

Kelvin Brown

From: aramoana conservation trust <conserve.aramoana@gmail.com>
Sent: Saturday, 5 March 2022 4:31 pm
To: DNSubmissions
Subject: Aramoana pilot houses
Attachments: aramoana-objection-or-submission-form (1).docx

Please find attached submission.

Bradley Curnow



A. Name of Applicant and Concession Number

Site 1: Elizabeth Anne Dawe: 38964-ACC & 50789-OTH

Site 2: Vincent Paul George; Diane Margaret George; Liane Josephine Farry; Richard Vivian Marsh Allen; GSM Trustees Limited: 38965-ACC & 50790-OTH

Site 3: Madeleine Jill Child & Phillip Matthew Jarvis: 38967-ACC & 50791-OTH

Site 4: Joseph Vessels: 38966-ACC & 50792-OTH

B. Name of Activity and Location

Sites 1-4: (North Spit, Aramoana) within the Aramoana Conservation Area and Aramoana Ecological Area.

Sites 1-3: Occupy land by cottage/pilot houses No's 1-3, associated buildings, improvements and ancillary structures. All sites include vehicle and foot access. Paying guests at site 3 only.

Site 4: Occupy land by dwelling, associated buildings (outdoor toilet), improvements and ancillary structures (water tank tower). Includes vehicle and foot access. Subletting of dwelling.

C.1 Objector or Submitter Information-

Objector or submitter's name (list organisational name if objecting or 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. Concession Number and Name of Applicant

Site 1: Elizabeth Anne Dawe: 38964-ACC & 50789-OTH

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Site 4: Joseph Vessels: 38966-ACC & 50792-OTH

B. Name of Activity and Location(s)

Sites 1-4 below are within Aramoana Conservation Area and Aramoana Ecological Area:

Site 1

- (a) To occupy land by cottage/pilot house No. 1, associated buildings and improvements situated at North Spit, Aramoana;
- (b) To occupy an area around the curtilage of the cottage/pilot house No.1 and ancillary structures for residential purposes;
- (c) To obtain vehicle and foot access to the cottage/pilot house No.1 and ancillary structures via an easement.

Site 2

- (a) To occupy land by cottage/pilot house No.2, associated buildings and improvements situated at North Spit, Aramoana;
- (b) To occupy an area around the curtilage of the cottage/pilot house No.2 and ancillary structures for residential purposes;
- (c) To obtain vehicle and foot access to the cottage/pilot house No.2 and ancillary structures via an easement.

Site 3

- (a) To occupy land by cottage/pilot house No.3, associated buildings and improvements situated at North Spit, Aramoana;
- (b) To rent cottage/pilot house No.3 to paying guests;
- (c) To occupy an area around the curtilage of the cottage/pilot house No.3 and ancillary structures for residential purposes;
- (d) To obtain vehicle and foot access to the cottage/pilot house No.3 and ancillary structures via an easement.

Site 4

- (a) To occupy land by dwelling, associated buildings (outdoor toilet), ancillary structures (water tank tower) and improvements situated at North Spit, Aramoana;
- (b) Subletting of the dwelling;
- (c) To occupy an area around the curtilage of the dwelling and ancillary structures for residential purposes;
- (d) To obtain vehicle and foot access to the dwelling and ancillary structures via an easement.

NOTE: IF YOUR OBJECTION OR SUBMISSION RELATES TO A SPECIFIC SITE THEN CLEARLY IDENTIFY THIS IN YOUR OBJECTION OR SUBMISSION.

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 objector or submitter or person authorised on behalf of objector or submitter	Bradley Curnow
Organisation	Aramoana conservation trust
Date	5 March 2022

D. Statement of Support, Neutrality or Opposition

Site 1

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

Site 2

- I **Support** this intention to grant (I am making a submission).
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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 site/s that this objection or submission relates to are:

All sites.

My reasons for my objection or submission are:

The granting of these concessions will better protect the ecological values of the area and enhance those values in the future.

The outcomes that need to be addressed by these intentions to grant are:

Give precise details, including the site/s and parts of the intention to grant report you wish to have amended and the general nature of any conditions sought if the intention to grant is proceeded with.

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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Complete this form and email to DNSubmissions@doc.govt.nz. You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Ōtepoti / Dunedin Service Centre, Level 1, John Wickliffe House, 265 Princes Street, Ōtepoti / Dunedin 9016. Attention: Kelvin Brown.

OBJECTION OR SUBMISSION



Department of
Conservation
Te Papa Atawhai
New Zealand Government

A. Name of Applicant and Concession Number

Site 1: Elizabeth Anne Dawe: 38964-ACC & 50789-OTH

Site 2: Vincent Paul George; Diane Margaret George; Liane Josephine Farry; Richard Vivian Marsh Allen; GSM Trustees Limited: 38965-ACC & 50790-OTH

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B. Name of Activity and Location

Sites 1-4: (North Spit, Aramoana) within the Aramoana Conservation Area and Aramoana Ecological Area.

Sites 1-3: Occupy land by cottage/pilot houses No's 1-3, associated buildings, improvements and ancillary structures. All sites include vehicle and foot access. Paying guests at site 3 only.

Site 4: Occupy land by dwelling, associated buildings (outdoor toilet), improvements and ancillary structures (water tank tower). Includes vehicle and foot access. Subletting of dwelling.

C.1 Objector or Submitter Information-

Objector or submitter's name (list organisational name if objecting or submitting on behalf of a business, community group, etc.)

DEIRDRE NEWALL

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

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**A. Concession Number and Name of Applicant**

Site 1: Elizabeth Anne Dawe: 38964-ACC & 50789-OTH

Site 2: Vincent Paul George; Diane Margaret George; Liane Josephine Farry; Richard Vivian Marsh Allen; GSM Trustees Limited: 38965-ACC & 50790-OTH

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B. Name of Activity and Location(s)

Sites 1-4 below are within Aramoana Conservation Area and Aramoana Ecological Area:

Site 1

- (a) To occupy land by cottage/pilot house No. 1, associated buildings and improvements situated at North Spit, Aramoana;
- (b) To occupy an area around the curtilage of the cottage/pilot house No.1 and ancillary structures for residential purposes;
- (c) To obtain vehicle and foot access to the cottage/pilot house No.1 and ancillary structures via an easement.

Site 2

- (a) To occupy land by cottage/pilot house No.2, associated buildings and improvements situated at North Spit, Aramoana;
- (b) To occupy an area around the curtilage of the cottage/pilot house No.2 and ancillary structures for residential purposes;
- (c) To obtain vehicle and foot access to the cottage/pilot house No.2 and ancillary structures via an easement.

Site 3

- (a) To occupy land by cottage/pilot house No.3, associated buildings and improvements situated at North Spit, Aramoana;
- (b) To rent cottage/pilot house No.3 to paying guests;
- (c) To occupy an area around the curtilage of the cottage/pilot house No.3 and ancillary structures for residential purposes;
- (d) To obtain vehicle and foot access to the cottage/pilot house No.3 and ancillary structures via an easement.

Site 4

- (a) To occupy land by dwelling, associated buildings (outdoor toilet), ancillary structures (water tank tower) and improvements situated at North Spit, Aramoana;
- (b) Subletting of the dwelling;
- (c) To occupy an area around the curtilage of the dwelling and ancillary structures for residential purposes;
- (d) To obtain vehicle and foot access to the dwelling and ancillary structures via an easement.

NOTE: IF YOUR OBJECTION OR SUBMISSION RELATES TO A SPECIFIC SITE THEN CLEARLY IDENTIFY THIS IN YOUR OBJECTION OR SUBMISSION.

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 objector or submitter or person authorised on behalf of objector or submitter
Organisation
Date

DEIRDRE NEWALL (Deirdre Newall)
PRIVATE SUBMISSION
16-3-22

D. Statement of Support, Neutrality or Opposition

Site 1

- I Support this intention to grant (I am making a submission).
- I am Neutral on this intention to grant (I am making a submission).
- I Oppose this intention to grant (I am making an objection).

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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 site/s that this objection or submission relates to are:

Sites 1, 2, and 3 I have supported their right to occupy their houses + land and gain access to them either via car or on foot. These houses have some Historic / Heritage merit and are worth preserving for their architecture and cultural value.

My reasons for my objection or submission are:

I do not support the right of Site 4 to occupy land or have access to it. I object and oppose this intention to grant access to land or house. As a former tenant of this house (2009-2019) I know that the owner and now sole occupier of the house, does not follow proper composting toilet requirements. The human waste is often used far too early around plants in the area, also the grey water system is very "dubious" to the point of unhygienic. The house is not of heritage or cultural importance and therefore not as important as sites 1, 2 and 3. Also site 4 has lately dug away sand to create a car park which will not help in restoring dune life and therefore Biodiversity.

The outcomes that need to be addressed by these intentions to grant are:

Give precise details, including the site/s and parts of the intention to grant report you wish to have amended and the general nature of any conditions sought if the intention to grant is proceeded with.

Sites 1, 2 and 3 can contribute to the improvement of Dune restoration with planting + education regarding wildlife (which can help visitors and locals who visit the spit) They already have established areas for cars to be parked in and around their houses, therefore they are not destroying the environment in order to accommodate their vehicles. Eventually these houses will no longer be occupied, due to sea level rise or legal proceedings with DOC, but it would be great to save one of them as an information centre to help Wildlife and Biodiversity. The spit is a very special place.

G. Attachments

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How do I submit my objection or submission?

Complete this form and email to DNSubmissions@doc.govt.nz. You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Ōtepoti / Dunedin Service Centre, Level 1, John Wickliffe House, 265 Princes Street, Ōtepoti / Dunedin 9016. Attention: Kelvin Brown.

WD Brown
417 Aramoana Road
Port Chalmers.

4/04/2022

Director-General
Department of Conservation
PO Box 5244
Dunedin 9058
Level 1, John Wickliffe House
265 Princes Street
Dunedin 9016

Attention: Kelvin Brown
Title: Permissions Advisor

Dear Mr Brown

**INTENTION TO GRANT CONCESSIONS (LEASES, LICENCES AND EASEMENTS)
TO ARAMOANA APPLICANTS**

I am writing to support the applicants listed below and trust the Minister of Conservation will grant 30 year concessions under section 17Q of the Conservation Act 1987 to formalise the existing occupation and access to private accommodation and related facilities (being historic pilot houses/cottages (3) and a dwelling) situated within Aramoana Conservation Area and Aramoana Ecological Area.

The Pilot Station Historic Area consists of three cottages that from 1913 to 1923 provided accommodation for the Otago Harbour Board's pilot and boatmen, responsible for piloting vessels in the harbour. These buildings recall the importance of the pilot service in the days before radio communication, and have architectural significance as examples of workers' dwellings designed by prominent Dunedin architect Basil Hooper, known for his Arts and Crafts style residences.

Also I would like to see the historic pilots wharf at the end of the Spit covered with this concession as it has as much historical importance.

In New Zealand, we now live in an environment marked by a growing interest in heritage, recognition of its social, cultural, environmental and economic benefits to our country, and awareness of its importance to our local and national identity.

As a resident and property owner in Aramoana, I fully support the Minister of Conservation's intent to grant 30 year concessions under section 17Q of the Conservation Act 1987 to formalise the existing occupation and access to private accommodation and related facilities (being historic pilot houses/cottages (3) and a dwelling) situated within Aramoana Conservation Area and Aramoana Ecological Area.

Yours sincerely

WD Brown



A. Name of Applicant and Concession Number

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 Site 2: Vincent Paul George; Diane Margaret George; Liane Josephine Farry; Richard Vivian Marsh Allen; GSM Trustees Limited: 38965-ACC & 50790-OTH
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B. Name of Activity and Location

Sites 1-4: (North Spit, Aramoana) within the Aramoana Conservation Area and Aramoana Ecological Area.
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C.1 Objector or Submitter Information-

Objector or submitter's name (list organisational name if objecting or submitting on behalf of a business, community group, etc.)	Karen and John Davis
Contact person and role of organisation	
Email (Communication from DOC will be via email unless alternate contact requested)	jandkdavis16@gmail.com
Alternate contact for all DOC communication	
Phone/Mobile	034728221
Postal Address and Post Code	16 Muri St, RD2 Port Chalmers 9082

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. Concession Number and Name of Applicant

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Site 2

- (a) To occupy land by cottage/pilot house No.2, associated buildings and improvements situated at North Spit, Aramoana;
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Site 3

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- (b) To rent cottage/pilot house No.3 to paying guests;
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Printed name of objector or submitter or person authorised on behalf of objector or submitter	Karen and John Davis
Organisation	
Date	5 April 2022

D. Statement of Support, Neutrality or Opposition

Site 1

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E. Hearing Request

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

The specific site/s that this objection or submission relates to are:

All 4 sites

My reasons for my objection or submission are:

We have been associated with Aramoana for over 65 years, the last 25 years as permanent residents. The houses and their residents referred to in the concession application, have been an integral part of the community and we support their continuance.

The outcomes that need to be addressed by these intentions to grant are:

Give precise details, including the site/s and parts of the intention to grant report you wish to have amended and the general nature of any conditions sought if the intention to grant is proceeded with.

G. Attachments

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C.1 Objector or Submitter Information-

Objector or submitter's name (list organisational name if objecting or submitting on behalf of a business, community group, etc.)	The Aramoana League Inc
Contact person and role of organisation	<i>John Davis</i> <i>Secretary</i>
Email (Communication from DOC will be via email unless alternate contact requested)	Jandkdavis16@gmil.com
Alternate contact for all DOC communication	
Phone/Mobile	034728221
Postal Address and Post Code	16 Muri St' RD2 Port Chalmers 9082

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Printed name of objector or submitter or person authorised on behalf of objector or submitter	John Davis
Organisation	The Aramoana League Inc
Date	5 April 2022

D. Statement of Support, Neutrality or Opposition

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F. Objection or submission

The specific site/s that this objection or submission relates to are:

All 4 sites

My reasons for my objection or submission are:

THE Aramoana League, established in 1931, has had a long involvement with the activities of the Otago Harbour Board (now replaced by Port Otago Ltd) relating to Mole construction, beach restoration, Pilotage, etc. The Houses on the "Spit" have been an important part of those activities and form an integral part of our community and history. In 1989, when land at Aramoana was transferred from Otago Harbour Board ownership, village residents were promised and obtained freehold status, and the Spit houses were promised "permanent security of tenure". We support the formalisation of existing occupation and access to these historical dwellings.

The outcomes that need to be addressed by these intentions to grant are:

Give precise details, including the site/s and parts of the intention to grant report you wish to have amended and the general nature of any conditions sought if the intention to grant is proceeded with.

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Kelvin Brown

From: paul munro <paullmunro@yahoo.co.nz>
Sent: Tuesday, 5 April 2022 11:50 am
To: Kelvin Brown
Subject: Concession Application for 3 pilot houses/cottages & Dweilling situated North Spit.

Dear Kelvin

Im writing in support of the concessions being granted for the 3 Pilots houses/cottages & dwelling situated at the north spit Aramoana .I believe the lease periods should be a lot longer (999...or 50yrs minimum) to enable the owners to have greater comfort in spending to maintain these heritage buildings which are integral to the development of the Aramoana village/breakwater and Pilots wharf . The ecological area has benefited from the protection that the Spit has offered from open water the sand spit itself basically created by the OHB (otago harbour board) with the installation of the road/rail reclamation to access the Pilots wharf circa 1800s during harbour works.

I believe there is a legal obligation to up hold the status of title that was applied to these individual titles during the original free holding of the land from OHB to DCC (Dunedin City Council..and now to DOC and must be honored.

Regards Paul Munro
21 Plucky Street Aramoana
mb 0211226745.

18 Muri ST
ARAMOANA NO2 R.D.
PORT CHALMERS

9-APRIL-22

DEAR SIR,

Re SUBMISSION, ARAMOANA PILOT HOUSES
CONCESSION.

I FULLY SUPPORT CONTINUING THE CONCESSION
FOR THESE HOUSES.

REGARDS

BW Wilson.

DEPT OF CONSERVATION RECEIVED
07 APR 2022
ŌTEPOTI / DUNEDIN OFFICE

Kelvin Brown

From: Kelvin Brown
Sent: Friday, 8 April 2022 2:03 pm
To: [REDACTED]
Subject: Aramoana Submission
Attachments: Re: Aramoana pilot houses (3) and dwelling - public notification (readvertised); Re: Intention to grant accommodation and easement concessions

Kia ora Joan

I have attached your email received today (8 April 2022) along with your submission received on 29 May 2018.

Based on your response today, I will include the contents of this email (including the attachments) as your submission.

Regards,

Kelvin Brown
Permissions Advisor

Kelvin Brown | Permissions Advisor
Department of Conservation | *Te Papa Atawhai* | Dunedin Service Centre |
PO Box 5244, Dunedin 9054 | Level 1, John Wickliffe House, 265 Princes Street, Dunedin 9016 | New Zealand
Office Ph: 027 561 4316 | Mobile: 027 559 3523 | Email: kibrown@doc.govt.nz | Web: www.doc.govt.nz

Conservation leadership for our nature - *Tākina te hī, Tiakina, te hā o te Āo Tūroa*

Kelvin Brown

From: Joan B [REDACTED]
Sent: Friday, 8 April 2022 12:33 pm
To: Kelvin Brown
Subject: Re: Aramoana pilot houses (3) and dwelling - public notification (readvertised)

Kia ora Kelvin

Thank you for your email.

The content of another submission would be the same as the previous one so I decided to not waste your time by repeating it. However, if required, I would be happy to personally discuss this with anyone.

Thank you for the opportunity to maintain a vital part of our community history for future generations.

Regards

Joan Braithwaite

On Thu, 7 Apr 2022 11:26 Kelvin Brown <kibrown@doc.govt.nz> wrote:

Kia ora Joan

Further to my email below.

If you wish to resubmit a submission on Aramoana, public notification closes on Monday, April 11, 2022.

Regards,

Kelvin Brown

Permissions Advisor

Kelvin Brown | Permissions Advisor

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Conservation leadership for our nature - *Tākina te hī, Tiakina, te hā o te Āo Tūroa*

Dear Submitter

I refer to your submission in 2018 on the concession applications for the 3 pilot houses/cottages and dwelling situated at North Spit, Aramoana.

The Department has made a decision to readvertise these concession applications.

Details of the public notification are:

- public notification will appear in the Otago Daily Times (Saturday, February 12, 2022) and The Star (Thursday, February 17, 2022)
- detailed information on the notification will appear on DOC's consultation page www.doc.govt.nz/consultations on Saturday, February 12, 2022
- objections or submissions close Monday, April 11, 2022
- if a hearing is required, it is likely to occur in the period 2-6 May 2022.

If you require a copy of your 2018 submission for reference, then please send an email request to me.

Regards,

Kelvin Brown

Permissions Advisor

Kelvin Brown | Permissions Advisor

Department of Conservation | Te Papa Atawhai | Dunedin Service Centre |

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Conservation leadership for our nature - *Tākina te hī, Tiakina, te hā o te Āo Tūroa*

Caution - This message and accompanying data may contain information that is confidential or subject to legal privilege. If you are not the intended recipient you are notified that any use, dissemination, distribution or copying of this message or data is prohibited. If you received this email in error, please notify us immediately and erase all copies of the message and attachments. We apologise for the inconvenience. Thank you.

Kelvin Brown

From: Joan B [REDACTED]
Sent: Tuesday, 29 May 2018 11:58 am
To: DNSubmissions
Subject: Re: Intention to grant accommodation and easement concessions

Follow Up Flag: Follow up
Flag Status: Completed

Dear Director -General

I am writing to support the granting of Lease and Licence and Easement to all 4 applicants listed in the Public Notices, Otago Daily Times, March 31 2018.

These applications refer to Sites 1,2,3 and 4 at Aramoana.
Concession No. 38694-ACC 50789-OTH, Site 1. No 38965-ACC 50790-OTH, Site 2
38967-ACC 50791-OTH, Site 3. No38966-ACC 50792-OTH,Site 4.

I believe that it is vital to maintain these historic properties because of their place in the history of Otago Harbour. They have been an integral part of Aramoana since they were built in the 1930's and played a vital role in the safety of the Port.

I also believe that they are an important part of the history of the settlement of Aramoana.

I am happy to speak to this submission if the opportunity arises with the Director General.

Yours Faithfully,

Joan Rua Braithwaite

On Mon, 28 May 2018 13:12 Unifone Voicemail Service [REDACTED] wrote:
Dear Joan Braithwaite:

Just wanted to let you know you were just left a 0:05 long message (number 1)
in mailbox 034727139 from 034180030, on Monday, May 28, 2018 at 01:12:05 PM so you might
want to check it when you get a chance. Thanks!

--Asterisk

Kelvin Brown

From: Alan Mark <alan.mark@otago.ac.nz>
Sent: Wednesday, 13 April 2022 12:38 pm
To: DNSubmissions
Cc: Alan Mark
Subject: FW: Submission on Aramoana

Department of Conservation,
 Head Office.

Sir/Madam,

Please find my amended submission on Aramoana, dated 14April, 2022, below.

Please acknowledge its receipt.

Sincerely, Alan F. Mark, Emeritus Prof, Univ. of Otago.

Intention to grant accommodation in Aramoana

Submission by: Sir Alan Mark, FRSNZ; Hon. D.Sc., Univ. of Otago; Emeritus Prof., Department of Botany, University of Otago, Dunedin.

Dated 13 April, 2022.

BACKGROUND.

I am a retired academic ecologist with a lifetime of involvement with pure and applied ecological studies of a wide range of indigenous ecosystems, aimed at achieving their sustainable management, with representative conservation areas.

SUBMISSION.

Invitation to formalise existing occupation and access to private accommodation (three ex Pilot Houses and a dwelling) and related facilities situated within, but excluded from the Aramoana Conservation Area and Aramoana Ecological Area.

Site 1 (Pilot House 1). Applicant E.A. Dawe. House registered with Heritage NZ.

Site 2 (Pilot House 2). Applicant V & D George, L. Farry, R. Allen & GSM Trustees.

Site 3 (Pilot House 3). Applicant M.Child & P. Jarvis.

Site 4 Dwelling. Applicant J. Vessels.

Lease and licence area for these four houses is 0.68ha

Easement. 970m long & 2.3m wide, total 2850m sq, permitted for personal access only, via vehicle or foot.

The Aramoans Conservation Area and Aramoana Ecological Area of 358.2ha.

NOTE: An Ecological Area is defined in the Conservation Act as a specially protected area, having to be “managed for protection of the particular values of each area. Conservation Act Part IV, Sect. 18-23.

The 358.2ha area is apparently in two parcels: 117.2ha and 241ha, all to be managed pursuant to S 21 of the Conservation Act.

The Aramoana saltmarsh gained prominence when the Technical Advisory Committee on Reserves and Scenic Amenities of the Dunedin Regional Planning Authority (of which I was a member), completed a report in 1973 on "Otago Harbour as a Regional Recreation Resource." Despite its industrial zoning, we recommended that the saltmarsh area be formally reserved "to protect its high ecological values" (see Mark, 2015, pp133-4).

The later controversy over the aluminium smelter proposal saw the saltmarsh proposed as a Wildlife Refuge (secured by a bund wall from the actual smelter and its seepages), largely through the efforts of Hugh Fletcher, senior member of Fletcher Challenge, a partner in the company, South Pacific Aluminium. Fletcher acknowledged "the unique biological values of the saltmarsh" and planned for its protection. When the smelter proposal eventually failed, the local government reorganisation at the time eventually resulted in the saltmarsh being transferred to the Department of Conservation, to which I recommended it be designated an ecological area.

This was a relatively new designation for a conservation area which the NZ Forest Service had devised for the areas of State Forest which the Forest Service's Reserves Advisory Committee (on which I was a Royal Society NZ rep.) had identified in State Forests around the country. Ecological areas had high conservation values, functional ecosystems with regionally important both floral and faunal values.

It seemed appropriate for the Aramoana saltmarsh, given its fully intact nature (a rare phenomenon, regionally), and obvious floral (representative indigenous species and negligible exotics) and faunal (migratory and local birds, fish nursery, entomological, and a sea lion layby) values; as well as Kai Tahu cultural values.

It was so designated and launched in November 1994, by Conservation Minister, Hon Denis Marshall. A boardwalk was constructed through a representative area of this vulnerable saltmarsh by the local Forest & Bird Protection Society, funded with a grant from the Marjorie Barclay Trust, and officially opened by Mayor Sukhi Turner. in August 1999, with support from the local community (see Mark, 2015, pp 230-4).

The Aramoana Conservation Trust (of which I used to be an active member) continues with weed eradication exercises and inplanting of local indigenous plant species in the non-tidal areas adjoining the saltmarsh. The area remains popular with locals and visitors alike.

RECOMMENDATIONS:

I have no objection to any of the four house sites, as described with a total area of 0.68ha being excluded from the Conservation/Ecological Area, or to the Easement area of 950m X 3.0m, being 2850m sq, as shown on the attached Map, being formally recognised as such, but being defined on the ground with durable, white-painted marker poles on the side away from the sand dunes, at appropriate intervals.

NOTE: The easement currently is not marked on the ground, where it is located adjacent to the edge of the coastal sand dune on its eastern side. Since it is unmarked on the ground it is not always observed; traffic often diverts on to the adjacent saltmarsh where it is visually seriously damaging to the saltmarsh ecosystem.

I therefore recommend that this easement be marked on its outer edge with durable white-painted poles at, say 80m intervals.

I also strongly recommend that the Aramoana Conservation Area/Aramoana Ecological Area of 358.2ha, as demarcated on current maps, continues to be formally recognised as such and managed so as to continue to receive the highest level of protection, with minimal human disturbance, consistent with the relevant legislation.

And I wish to be heard on this issue.

Sincerely, Alan F. Mark.

Reference cited:

Mark, Alan F. 2015. *Standing My Ground: A voice for nature conservation*. Otago University Press. 312pp.

Kelvin Brown

From: tree cocks <treecoaks1@yahoo.co.nz>
Sent: Friday, 8 April 2022 6:06 pm
To: DNSubmissions
Subject: Historic pilots cottages Aramoana

A. Name of Applicant and Concession Number

Site 1: Elizabeth Anne Dawe: 38964-ACC & 50789-OTH
 Site 2: Vincent Paul George; Diane Margaret George; Liane Josephine Farry; Richard Vivian Marsh Allen; GSM Trustees Limited: 38965-ACC & 50790-OTH
 Site 3: Madeleine Jill Child & Phillip Matthew Jarvis: 38967-ACC & 50791-OTH
 Site 4: Joseph Vessels: 38966-ACC & 50792-OTH

B. Name of Activity and Location

Sites 1-4: (North Spit, Aramoana) within the Aramoana Conservation Area and Aramoana Ecological Area.

Sites 1-3: Occupy land by cottage/pilot houses No's 1-3, associated buildings, improvements and ancillary structures. All sites include vehicle and foot access. Paying guests at site 3 only.

Site 4: Occupy land by dwelling, associated buildings (outdoor toilet), improvements and ancillary structures (water tank tower). Includes vehicle and foot access. Subletting of dwelling.

C.1 Objector or Submitter Information-

Objector or submitter's name (list organisational name if objecting or submitting on behalf of a business, community group, etc.)	Theresa Cocks
Contact person and role of organisation	
Email (Communication from DOC will be via email unless alternate contact requested)	treecoaks1@yahoo.co.nz
Alternate contact for all DOC communication	
Phone/Mobile	34771723
Postal Address and Post Code	24 Hereford St, DN 9010

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. Concession Number and Name of Applicant

Site 1: Elizabeth Anne Dawe: 38964-ACC & 50789-OTH
 Site 2: Vincent Paul George; Diane Margaret George; Liane Josephine Farry; Richard Vivian Marsh Allen; GSM Trustees Limited: 38965-ACC & 50790-OTH
 Site 3: Madeleine Jill Child & Phillip Matthew Jarvis: 38967-ACC & 50791-OTH
 Site 4: Joseph Vessels: 38966-ACC & 50792-OTH

B. Name of Activity and Location(s)

Sites 1-4 below are within Aramoana Conservation Area and Aramoana Ecological Area:

- Site 1
- To occupy land by cottage/pilot house No. 1, associated buildings and improvements situated at North Spit, Aramoana;
 - To occupy an area around the curtilage of the cottage/pilot house No.1 and ancillary structures for residential purposes;
 - To obtain vehicle and foot access to the cottage/pilot house No.1 and ancillary structures via an easement.
- Site 2
- To occupy land by cottage/pilot house No.2, associated buildings and improvements situated at North Spit, Aramoana;
 - To occupy an area around the curtilage of the cottage/pilot house No.2 and ancillary structures for residential purposes;
 - To obtain vehicle and foot access to the cottage/pilot house No.2 and ancillary structures via an easement.
- Site 3
- To occupy land by cottage/pilot house No.3, associated buildings and improvements situated at North Spit, Aramoana;
 - To rent cottage/pilot house No.3 to paying guests;
 - To occupy an area around the curtilage of the cottage/pilot house No.3 and ancillary structures for residential purposes;
 - To obtain vehicle and foot access to the cottage/pilot house No.3 and ancillary structures via an easement.
- Site 4
- To occupy land by dwelling, associated buildings (outdoor toilet), ancillary structures (water tank tower) and improvements situated at North Spit, Aramoana;
 - Subletting of the dwelling;
 - To occupy an area around the curtilage of the dwelling and ancillary structures for residential purposes;
 - To obtain vehicle and foot access to the dwelling and ancillary structures via an easement.

NOTE: IF YOUR OBJECTION OR SUBMISSION RELATES TO A SPECIFIC SITE THEN CLEARLY IDENTIFY THIS IN YOUR OBJECTION OR SUBMISSION.

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 objector or submitter or person authorised on behalf of objector or submitter	Theresa Cocks
Organisation	
Date	8/4/22

D. Statement of Support, Neutrality or Opposition

Site 1

I support this intention to grant

I am **Neutral** on this intention to grant (I am making a submission).

I **Oppose** this intention to grant (I am making an objection).

Site 2

I **Support** this intention to grant (I am making a submission).

Site 3

I **Support** this intention to grant (I am making a submission).

Site 4

I **Support** this intention to grant (I am making a submission).

E. Hearing Request

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

Concession Number: 38964-ACC to 38967-ACC; 50789-OTH to 50792-OTH

F. Objection or submission

The specific site/s that this objection or submission relates to are:

Houses 1-3

My reasons for my objection or submission are:

These are historic houses for pilots by famous local architect, Basil Hooper. They are kept in good condition. Residents help with wildlife monitoring.

The outcomes that need to be addressed by these intentions to grant are:
Give precise details, including the site/s and parts of the intention to grant report you wish to have amended and the general nature of any conditions sought if the intention to grant is proceeded with.

[Redacted 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'.

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A. Name of Applicant and Concession Number

Site 1: Elizabeth Anne Dawe: 38964-ACC & 50789-OTH
 Site 2: Vincent Paul George; Diane Margaret George; Liane Josephine Farry; Richard Vivian Marsh Allen; GSM Trustees Limited: 38965-ACC & 50790-OTH
 Site 3: Madeleine Jill Child & Phillip Matthew Jarvis: 38967-ACC & 50791-OTH
 Site 4: Joseph Vessels: 38966-ACC & 50792-OTH

B. Name of Activity and Location

Sites 1-4: (North Spit, Aramoana) within the Aramoana Conservation Area and Aramoana Ecological Area.
 Sites 1-3: Occupy land by cottage/pilot houses No's 1-3, associated buildings, improvements and ancillary structures. All sites include vehicle and foot access. Paying guests at site 3 only.
 Site 4: Occupy land by dwelling, associated buildings (outdoor toilet), improvements and ancillary structures (water tank tower). Includes vehicle and foot access. Subletting of dwelling.

C.1 Objector or Submitter Information-

Objector or submitter's name (list organisational name if objecting or submitting on behalf of a business, community group, etc.)	Cleo Gilmour
Contact person and role of organisation	Cleo Gilmour
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. Concession Number and Name of Applicant

Site 1: Elizabeth Anne Dawe: 38964-ACC & 50789-OTH

Site 2: Vincent Paul George; Diane Margaret George; Liane Josephine Farry; Richard Vivian Marsh Allen; GSM Trustees Limited: 38965-ACC & 50790-OTH

Site 3: Madeleine Jill Child & Phillip Matthew Jarvis: 38967-ACC & 50791-OTH

Site 4: Joseph Vessels: 38966-ACC & 50792-OTH

B. Name of Activity and Location(s)

Sites 1-4 below are within Aramoana Conservation Area and Aramoana Ecological Area:

Site 1

- (a) To occupy land by cottage/pilot house No. 1, associated buildings and improvements situated at North Spit, Aramoana;
- (b) To occupy an area around the curtilage of the cottage/pilot house No.1 and ancillary structures for residential purposes;
- (c) To obtain vehicle and foot access to the cottage/pilot house No.1 and ancillary structures via an easement.

Site 2

- (a) To occupy land by cottage/pilot house No.2, associated buildings and improvements situated at North Spit, Aramoana;
- (b) To occupy an area around the curtilage of the cottage/pilot house No.2 and ancillary structures for residential purposes;
- (c) To obtain vehicle and foot access to the cottage/pilot house No.2 and ancillary structures via an easement.

Site 3

- (a) To occupy land by cottage/pilot house No.3, associated buildings and improvements situated at North Spit, Aramoana;
- (b) To rent cottage/pilot house No.3 to paying guests;
- (c) To occupy an area around the curtilage of the cottage/pilot house No.3 and ancillary structures for residential purposes;
- (d) To obtain vehicle and foot access to the cottage/pilot house No.3 and ancillary structures via an easement.

Site 4

- (a) To occupy land by dwelling, associated buildings (outdoor toilet), ancillary structures (water tank tower) and improvements situated at North Spit, Aramoana;
- (b) Subletting of the dwelling;
- (c) To occupy an area around the curtilage of the dwelling and ancillary structures for residential purposes;
- (d) To obtain vehicle and foot access to the dwelling and ancillary structures via an easement.

NOTE: IF YOUR OBJECTION OR SUBMISSION RELATES TO A SPECIFIC SITE THEN CLEARLY IDENTIFY THIS IN YOUR OBJECTION OR SUBMISSION.

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 objector or submitter or person authorised on behalf of objector or submitter	Cleo Gilmour
Organisation	
Date	April 9 2022

D. Statement of Support, Neutrality or Opposition

Site 1

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

Site 2

- I **Support** this intention to grant (I am making a submission).
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- I **Oppose** this intention to grant (I am making an objection).

Site 4

- I **Support** this intention to grant (I am making a submission).
- I am **Neutral** on this intention to grant (I am making a submission).
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-

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 site/s that this objection or submission relates to are:

All sites

My reasons for my objection or submission are:

Continued occupation of the dwellings helps to maintain and prolong them as viable buildings

The outcomes that need to be addressed by these intentions to grant are:

Give precise details, including the site/s and parts of the intention to grant report you wish to have amended and the general nature of any conditions sought if the intention to grant is proceeded with.

G. Attachments

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A. Name of Applicant and Concession Number

Site 1: Elizabeth Anne Dawe: 38964-ACC & 50789-OTH
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B. Name of Activity and Location

Sites 1-4: (North Spit, Aramoana) within the Aramoana Conservation Area and Aramoana Ecological Area.
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C.1 Objector or Submitter Information-

Objector or submitter's name (list organisational name if objecting or submitting on behalf of a business, community group, etc.)	Jennifer Mary Child
Contact person and role of organisation	Jennifer Mary Child
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. Concession Number and Name of Applicant

Site 1: Elizabeth Anne Dawe: 38964-ACC & 50789-OTH

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- (c) To obtain vehicle and foot access to the cottage/pilot house No.1 and ancillary structures via an easement.

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- (a) To occupy land by cottage/pilot house No.2, associated buildings and improvements situated at North Spit, Aramoana;
- (b) To occupy an area around the curtilage of the cottage/pilot house No.2 and ancillary structures for residential purposes;
- (c) To obtain vehicle and foot access to the cottage/pilot house No.2 and ancillary structures via an easement.

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- (b) To rent cottage/pilot house No.3 to paying guests;
- (c) To occupy an area around the curtilage of the cottage/pilot house No.3 and ancillary structures for residential purposes;
- (d) To obtain vehicle and foot access to the cottage/pilot house No.3 and ancillary structures via an easement.

Site 4

- (a) To occupy land by dwelling, associated buildings (outdoor toilet), ancillary structures (water tank tower) and improvements situated at North Spit, Aramoana;
- (b) Subletting of the dwelling;
- (c) To occupy an area around the curtilage of the dwelling and ancillary structures for residential purposes;
- (d) To obtain vehicle and foot access to the dwelling and ancillary structures via an easement.

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Printed name of objector or submitter or person authorised on behalf of objector or submitter	Jennifer Mary Child
Organisation	
Date	April 9 2022

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-

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Site 4: Joseph Vessels: 38966-ACC & 50792-OTH

B. Name of Activity and Location

Sites 1-4: (North Spit, Aramoana) within the Aramoana Conservation Area and Aramoana Ecological Area.

Sites 1-3: Occupy land by cottage/pilot houses No's 1-3, associated buildings, improvements and ancillary structures. All sites include vehicle and foot access. Paying guests at site 3 only.

Site 4: Occupy land by dwelling, associated buildings (outdoor toilet), improvements and ancillary structures (water tank tower). Includes vehicle and foot access. Subletting of dwelling.

C.1 Objector or Submitter Information-

Objector or submitter's name (list organisational name if objecting or submitting on behalf of a business, community group, etc.)	Warren Wilson
Contact person and role of organisation	Warren Wilson
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. Concession Number and Name of Applicant

Site 1: Elizabeth Anne Dawe: 38964-ACC & 50789-OTH

Site 2: Vincent Paul George; Diane Margaret George; Liane Josephine Farry; Richard Vivian Marsh Allen; GSM Trustees Limited: 38965-ACC & 50790-OTH

Site 3: Madeleine Jill Child & Phillip Matthew Jarvis: 38967-ACC & 50791-OTH

Site 4: Joseph Vessels: 38966-ACC & 50792-OTH

B. Name of Activity and Location(s)

Sites 1-4 below are within Aramoana Conservation Area and Aramoana Ecological Area:

Site 1

- (a) To occupy land by cottage/pilot house No. 1, associated buildings and improvements situated at North Spit, Aramoana;
- (b) To occupy an area around the curtilage of the cottage/pilot house No.1 and ancillary structures for residential purposes;
- (c) To obtain vehicle and foot access to the cottage/pilot house No.1 and ancillary structures via an easement.

Site 2

- (a) To occupy land by cottage/pilot house No.2, associated buildings and improvements situated at North Spit, Aramoana;
- (b) To occupy an area around the curtilage of the cottage/pilot house No.2 and ancillary structures for residential purposes;
- (c) To obtain vehicle and foot access to the cottage/pilot house No.2 and ancillary structures via an easement.

Site 3

- (a) To occupy land by cottage/pilot house No.3, associated buildings and improvements situated at North Spit, Aramoana;
- (b) To rent cottage/pilot house No.3 to paying guests;
- (c) To occupy an area around the curtilage of the cottage/pilot house No.3 and ancillary structures for residential purposes;
- (d) To obtain vehicle and foot access to the cottage/pilot house No.3 and ancillary structures via an easement.

Site 4

- (a) To occupy land by dwelling, associated buildings (outdoor toilet), ancillary structures (water tank tower) and improvements situated at North Spit, Aramoana;
- (b) Subletting of the dwelling;
- (c) To occupy an area around the curtilage of the dwelling and ancillary structures for residential purposes;
- (d) To obtain vehicle and foot access to the dwelling and ancillary structures via an easement.

NOTE: IF YOUR OBJECTION OR SUBMISSION RELATES TO A SPECIFIC SITE THEN CLEARLY IDENTIFY THIS IN YOUR OBJECTION OR SUBMISSION.

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 objector or submitter or person authorised on behalf of objector or submitter	Warren Wilson
Organisation	N/A
Date	10/04/2022

D. Statement of Support, ~~Neutrality or Opposition~~

Site 1

- I **Support** this intention to grant (I am making a submission).
- I am ~~Neutral~~ on this intention to grant (I am making a submission).
- I ~~Oppose~~ this intention to grant (I am making an objection).

Site 2

- I **Support** this intention to grant (I am making a submission).
- I am ~~Neutral~~ on this intention to grant (I am making a submission).
- I ~~Oppose~~ this intention to grant (I am making an objection).

Site 3

- I **Support** this intention to grant (I am making a submission).
- I am ~~Neutral~~ on this intention to grant (I am making a submission).
- I ~~Oppose~~ this intention to grant (I am making an objection).

Site 4

- I **Support** this intention to grant (I am making a submission).
 - I am ~~Neutral~~ on this intention to grant (I am making a submission).
 - I **Oppose** this intention to grant (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 site/s that this objection or submission relates to are:

- Site 1: Elizabeth Anne Dawe: 38964-ACC & 50789-OTH
- Site 2: Vincent Paul George; Diane Margaret George; Liane Josephine Farry; Richard Vivian Marsh Allen; GSM Trustees Limited: 38965-ACC & 50790-OTH
- Site 3: Madeleine Jill Child & Phillip Matthew Jarvis: 38967-ACC & 50791-OTH
- Site 4: Joseph Vessels: 38966-ACC & 50792-OTH

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

Please see the attached letter of support to accompany this submission form

The outcomes that need to be addressed by these intentions to grant are:

Give precise details, including the site/s and parts of the intention to grant report you wish to have amended and the general nature of any conditions sought if the intention to grant is proceeded with.

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
2022 DOC submission Pilots' Houses Aramoana	Word	Letter of support for all the four applicants

How do I submit my objection or submission?

Complete this form and email to DNSubmissions@doc.govt.nz. You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Ōtepoti / Dunedin Service Centre, Level 1, John Wickliffe House, 265 Princes Street, Ōtepoti / Dunedin 9016. Attention: Kelvin Brown.

Warren Wilson



10 April 2022

Director-General
C/O Department of Conservation
Ōtepoti
Dunedin Service Centre
Level 1, John Wickliffe House
265 Princes St
Ōtepoti Dunedin 9016

Attention: Kelvin Brown

Dear Mr Brown

Intention to grant accommodation and easement concessions in Aramoana

I am writing to support the applicants listed below who have all sought the maximum term of 60 years for Notified Concession Lease and Licence and Easements under section 17Q of the Conservation Act 1987:

Site 1: Elizabeth Anne Dawe: 38964-ACC & 50789-OTH

Site 2: Vincent Paul George; Diane Margaret George; Liane Josephine Farry; Richard Vivian Marsh Allen; GSM Trustees Limited: 38965-ACC & 50790-OTH

Site 3: Madeleine Jill Child & Phillip Matthew Jarvis: 38967-ACC & 50791-OTH

Site 4: Joseph Vessels: 38966-ACC & 50792-OTH

These houses are identified by the New Zealand Heritage List/Rarangi Korero, within the Pilot Station Historic Area. The New Zealand Heritage List/Rarangi Korero identifies New Zealand's significant and valued historical and cultural heritage places. The historic area was registered under the Historic Places Act 1993. The Pilot Station Historic Area consists of three cottages that from 1913 to 1923 provided accommodation for the Otago Harbour Board's pilot and boatmen, responsible for piloting vessels in the harbour. These buildings recall the importance of the pilot service in the days before radio communication and have architectural significance as examples of workers' dwellings designed by prominent Dunedin architect Basil Hooper, known for his Arts and Crafts style residences.

In New Zealand Aotearoa, we now live in an environment marked by a growing interest in heritage, recognition of its social, cultural, environmental, and economic benefits to our country, and awareness of its importance to our local and national identity.

As a long-term resident and property owner in Aramoana, I support the Minister of Conservation's intent to grant concessions under section 17Q of the Conservation Act 1987 to formalise occupation and access to private accommodation and related facilities (being historic pilot houses/cottages (3) and a dwelling) situated within Aramoana Conservation Area and Aramoana Ecological Area.

The original agreement with Silverpeaks Council of 22 June 1989, before DOC involvement, should be honoured as there was 70 years of habitation already in this area, the light keeper's house has already disappeared.

All reference to a right of first refusal must be removed from the concession, the houses are privately owned and there would not be any land transferred. Phasing out of these properties cannot be countenanced either, the ownership of the houses must be seen with prime user status. There is no difference between the four houses and from the leased farm on the Ecological Area, long before DOC even existed. If DOC procured these properties, I would foresee the houses ending up demolished due to negligence as happened with other historic structures such as the North Spit Jetty known as the Aramoana Pilot's Wharf, lost heritage forever.

DOC, I believe should make a clearer statement as to protection from coastal erosion, especially methodology and what measures are allowable. A defined archaeological site adjacent to Pilot House 1 has been defined, habitation of the houses will guarantee protection, especially now that the local authorities including DOC have shown no interest in maintaining any of the local harbour and beach structures, Long Mac rock groyne, other groynes, sea walls and wharves.

Kindest regards

Warren Wilson

Warren Wilson

10 April 2022

Director-General
C/O Department of Conservation
Ōtepoti
Dunedin Service Centre
Level 1, John Wickliffe House
265 Princes St
Ōtepoti Dunedin 9016

Attention: Kelvin Brown

Dear Mr Brown

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In New Zealand Aotearoa, we now live in an environment marked by a growing interest in heritage, recognition of its social, cultural, environmental, and economic benefits to our country, and awareness of its importance to our local and national identity.

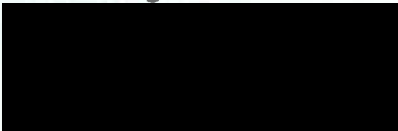
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Kindest regards



09/04/2022

Warren Wilson

OBJECTION OR SUBMISSION FORM

Publicly notified intention to grant concessions for leases, licences, or easements.



Department of Conservation
Te Papa Ataurahi

New Zealand Government

14

A. Name of Applicant and Concession Number

Site 1: Elizabeth Anne Dawe: 38964-ACC & 50789-OTH

Site 2: Vincent Paul George; Diane Margaret George; Liane Josephine Farry; Richard Vivian Marsh Allen; GSM Trustees Limited: 38965-ACC & 50790-OTH

Site 3: Madeleine Jill Child & Phillip Matthew Jarvis: 38967-ACC & 50791-OTH

Site 4: Joseph Vessels: 38966-ACC & 50792-OTH

B. Name of Activity and Location

Sites 1-4: (North Spit, Aramoana) within the Aramoana Conservation Area and Aramoana Ecological Area.

Sites 1-3: Occupy land by cottage/pilot houses No's 1-3, associated buildings, improvements and ancillary structures. All sites include vehicle and foot access. Paying guests at site 3 only.

Site 4: Occupy land by dwelling, associated buildings (outdoor toilet), improvements and ancillary structures (water tank tower). Includes vehicle and foot access. Subletting of dwelling.

C.1 Objector or Submitter Information-

Objector or submitter's name (list organisational name if objecting or submitting on behalf of a business, community group, etc.)	Philippa Coleman
Contact person and role of organisation	As above
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. Concession Number and Name of Applicant

Site 1: Elizabeth Anne Dawe: 38964-ACC & 50789-OTH

Site 2: Vincent Paul George; Diane Margaret George; Liane Josephine Farry; Richard Vivian Marsh Allen; GSM Trustees Limited: 38965-ACC & 50790-OTH

Site 3: Madeleine Jill Child & Phillip Matthew Jarvis: 38967-ACC & 50791-OTH

Site 4: Joseph Vessels: 38966-ACC & 50792-OTH

B. Name of Activity and Location(s)

Sites 1-4 below are within Aramoana Conservation Area and Aramoana Ecological Area:

Site 1

- (a) To occupy land by cottage/pilot house No. 1, associated buildings and improvements situated at North Spit, Aramoana;
- (b) To occupy an area around the curtilage of the cottage/pilot house No.1 and ancillary structures for residential purposes;
- (c) To obtain vehicle and foot access to the cottage/pilot house No.1 and ancillary structures via an easement.

Site 2

- (a) To occupy land by cottage/pilot house No.2, associated buildings and improvements situated at North Spit, Aramoana;
- (b) To occupy an area around the curtilage of the cottage/pilot house No.2 and ancillary structures for residential purposes;
- (c) To obtain vehicle and foot access to the cottage/pilot house No.2 and ancillary structures via an easement.

Site 3

- (a) To occupy land by cottage/pilot house No.3, associated buildings and improvements situated at North Spit, Aramoana;
- (b) To rent cottage/pilot house No.3 to paying guests;
- (c) To occupy an area around the curtilage of the cottage/pilot house No.3 and ancillary structures for residential purposes;
- (d) To obtain vehicle and foot access to the cottage/pilot house No.3 and ancillary structures via an easement.

Site 4

- (a) To occupy land by dwelling, associated buildings (outdoor toilet), ancillary structures (water tank tower) and improvements situated at North Spit, Aramoana;
- (b) Subletting of the dwelling;
- (c) To occupy an area around the curtilage of the dwelling and ancillary structures for residential purposes;
- (d) To obtain vehicle and foot access to the dwelling and ancillary structures via an easement.

NOTE: IF YOUR OBJECTION OR SUBMISSION RELATES TO A SPECIFIC SITE THEN CLEARLY IDENTIFY THIS IN YOUR OBJECTION OR SUBMISSION.

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 objector or submitter or person authorised on behalf of objector or submitter	Philippa Coleman
Organisation	N/A
Date	10/04 2022

D. Statement of Support, Neutrality or Opposition

Site 1

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

Site 2

- I **Support** this intention to grant (I am making a submission).
- I am **Neutral** on this intention to grant (I am making a submission).
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Site 4

- I **Support** this intention to grant (I am making a submission).
- I am **Neutral** on this intention to grant (I am making a submission).
- I **Oppose** this intention to grant (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 site/s that this ~~objection~~ or submission relates to are:

All sites – 1-4

I support granting the submission to all sites.

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

My reason for supporting the submission to all sites is essentially:

1. The Pilots' houses are historical and should be preserved
2. With the Pilots' houses being occupied means that they are maintained and do not fall into disrepair or become derelict and a target for vandals.
3. While occupying the Pilots' houses, the occupants are also keeping watch over the flora and fauna in their immediate surroundings. They notice and can notify DOC of any changes to the natural environment, as well as monitor and participate in keeping an eye on the sea lions and their pups. This is an important role that is successful as there is always a presence in the area. It would be much harder for DOC to undertake these duties

The outcomes that need to be addressed by these intentions to grant are:

Give precise details, including the site/s and parts of the intention to grant report you wish to have amended and the general nature of any conditions sought if the intention to grant is proceeded with.

For the occupants to:

1. maintain the sites, (cottages & facilities) to ensure they do not fall into disrepair or become derelict
2. Notify DOC of threats or disturbances to the natural environment and fauna in the area of the Pilots' houses.

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 DNSubmissions@doc.govt.nz. You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Ōtepoti / Dunedin Service Centre, Level 1, John Wickliffe House, 265 Princes Street, Ōtepoti / Dunedin 9016. Attention: Kelvin Brown.



A. Name of Applicant and Concession Number

Site 1: Elizabeth Anne Dawe: 38964-ACC & 50789-OTH
 Site 2: Vincent Paul George; Diane Margaret George; Liane Josephine Farry; Richard Vivian Marsh Allen; GSM Trustees Limited: 38965-ACC & 50790-OTH
 Site 3: Madeleine Jill Child & Phillip Matthew Jarvis: 38967-ACC & 50791-OTH
 Site 4: Joseph Vessels: 38966-ACC & 50792-OTH

B. Name of Activity and Location

Sites 1-4: (North Spit, Aramoana) within the Aramoana Conservation Area and Aramoana Ecological Area.
 Sites 1-3: Occupy land by cottage/pilot houses No's 1-3, associated buildings, improvements and ancillary structures. All sites include vehicle and foot access. Paying guests at site 3 only.
 Site 4: Occupy land by dwelling, associated buildings (outdoor toilet), improvements and ancillary structures (water tank tower). Includes vehicle and foot access. Subletting of dwelling.

C.1 Objector or Submitter Information-

Objector or submitter's name (list organisational name if objecting or submitting on behalf of a business, community group, etc.)	The Royal Forest and Bird Society Incorporated, Dunedin Branch
Contact person and role of organisation	Nigel Paragreen, member of the Dunedin Branch
Email (Communication from DOC will be via email unless alternate contact requested)	dunedin.branch@forestandbird.org.nz
Alternate contact for all DOC communication	
Phone/Mobile	0272 050 395
Postal Address and Post Code	Forest & Bird Dunedin PO Box 6230 Dunedin North Dunedin, 9059

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. Concession Number and Name of Applicant

Site 1: Elizabeth Anne Dawe: 38964-ACC & 50789-OTH

Site 2: Vincent Paul George; Diane Margaret George; Liane Josephine Farry; Richard Vivian Marsh Allen; GSM Trustees Limited: 38965-ACC & 50790-OTH

Site 3: Madeleine Jill Child & Phillip Matthew Jarvis: 38967-ACC & 50791-OTH

Site 4: Joseph Vessels: 38966-ACC & 50792-OTH

B. Name of Activity and Location(s)

Sites 1-4 below are within Aramoana Conservation Area and Aramoana Ecological Area:

Site 1

- (a) To occupy land by cottage/pilot house No. 1, associated buildings and improvements situated at North Spit, Aramoana;
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- (c) To obtain vehicle and foot access to the cottage/pilot house No.1 and ancillary structures via an easement.

Site 2

- (a) To occupy land by cottage/pilot house No.2, associated buildings and improvements situated at North Spit, Aramoana;
- (b) To occupy an area around the curtilage of the cottage/pilot house No.2 and ancillary structures for residential purposes;
- (c) To obtain vehicle and foot access to the cottage/pilot house No.2 and ancillary structures via an easement.

Site 3

- (a) To occupy land by cottage/pilot house No.3, associated buildings and improvements situated at North Spit, Aramoana;
- (b) To rent cottage/pilot house No.3 to paying guests;
- (c) To occupy an area around the curtilage of the cottage/pilot house No.3 and ancillary structures for residential purposes;
- (d) To obtain vehicle and foot access to the cottage/pilot house No.3 and ancillary structures via an easement.

Site 4

- (a) To occupy land by dwelling, associated buildings (outdoor toilet), ancillary structures (water tank tower) and improvements situated at North Spit, Aramoana;
- (b) Subletting of the dwelling;
- (c) To occupy an area around the curtilage of the dwelling and ancillary structures for residential purposes;
- (d) To obtain vehicle and foot access to the dwelling and ancillary structures via an easement.

NOTE: IF YOUR OBJECTION OR SUBMISSION RELATES TO A SPECIFIC SITE THEN CLEARLY IDENTIFY THIS IN YOUR OBJECTION OR SUBMISSION.

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 objector or submitter or person authorised on behalf of objector or submitter	Nigel Paragreen
Organisation	The Royal Forest and Bird Society Incorporated, Dunedin Branch
Date	11 April 2022

D. Statement of Support, Neutrality or Opposition

Site 1

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

Site 2

- I **Support** this intention to grant (I am making a submission).
- I am **Neutral** on this intention to grant (I am making a submission).
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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 site/s that this objection or submission relates to are:

The whole application.

Please see attached submission for further details.

My reasons for my objection or submission are:

Please see attached submission for details.

The outcomes that need to be addressed by these intentions to grant are:

Give precise details, including the site/s and parts of the intention to grant report you wish to have amended and the general nature of any conditions sought if the intention to grant is proceeded with.

Please see attached submission for further details.

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
2204010 Aramoana accommodation and easement concessions submission	PDF	Submission

How do I submit my objection or submission?

Complete this form and email to DNSubmissions@doc.govt.nz. You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Ōtepoti / Dunedin Service Centre, Level 1, John Wickliffe House, 265 Princes Street, Ōtepoti / Dunedin 9016. Attention: Kelvin Brown.



Forest & Bird Dunedin

PO Box 6230

Dunedin North

Dunedin 9059

dunedin.branch@forestandbird.org.nz

Director-General

Department of Conservation

Ōtepoti/Dunedin Service Centre

Level 1, John Wickliffe House

265 Princes Street

Ōtepoti/Dunedin, 9016

dsubmissions@doc.govt.nz

11 April 2022

Submission on an intention to grant accommodation and easement concessions in Aramoana

Introduction

1. This submission is made on behalf of the Dunedin Branch of the Royal Forest and Bird Society Incorporated (**Forest & Bird**).
2. Forest & Bird is New Zealand's longest running independent conservation organisation. Its constitutional purpose is to take all reasonable steps within its power for the preservation and protection of the indigenous flora and fauna and the natural features of New Zealand.
3. Forest & Bird has for many years had a strong interest and involvement in the Dunedin area and has a long-standing interest in improving biodiversity and protecting and enhancing landscapes in the wider Otago region. The Dunedin branch is involved in a wide range of conservation and advocacy activities.
4. The Dunedin Branch has had a substantial history at Aramoana specifically:
 - a. The branch successfully opposed a proposed aluminium smelter in the area; and
 - b. The branch paid for the boardwalk over the saltmarsh, with associated signage.

Site and activities

5. The application relates to the occupation of public conservation land (**PCL**), specifically the Aramoana Conservation Area and Aramoana Ecological Area. These areas are described in Otago Conservation Management Strategy (**Otago CMS**) and this is summarised in the *Notified Concession Officer's Reports to Decision Maker* for each of the sites, section 1.4. Forest & Bird adopts this summary of distinctive features and wishes to highlight that:
 - a. The saltmarsh is a matrix of open sand flats with and without vegetation;
 - b. the saltmarsh and adjacent areas are of national significance, with features most other saltmarshes in Otago no longer retain;
 - c. the tidal flats provide the most important area of wader habitat in Otago;
 - d. the area is important nationally as a fish breeding and nursery area, including being characterised as kohaka; and
 - e. the saltmarsh has very high entomological values.
6. Appendices 8 and 9 of the Otago CMS lists pressures and threats to specific places. Entries relevant to the Aramoana Ecological Area and the application include:
 - a. coastal development;
 - b. waste and stormwater effluent discharges
 - c. chronic disturbance, harassment and occasionally more severe interactions between people, dogs and coastal wildlife; and
 - d. vehicles.
7. In addition, Forest & Bird members provide the following observations about the place:
 - a. There is a resident population of godwits (*Limosa lapponica*) at the site year around. The three main areas that the godwits frequent are the sandspit at the end of Warrington Beach, the sandbars between the saltmarsh and the shipping channel and islands at Hoopers Inlet. They move between these places through the day, likely due to tidal and food influences.
 - b. Other waders are also present, such as red knots (*Calidris canutus*), banded dotterels (*Charadrius bicinctus*) and south island pied oyster catchers (*Haematopus finschi*).
 - c. The wading birds are flighty and take to the air at the slightest disturbance. For the godwits, it seems there are not many other places for them to move to when disturbed. The occupation presents an almost permanent disturbance to the populations.
 - d. Yellow-eyed penguins (*Megadrypetes antipodes*) have used the end of the spit for molting.

- e. Sea lions (*Phocarcots hookeri*) frequent the area and have breed within the saltmarsh in recent years. Last year a pup was born in between two of the houses at the sites. Adult sea lions use the point for coming out of the water to rest.
 - f. Bow waves from the shipping lane are often thought to be disruptive to populations in the saltmarsh. However, observations from Forest & Bird members suggest that this is not so much the case – particularly ships are when fitted with anti-bow wave devices. Disturbance from bow waves is far less problematic than that of human disturbance.
 - g. Related photographs from Forest & Bird members are shown in Appendix 1.
8. Forest & Bird adopts and submits in opposition to the full range of activities identified in the Notified Concession Officer's Report to Decision Maker for each of the four sites.
 9. Forest & Bird acknowledges that the cottage/pilot houses at sites 1 – 3 are registered with Heritage New Zealand and characterised by the same as the Pilots' Cottages Historic Area, North Spit Aramoana.¹
 10. Forest & Bird also acknowledges the description of assurances from the Department of Conservation (**the Department**) to the owners/occupiers since the land was purchased in 1993, that:

"... a formal lease and/or licence would be entered into to regularise the tenure at this location for the occupation of the land and access to the cottage/pilot houses/dwelling..."^{2,3}

In the time since the land was purchased, the Otago CMS came into force.

11. In summary, the area to be occupied sits within a place of extremely high conservation and ecological value and the ongoing management has been subject to low certainty for all parties. A formal agreement has not been entered into by the parties for close to 30 years since the land was purchased. During this uncertain period, it is understood that the sites have been occupied.
12. Forest & Bird seeks that this concession application provide certainty for all parties, as to the future management of the occupation, including the environment and the public.

Adverse effects arising from the application

13. Forest & Bird's primary concern is for the disturbance or harm of wildlife and the ecosystem at the Aramoana Conservation Area and Aramoana Ecological Area. With permanent structures, the nature of the occupation is likely to facilitate are a frequent human presence. It is well documented that increased human pressure on ecosystems poses a risk to ecosystems through:
 - a. disturbance to wildlife, such as disturbing feeding or breeding;
 - b. harm to wildlife, intentional or not, from humans and domesticated animals such as dogs;

¹ Notified Concession Officer's Report to Decision Maker for sites 1 – 3, section 1.1.

² Ibid, section 1.1.

³ Notified Concession Officer's Report to Decision Maker for site 4, section 1.1

- c. increased pressure on vegetation, leading to habitat loss and erosion; and
 - d. vehicle damage.
14. It was noted previously in this submission that the Otago CMS lists issues related to these as current pressures or threats on the Aramoana Conservation Area and Aramoana Ecological Area. These issues identified during development of the Otago CMS while the current occupation was ongoing.
 15. In addition, observations by Forest & Bird members, covered above, suggest that the effects of disturbance by humans is near permanent as a result of the occupation, particularly for wading birds.
 16. Table 4 of the *Notified Concession Officer's Report to Decision Maker* for each of the four sites details the Environmental Impact Assessment (EIA) from the application. Stated simply, the EIA asserts that the occupation has had a long history and the applicant has taken part in restoration and re-vegetation programmes. Forest and Bird submit that this is an incomplete description, because the Otago CMS and the observations of Forest & Bird members suggests that activities related to the occupation are causing adverse effects.
 17. Simply stating that the occupation has occurred for a long time does not demonstrate an absence of adverse effects, as those effects are likely to have been occurring for a long time also. The applicants have not proposed any mitigation of human activity that may result in the above adverse effects.
 18. Furthermore, Forest & Bird submits that the nature hosting a commercial accommodation business via Bookabatch at site 3 will elevate the adverse effects. It is likely that this business will lead to an elevated number of short-term visitors who are less familiar with the extremely high conservation values of the area. As such, the human pressure on the ecosystem is intensified, compared to that of long term owner/occupiers, as is the risk of harmful interactions with wildlife. These are not visitors who have had *"a lengthy history of occupation at this location and [are] aware of the ecological significance of the area"*, as claimed in the EIA.
 19. The elevated adverse effects resulting from the commercial accommodation business have not been addressed in the EIA.
 20. To avoid doubt, Forest & Bird is also concerned with other adverse effects resulting from the occupation, such as stormwater and effluent discharge vehicle use or threats to heritage buildings.

Issue: Is the EIA complete and are the adverse effects appropriate for the place?

21. For the above reasons, Forest & Bird submits that the ongoing elevated human presence resulting from the occupation of the four sites is not consistent with the New Zealand Coastal Policy Statement 2010 (NZCPS) Conservation General Policy (CGP), nor the Otago CMS. A non-exhaustive list of inconsistent provisions from those documents is set out below:
 - a. NZCPS:
 - i. Objective 1, which requires the safeguarding of the integrity, form, functioning and resilience of the coastal environment and sustaining its ecosystems;

- b. CGP:
 - i. 4.6(a), which requires activities on public conservation lands and waters should be planned and managed in ways which avoid or otherwise minimise adverse effects on the quality of ecosystem services;
- c. Otago CMS:
 - i. Objective 1.5.1.1(e), which provides priority to conserving features listed in Appendix 9 where they are on PCL, which includes the Aramoana Ecological Area;
 - ii. Objective 1.5.3.12(f), which requires EIAs to identify recreation opportunities on neighbouring PCL that are likely to have minimal environmental and landscape impacts; and
 - iii. the outcome for the Eastern Otago and Lowlands / Maukaatua Place requires that concessionaires manage adverse effects on wildlife, this is not addressed in the EIA.

Issue: have coastal hazards been appropriately considered in the context of the buildings' heritage status?

22. Coastal erosion is already an issue in much of coastal Otago and with the impact of climate change this is only expected to be greater. It is clear that the position of the three heritage buildings places them at risk of coastal hazards. So much so, that the recommendations of the Dunedin Service Centre in section 6.5.1 of the *Notified Concession Officer's Report to Decision Maker* for each of the four sites recommends acknowledging that the sites are within a coastal erosion or other natural hazard zone and that the grantor remove themselves of any responsibility for restoration, repair or incidental matters that might arise from the hazards.
23. If the heritage status of the three buildings is to be valued, then it should also be protected. Forest & Bird submits that it is very likely impossible to protect the three buildings in-situ, because of their hazardous location.
24. Failing to protect the heritage status of the buildings is inconsistent with the NZCPS, the CGP and the Otago CMS. A non-exhaustive list of inconsistent provisions from those documents is set out below:
 - a. NZCPS:
 - i. Objective 5, which requires that coastal hazard risks take into account climate change and are managed;
 - b. CGP:
 - i. Policy 5(e), which requires that historic buildings and structures on PCL be used in ways that enables their preservation; and
 - c. Otago CMS:
 - i. the outcome for the Eastern Otago and Lowlands / Maukaatua Place requires Measures to address sea-level rise effects.

Issue: must a phase out of private accommodation occur and there grounds for an exceptional or special case?

25. The *Notified Concession Officer's Report to Decision Maker* for each of the four sites notes that

"Policy 10(h) of the Conservation General Policy (CGP) clearly requires phasing out of private accommodation on public conservation land. However, it also anticipates that the CMSs will generate timeframes and conditions for the phasing out of existing private accommodation. In other words, it allows the CMSs to direct when and how phase out will occur."

26. Forest & Bird agrees with this statement and notes that the occupation of the four sites is undoubtedly for the purpose of private accommodation.

27. However, in the Summary and Conclusions sections, the *Notified Concession Officer's Report to Decision Maker* for each of the four sites, the Department suggest that the decision maker could consider an exceptional or special case. Case law is given for the definition for an exceptional case but not for that of a special case.

28. This logic suggested by the Department is only available to a decision maker due to the use of the word 'should' in Otago CMS Policies 3.11.1 – 3.11.4. The interpretation of 'should' is clearly provided for in CGP Policy 1(d) as carrying a strong expectation of outcome.

29. Forest & Bird submits that the 'should' direction in the Otago CMS policies is not consistent with the direction in CGP Policy 10(h), which is that:

"Existing private accommodation and related facilities, including encampments, on public conservation lands and waters will be phased out..."

and

"They^A should be removed at the end of the phase-out period, unless retained by the Department for public use."

(my emphasis underlined)

30. The nuance in CGP Policy 10(h) is that existing private accommodation will be phased out and the accommodation and related facilities themselves should be removed, unless they are retained for public use.

31. CGP Policy 1(d)(i) provides an interpretation of 'will':

1(d)(i) Policies where legislation provides no discretion for decision making or a deliberate decision has been made by the Minister to direct decision-makers, state that a particular action or actions 'will' be undertaken.

⁴ Referring in the context of the policy to existing private accommodation and related facilities.

32. Putting it all together, there is a fundamental contradiction between relevant policies of the CGP and the Otago CMS. The CGP provides no discretion that private accommodation will be phased out, whereas the Otago CMS provides limited discretion on the matter.
33. Guidance is given in the CGP about contradictions of this type. Policies 1(f) and 1(h) require that the CGP 'will' be applied consistently and approved CMSs have effect except where they clearly derogate from the CGP.
34. Taken together, the decision maker must apply the CGP Policies and therefore has no discretion as to whether a phase out should occur. There are no grounds for either an exceptional or special case with respect to phasing out private accommodation.
35. However, there is consistency between the CGP and Otago CMS Policies in the matter of whether the buildings will be removed or be made available for public use. Both documents provide limited discretion for these pathways with the use of the word 'should'.

Issue: can the Department delay the decision to remove or allow public use of the buildings?

36. With respect to the direction for phasing out private accommodation in the Otago CMS, Policies 3.11.1 – 3.11.4 are relevant. Key provisions for the 4 sites are provided below.

3.11.2 Should phase out all existing private accommodation and related facilities including encampments, on public conservation lands and waters that are not otherwise authorised under section 50 of the National Parks Act 1980 or not specifically provided for or allowed in legislation by either:

a) phasing in public use of the building(s) (see Policy 3.11.4(a)); or

b) removing the building(s) at the end of the phase-out period (see Policy 3.11.4(b)), unless retained by the Department for public use.

3.11.3 Should consult the Otago Conservation Board and the concession applicant when assessing a concession application for existing private accommodation and related facilities, including encampments, to determine whether a concession may be granted and, if so and where relevant, which of the two phase-out methods (Policy 3.11.2(a) or 3.11.2(b)) should be applied.

3.11.4 Should specify the following concession conditions if private accommodation and related facilities, including encampments, are to be authorised in accordance with Policy 3.11.2:

a) in the case of Policy 3.11.2(a), the building(s) are to be made available for use by the public—with specific conditions on how this requirement will be phased in over time stated in each individual concession, including the requirement that any costs charged to the public are reasonable; or

b) in the case of Policy 3.11.2(b), the building(s) are to be removed⁵³ within 18 months of the death of the person named on the authorisation as at 26 June 2013, or within 20 years of approval of this CMS, whichever occurs first; and

(c) ...

Footnote 53: Unless retained by the Department for public use/active management of historical and cultural heritage values.

37. The direction from these policies is that there is a strong expectation that the phase out of private accommodation will take the form of either:
- a. removing the buildings by 2036, 20 years after the Otago CMS was approved; or
 - b. making the buildings available for use by the public.

In both cases, the phase out method should be set out via specific concession conditions.

38. However, Table 8 of the *Notified Concession Officer's Report to Decision Maker* for each of the four sites states that:

"Even though policy 10(h) of the CGP states that "They should be removed at the end of the phase-out period, unless retained by the Department for public use.", it is considered that until the phase-out period of 31 August 2036 occurs, the Minister will not be in a position to decide if the buildings are to be retained by the Department for active management of historical and cultural heritage values or public use"

39. Forest & Bird submits that the Department is in error in considering that a phase out can begin in 2036, and a decision on which method to use delayed until that date. Rather, the Otago CMS directs a strong expectation that the method of phase out will be specified in concession conditions, meaning the phase out path is to be set as a result of this current process. If the buildings are chosen to be removed, this must be undertaken by 2036. If facilitating public use of the buildings is chosen, the timeframe must logically be set within the timeframe of the proposed concession.
40. Therefore, there is a strong expectation in the Otago CMS that the Department is not able to delay a decision on how to phase out private accommodation. Forest & Bird seeks that a path for the phase out of private accommodation is laid down if these concessions are granted.

The merits of the phase out pathways and concession timeframes

41. The decision maker has discretion on which phase out path to take. Forest & Bird suggests that this decision must therefore be made on merit.
42. This submission has provided detail on the surrounding high conservation values, the adverse effects (and the failure to address them in the EIA), the heritage status some buildings, coastal hazards and the future risk of climate change. Based on these factors, Forest & Bird submit that the occupation of the place for private accommodation is not appropriate for the long term.

43. Given the high conservation values and threat to heritage buildings from coastal erosion, Forest & Bird submits that the path most consistent with direction in the CGP and Otago CMS is to remove the buildings. For the heritage buildings, they might be relocated to a more protected site.
44. The alternative, of retaining the buildings for public use and protecting them for their heritage value, does not resolve the coastal erosion risk and is not bound to occur prior to the maximum timeframe for a concession. Such a long-time frame for a phase out is not appropriate, given the adverse effects identified in this submission. If this pathway is chosen, Forest & Bird seeks that a shorter timeframe for the phase out is imposed and any subsequent coastal erosion defences create no adverse effects the surrounding ecosystem.
45. Forest & Bird would support a timeframe that enabled the phase out in either situation to be completed by 2036. This provides the owners/occupiers with reasonable time to enjoy the place and prepare to leave while ensuring that adverse effects from the occupation will not be imposed on the high value surrounding environment in the long term.
46. In the meantime, Forest & Bird seeks that restrictions are placed on activities the concessionaires can carry out within the saltmarsh, so that the disturbance to wildlife and the ecosystem is avoided or minimised. Concessions should only be granted if they are consistent with the purposes and provisions of the NZCPS, the CGP and the Otago CMS. To ascertain this, the EIA will need to be updated by the applicant.
47. Due to the nature of its adverse effects, Forest & Bird submits that a commercial accommodation business is inconsistent with the purposes and provisions of the NZCPS, the CGP and Otago CMS and as such, should not be allowed as part of the concession for any phase out pathway.

Compensation for loss of the buildings and occupation

48. The fully history of the occupation isn't stated in the documents for this process, nor are the details of whether compensation for the loss of property and occupation would be fair. There appears to be no requirement for compensation, but Forest & Bird does sympathise with the current owner/occupiers for likely loss of connection to this place.
49. In the absence of information, Forest & Bird reserves its position on the issue, if it were raised.

Summary and relief sought

50. Forest & Bird opposes the application and recommendations by the Department in their current form.
51. The occupation of the PCL at Aramoana for private accommodation is not appropriate for the long term. On the information provided, it is clear that the EIA is not complete, the adverse effects of the occupation are not appropriate for the place and there is no plan to protect the heritage values of the buildings.
52. The CGP is clear that the occupation must be phased out, either by:
 - a. removal of the buildings, or

b. making their use public.

53. The 2036 timeframe recommended by the Department for the concession would not allow for the removal of the buildings to be completed by the deadline.
54. Forest & Bird seeks that a timeframe and conditions be placed on the concession such the phase out can be completed on or before 2036.
55. In the meantime, Forest & Bird seeks that restrictions are placed on activities the concessionaires can carry out within the saltmarsh, so that the disturbance to wildlife and the ecosystem is avoided or minimised. This will require the EIA to be updated.
56. Forest & Bird has no opinion on the method used to preserve the heritage structures, except that it should not create adverse effects on the surrounding environment.



Nigel Paragreen

Committee member, Forest & Bird Dunedin

0272 050 395

Appendix 1 – Photographs from Forest & Bird observations at the saltmarsh





Kelvin Brown

From: Janet Ledingham <jledingham@xtra.co.nz>
Sent: Monday, 11 April 2022 8:24 am
To: DNSubmissions
Cc: Janet Ledingham
Subject: Aramoana Pilot House Concessions
Attachments: aramoana-objection-or-submission -Ledingham. docx.docx

Dear Kelvin

Attached is my submission re the above. It has been done in haste as I am very involved with the sea lion Nursery at Hoopers Inlet at the moment - and the pups who have unlimited ways for getting on to the road.

It is a personal submission but with a Forest and Bird hat on as I have been involved with Aramoana matters for many years, have a great affection of and concerns for the preservation of the values within the Ecological Area and the sea lions who use the Spitcarea. As you will be aware, Forest and Bird provided the funds to erect the boardwalk that gives a wonderful view over the saltmarsh and it has been my job to ensure that the interpretation panels are in good shape and to replace them when necessary. I have now retired from the Branch committee but continue to have quite a lot of involvement with Aramoana matters.

I wish to support the Forest and Bird Branch submission and that by Sir Alan Mark.

Best regards

Janet

Janet Ledingham
jledingham@xtra.co.nz
622 Highgate, Dunedin 9010
03 467 2960, cell 027 623 4948



A. Name of Applicant and Concession Number

Site 1: Elizabeth Anne Dawe: 38964-ACC & 50789-OTH

Site 2: Vincent Paul George; Diane Margaret George; Liane Josephine Farry; Richard Vivian Marsh Allen; GSM Trustees Limited: 38965-ACC & 50790-OTH

Site 3: Madeleine Jill Child & Phillip Matthew Jarvis: 38967-ACC & 50791-OTH

Site 4: Joseph Vessels: 38966-ACC & 50792-OTH

B. Name of Activity and Location

Sites 1-4: (North Spit, Aramoana) within the Aramoana Conservation Area and Aramoana Ecological Area.

Sites 1-3: Occupy land by cottage/pilot houses No's 1-3, associated buildings, improvements and ancillary structures. All sites include vehicle and foot access. Paying guests at site 3 only.

Site 4: Occupy land by dwelling, associated buildings (outdoor toilet), improvements and ancillary structures (water tank tower). Includes vehicle and foot access. Subletting of dwelling.

C.1 Objector or Submitter Information-

Objector or submitter's name (list organisational name if objecting or submitting on behalf of a business, community group, etc.)

Janet Ledingham

Contact person and role of organisation

Email

jledingham@xtra.co.nz

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

Alternate contact for all DOC communication

Phone/Mobile

467 2960, 027 6234948

Postal Address and Post Code

622 Highgate, Maori Hill,
Dunedin, 9010

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. Concession Number and Name of Applicant

Site 1: Elizabeth Anne Dawe: 38964-ACC & 50789-OTH

Site 2: Vincent Paul George; Diane Margaret George; Liane Josephine Farry; Richard Vivian Marsh Allen; GSM Trustees Limited: 38965-ACC & 50790-OTH

Site 3: Madeleine Jill Child & Phillip Matthew Jarvis: 38967-ACC & 50791-OTH

Site 4: Joseph Vessels: 38966-ACC & 50792-OTH

B. Name of Activity and Location(s)

Sites 1-4 below are within Aramoana Conservation Area and Aramoana Ecological Area:

Site 1

- (a) To occupy land by cottage/pilot house No. 1, associated buildings and improvements situated at North Spit, Aramoana;
- (b) To occupy an area around the curtilage of the cottage/pilot house No.1 and ancillary structures for residential purposes;
- (c) To obtain vehicle and foot access to the cottage/pilot house No.1 and ancillary structures via an easement.

Site 2

- (a) To occupy land by cottage/pilot house No.2, associated buildings and improvements situated at North Spit, Aramoana;
- (b) To occupy an area around the curtilage of the cottage/pilot house No.2 and ancillary structures for residential purposes;
- (c) To obtain vehicle and foot access to the cottage/pilot house No.2 and ancillary structures via an easement.

Site 3

- (a) To occupy land by cottage/pilot house No.3, associated buildings and improvements situated at North Spit, Aramoana;
- (b) To rent cottage/pilot house No.3 to paying guests;
- (c) To occupy an area around the curtilage of the cottage/pilot house No.3 and ancillary structures for residential purposes;
- (d) To obtain vehicle and foot access to the cottage/pilot house No.3 and ancillary structures via an easement.

Site 4

- (a) To occupy land by dwelling, associated buildings (outdoor toilet), ancillary structures (water tank tower) and improvements situated at North Spit, Aramoana;
- (b) Subletting of the dwelling;
- (c) To occupy an area around the curtilage of the dwelling and ancillary structures for residential purposes;
- (d) To obtain vehicle and foot access to the dwelling and ancillary structures via an easement.

NOTE: IF YOUR OBJECTION OR SUBMISSION RELATES TO A SPECIFIC SITE THEN CLEARLY IDENTIFY THIS IN YOUR OBJECTION OR SUBMISSION.

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 objector or submitter or person authorised on behalf of objector or submitter	Janet Ledingham
Organisation	Dunedin Forest and Bird
Date	10.4.22

D. Statement of Support, Neutrality or Opposition

Site 1

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

Site 2

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

Site 3

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

Site 4

- I **Support** this intention to grant (I am making a submission).
 - I am **Neutral** on this intention to grant (I am making a submission).
 - I **Oppose** this intention to grant (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 site/s that this objection or submission relates to are:

Re Easement Concessions

A Sites 1-4

As I understand it the maximum extent of vehicle use on the Aramoana Ecological Area is by way of the existing formed road and then continuing along the high water mark to the pilot houses and extending 3-5 metres into the salt marsh from the high water mark.



Re Site 4 Joseph Vessels

I do not support the request for subletting, or his request for a 60year term.

I do not support his intention to create a drive in parking area

My reasons for my objection or submission are:

A

On numerous occasions in the past vehicles have strayed further onto the saltmarsh and in some cases have caused serious damage. This has not been such a problem since the gate was installed but on some occasions, especially when multiple vehicles have gone down to one or other of the sites the tyre tracks have extended way beyond the high water mark.

B

The Concessionaire acknowledges that the Easement Land is open to the public for access and that the Grantor may close public access during periods of high fire hazard or for reasons of public safety or emergency

I would like the wording to be amended to take account of any wildlife issues that would warrant closing public access.

Re Site 4 Joseph Vessels

I have no confidence that the likely tenants would be adequately briefed in the values of the Ecological Area and the saltmarsh based on past actions of Mr Vessels of which DOC are well aware.

Re the parking area requested. I believe that this would result in unacceptable damage to the affected trees and other ground cover.

The outcomes that need to be addressed by these intentions to grant are:
Give precise details, including the site/s and parts of the intention to grant report you wish to have amended and the general nature of any conditions sought if the intention to grant is proceeded with.

A
Consideration should be given to limiting the number of vehicles permitted to go down to one or other of the sites on party or other occasions and putting in some sort of markers to remind people of the extent of the concession at all times. This would ensure that workmen or other non-lessee vehicles were also well aware of that.

B
I would request an addition to the paragraph below, shown in bold type.

The Concessionaire acknowledges that the Easement Land is open to the public for access and that the Grantor may close public access during periods of high fire hazard or for reasons of public safety or emergency **or for the protection of wildlife such as sea lions**

In 2021 sea lion Nuki had her pup in the area between sites 3 and 4 and shortly thereafter took up residence on the easement between sites 3 and 4 just at the high water mark. Since an adult male was also present for some time this constituted a hazard for people walking at the top of the tide since the male was prepared to defend the female from any perceived threats.

This situation could arise again in the future.

Re Site 4 Joseph Vessels

The request for a parking area to be created should not be granted.
Subletting should not 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

How do I submit my objection or submission?

Complete this form and email to DNSubmissions@doc.govt.nz. You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Ōtepoti / Dunedin Service Centre, Level 1, John Wickliffe House, 265 Princes Street, Ōtepoti / Dunedin 9016. Attention: Kelvin Brown.

OBJECTION OR SUBMISSION



Department of
Conservation
Te Papa Atawhai

New Zealand Government

A. Name of Applicant and Concession Number

17

Site 1: Elizabeth Anne Dawe: 38964-ACC & 50789-OTH

Site 2: Vincent Paul George; Diane Margaret George; Liane Josephine Farry; Richard Vivian Marsh Allen; GSM Trustees Limited: 38965-ACC & 50790-OTH

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Site 4: Joseph Vessels: 38966-ACC & 50792-OTH

B. Name of Activity and Location

Sites 1-4: (North Spit, Aramoana) within the Aramoana Conservation Area and Aramoana Ecological Area.

Sites 1-3: Occupy land by cottage/pilot houses No's 1-3, associated buildings, improvements and ancillary structures. All sites include vehicle and foot access. Paying guests at site 3 only.

Site 4: Occupy land by dwelling, associated buildings (outdoor toilet), improvements and ancillary structures (water tank tower). Includes vehicle and foot access. Subletting of dwelling.

C.1 Objector or Submitter Information-

Objector or submitter's name (list organisational name if objecting or submitting on behalf of a business, community group, etc.)	Madeleine Child and Philip Jarvis
Contact person and role of organisation	<i>Madeleine Child</i>
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. Concession Number and Name of Applicant

Site 1: Elizabeth Anne Dawe: 38964-ACC & 50789-OTH

Site 2: Vincent Paul George; Diane Margaret George; Liane Josephine Farry; Richard Vivian Marsh Allen; GSM Trustees Limited: 38965-ACC & 50790-OTH

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B. Name of Activity and Location(s)

Sites 1-4 below are within Aramoana Conservation Area and Aramoana Ecological Area:

Site 1

- (a) To occupy land by cottage/pilot house No. 1, associated buildings and improvements situated at North Spit, Aramoana;
- (b) To occupy an area around the curtilage of the cottage/pilot house No.1 and ancillary structures for residential purposes;
- (c) To obtain vehicle and foot access to the cottage/pilot house No.1 and ancillary structures via an easement.

Site 2

- (a) To occupy land by cottage/pilot house No.2, associated buildings and improvements situated at North Spit, Aramoana;
- (b) To occupy an area around the curtilage of the cottage/pilot house No.2 and ancillary structures for residential purposes;
- (c) To obtain vehicle and foot access to the cottage/pilot house No.2 and ancillary structures via an easement.

Site 3

- (a) To occupy land by cottage/pilot house No.3, associated buildings and improvements situated at North Spit, Aramoana;
- (b) To rent cottage/pilot house No.3 to paying guests;
- (c) To occupy an area around the curtilage of the cottage/pilot house No.3 and ancillary structures for residential purposes;
- (d) To obtain vehicle and foot access to the cottage/pilot house No.3 and ancillary structures via an easement.

Site 4

- (a) To occupy land by dwelling, associated buildings (outdoor toilet), ancillary structures (water tank tower) and improvements situated at North Spit, Aramoana;
- (b) Subletting of the dwelling;
- (c) To occupy an area around the curtilage of the dwelling and ancillary structures for residential purposes;
- (d) To obtain vehicle and foot access to the dwelling and ancillary structures via an easement.

NOTE: IF YOUR OBJECTION OR SUBMISSION RELATES TO A SPECIFIC SITE THEN CLEARLY IDENTIFY THIS IN YOUR OBJECTION OR SUBMISSION.

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 objector or submitter or person authorised on behalf of objector or submitter	Madeleine Child and Philip Jarvis
Organisation	
Date	10/4/2022

D. Statement of Support, Neutrality or Opposition

Site 1

I **Support** this intention to grant (I am making a submission).

I am **Neutral** on this intention to grant (I am making a submission).

I **Oppose** this intention to grant (I am making an objection).

Site 2

I **Support** this intention to grant (I am making a submission).

I am **Neutral** on this intention to grant (I am making a submission).

I **Oppose** this intention to grant (I am making an objection).

Site 3

I **Support** this intention to grant (I am making a submission).

I am **Neutral** on this intention to grant (I am making a submission).

I **Oppose** this intention to grant (I am making an objection).

Site 4

I **Support** this intention to grant (I am making a submission).

I am **Neutral** on this intention to grant (I am making a submission).

I **Oppose** this intention to grant (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 site/s that this objection or submission relates to are:

Site 1: Elizabeth Anne Dawe: 38964-ACC & 50789-OTH

Site 2: Vincent Paul George; Diane Margaret George; Liane Josephine Farry; Richard Vivian Marsh Allen; GSM Trustees Limited: 38965-ACC & 50790-OTH

Site 3: Madeleine Jill Child & Phillip Matthew Jarvis: 38967-ACC & 50791-OTH

Site 4: Joseph Vessels: 38966-ACC & 50792-OTH

My reasons for my objection or submission are:

We support DOC's proposal to issue licences to the owners of the properties located on "The Spit" at Aramoana.

These Pilot's Houses, designed by Basil Hooper, are iconic and have been located there for over a hundred years. They form part of the fabric of the Aramoana area, and pose no negative environmental effect.

We are very aware of the importance and fragility of the area of The Spit and especially the salt marsh and we limit our vehicle access.

We notify DOC on wildlife issues and have been involved with the Sea Lion Trust and Yellow Eyed Penguin Trust. We monitor beach fires, vehicles and littering.

The houses and the surrounding land are recognised in the Dunedin District Plan and are appropriately protected and cannot be removed or demolished or altered in any way under the Historic Places Act.

We have not rented our house No 3 for several years and will not be doing so again.

The outcomes that need to be addressed by these intentions to grant are:
Give precise details, including the site/s and parts of the intention to grant report you wish to have amended and the general nature of any conditions sought if the intention to grant is proceeded with.

Otago Harbour Board had leased the land on which the privately owned houses are located on perpetually renewable leases. The houses in the nearby village had the same terms.

The current owners purchased their properties during or after the reorganization of the Otago Harbour Board in 1988. This resulted in DOC becoming the owner of the Salt Marsh area which included the 4 pieces of land on which the houses are located.

We are aware that in 1989 the local authority responsible for zoning and planning control told DOC that they must, if they become the owner, as a condition of issuing planning controls, grant permanent security of tenure to the owners of those 4 houses. At the same time the Council issued a condition that the new owner of the land in the nearby village be granted freehold status. Dunedin City Council accordingly freeholded the village land immediately after becoming the legal owner of the village land.

The current proposal (with leases ending in just 15 years) does not in our opinion grant these owners permanent security of tenure.

So we endorse the proposal to grant the licences but with a condition that the terms be amended.

G. Attachments

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

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A. Name of Applicant and Concession Number

- Site 1: Elizabeth Anne Dawe: 38964-ACC & 50789-OTH
- Site 2: Vincent Paul George; Diane Margaret George; Liane Josephine Farry; Richard Vivian Marsh Allen; GSM Trustees Limited: 38965-ACC & 50790-OTH
- Site 3: Madeleine Jill Child & Phillip Matthew Jarvis: 38967-ACC & 50791-OTH
- Site 4: Joseph Vessels: 38966-ACC & 50792-OTH

B. Name of Activity and Location

Sites 1-4: (North Spit, Aramoana) within the Aramoana Conservation Area and Aramoana Ecological Area.

Sites 1-3: Occupy land by cottage/pilot houses No's 1-3, associated buildings, improvements and ancillary structures. All sites include vehicle and foot access. Paying guests at site 3 only.

Site 4: Occupy land by dwelling, associated buildings (outdoor toilet), improvements and ancillary structures (water tank tower). Includes vehicle and foot access. Subletting of dwelling.

C.1 Objector or Submitter Information-

Objector or submitter's name (list organisational name if objecting or submitting on behalf of a business, community group, etc.)

ARAMOANA PILOTS WHARF
RESTORATION CHARITABLE TRUST

Contact person and role of organisation

TRACEY DENSEM - TRUSTEE

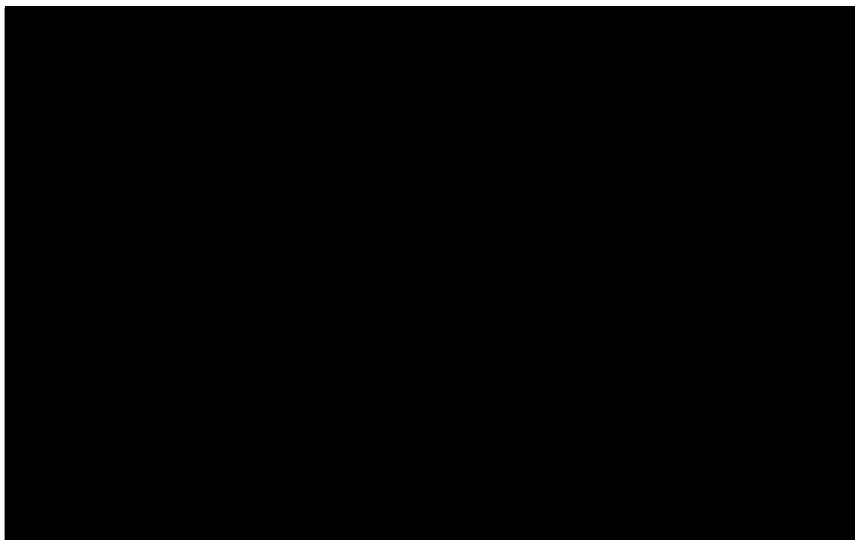
Email

(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. Concession Number and Name of Applicant

Site 1: Elizabeth Anne Dawe: 38964-ACC & 50789-OTH

Site 2: Vincent Paul George; Diane Margaret George; Liane Josephine Farry; Richard Vivian Marsh
Allen; GSM Trustees Limited: 38965-ACC & 50790-OTH

Site 3: Madeleine Jill Child & Phillip Matthew Jarvis: 38967-ACC & 50791-OTH

Site 4: Joseph Vessels: 38966-ACC & 50792-OTH

B. Name of Activity and Location(s)

Sites 1-4 below are within Aramoana Conservation Area and Aramoana Ecological Area:

Site 1

- (a) To occupy land by cottage/pilot house No. 1, associated buildings and improvements situated at North Spit, Aramoana;
- (b) To occupy an area around the curtilage of the cottage/pilot house No.1 and ancillary structures for residential purposes;
- (c) To obtain vehicle and foot access to the cottage/pilot house No.1 and ancillary structures via an easement.

Site 2

- (a) To occupy land by cottage/pilot house No.2, associated buildings and improvements situated at North Spit, Aramoana;
- (b) To occupy an area around the curtilage of the cottage/pilot house No.2 and ancillary structures for residential purposes;
- (c) To obtain vehicle and foot access to the cottage/pilot house No.2 and ancillary structures via an easement.

Site 3

- (a) To occupy land by cottage/pilot house No.3, associated buildings and improvements situated at North Spit, Aramoana;
- (b) To rent cottage/pilot house No.3 to paying guests;
- (c) To occupy an area around the curtilage of the cottage/pilot house No.3 and ancillary structures for residential purposes;
- (d) To obtain vehicle and foot access to the cottage/pilot house No.3 and ancillary structures via an easement.

Site 4

- (a) To occupy land by dwelling, associated buildings (outdoor toilet), ancillary structures (water tank tower) and improvements situated at North Spit, Aramoana;
- (b) Subletting of the dwelling;
- (c) To occupy an area around the curtilage of the dwelling and ancillary structures for residential purposes;
- (d) To obtain vehicle and foot access to the dwelling and ancillary structures via an easement.

NOTE: IF YOUR OBJECTION OR SUBMISSION RELATES TO A SPECIFIC SITE THEN CLEARLY IDENTIFY THIS IN YOUR OBJECTION OR SUBMISSION.

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 objector or submitter or person authorised on behalf of objector or submitter

Organisation **Arundale Piers Wharf Restoration Charitable Trust.**

TRACEY DENSEM

Date: **4/4/22**

D. Statement of Support, ~~Neutrality or Opposition~~

Site 1

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

Site 2

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

Site 3

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

Site 4

- I **Support** this intention to grant (I am making a submission).
- I am **Neutral** on this intention to grant (I am making a submission).
- I **Oppose** this intention to grant (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 site/s that this objection or submission relates to are:

Sites 1-4 North Spit Archaean within the Archaean Ecological & Conservation Area.

My reasons for my objection or submission are:

The pilots houses are part of the Heritage Area along with the pilots wharf located at 'The North Spit' since the 1920's. They have high significance in accordance with the Historic Places Act 1993. They should remain, as is, for historical & cultural heritage values.

The outcomes that need to be addressed by these intentions to grant are:

Give precise details, including the site/s and parts of the intention to grant report you wish to have amended and the general nature of any conditions sought if the intention to grant is proceeded with.

For all sites to have the longest leases made available to them.

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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A. Name of Applicant and Concession Number

- Site 1: Elizabeth Anne Dawe: 38964-ACC & 50789-OTH
- Site 2: Vincent Paul George; Diane Margaret George; Liane Josephine Farry; Richard Vivian Marsh Allen; GSM Trustees Limited: 38965-ACC & 50790-OTH
- Site 3: Madeleine Jill Child & Phillip Matthew Jarvis: 38967-ACC & 50791-OTH
- Site 4: Joseph Vessels: 38966-ACC & 50792-OTH

B. Name of Activity and Location

Sites 1-4: (North Spit, Aramoana) within the Aramoana Conservation Area and Aramoana Ecological Area.

Sites 1-3: Occupy land by cottage/pilot houses No's 1-3, associated buildings, improvements and ancillary structures. All sites include vehicle and foot access. Paying guests at site 3 only.

Site 4: Occupy land by dwelling, associated buildings (outdoor toilet), improvements and ancillary structures (water tank tower). Includes vehicle and foot access. Subletting of dwelling.

C.1 Objector or Submitter Information-

~~Objector or~~ submitter's name (list organisational name if objecting or 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

TRACEY ANNE DENSEM

southernsteel.bldgs
@xtra.co.nz

as above

027-278-0268

18 Clyde Street, Roseneath
Port Chalmers, 9023

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. Concession Number and Name of Applicant

Site 1: Elizabeth Anne Dawe: 38964-ACC & 50789-OTH

Site 2: Vincent Paul George; Diane Margaret George; Liane Josephine Farry; Richard Vivian Marsh Allen; GSM Trustees Limited: 38965-ACC & 50790-OTH

Site 3: Madeleine Jill Child & Phillip Matthew Jarvis: 38967-ACC & 50791-OTH

Site 4: Joseph Vessels: 38966-ACC & 50792-OTH

B. Name of Activity and Location(s)

Sites 1-4 below are within Aramoana Conservation Area and Aramoana Ecological Area:

Site 1

- (a) To occupy land by cottage/pilot house No. 1, associated buildings and improvements situated at North Spit, Aramoana;
- (b) To occupy an area around the curtilage of the cottage/pilot house No.1 and ancillary structures for residential purposes;
- (c) To obtain vehicle and foot access to the cottage/pilot house No.1 and ancillary structures via an easement.

Site 2

- (a) To occupy land by cottage/pilot house No.2, associated buildings and improvements situated at North Spit, Aramoana;
- (b) To occupy an area around the curtilage of the cottage/pilot house No.2 and ancillary structures for residential purposes;
- (c) To obtain vehicle and foot access to the cottage/pilot house No.2 and ancillary structures via an easement.

Site 3

- (a) To occupy land by cottage/pilot house No.3, associated buildings and improvements situated at North Spit, Aramoana;
- (b) To rent cottage/pilot house No.3 to paying guests;
- (c) To occupy an area around the curtilage of the cottage/pilot house No.3 and ancillary structures for residential purposes;
- (d) To obtain vehicle and foot access to the cottage/pilot house No.3 and ancillary structures via an easement.

Site 4

- (a) To occupy land by dwelling, associated buildings (outdoor toilet), ancillary structures (water tank tower) and improvements situated at North Spit, Aramoana;
- (b) Subletting of the dwelling;
- (c) To occupy an area around the curtilage of the dwelling and ancillary structures for residential purposes;
- (d) To obtain vehicle and foot access to the dwelling and ancillary structures via an easement.

NOTE: IF YOUR OBJECTION OR SUBMISSION RELATES TO A SPECIFIC SITE THEN CLEARLY IDENTIFY THIS IN YOUR OBJECTION OR SUBMISSION.

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 objector or submitter or person authorised on behalf of objector or submitter
Organisation

TRACEY ANNE DENSEM

Date

4/4/22

D. Statement of Support, Neutrality or Opposition

Site 1

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

Site 2

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

Site 3

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

Site

- I **Support** this intention to grant (I am making a submission).
 I am **Neutral** on this intention to grant (I am making a submission).
 I **Oppose** this intention to grant (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 site/s that this objection or submission relates to are:

Sites 1-4 Aramona
The Spit Houses/Cottages.

My reasons for my objection or submission are:

These are heritage structures that should remain on this very important site are all Basil Hoper designed. Extremely rare all on a extremely rare historical site. Please leave as is.

The outcomes that need to be addressed by these intentions to grant are:

Give precise details, including the site/s and parts of the intention to grant report you wish to have amended and the general nature of any conditions sought if the intention to grant is proceeded with.

The longer leases to all the better, for historical and cultural reasoning.

G. Attachments

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

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OBJECTION OR SUBMISSION



Department of Conservation
Te Papa Atawhai
New Zealand Government

20

A. Name of Applicant and Concession Number

- Site 1: Elizabeth Anne Dawe: 38964-ACC & 50789-OTH
Site 2: Vincent Paul George; Diane Margaret George; Liane Josephine Farry; Richard Vivian Marsh Allen; GSM Trustees Limited: 38965-ACC & 50790-OTH
Site 3: Madeleine Jill Child & Phillip Matthew Jarvis: 38967-ACC & 50791-OTH
Site 4: Joseph Vessels: 38966-ACC & 50792-OTH

B. Name of Activity and Location

- Sites 1-4: (North Spit, Aramoana) within the Aramoana Conservation Area and Aramoana Ecological Area.
Sites 1-3: Occupy land by cottage/pilot houses No's 1-3, associated buildings, improvements and ancillary structures. All sites include vehicle and foot access. Paying guests at site 3 only.
Site 4: Occupy land by dwelling, associated buildings (outdoor toilet), improvements and ancillary structures (water tank tower). Includes vehicle and foot access. Subletting of dwelling.

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

Objector or submitter's name (list organisational name if objecting or submitting on behalf of a business, community group, etc.)

Geoffrey Michael McClelland.

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

03

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. Concession Number and Name of Applicant

Site 1: Elizabeth Anne Dawe: 38964-ACC & 50789-OTH

Site 2: Vincent Paul George; Diane Margaret George; Liane Josephine Farry; Richard Vivian Marsh
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Site 3: Madeleine Jill Child & Phillip Matthew Jarvis: 38967-ACC & 50791-OTH

Site 4: Joseph Vessels: 38966-ACC & 50792-OTH

B. Name of Activity and Location(s)

Sites 1-4 below are within Aramoana Conservation Area and Aramoana Ecological Area:

Site 1

- (a) To occupy land by cottage/pilot house No. 1, associated buildings and improvements situated at North Spit, Aramoana;
- (b) To occupy an area around the curtilage of the cottage/pilot house No.1 and ancillary structures for residential purposes;
- (c) To obtain vehicle and foot access to the cottage/pilot house No.1 and ancillary structures via an easement.

Site 2

- (a) To occupy land by cottage/pilot house No.2, associated buildings and improvements situated at North Spit, Aramoana;
- (b) To occupy an area around the curtilage of the cottage/pilot house No.2 and ancillary structures for residential purposes;
- (c) To obtain vehicle and foot access to the cottage/pilot house No.2 and ancillary structures via an easement.

Site 3

- (a) To occupy land by cottage/pilot house No.3, associated buildings and improvements situated at North Spit, Aramoana;
- (b) To rent cottage/pilot house No.3 to paying guests;
- (c) To occupy an area around the curtilage of the cottage/pilot house No.3 and ancillary structures for residential purposes;
- (d) To obtain vehicle and foot access to the cottage/pilot house No.3 and ancillary structures via an easement.

Site 4

- (a) To occupy land by dwelling, associated buildings (outdoor toilet), ancillary structures (water tank tower) and improvements situated at North Spit, Aramoana;
- (b) Subletting of the dwelling;
- (c) To occupy an area around the curtilage of the dwelling and ancillary structures for residential purposes;
- (d) To obtain vehicle and foot access to the dwelling and ancillary structures via an easement.

NOTE: IF YOUR OBJECTION OR SUBMISSION RELATES TO A SPECIFIC SITE THEN CLEARLY IDENTIFY THIS IN YOUR OBJECTION OR SUBMISSION.

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 objector or submitter or person authorised on behalf of objector or submitter

Organisation Geoffrey Michael McClelland

Date 9/4/22.

D. ~~Statement of Support, Neutrality or Opposition~~

Site 1

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

Site 2

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Site 3

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Site 4

- I **Support** this intention to grant (I am making a submission).
- I am **Neutral** on this intention to grant (I am making a submission).
- I **Oppose** this intention to grant (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 site/s that this ~~objection~~ or submission relates to are:

Site 1
Site 2
Site 3
Site 4

 all North Spit Aramooa
all houses & structures

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

They are just fine as is even in the Conservation and Ecological Area these heritage structures are to stay as is. No problems from them being there and the Owners are all well aware of the protected area, so leave these houses/cottages as protected for as long as possible Leases.

The outcomes that need to be addressed by these intentions to grant are:

Give precise details, including the site/s and parts of the intention to grant report you wish to have amended and the general nature of any conditions sought if the intention to grant is proceeded with.

Leave well alone.

G. Attachments

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

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OBJECTION OR SUBMISSION



Department of Conservation
Te Papa Atairāhau
New Zealand Government

21

A. Name of Applicant and Concession Number

- Site 1: Elizabeth Anne Dawe: 38964-ACC & 50789-OTH
- Site 2: Vincent Paul George; Diane Margaret George; Liane Josephine Farry; Richard Vivian Marsh Allen; GSM Trustees Limited: 38965-ACC & 50790-OTH
- Site 3: Madeleine Jill Child & Phillip Matthew Jarvis: 38967-ACC & 50791-OTH
- Site 4: Joseph Vessels: 38966-ACC & 50792-OTH

B. Name of Activity and Location

- Sites 1-4: (North Spit, Aramoana) within the Aramoana Conservation Area and Aramoana Ecological Area.
- Sites 1-3: Occupy land by cottage/pilot houses No's 1-3, associated buildings, improvements and ancillary structures. All sites include vehicle and foot access. Paying guests at site 3 only.
- Site 4: Occupy land by dwelling, associated buildings (outdoor toilet), improvements and ancillary structures (water tank tower). Includes vehicle and foot access. Subletting of dwelling.

C.1 Objector or Submitter Information-

Objector or submitter's name (list organisational name if objecting or submitting on behalf of a business, community group, etc.)

VICKI MARIA MC CLELLAN

Contact person and role of organisation

AS ASVC

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. Concession Number and Name of Applicant

Site 1: Elizabeth Anne Dawe: 38964-ACC & 50789-OTH

Site 2: Vincent Paul George; Diane Margaret George; Liane Josephine Farry; Richard Vivian Marsh Allen; GSM Trustees Limited: 38965-ACC & 50790-OTH

Site 3: Madeleine Jill Child & Phillip Matthew Jarvis: 38967-ACC & 50791-OTH

Site 4: Joseph Vessels: 38966-ACC & 50792-OTH

B. Name of Activity and Location(s)

Sites 1-4 below are within Aramoana Conservation Area and Aramoana Ecological Area:

Site 1

- (a) To occupy land by cottage/pilot house No. 1, associated buildings and improvements situated at North Spit, Aramoana;
- (b) To occupy an area around the curtilage of the cottage/pilot house No.1 and ancillary structures for residential purposes;
- (c) To obtain vehicle and foot access to the cottage/pilot house No.1 and ancillary structures via an easement.

Site 2

- (a) To occupy land by cottage/pilot house No.2, associated buildings and improvements situated at North Spit, Aramoana;
- (b) To occupy an area around the curtilage of the cottage/pilot house No.2 and ancillary structures for residential purposes;
- (c) To obtain vehicle and foot access to the cottage/pilot house No.2 and ancillary structures via an easement.

Site 3

- (a) To occupy land by cottage/pilot house No.3, associated buildings and improvements situated at North Spit, Aramoana;
- (b) To rent cottage/pilot house No.3 to paying guests;
- (c) To occupy an area around the curtilage of the cottage/pilot house No.3 and ancillary structures for residential purposes;
- (d) To obtain vehicle and foot access to the cottage/pilot house No.3 and ancillary structures via an easement.

Site 4

- (a) To occupy land by dwelling, associated buildings (outdoor toilet), ancillary structures (water tank tower) and improvements situated at North Spit, Aramoana;
- (b) Subletting of the dwelling;
- (c) To occupy an area around the curtilage of the dwelling and ancillary structures for residential purposes;
- (d) To obtain vehicle and foot access to the dwelling and ancillary structures via an easement.

NOTE: IF YOUR OBJECTION OR SUBMISSION RELATES TO A SPECIFIC SITE THEN CLEARLY IDENTIFY THIS IN YOUR OBJECTION OR SUBMISSION.

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 objector or submitter or person authorised on behalf of objector or submitter
Organisation

VICKI MARIA MCCLELLAN

Date

9/4/2022

D. Statement of Support, Neutrality or Opposition

Site 1

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

Site 2

- I **Support** this intention to grant (I am making a submission).
 I am **Neutral** on this intention to grant (I am making a submission).
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Site 3

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 I am **Neutral** on this intention to grant (I am making a submission).
 I **Oppose** this intention to grant (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 site/s that this objection or submission relates to are:

SITE 1 ~~HERE~~
THROUGH TO 4. THE SPIT, ARAMOANA

My reasons for my objection or submission are:

HERITAGE STRUCTURES SHOULD BE LEFT
ALONE WHERE THEY ARE!

The outcomes that need to be addressed by these intentions to grant are:

Give precise details, including the site/s and parts of the intention to grant report you wish to have amended and the general nature of any conditions sought if the intention to grant is proceeded with.

LONG LEASE

G. Attachments

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

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

Complete this form and email to DNSubmissions@doc.govt.nz. You may also mail your objection and submission to: Director-General, c/o Department of Conservation, Ōtepoti / Dunedin Service Centre, Level 1, John Wickliffe House, 265 Princes Street, Ōtepoti / Dunedin 9016. Attention: Kelvin Brown.



A. Name of Applicant and Concession Number

- Site 1: Elizabeth Anne Dawe: 38964-ACC & 50789-OTH
- Site 2: Vincent Paul George; Diane Margaret George; Liane Josephine Farry; Richard Vivian Marsh Allen; GSM Trustees Limited: 38965-ACC & 50790-OTH
- Site 3: Madeleine Jill Child & Phillip Matthew Jarvis: 38967-ACC & 50791-OTH
- Site 4: Joseph Vessels: 38966-ACC & 50792-OTH

B. Name of Activity and Location

- Sites 1-4: (North Spit, Aramoana) within the Aramoana Conservation Area and Aramoana Ecological Area.
- Sites 1-3: Occupy land by cottage/pilot houses No's 1-3, associated buildings, improvements and ancillary structures. All sites include vehicle and foot access. Paying guests at site 3 only.
- Site 4: Occupy land by dwelling, associated buildings (outdoor toilet), improvements and ancillary structures (water tank tower). Includes vehicle and foot access. Subletting of dwelling.

C.1 Objector or Submitter Information-

Objector or submitter's name (list organisational name if objecting or submitting on behalf of a business, community group, etc.)

Jasmine Millar

Contact person and role of organisation

As above

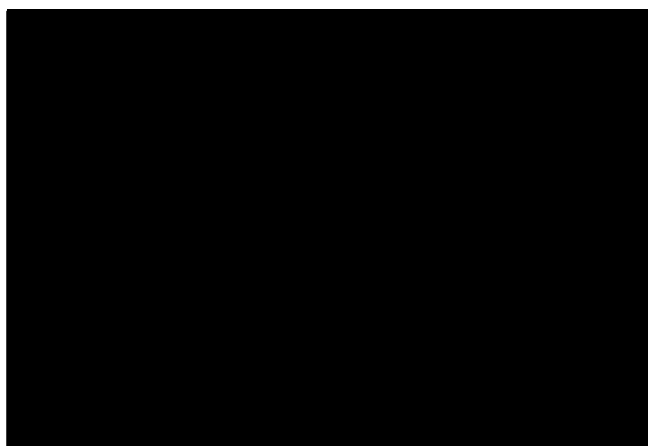
Email

(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. Concession Number and Name of Applicant

Site 1: Elizabeth Anne Dawe: 38964-ACC & 50789-OTH

Site 2: Vincent Paul George; Diane Margaret George; Liane Josephine Farry; Richard Vivian Marsh
Allen; GSM Trustees Limited: 38965-ACC & 50790-OTH

Site 3: Madeleine Jill Child & Phillip Matthew Jarvis: 38967-ACC & 50791-OTH

Site 4: Joseph Vessels: 38966-ACC & 50792-OTH

B. Name of Activity and Location(s)

Sites 1-4 below are within Aramoana Conservation Area and Aramoana Ecological Area:

Site 1

- (a) To occupy land by cottage/pilot house No. 1, associated buildings and improvements situated at North Spit, Aramoana;
- (b) To occupy an area around the curtilage of the cottage/pilot house No.1 and ancillary structures for residential purposes;
- (c) To obtain vehicle and foot access to the cottage/pilot house No.1 and ancillary structures via an easement.

Site 2

- (a) To occupy land by cottage/pilot house No.2, associated buildings and improvements situated at North Spit, Aramoana;
- (b) To occupy an area around the curtilage of the cottage/pilot house No.2 and ancillary structures for residential purposes;
- (c) To obtain vehicle and foot access to the cottage/pilot house No.2 and ancillary structures via an easement.

Site 3

- (a) To occupy land by cottage/pilot house No.3, associated buildings and improvements situated at North Spit, Aramoana;
- (b) To rent cottage/pilot house No.3 to paying guests;
- (c) To occupy an area around the curtilage of the cottage/pilot house No.3 and ancillary structures for residential purposes;
- (d) To obtain vehicle and foot access to the cottage/pilot house No.3 and ancillary structures via an easement.

Site 4

- (a) To occupy land by dwelling, associated buildings (outdoor toilet), ancillary structures (water tank tower) and improvements situated at North Spit, Aramoana;
- (b) Subletting of the dwelling;
- (c) To occupy an area around the curtilage of the dwelling and ancillary structures for residential purposes;
- (d) To obtain vehicle and foot access to the dwelling and ancillary structures via an easement.

NOTE: IF YOUR OBJECTION OR SUBMISSION RELATES TO A SPECIFIC SITE THEN CLEARLY IDENTIFY THIS IN YOUR OBJECTION OR SUBMISSION.

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 objector or submitter or person
authorised on behalf of objector or submitter

Organisation

Jasmine Millar

Date

8/4/2022.

D. Statement of Support, ~~Neutrality or Opposition~~

Site 1

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

Site 2

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

Site 3

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

Site 4

- I **Support** this intention to grant (I am making a submission).
- I am **Neutral** on this intention to grant (I am making a submission).
- I **Oppose** this intention to grant (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 site/s that this ~~objection~~ or submission relates to are:

Sites of North Spit Araroana. Sites 1-4.
All heritage houses/buildings.

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

Heritage structures on this site should remain
on this site forever.

The outcomes that need to be addressed by these intentions to grant are:

Give precise details, including the site/s and parts of the intention to grant report you wish to have amended and the general nature of any conditions sought if the intention to grant is proceeded with.

More years for lease the better for all
heritage structures on this North Spit Land.

G. Attachments

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OBJECTION OR SUBMISSION



Department of Conservation
Te Papa Atawhai
New Zealand Government

23

A. Name of Applicant and Concession Number

- Site 1: Elizabeth Anne Dawe: 38964-ACC & 50789-OTH
- Site 2: Vincent Paul George; Diane Margaret George; Liane Josephine Farry; Richard Vivian Marsh Allen; GSM Trustees Limited: 38965-ACC & 50790-OTH
- Site 3: Madeleine Jill Child & Phillip Matthew Jarvis: 38967-ACC & 50791-OTH
- Site 4: Joseph Vessels: 38966-ACC & 50792-OTH

B. Name of Activity and Location

- Sites 1-4: (North Spit, Aramoana) within the Aramoana Conservation Area and Aramoana Ecological Area.
- Sites 1-3: Occupy land by cottage/pilot houses No's 1-3, associated buildings, improvements and ancillary structures. All sites include vehicle and foot access. Paying guests at site 3 only.
- Site 4: Occupy land by dwelling, associated buildings (outdoor toilet), improvements and ancillary structures (water tank tower). Includes vehicle and foot access. Subletting of dwelling.

C.1 Objector or Submitter Information-

Objector or submitter's name (list organisational name if objecting or submitting on behalf of a business, community group, etc.)

Rheon McClellan

Contact person and role of organisation

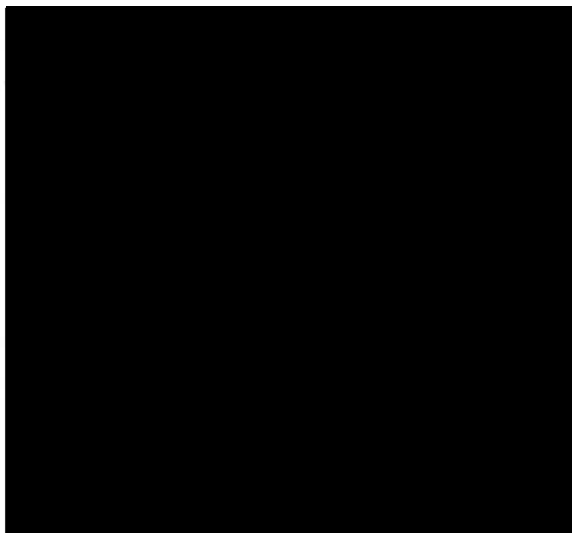
Email

(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. Concession Number and Name of Applicant

Site 1: Elizabeth Anne Dawe: 38964-ACC & 50789-OTH

Site 2: Vincent Paul George; Diane Margaret George; Liane Josephine Farry; Richard Vivian Marsh Allen; GSM Trustees Limited: 38965-ACC & 50790-OTH

Site 3: Madeleine Jill Child & Phillip Matthew Jarvis: 38967-ACC & 50791-OTH

Site 4: Joseph Vessels: 38966-ACC & 50792-OTH

B. Name of Activity and Location(s)

Sites 1-4 below are within Aramoana Conservation Area and Aramoana Ecological Area:

Site 1

- (a) To occupy land by cottage/pilot house No. 1, associated buildings and improvements situated at North Spit, Aramoana;
- (b) To occupy an area around the curtilage of the cottage/pilot house No.1 and ancillary structures for residential purposes;
- (c) To obtain vehicle and foot access to the cottage/pilot house No.1 and ancillary structures via an easement.

Site 2

- (a) To occupy land by cottage/pilot house No.2, associated buildings and improvements situated at North Spit, Aramoana;
- (b) To occupy an area around the curtilage of the cottage/pilot house No.2 and ancillary structures for residential purposes;
- (c) To obtain vehicle and foot access to the cottage/pilot house No.2 and ancillary structures via an easement.

Site 3

- (a) To occupy land by cottage/pilot house No.3, associated buildings and improvements situated at North Spit, Aramoana;
- (b) To rent cottage/pilot house No.3 to paying guests;
- (c) To occupy an area around the curtilage of the cottage/pilot house No.3 and ancillary structures for residential purposes;
- (d) To obtain vehicle and foot access to the cottage/pilot house No.3 and ancillary structures via an easement.

Site 4

- (a) To occupy land by dwelling, associated buildings (outdoor toilet), ancillary structures (water tank tower) and improvements situated at North Spit, Aramoana;
- (b) Subletting of the dwelling;
- (c) To occupy an area around the curtilage of the dwelling and ancillary structures for residential purposes;
- (d) To obtain vehicle and foot access to the dwelling and ancillary structures via an easement.

NOTE: IF YOUR OBJECTION OR SUBMISSION RELATES TO A SPECIFIC SITE THEN CLEARLY IDENTIFY THIS IN YOUR OBJECTION OR SUBMISSION.

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 objector or submitter or person authorised on behalf of objector or submitter

Organisation

Rheon McDelland

Date

8/4/2022

D. Statement of Support, ~~Neutrality or Opposition~~

Site 1

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

Site 2

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

Site 3

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

Site 4

- I **Support** this intention to grant (I am making a submission).
- I am **Neutral** on this intention to grant (I am making a submission).
- I **Oppose** this intention to grant (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 site/s that this ~~objection~~ or submission relates to are:

North Spit sites 1-4 Aramoana.

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

The pilot houses and pilots wharf are heritage structures on this site and should be left as is + kept in this heritage area.

The outcomes that need to be addressed by these intentions to grant are:

Give precise details, including the site/s and parts of the intention to grant report you wish to have amended and the general nature of any conditions sought if the intention to grant is proceeded with.

leave as is and where is.

G. Attachments

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

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A. Name of Applicant and Concession Number

Site 1: Elizabeth Anne Dawe: 38964-ACC & 50789-OTH
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 Site 4: Joseph Vessels: 38966-ACC & 50792-OTH

B. Name of Activity and Location

Sites 1-4: (North Spit, Aramoana) within the Aramoana Conservation Area and Aramoana Ecological Area.
 Sites 1-3: Occupy land by cottage/pilot houses No's 1-3, associated buildings, improvements and ancillary structures. All sites include vehicle and foot access. Paying guests at site 3 only.
 Site 4: Occupy land by dwelling, associated buildings (outdoor toilet), improvements and ancillary structures (water tank tower). Includes vehicle and foot access. Subletting of dwelling.

C.1 Objector or Submitter Information-

Objector or submitter's name (list organisational name if objecting or submitting on behalf of a business, community group, etc.)	Simon Ritchie Gilmour
Contact person and role of organisation	Simon Ritchie Gilmour
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. Concession Number and Name of Applicant

Site 1: Elizabeth Anne Dawe: 38964-ACC & 50789-OTH

Site 2: Vincent Paul George; Diane Margaret George; Liane Josephine Farry; Richard Vivian Marsh Allen; GSM Trustees Limited: 38965-ACC & 50790-OTH

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B. Name of Activity and Location(s)

Sites 1-4 below are within Aramoana Conservation Area and Aramoana Ecological Area:

Site 1

- (a) To occupy land by cottage/pilot house No. 1, associated buildings and improvements situated at North Spit, Aramoana;
- (b) To occupy an area around the curtilage of the cottage/pilot house No.1 and ancillary structures for residential purposes;
- (c) To obtain vehicle and foot access to the cottage/pilot house No.1 and ancillary structures via an easement.

Site 2

- (a) To occupy land by cottage/pilot house No.2, associated buildings and improvements situated at North Spit, Aramoana;
- (b) To occupy an area around the curtilage of the cottage/pilot house No.2 and ancillary structures for residential purposes;
- (c) To obtain vehicle and foot access to the cottage/pilot house No.2 and ancillary structures via an easement.

Site 3

- (a) To occupy land by cottage/pilot house No.3, associated buildings and improvements situated at North Spit, Aramoana;
- (b) To rent cottage/pilot house No.3 to paying guests;
- (c) To occupy an area around the curtilage of the cottage/pilot house No.3 and ancillary structures for residential purposes;
- (d) To obtain vehicle and foot access to the cottage/pilot house No.3 and ancillary structures via an easement.

Site 4

- (a) To occupy land by dwelling, associated buildings (outdoor toilet), ancillary structures (water tank tower) and improvements situated at North Spit, Aramoana;
- (b) Subletting of the dwelling;
- (c) To occupy an area around the curtilage of the dwelling and ancillary structures for residential purposes;
- (d) To obtain vehicle and foot access to the dwelling and ancillary structures via an easement.

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C.2 Your name

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

Printed name of objector or submitter or person authorised on behalf of objector or submitter	Simon Gilmour
Organisation	
Date	April 9 2022

D. Statement of Support, Neutrality or Opposition

Site 1

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

Site 2

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

Site 3

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

Site 4

- I **Support** this intention to grant (I am making a submission).
 - I am **Neutral** on this intention to grant (I am making a submission).
 - I **Oppose** this intention to grant (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 site/s that this objection or submission relates to are:

All sites

My reasons for my objection or submission are:

Continued occupation of the dwellings helps to maintain and prolong them as viable buildings. The site was historically used for intermittent occupation and food gathering and the continued lease of these buildings will support this use.

The outcomes that need to be addressed by these intentions to grant are:

Give precise details, including the site/s and parts of the intention to grant report you wish to have amended and the general nature of any conditions sought if the intention to grant is proceeded with.

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