensures we act as caretakers and advocates for the wider area and its natural environment. There is a shared sense of responsibility that binds us together.

Over the years, I have been proud to lend a hand whenever needed — whether helping members of the public recover stranded vehicles from the beach or putting out unattended fires left behind. It's simply part of caring for a place that has given so much to me and my family.

Sunset Cottage and Ocean Beach are not just locations on a map — they are part of our story, our history and our hearts.

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.

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## 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](mailto: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.)	Gary I McColl
Contact person and role of organisation	
Email (Communication from DOC will be via email unless alternate contact requested)	<a href="mailto:gary_mccoll@hotmail.com">gary_mccoll@hotmail.com</a>
Alternate contact for all DOC communication	
Phone/Mobile	020 407 97535
Postal Address and Post Code	4510 State Highway 26, Waihou, TE AROHA 3393

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

Gary I McColl

Organisation

Date

13 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:

We are in support of the terms sought as per honouring Helen Clarkes promise made in 1988 that the lease is upheld until 2054, specifically in reference to Bach 53.

My reasons for my objection or submission are:

Please see attached document

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

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

We are in support of the terms sought as per honouring Helen Clarkes promise made in 1988 that the lease is upheld until 2054, specifically in reference to Bach 53.

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## 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
Gary M McColl Document in Support	Microsoft Word	Submission

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

Complete this form and email to Chris Williams at [askpermissions@doc.govt.nz](mailto: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.

Gary I McColl, document in support:

I grew up at this Bach with my family making memories, these memories have impacted my life greatly and I would like this to continue as a part of my family for generations to come. If this was to be offered to the public the access for me and my family would be very limited.

The next generations have already made visits here to teach them about their Whakapapa to Ngati Kahungunu ki Wairarapa. We would really like this to stay in our family so we can continue to teach future generations about their family history.

We have already had first hand experience with people who have come to the area and were unaware of the terrain and dangers of the area. We've had to warn people of dangerous swimming areas and assist with getting vehicles out of situations they would have not known of.

We support the terms sought in this application as they recognise the long-standing relationship between Bach owners and Ocean Beach, honour commitments made in the past, and provide certainty for families who have demonstrated generations of responsible stewardship. The continuation of these arrangements supports both conservation outcomes and the preservation of a unique, intergenerational Bach community that cares deeply for this special place.

The Ocean Beach Bach community is one of a kind. Bach owners collectively take pride in looking after the area, maintaining accessways, supporting conservation values, and preserving the unique character of Ocean Beach. This long-standing stewardship has played a key role in protecting the environment while allowing people to maintain meaningful connections to the land.

Our family Bach at Ocean Beach has been in our family for four generations. Over this time our family, alongside the wider Bach community, has consistently cared for, maintained, and respected both our Bach and the surrounding conservation land. The Bach is an important part of our family history and is something we hope future generations will continue to enjoy.

Furthermore, my father passed away within the last year and that holds a lot more significance to the memories created within this area.

## 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.)	Suzannah Press
Contact person and role of organisation	<i>Suzannah Press</i> 0277733150
Email (Communication from DOC will be via email unless alternate contact requested)	<a href="mailto:suzannahpress@icloud.com">suzannahpress@icloud.com</a>
Alternate contact for all DOC communication	
Phone/Mobile	277733150
Postal Address and Post Code	14 Marlborough Street Silverstream Upper Hutt 5019

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	Suzannah Press
Organisation	
Date	12th 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 am making a submission to support the application to seek a term that will expire in 2054 (29years). In support of application to occupy land for the purpose of the existing private baches on Ocean Beach Road, Ocean Beach Conservation area. South Coast Wellington

My reasons for my objection or submission are:

I strongly support the application to extend the licence for the Ocean Beach Road bach for a further 29 years. This bach, beach and surrounding area is incredibly special to me, my family and community. I have been coming here since I was born, and it holds decades of memories, traditions, and connection. It is far more than a building — it represents our ongoing relationship with this place, the land, and the ocean. We care deeply about the surrounding environment and understand the responsibility of being located within conservation land. Our family has always taken pride in looking after the bach and respecting the dunes, coastline, and wider ecosystem. We see ourselves as caretakers of this space. The Ocean Beach Road bach community is strong, close-knit, and intergenerational. It reflects a unique part of New Zealand's coastal heritage — a simple, nature-based way of life that is slowly disappearing. These baches allow families and friends to experience the essence of traditional NZ bach culture and to build meaningful connections with the natural environment.

Allow this long-standing, respectful relationship with the area to continue would mean so much to the bach community and extended whanau that come and use the baches. The culture that has evolved here is such an incredibly unique part of who we are as people of Aotearoa, there are less and less places like this standing and to allow this community to keep thriving benefits far more than just bach owners. 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.

I support the application as submitted and do not seek major amendments to the proposal. However, I support the inclusion of clear and practical conditions that ensure the long-term protection of the surrounding conservation values.

If approved, I would support conditions that:

- Require ongoing maintenance of existing structures to ensure they remain safe, tidy, and do not expand beyond their current approved footprint.
- Prevent further development or enlargement of baches beyond what is currently applied for.
- Ensure appropriate wastewater, rubbish, and stormwater management to protect the dunes, coastline, and marine environment.
- Encourage best-practice environmental care by licence holders, including dune protection and minimising disturbance to native flora and fauna.

I believe these types of conditions would balance the continuation of this long-standing bach community with the protection of the Ocean Beach Conservation Area and Remutaka Forest Park.

## G. Attachments

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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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16 February 2026

Tēnā koe,

### **Introduction**

This submission on multiple licence applications for the Ocean Beach Road baches in the Wellington region is made on behalf of the Wellington Conservation Board (the Board).

The Board, appointed by the Minister of Conservation, represents the interests of the community in conservation management. It provides an independent advisory function within the legislative structure of the conservation system, with one of its key functions being to advise the New Zealand Conservation Authority (NZCA) and the Director-General of the Department of Conservation (DOC) on the implementation of statutory conservation management strategies and plans.

The Wellington Conservation Management Strategy (CMS) describes the conservation values present in Wellington and provides guidance for DOC's work in the form of a vision, objectives, outcomes for places, policies and milestones. It translates DOC's strategic outcomes to Wellington.

This CMS became operative on 20 January 2019, following a period of extensive public consultation and engagement.

### **Relevant parts of the CMS**

The CMS contains a number of provisions relevant to these license applications.

#### **4.10 Private accommodation**

*Existing structures on public conservation lands and waters include some private accommodation and related facilities not available for use by the general public. Some of these structures have been authorised, but several have been erected and used unlawfully (see Appendix 12). Under the Conservation General Policy 2005, the use of private accommodation and related facilities – including encampments – solely for private purposes, is to be phased out, except where specifically provided for in legislation.*

4.10.2 of the CMS states that DOC should “*phase out all existing private accommodation and related facilities, including encampments, on public conservation lands and waters that are not otherwise specifically provided for or allowed in legislation by either:*

- a) phasing in public use of the building(s); or*
- b) removing the building(s), unless retained by the Department.”*

Appendix 12 of the Wellington CMS notes that the baches at Ocean Beach are not authorised, have no exception, and are not entitled to a right of renewal.

**Wellington Conservation Board position**

The Board does not consider that a lengthy private concession for a further 29 years, as proposed by the bach owners, would be in line with the provisions of the Wellington CMS.

Therefore, the position of the Board, in line with the Wellington CMS, is that these baches should either be made available for public use, or be removed.

Asher Wilson-Goldman

Co-Chair

On behalf of the Wellington Conservation Board